

## AN INVENTIVE RENOVATION

Honoring the spirit of the innovators at Torrey Ridge Science Center, the three-building campus is gearing up for an inventive, eye-pleasing, functional and inspiring renovation.

That's workplace hospitality done right.

# TORREY RIDGE SCIENCE CENTER

## Property Overview

Torrey Ridge Science Center is ideally located in San Diego's leading life science submarket, Torrey Pines. San Diego is among the top three life science markets in the nation and a magnet for pharmaceutical/biotech companies due to the strong network of world-renowned research institutes and universities in the area.

### THREE BUILDING CAMPUS

2-stories over subterranean parking

### PHARMACEUTICAL QUALITY

Existing building infrastructure

### MODERN EXTERIOR & INTERIOR IMPROVEMENTS

Addition of new amenities

### PROMINENT BUILDING SIGNAGE

Building top and monument signage opportunities

### WORK, LEARN & LOUNGE AREAS

Amenity-centric campus environment

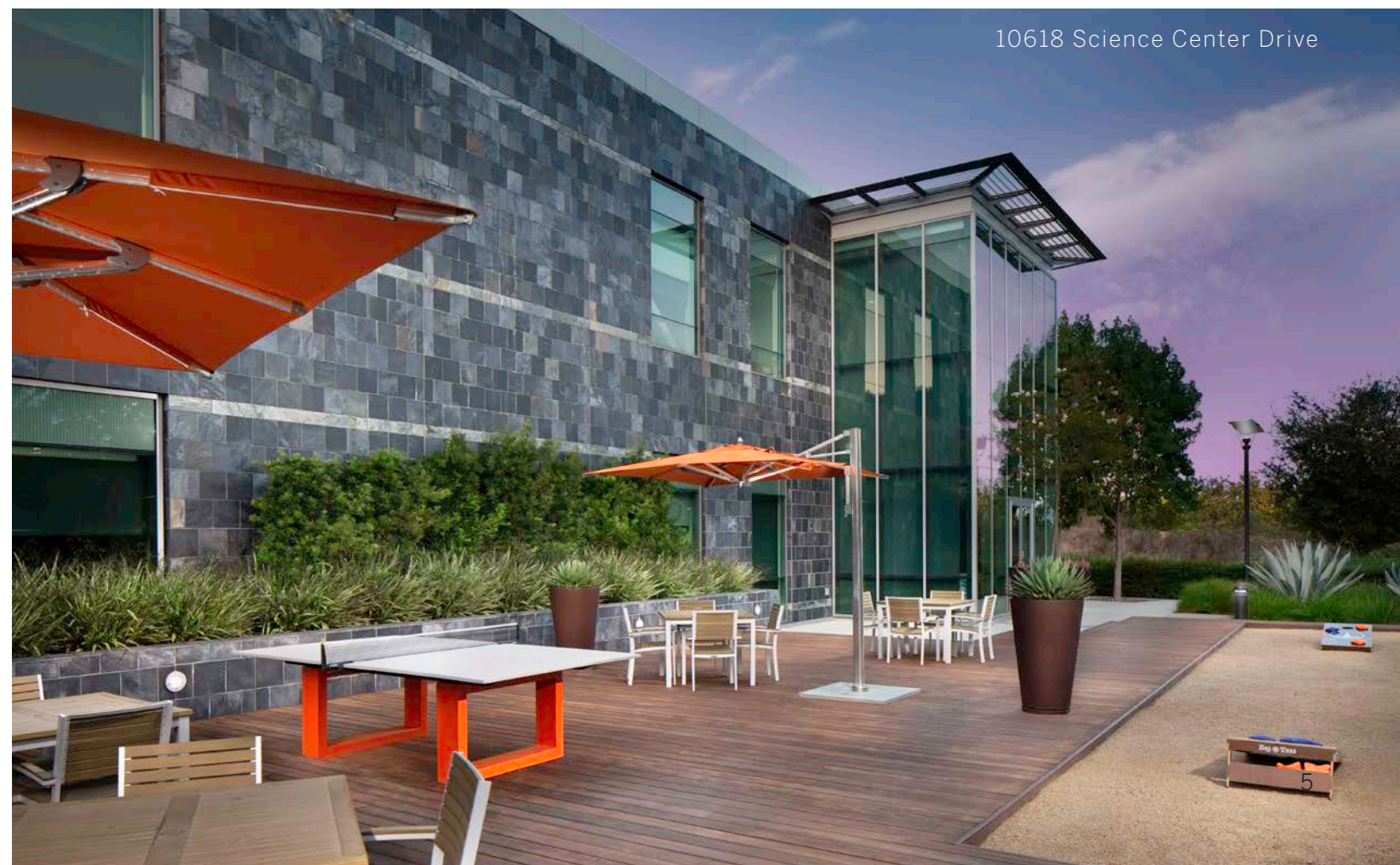
### HIGHLY ACCESSIBLE

Direct access to I-5, UCSD, La Jolla & Del Mar

### BUILDING 4 – 10628 Science Center Drive

Floor	Suite	SF	Available	Type
1	100	23,388	9/1/2023	Lab & Office
2	200	9,227	9/1/2023	Lab & Office
2	225	8,375	9/1/2023	Lab & Office

Suites 100, 200 and 225 can be made contiguous for 40,990 SF.





## THE LOCATION

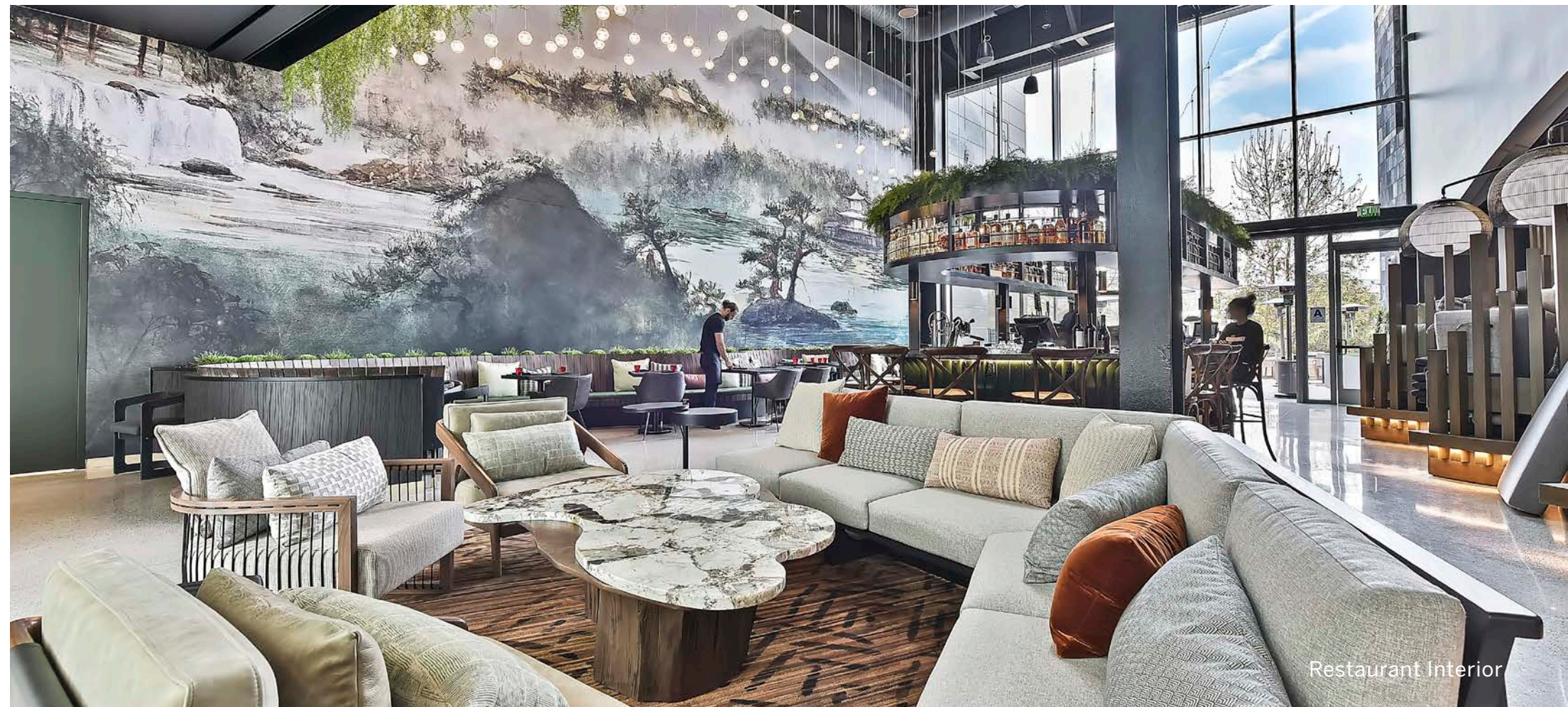
- Three-building Class-A campus located in Torrey Pines — San Diego’s leading life science market.
- Ability to accommodate cutting-edge pharmaceutical and biotech users.
- Amenity-rich campus environment + access to amenities at *The Alexandria*.



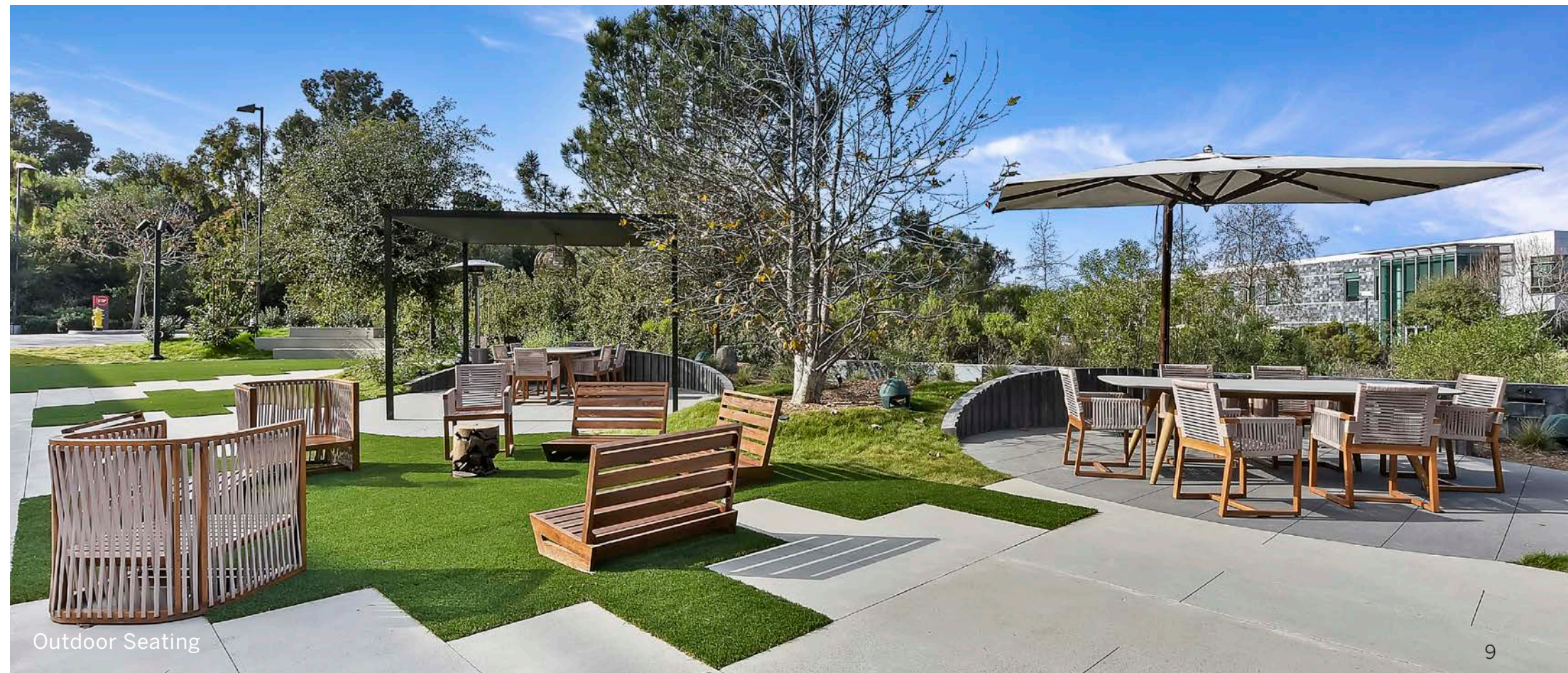
EVERYONE DESERVES A  
WARM WELCOME



Whether you came in for a coffee roasted and brewed with craft, a plate of food to stifle your hunger or looking to pick up some of your favorite coffee beans online... if you're at Copa Vida, you came to the right place. We will work hard to make you comfortable and help you get what you need.



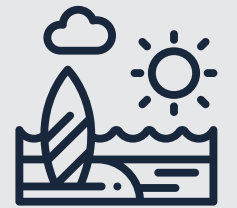
Restaurant Interior



Outdoor Seating



GOOD  
THE LIFE IN  
LIFE SCIENCE



ON-SITE SURF  
& BIKE LOCKERS



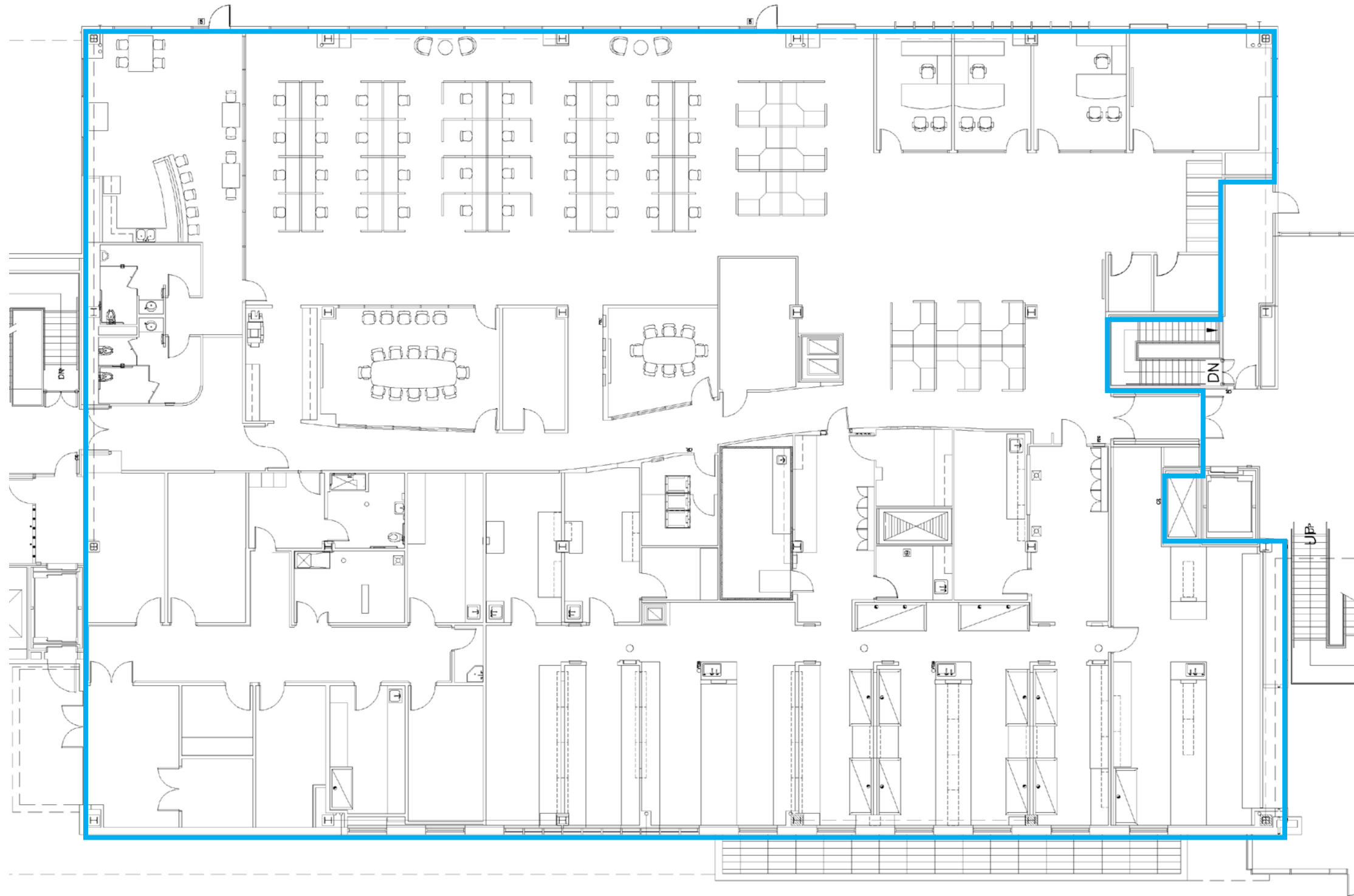
WALKING TRAIL WITH  
EXERCISE STATIONS



THOUGHT LEADERSHIP  
PROGRAMS & EVENTS

# BUILDING 4 - FLOOR 1: SUITE 100

10628 SCIENCE CENTER DRIVE



**23,388 RSF**  
AVAILABLE

**JULY 2023**  
EST. DELIVERY

## OFFICE

PRIVATE OFFICES: 4  
CONFERENCE ROOMS: 2  
SERVER ROOM: 1  
RECEPTION: 1

## LAB

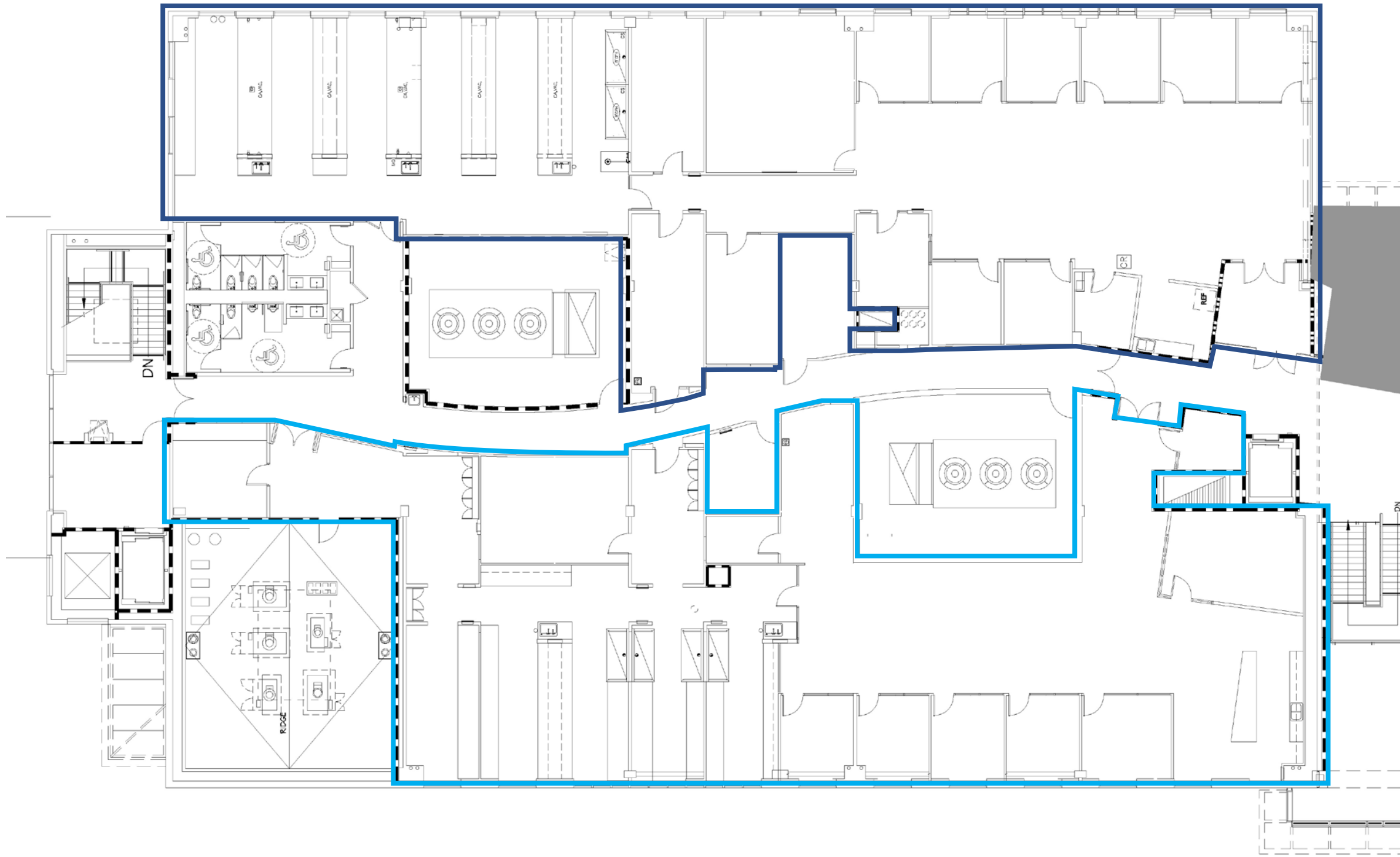
BENCHES: 8  
LAB SUPPORT ROOMS: 6  
WALK-IN FREEZER: 1  
CHEMICAL FUME HOODS: 9  
(8, 8' HOODS & 1, 6' HOOD)  
VIVARIUM: 1  
DEDICATED SHIPPING  
& RECEIVING: 1

KEY



# BUILDING 4 - FLOOR 2: SUITE 200/225

10628 SCIENCE CENTER DRIVE



## SUITE 200

**9,227 RSF**  
AVAILABLE

**JULY 2023**  
EST. DELIVERY

### OFFICE

- PRIVATE OFFICES: 9
- CONFERENCE ROOM: 1
- SERVER ROOM: 1
- RECEPTION: 1
- STORAGE ROOM: 1
- BREAK ROOM: 1

### LAB

- BENCHES: 6
- CHEMICAL FUME HOODS: 2 (8')

## SUITE 225

**8,375 RSF**  
AVAILABLE

**JULY 2023**  
EST. DELIVERY

### OFFICE

- PRIVATE OFFICES: 5
- CONFERENCE ROOMS: 2
- SERVER ROOM: 1
- RECEPTION: 1
- BREAK ROOM: 1

### LAB

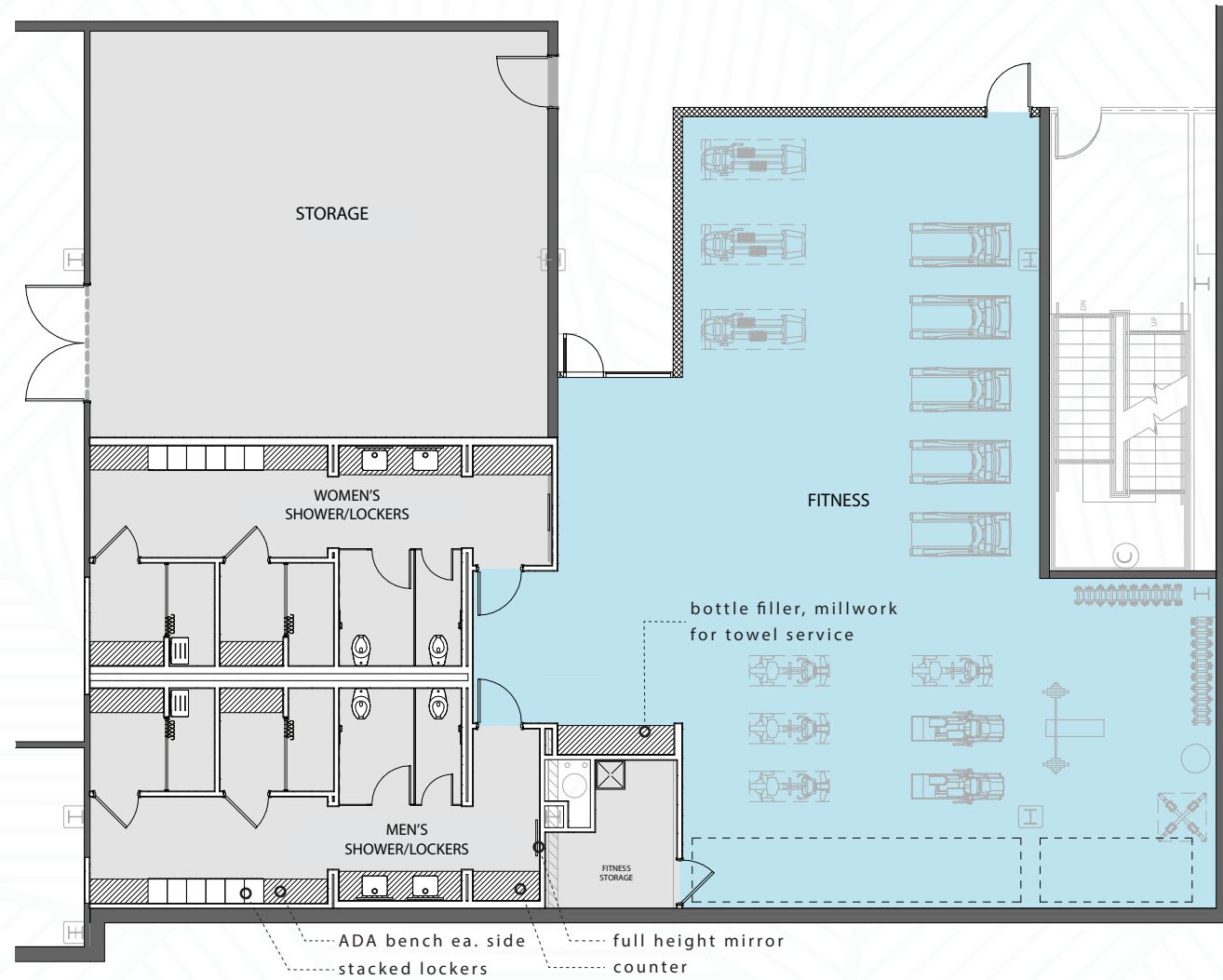
- BENCHES: 4
- LAB SUPPORT ROOMS: 2
- CHEMICAL FUME HOODS: 4(8')

KEY



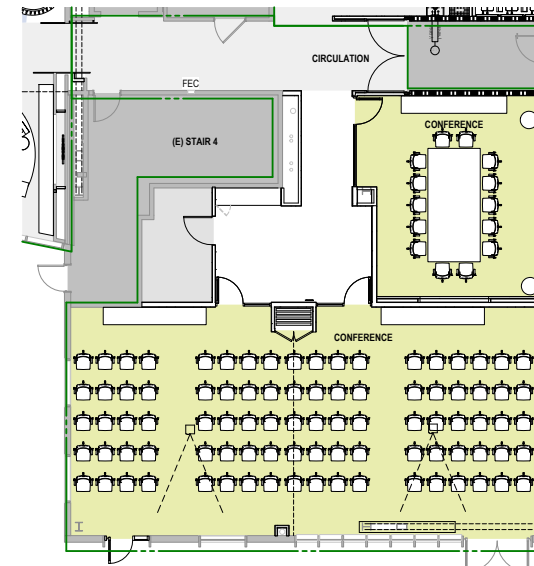
# TORREY RIDGE SCIENCE CENTER FITNESS CENTER LAYOUT

10578 SCIENCE CENTER DRIVE



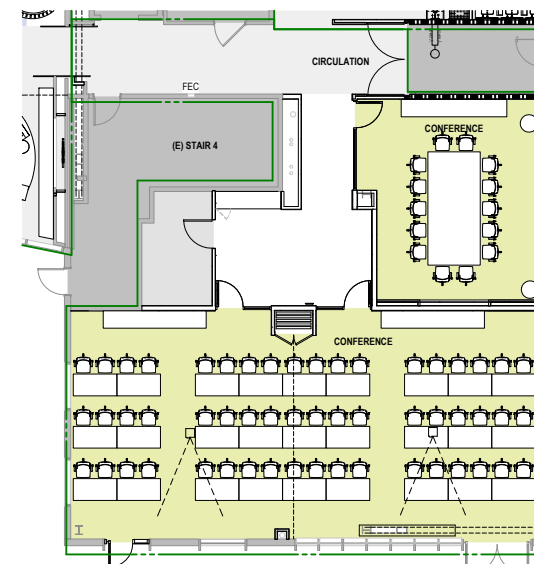
# BUILDING 2B - FLOOR 1 POTENTIAL CONFERENCE ROOM CONFIGURATIONS

10578 SCIENCE CENTER DRIVE



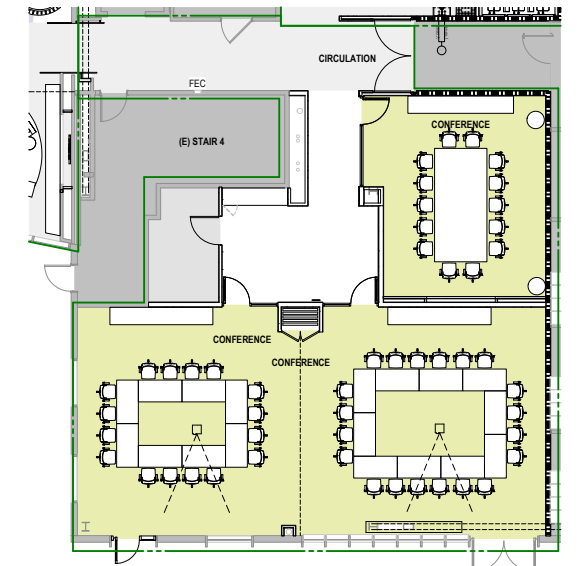
**SMALL CONFERENCE**  
14 SEATS

**ALL HANDS CONFERENCE**  
90 SEATS



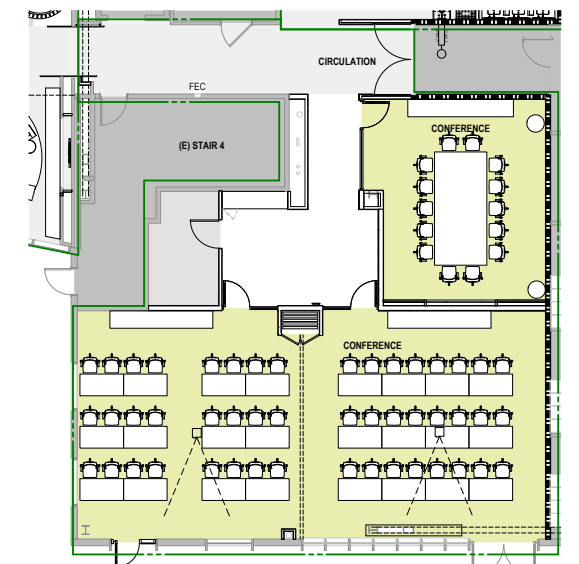
**SMALL CONFERENCE**  
14 SEATS

**CLASSROOM CONFERENCE**  
54 SEATS



**SMALL CONFERENCE**  
14 SEATS

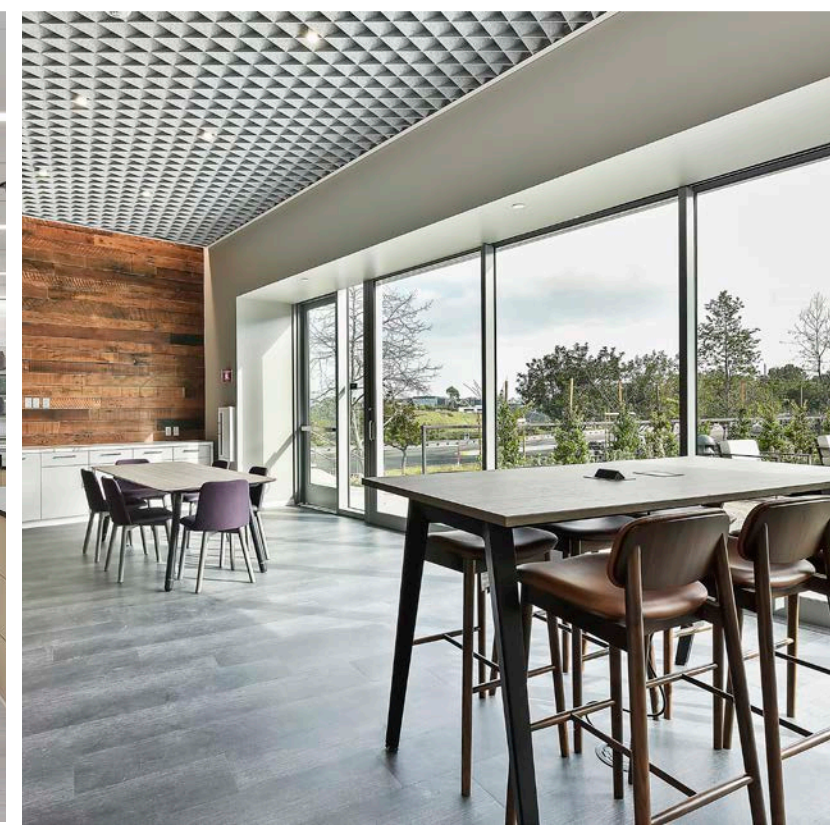
**SPLIT CONFERENCE (BOARDROOM)**  
16 & 20 SEATS



**SMALL CONFERENCE**  
14 SEATS

**SPLIT CONFERENCE (CLASSROOM)**  
24 & 24 SEATS





## SURROUNDING AMENITIES

### RESTAURANT & RETAIL

- |  |   |
|--|---|
| 1 The Alexandria<br><i>Farmer &amp; The Seahorse</i> | 8 Alexandria Point<br><i>Green Acre</i> |
| 2 A.R. Valentien                                     | 9 RedO                                  |
| 3 The Grill at Torrey Pines                          | 10 Westfield UTC                        |
| 4 Torreyana Grille                                   | 11 Aventine – <i>Trulucks, Flemings</i> |
| 5 Alexandria Nautilus<br><i>Parakeet Cafe</i>        | 12 The Shops at La Jolla Village        |
| 6 Torrey Ridge<br><i>Copa Vida</i>                   | 13 La Jolla Village Square              |
| 7 Alexandria Point<br><i>Wu Casa</i>                 |   |

### HOTELS

- |                                |
|--------------------------------|
| 1 The Lodge at<br>Torrey Pines |
| 2 Estancia<br>La Jolla         |
| 3 Sheraton<br>La Jolla         |
| 4 Hyatt                        |
| 5 Marriott                     |
| 6 Embassy Suites               |



Our signature experience, only 2 miles away. Enjoy the luxurious, world-class amenities offered at The Alexandria at Torrey Pines.



### Inspiration from the inside — and out

Designed as dynamic life centers, Alexandria campuses integrate outdoor event areas, collaboration and lounge spaces for your use.



### Get Fit at EXOS

With more than 250 classes a month and skilled trainers, EXOS can be part of your fitness routine. Cardio, Weight Training, Yoga, Pilates, Cycling, the list goes on...

### Never Stop Learning

Symposiums, Seminars, Events — benefit beyond Alexandria's well-known hosted events — utilize our spaces for your own business needs.



### When You Need a Slam Dunk

Join in a little friendly competition in one of our basketball leagues or just play ball with your friends.

### Nourish Your Mind

Culinary craft does not go unnoticed here. Locally (and we mean on-our-campus-local) sourced ingredients make its debut on your plate at our on-site restaurants. We believe in quality body fuel.

Did we mention we have *the best* coffee and tea?



### Numerous & Creative Event Spaces

Identify your audience, choose your ambiance. We've got it all.



