



11080-11180 Roselle Street, 11055-11175 Flintkote Avenue

Class A Life Science Campus



propertyhighlights

Coast9 is Sorrento Valley's premier life science campus, offering a Class "A" research environment to San Diego's leading biotech companies. The nine building campus successfully integrates people, technology and space to produce an exceptionally satisfying workplace.

Class "A" Research Environment



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availabilities



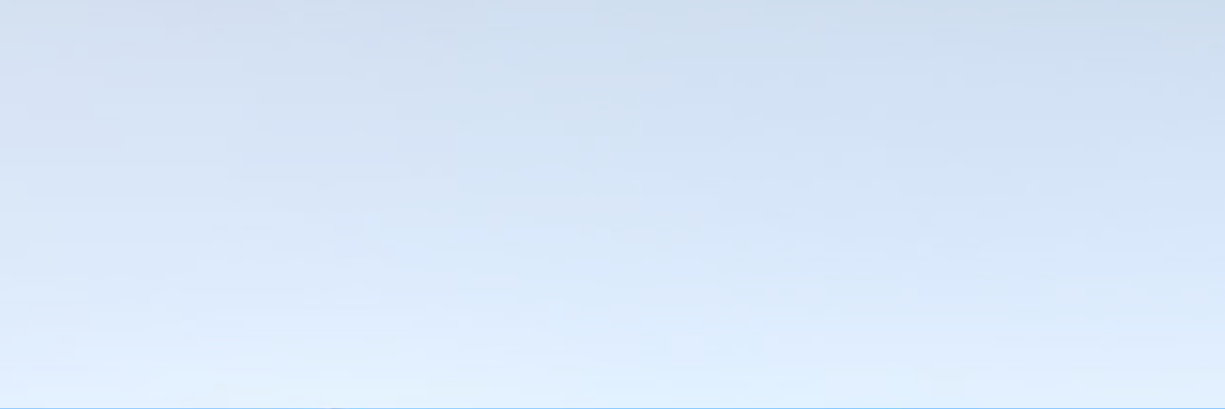
- Leased
- Available
- Amenities Center

| Suite | s.f. | Existing Condition |
|-------|------|--------------------|
|-------|------|--------------------|

| | | |
|-----------------------------------|------------|--------------------|
| 11175 FLINTKOTE AVENUE Suite A | 3,815 s.f. | Planned Spec Suite |
|-----------------------------------|------------|--------------------|

| | | |
|-------------------------------------|------------|-----------------------------------|
| 11095 FLINTKOTE AVENUE Suite B-C | 8,124 s.f. | Available May 1, 2016 (divisible) |
|-------------------------------------|------------|-----------------------------------|





amenitiescenter

- WELCOME CENTER
- COME ON IN! CAFE
- CONFERENCE CENTER
- FITNESS CENTER
- COLLABORATION LOUNGE
- CATERING KITCHEN
- RESTROOMS/LOCKER ROOMS
- BIKE STORAGE





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delivering another great
lifescience **workplace** that:



1 Is built on **collaboration**

- Creating a collaborative environment for cross-functional workers to interact together and solve challenges is a conscious Biomed Realty strategy.

2 Reflects the company's **brand** and is aligned with its values

- Productivity drivers naturally flow from a unique brand and shaped values.

3 Integrates today's **infrastructure** trends

- Fiber connectivity
- Building management system
- Electric car chargers (2)
- Emergency Power
- Universal Flex Lab™



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4 Delivers “stay all day” workplace solutions

- Fitness center
- Bistro/cafe and catering services
- Outdoor gathering areas
- Conference center
- Collaboration lounge

5 Is employee focused

- When people enjoy coming to work—when they feel supported, connected and exhilarated by this connection—employee satisfaction rises, turnover drops and behaviors change.

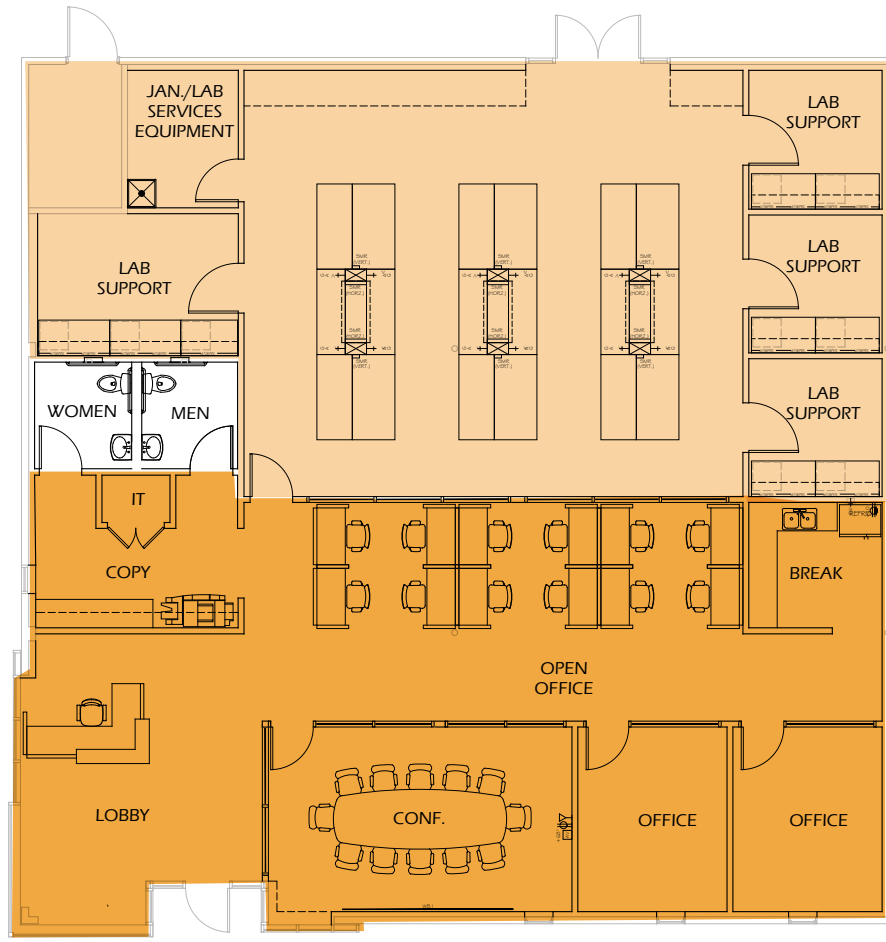
6 Carefully integrates people, technology and space

- When these three elements are aligned and entwined great things can happen.



11175 flintkote ave universalflexplan

Suite A - 3,815 s.f.



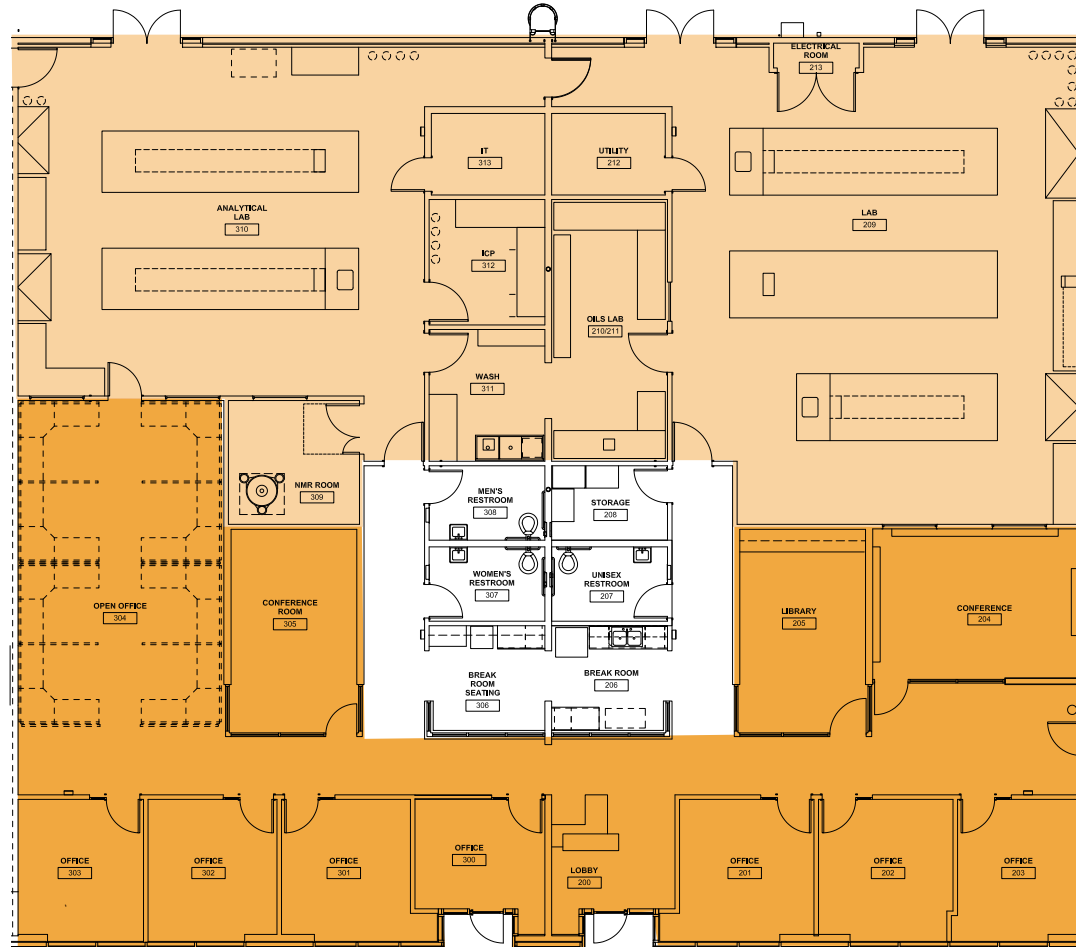
- LAB
- OFFICE



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11095 flintkote ave
available May 1, 2016

Suite B-C - 8,124 s.f.



 LAB
 OFFICE



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buildingspecs

| | |
|----------------------------|--|
| CAMPUS SIZE | 162,074 |
| YEAR BUILT | Phase I 1974; Phase II 1984 (renovated in 2012) |
| BUILDING HEIGHT | 18' 0" |
| FLOOR-TO-CEILING HEIGHT | Standard is 10' |
| FIRE SPRINKLERS | Yes – 11180 and 11080 Roselle Street. No on remaining buildings |
| POWER CAPACITY | Varies from 800 – 1600 amps. Primarily 208 volts |
| GAS OR ELECTRIC | Gas and Electric Service by SDG&E at all 9 buildings |
| AIR HANDLING CAPACITY | Individual roof-mounted package units |
| BOILERS | Reheat boilers in place serving all lab spaces |
| BUILDING MANAGEMENT SYSTEM | Available at 11080, 11120, 11180 Roselle Street and 11095 Flintkote Avenue |
| GENERATOR | Individually sized for each building |



BioMed Realty is a real estate investment trust (REIT) focused on Providing Real Estate to the Life Science Industry®. We acquire, develop, own and operate laboratory and office space. Our properties are designed to effectively support the demanding needs of a wide range of pharmaceutical, biotechnology and research institutions. The company's properties are located predominantly in the major U.S. life science markets of San Diego, San Francisco, Seattle, Boston, New York/New Jersey, Pennsylvania and Maryland, which have well-established reputations as centers for scientific research.

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