



Vista
Sorrento
Labs

NEW CLASS A LIFE SCIENCE DEVELOPMENT IN SAN DIEGO'S LIFE SCIENCE CLUSTER

DELIVERING Q2 2024

CBRE

Trammell Crow Company



BEST-IN-CLASS DESIGN

± 117K SF TOTAL BUILDING

FLOOR PLATES:

- › 20K SF, Floor 1
- › 29K SF, Floor 2
- › 34K SF, Floors 3-4
- › Column-Free, 45' X 33' Typical Bay Depth

PARKING:

- › Surfaced & Structured
- › 2.5 per 1,000 SF

ELEVATORS:

- › Two Passenger (3,500 LB)
- › One Freight (5,000 LB)

STRUCTURE:

- › Steel Frame
- › 16' Floor-to-Floor, Yielding 10' Finished Ceiling
- › 10' Floor-to-Ceiling Glass
- › 140 Lb / SF Structural Floor Load

LOADING / SERVICE DOCKS:

- › Two Interior at Grade
- › Two Exterior at Grade

POWER:

- › 4,000 Amps @ 277/480 Volts

SUSTAINABLE DESIGN:

- › Targeting LEED® Gold Certification
- › Photovoltaic System & EV Charging







DEL MAR

Pacific
Ocean

**TORREY
PINES**

UC San Diego

UTC

LA JOLLA VILLAGE DR.

GENESEE AVE

LUSK BLVD

IMMEDIATE ACCESS & UNMATCHED SIGNAGE
ON THE I-805 AND I-5 VIA MIRA MESA BLVD

SHORT COMMUTE TO SAN DIEGO'S BEST HOUSING,
RETAIL, RESTURANTS & AMENITIES

CENTRALLY LOCATED WITHIN THE
NATION'S #3 LIFE SCIENCE CLUSTER

ACCESS TO TOP TALENT FROM NEARBY
UNIVERSITIES & RESEARCH INSTITUTES

SORRENTO MESA

MIRA MESA BLVD

CONVENIENT ACCESS
VIA MIRA MESA EXIT

LOCATION

IN THE HEART OF

SAN DIEGO'S LIFE SCIENCE & TECH SECTOR

7 MIN

To UCSD

10 MIN

To Torrey Pines Research Institutions

20 MIN

To San Diego Int'l Airport & Downtown

731

Restaurants in a 5-Mile Radius

1,300

Life Sciences Companies in the San Diego Market

RESTAURANTS

- | | | | |
|----|-----------------------------|----|--------------------|
| 1 | Ike's Love & Sandwiches | 28 | Starbucks |
| 2 | Gravity Heights | 29 | Chick-fil-A |
| 3 | Croutons | 30 | Moment Sushi |
| 4 | Green Acre Campus Pointe | 31 | Cafe de Anza |
| 5 | City Taco | 32 | The Spot |
| 6 | Farmer & The Seahorse | 33 | Jersey Mike's Subs |
| 7 | Mom's Pizza & Pasta | | |
| 8 | Caliente Mexican Food | | |
| 9 | Bistro 39 | | |
| 10 | The Wine Sellar & Brasserie | | |
| 11 | Urbane Cafe | | |
| 12 | Spices Thai Cafe | | |
| 13 | The Grill at Torrey Pines | | |
| 14 | A.R. Valentin | | |
| 15 | Caroline's Seaside Cafe | | |
| 16 | Trulluck's | | |
| 17 | Ruth's Chris Steak House | | |
| 18 | Ken Sushi Workshop | | |
| 19 | TOAST Cafe | | |
| 20 | Rubios | | |
| 21 | Hanaya Sushi | | |
| 22 | Hawaiian Fresh Seafood | | |
| 23 | Marketplace Grille | | |
| 24 | WaBa Grill | | |
| 25 | Tadian Cafe | | |
| 26 | Kula Ice Cream | | |
| 27 | Madras Cafe | | |

LODGING

- | | |
|---|-------------------------------|
| 1 | The Lodge at Torrey Pines |
| 2 | Hilton La Jolla Torrey Pines |
| 3 | Estancia La Jolla Hotel & Spa |
| 4 | Hyatt Regency |
| 5 | Fairmont Grand Del Mar |
| 6 | Embassy Suites by Hilton |
| 7 | San Diego Marriott La Jolla |
| 8 | Hilton Garden Inn |
| 9 | San Diego Marriott Del Mar |

ATTRACTIONS

- | | |
|---|----------------------------|
| 1 | Torrey Pines State Reserve |
| 2 | Torrey Pines Golf Course |
| 3 | Birch Aquarium |
| 4 | California Wild Ales |
| 5 | Scripps Memorial Pier |
| 6 | Scripps Coastal Reserve |
| 7 | Torrey Pines State Beach |
| 8 | Torrey Pines Gliderport |



EXPERIENCE

PROJECT AMENITIES



Hospitality inspired arrival with three-story feature staircase



Fitness center with showers & locker room



Indoor / outdoor conference rooms



Bike storage



EV Charging



Innovative building design with integrated outdoor terraces on levels 2, 3 & 4



EXPERIENCE

WORLD-CLASS SERVICE

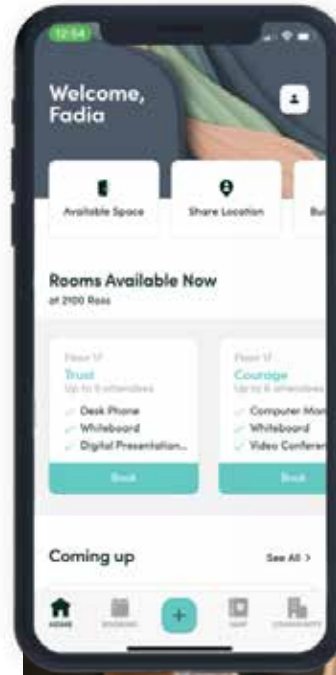
CBRE | *host*

Vista Sorrento Labs will be professionally managed by CBRE's premiere asset services team and complemented by the "Host" app. Host seamlessly connects employees with personalized services for a better work environment. Powered by CBRE's professionals, the app enhances the workplace by connecting tenants to on and off-site amenities and customized service offerings.

Through the app, Tenants have direct access to communications, food and beverage, events and classes, concierge services, retail offers, community wellness initiatives, amenity bookings, service requests, access management and more.

Services may include:

- On-Site Concierge
- Seasonal Events & Happy Hours
- Same-Day Dry Cleaning
- Vehicle Fuel Delivery
- Car Wash
- Umbrella Service
- AAA Gold Membership
- Event Coordination
- On-Site Notary
- Shoe Shine
- Fitness Classes
- Food Trucks
- Hotel Reservations
- Corporate Rates
- Touchless Entry
- In-App Amenity & Space Bookings



EXPERIENCE

TAILORED LAB SOLUTIONS

CBRE

Full Spectrum
Lab Services

Full Spectrum Lab Services delivers a wide range of laboratory services across multiple industry sectors and property types. Services are provided both to laboratories and to landlords with lab occupiers.

Increased Lab Efficiency and Mitigated Risk:

- Seamlessly coordinate with vendors & property management
- Ensure best practices for safety and chemical storage
- Cut time for service, make time for science
- Reduce equipment operating costs
- Maximize uptime for people and equipment

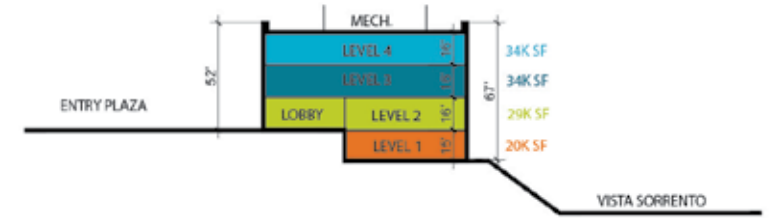
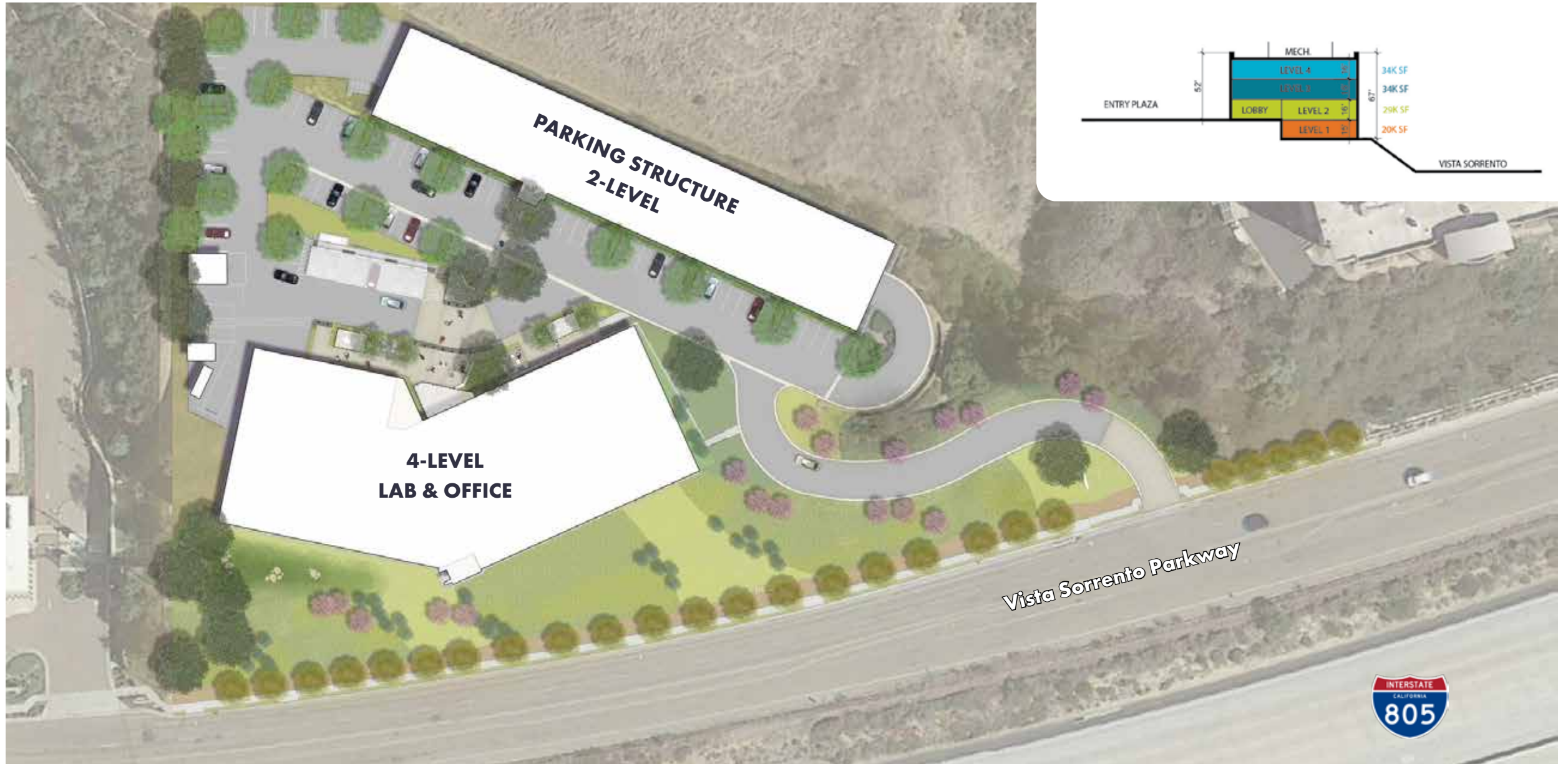
Reduce risk while increasing reliability, uptime and efficiencies. Certified local team provides on-site support helping keep Scientists focused on the Science.

30+
years in
business

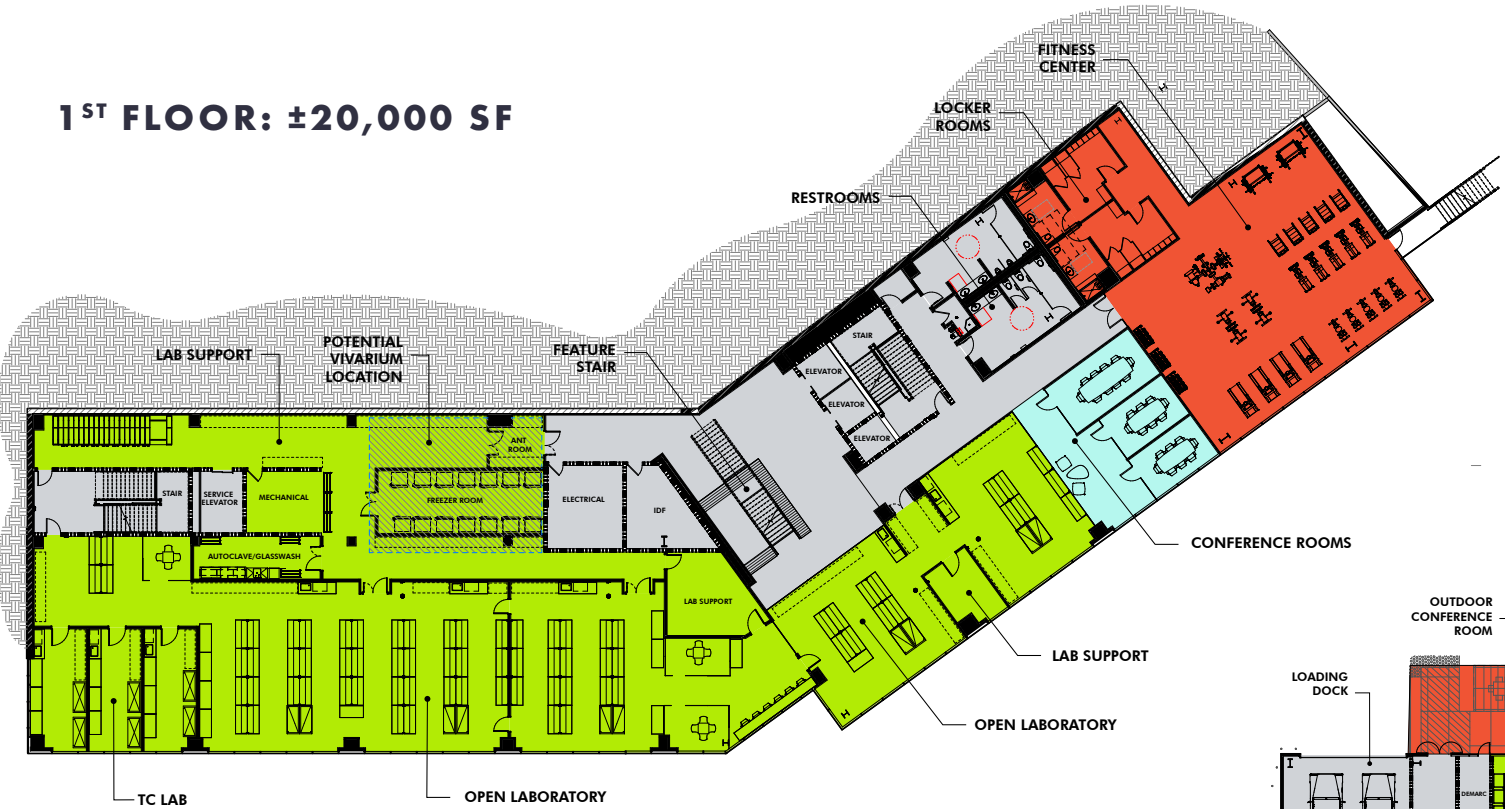
98%
Client
Satisfaction Rate

60M
Square Feet Under
Management





1ST FLOOR: ±20,000 SF



2ND FLOOR: ±29,000 SF



3RD FLOOR: ±34,000 SF



4TH FLOOR: ±34,000 SF




THE DEVELOPER

FEATURED LIFE SCIENCE DEVELOPMENTS



Trammell Crow Company develops purpose-built life sciences facilities to provide best in class space for a life sciences tenants ranging from research and development to contract manufacturing in the markets we serve. Leveraging our understanding of the unique dynamics of a thriving life sciences ecosystem, our amenity rich Class A lab and office buildings are designed to provide opportunities for collaboration and to foster discovery and innovation.

Over the last decade, TCC has developed over \$3.8 billion of Laboratories, Life Sciences, and Healthcare real estate, totaling more than 15 million SF. From master planning to development and ownership, our comprehensive and creative lab, life sciences and healthcare real estate services provide our clients with valuable solutions.



\$18.5B
IN PROCESS



\$9.3B
IN PIPELINE



#1
RANKED DEVELOPER
NATIONALLY



675
TOTAL EMPLOYEES
GLOBAL



FULTON LABS
408K SF
CHICAGO, IL



CHEMOURS DISCOVERY HUB
312K SF
NEWARK, DE



SCIENCE SQUARE
1.6M SF MIXED USE
ATLANTA, GA



SORRENTO SUMMIT SOUTH
270K SF
SAN DIEGO, CA



**Vista
Sorrento**
Labs

ANDREW HUGGETT

Executive Vice President
Lic. 01468969
+1 619 204 4504
andrew.huggett@cbre.com

SHANE MACEDO

Vice President
Lic. 02036415
+1 619 717 9110
shane.macedo@cbre.com

LAUREN FULLER

Transaction Coordinator
Lic. 02124477
+1 818 967 8157
lauren.fuller@cbre.com

CBRE

Trammell Crow Company

© 2023 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, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.