

New Class A Life Science Development In San Diego's Life Science Cluster



Vista
Sorrento
Labs

CBRE

Trammell Crow Company

TI READY NOW





BEST-IN-CLASS DESIGN

± 117K SF TOTAL BUILDING

FLOOR PLATES:

- 20K RSF, Floor 1
- 25K RSF, Floor 2
- 35K RSF, Floor 3
- 36K RSF, Floor 4
- Column-Free, 45' X 33' Typical Bay Depth

LAB SERVICES:

- Loading dock with dedicated shipping & receiving
- Common glass wash & autoclave room
- Multiple Control Areas plus additional HazMat storage

PARKING:

- Surfaced & Structured
- 2 per 1,000 SF

POWER:

- 4,000 Amps @ 277/480 Volts
- Emergency Generator - 600 KW (5 Watts per RSF)

ELEVATORS:

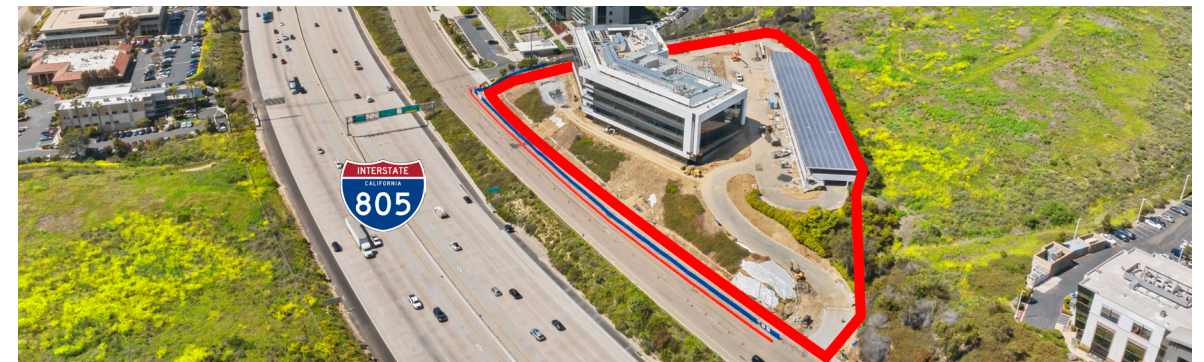
- Two Passenger (3,500 LB)
- One Freight (5,000 LB)

DESIGN & SUSTAINABILITY:

- LEED® Silver Certification
- Photovoltaic System & EV Charging
- Three-story feature staircase

STRUCTURE:

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





Pacific Ocean

DEL MAR



TORREY PINES



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

UC San Diego

GENESEE AVE

UTC

LA JOLLA VILLAGE DR.

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 |



WESTFIELD UTC

- | | | |
|-----------------|----------------|------------------|
| Crate&Barrel | COLOMBE COFFEE | lemonade. |
| lululemon | Seasons 52 | SHAKE SHACK |
| SULCYCLE | tendergreens | 鼎泰豐 DIN TAI FUNG |
| TIFFANY & CO. | HERMES PARIS | Apple |
| BANANA REPUBLIC | J.CREW | NORDSTROM |
| TESLA | AMC THEATRES | LV |

SHOPS AT LA JOLLA VILLAGE

- | | |
|--------------|------------------------------|
| CVS pharmacy | drybar |
| NORDSTROM | SEPHORA |
| rack | Snooze AN AMERICAN PANADERIA |
| Sprinkles | WHOLE FOODS MARKET |

EXPERIENCE

PROJECT AMENITIES

- Fitness center with showers & locker room
- Indoor / outdoor conference rooms with full A/V
- Outdoor lounge with firepit
- Reception coffee bar / lounge
- Glasswash & autoclave room
- Hazmat & general storage
- EV Charging & Bike Storage
- Integrated outdoor terraces on levels 2, 3 & 4



EXPERIENCE

FLAVORFUL FOOD AND BEVERAGE CHOICES

- Rotating food options and on-demand delivery outpost
- Gourmet Coffee – Coffee Bar
- Prep Kitchen supporting onsite catering and assembly space events



EXPERIENCE

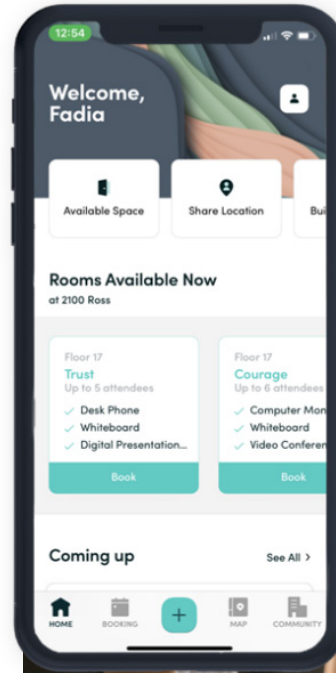
WORLD-CLASS SERVICE

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.

Including:

- 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
- 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:

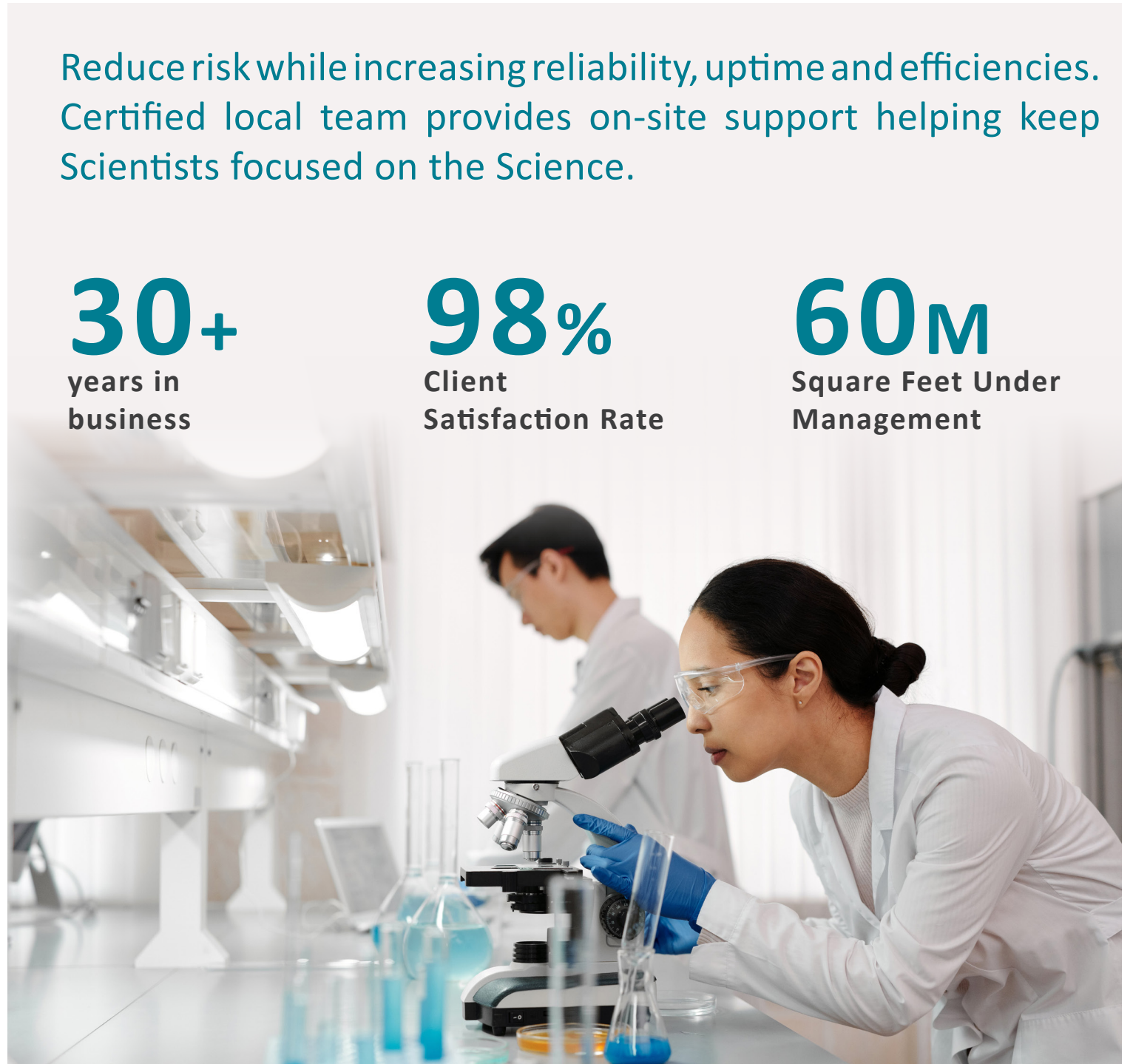
- Seamlessly coordinate with vendors & property management
- Ensure best practices for safety and chemical storage
- Cut time for service, make time for science
- Reduce equipment operating costs
- Maximize uptime for people and equipment

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



SPEC SUITES & FLOOR PLANS

± 117K SF

Class A Life Science

LEVEL 4 | TI Ready (Conceptual Floor Plan)

Level 4 - TI Ready (Shell Condition)	36,328 RSF	50 / 50 Lab Office
Total RSF	36,328 RSF	

LEVEL 3 | TI Ready (Conceptual Floor Plan)

Level 3 - TI Ready (Shell Condition)	35,449 RSF	50 / 50 Lab Office
Total RSF	35,449 RSF	

LEVEL 2 | Delivery Q1 2025

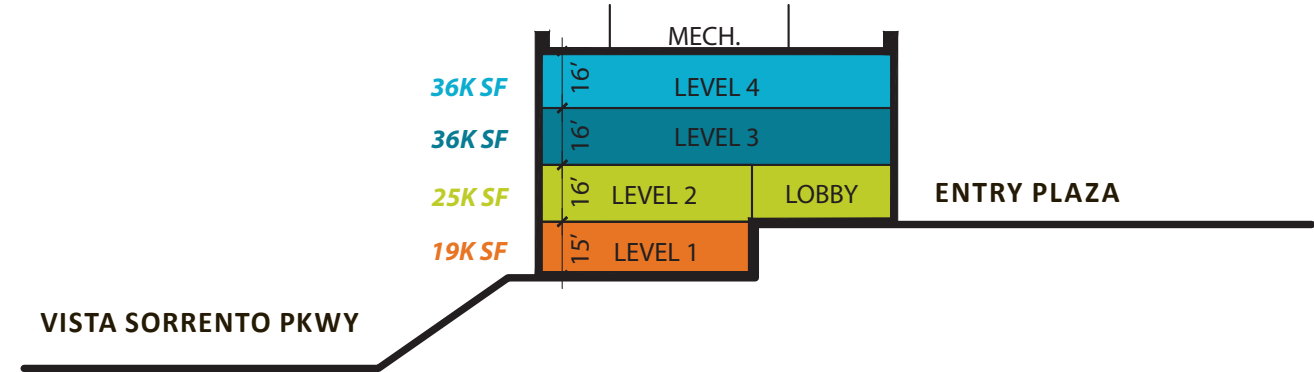
Spec Suite 200	11,937 RSF	50/50 Lab Office
Spec Suite 250	12,872 RSF	50/50 Lab Office
Max Contiguous (Combined)	24,809 RSF	
Total RSF	24,809 RSF	

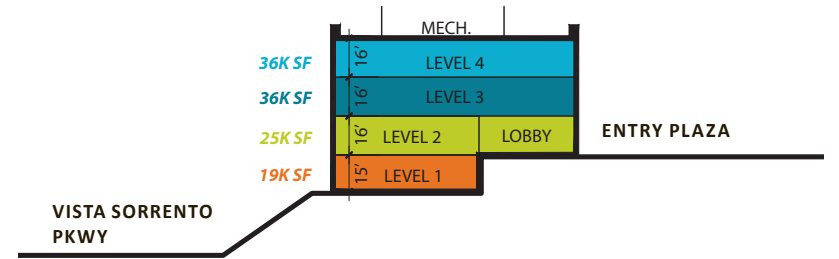
LEVEL 1 | Delivery Q1 2025

Spec Suite 100	10,242 RSF	50/50 Lab Office
Spec Suite 150	8,933 RSF	50/50 Lab Office
Max Contiguous (Combined)	19,175 RSF	
Total RSF (Suites + Storage)	20,079 RSF	

*50 / 50 baseline- additional lab capacity available

BUILDING SECTION





SITEPLAN

SPEC SUITE CONCEPTUAL DESIGN



FIRST FLOOR

20,079 RSF
Total RSF (Suites & Storage)

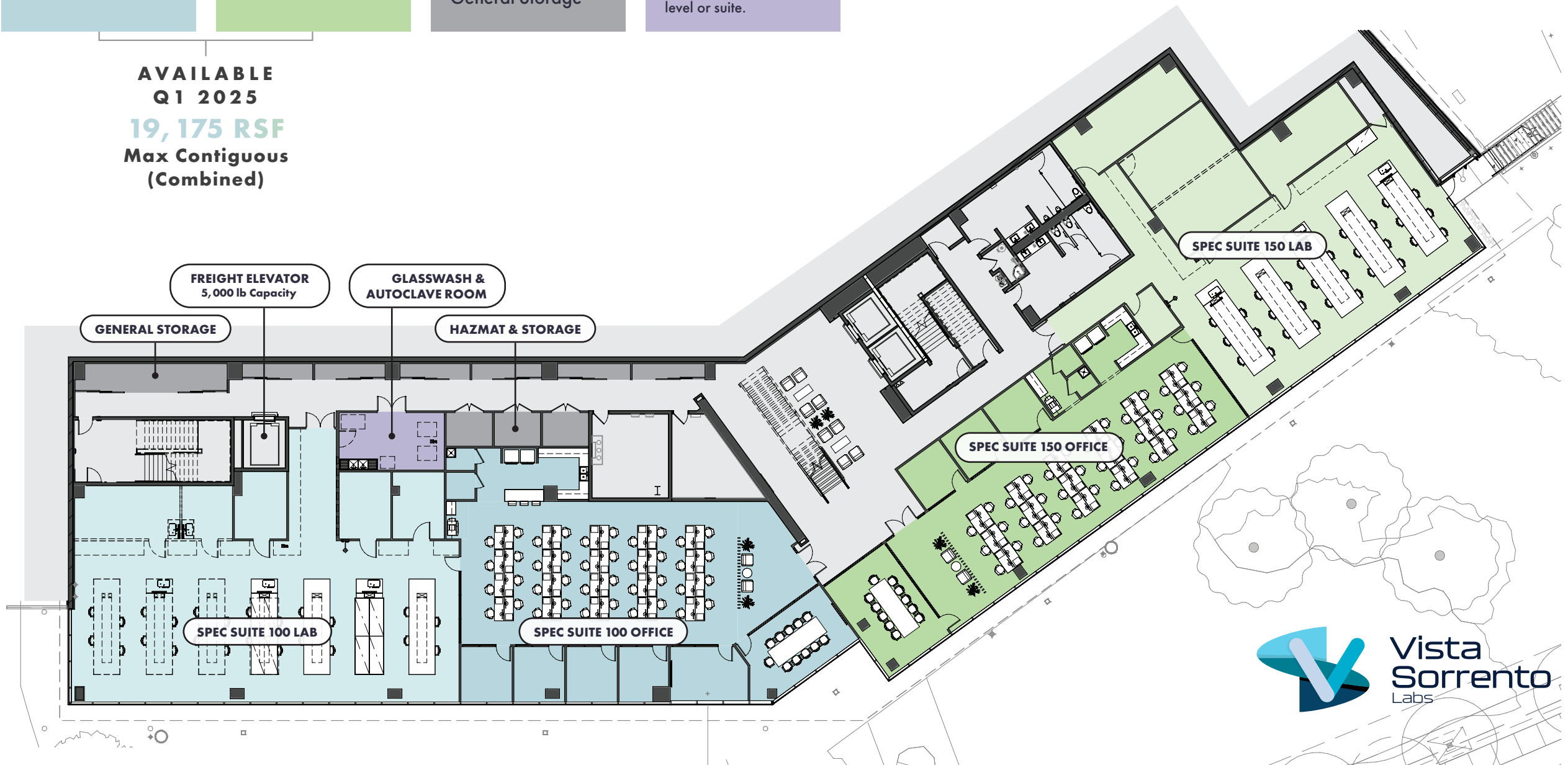
SPEC SUITE 100
10,242 RSF
50/50 Lab Office

SPEC SUITE 150
8,933 RSF
50/50 Lab Office

STORAGE
904 RSF
HAZMAT &
General Storage

BUILDING AMENITY
208 SF
Amenities are available
to occupants from any
level or suite.

AVAILABLE
Q1 2025
19,175 RSF
Max Contiguous
(Combined)



SECOND FLOOR

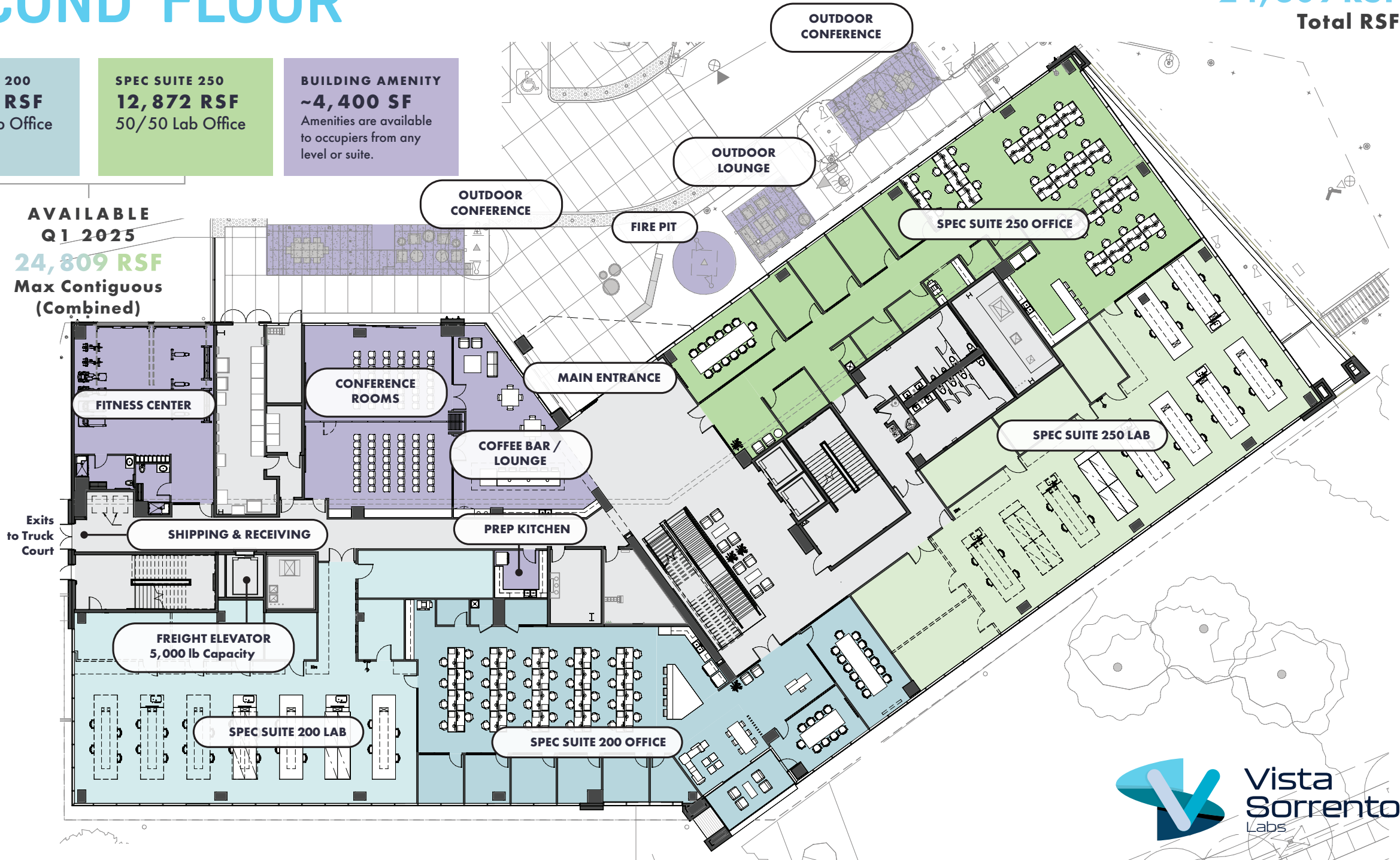
24,809 RSF
Total RSF

SPEC SUITE 200
11,937 RSF
50/50 Lab Office

SPEC SUITE 250
12,872 RSF
50/50 Lab Office

BUILDING AMENITY
~4,400 SF
Amenities are available to occupiers from any level or suite.

AVAILABLE
Q1 2025
24,809 RSF
Max Contiguous
(Combined)

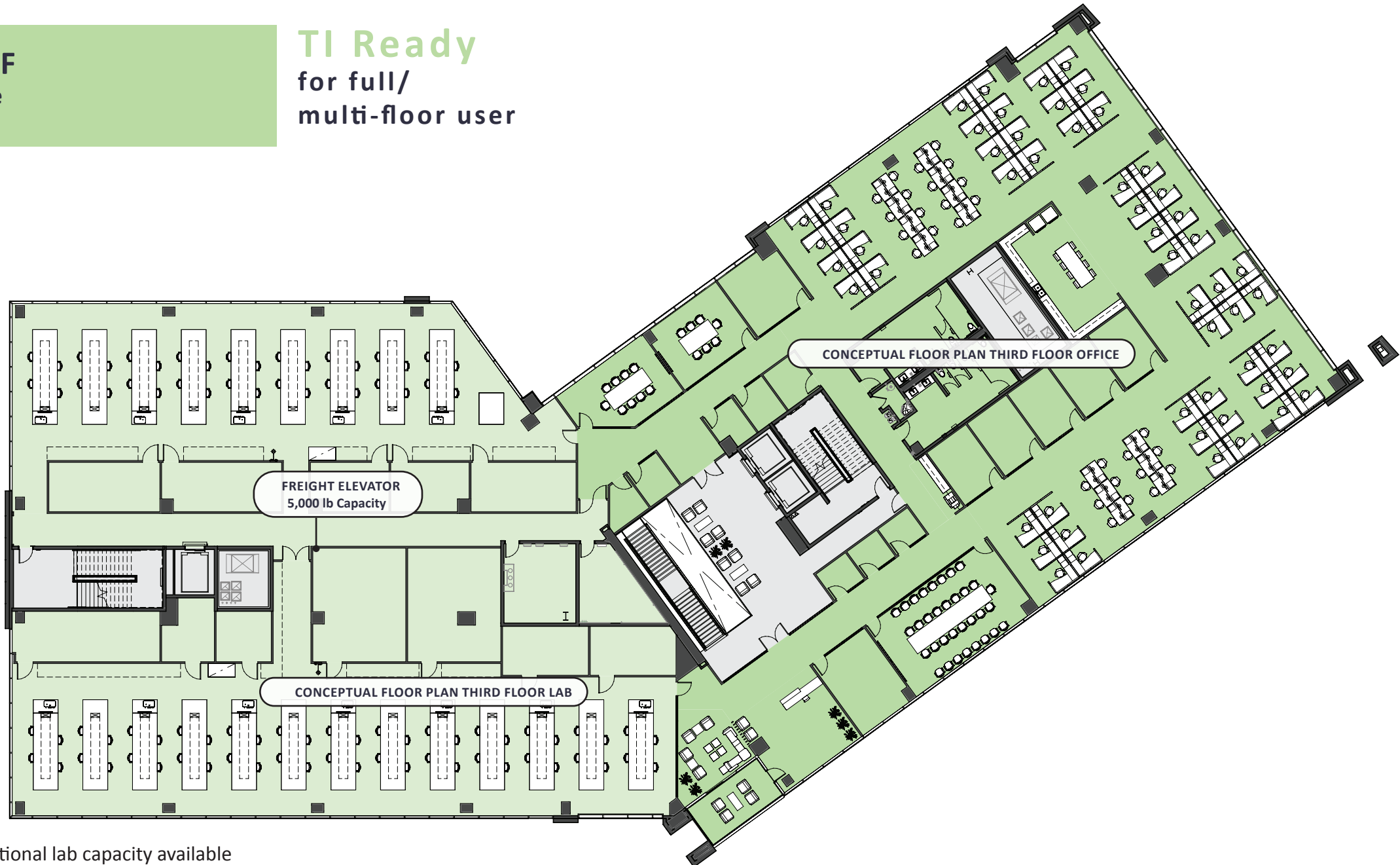


THIRD FLOOR | CONCEPTUAL DESIGN

35,449 RSF
Total RSF

35,449 RSF
50/50 Lab Office

TI Ready
for full/
multi-floor user



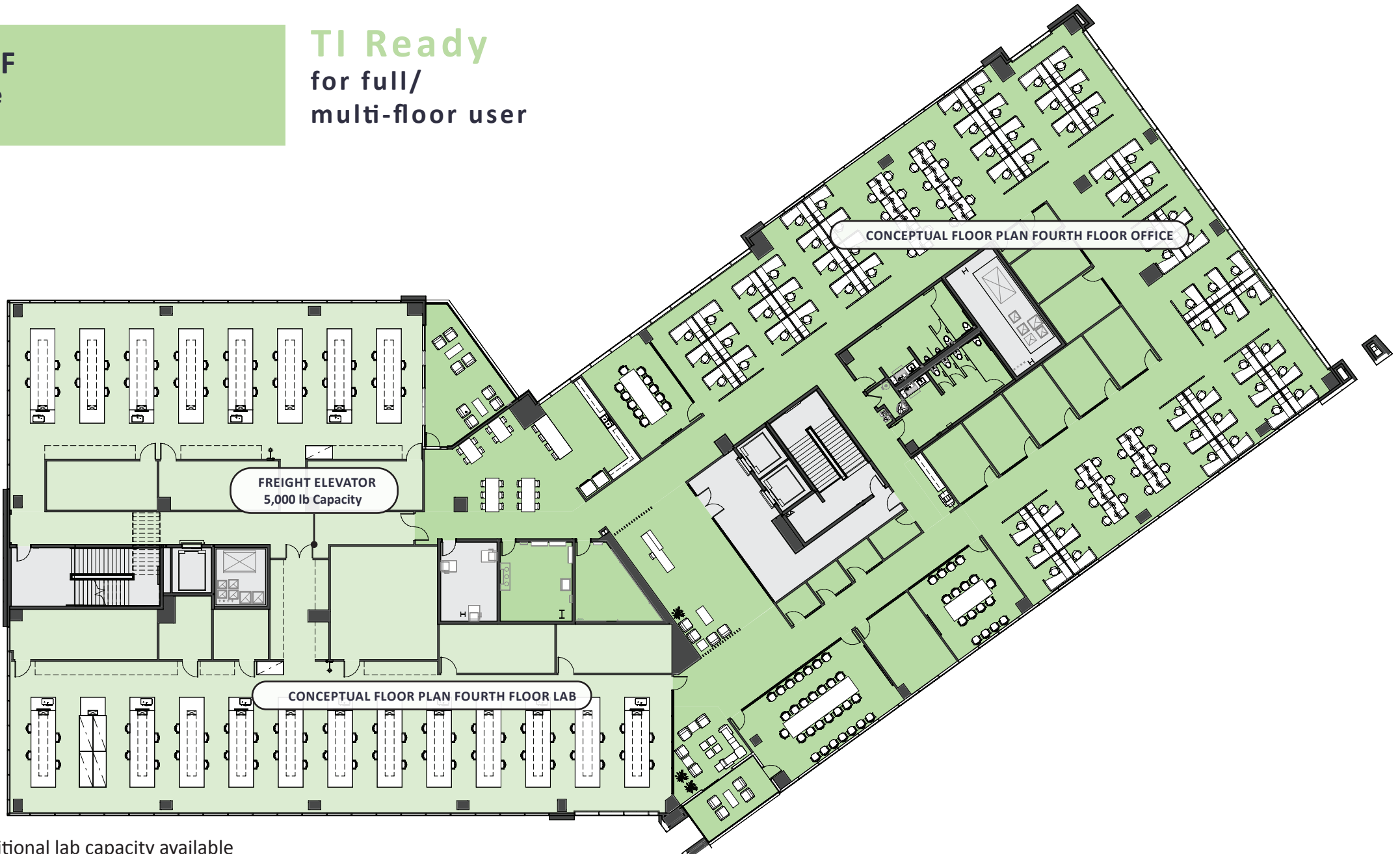
*50/50 baseline - additional lab capacity available

FOURTH FLOOR | CONCEPTUAL DESIGN

36,328 RSF
Total RSF

36,328 RSF
50/50 Lab Office

TI Ready
for full/
multi-floor user



*50/50 baseline - additional lab capacity available

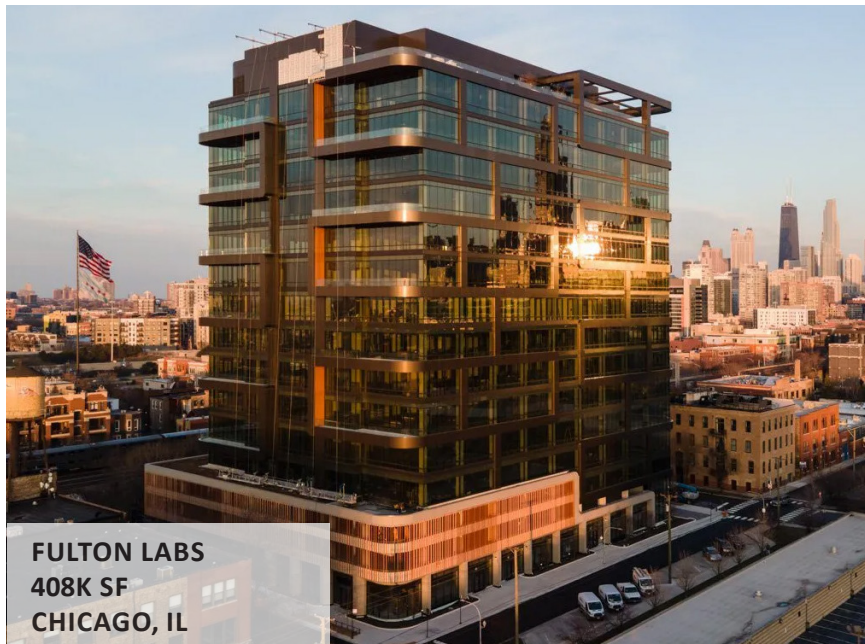
THE DEVELOPER

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.

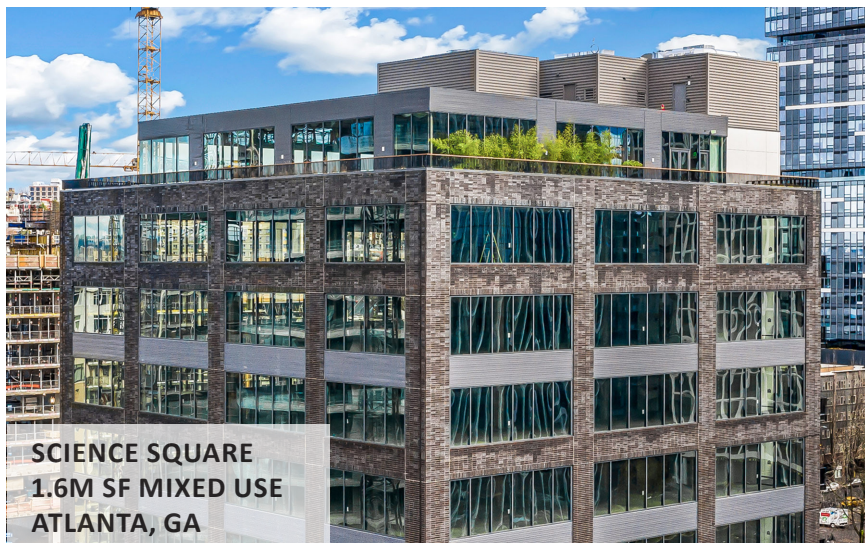
Over the last decade, TCC has developed over \$3.8 billion of Laboratories, Life Sciences, and Healthcare real estate, totaling more than 15 million SF. From master planning to development and ownership, our comprehensive and creative lab, life sciences and healthcare real estate services provide our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



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

2,900
OF BUILDINGS

655M
SQUARE FEET
COMPLETED

\$75B±
AGGREGATE
VALUE

\$15.8B
IN PROCESS

\$13.3B
IN PIPELINE

#1
RANKED DEVELOPER
NATIONALLY¹

*Data as of 4Q23. 1. Source: Commercial Property Executive



**Vista
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Labs

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