

11085
TORREYANA
ROAD

MOVE-IN READY
OFFICE FOR LEASE

11085 Torreyana Road

CBRE

PROJECT FEATURES

The project is located atop world renowned Torrey Pines Mesa with breath taking Pacific Ocean and canyon views. The campus provides a perfect mix of modern office space and access to unparalleled on-site and local amenities for employee recruitment and retention. Project features include:

- Entire second floor available totaling approximately 22,550 SF
- Creative office build out
- Efficient mix of private offices and open area for workstations
- New common area fitness center, shower & locker facility and lounge
- Dramatic canyon views
- Prominent building and monument signage available
- Ample surface and street parking
- Walking distance to some of America's finest restaurants, hotels, beaches and outdoor amenities
- Surrounding amenities include the Lodge at Torrey Pines, Farmer & The Seahorse, Come On In Cafe, Torrey Pines Golf Course and driving range
- Corporate neighbors include world class research institutions, software development companies, universities and pharmaceutical companies
- Direct access to UCSD, La Jolla, Del Mar



New Fitness Center



designed by ID Studios

RECREATE YOUR WORK ENVIRONMENT



COLLABORATE



RECREATION



INNOVATION

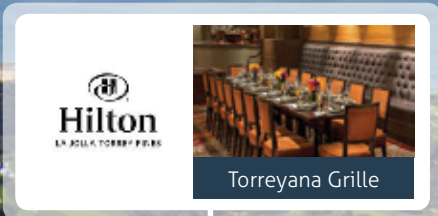


SECOND FLOOR

± 22,550 SF

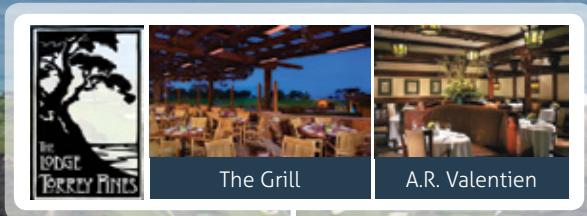


WALKABLE AMENITIES



Hilton
LA JOLLA TORREY PINES

Torreyana Grille



THE LODGE TORREY PINES

The Grill

A.R. Valentien



North Torrey Pines Road

Science Park Road



FARMER & THE SEAHORSE

Callan Road



COME ON IN!
C·A·F·E

Torrey Pines Sporting Club

Cytori Cafe

Torreyana Road

11085 Torreyana Road

OWNERSHIP

HCP is the largest publicly-traded (NYSE: HCP) real estate investment trust focused on the healthcare industry and is a member of the S&P 500. Established in 1985, HCP owns over 1,000 properties in 42 states across various property types, including life science, office, medical office, senior housing, hospital and skilled nursing.

www.hcpi.com



© 2017 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners.

Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

11085 TORREYANA ROAD

RECREATE YOUR WORK ENVIRONMENT



COLLABORATE



RECREATION



INNOVATION

FOR MORE INFORMATION

JED STIRNKORB

Lic. 00888859
+1 858 546 4640
jed.stirnkorb@cbre.com

RICHARD DANESI

Lic. 01869864
+1 858 546 4652
richard.danesi@cbre.com

RYAN EGLI

Lic. 01445615
+1 858 546 4648
ryan.egli@cbre.com

CBRE, INC.

4365 Executive Drive, Suite 1600
San Diego, CA 92121
www.cbre.com/sandiego

CBRE