



Vista
Sorrento
Labs

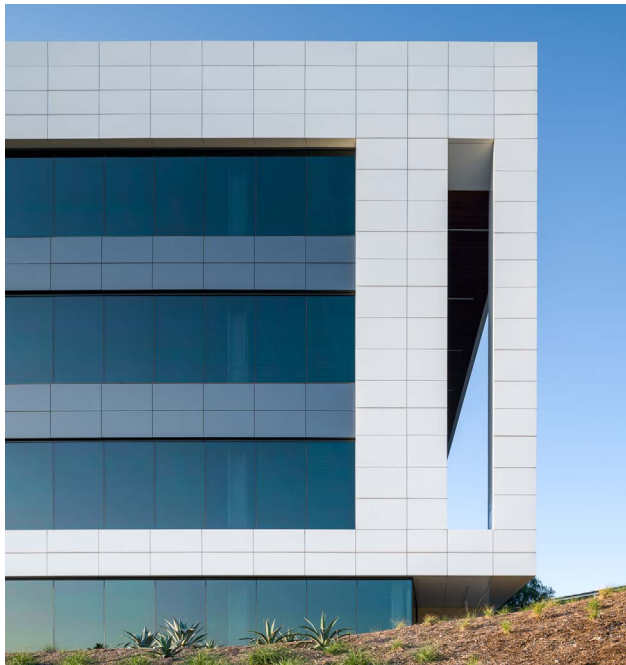
NEW LIFE SCIENCE DEVELOPMENT

TI Ready

Spec Suites Delivering Q1 2025

CBRE

Trammell Crow Company



BEST-IN-CLASS DESIGN

± 117K SF Total Building

Floor Plates:

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

Parking:

- Surface & Parking Structure
- 2.5 per 1,000 SF

Elevators:

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

Structure:

- Steel Frame
- 16' Floor-to-Floor, 10' Finished Ceiling
- 10' Floor-to-Ceiling Glass
- 140 LB per SF Structural Floor Load

Lab Services:

- Dedicated shipping & receiving
- Common glass wash & autoclave room
- Multiple Control Areas
- HazMat & General storage

Power:

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

Design & Sustainability:

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







Pacific Ocean

Del Mar

Torrey Pines

UC San Diego

UTC

LA JOLLA VILLAGE DR

LUSK BLVD

Sorrento Mesa

MIRA MESA BLVD

CONVENIENT ACCESS VIA MIRA MESA EXIT

Immediate access & unmatched signage on the I-805 and I-5 via Mira Mesa blvd

Short commute to San Diego's best housing, retail, restaurants & amenities

Centrally located within the Nation's #3 Life Science Cluster

Access to top talent from nearby Universities & Research Institutes

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 |



SHOPS AT LA JOLLA VILLAGE

- BJS RESTAURANT BREWHOUSE
- CVS pharmacy
- drybar
- Mendocino Farms
- Philz Coffee
- SEPHORA
- NORDSTROM
- Sprinkles
- WHOLE FOODS MARKET
- rack

WESTFIELD UTC

- Javiers
- COLOMBE
- QUEENSTOWN
- lululemon
- lemonade
- SHAKE SHACK
- SOULCYCLE
- tendergreens
- DIN TAI FUNG
- True Food kitchen
- HERMES PARIS
- Apple
- BANANA REPUBLIC
- J.CREW
- NORDSTROM
- TESLA
- AMC THEATRES
- LOUIS VUITTON

EXPERIENCE

PROJECT AMENITIES

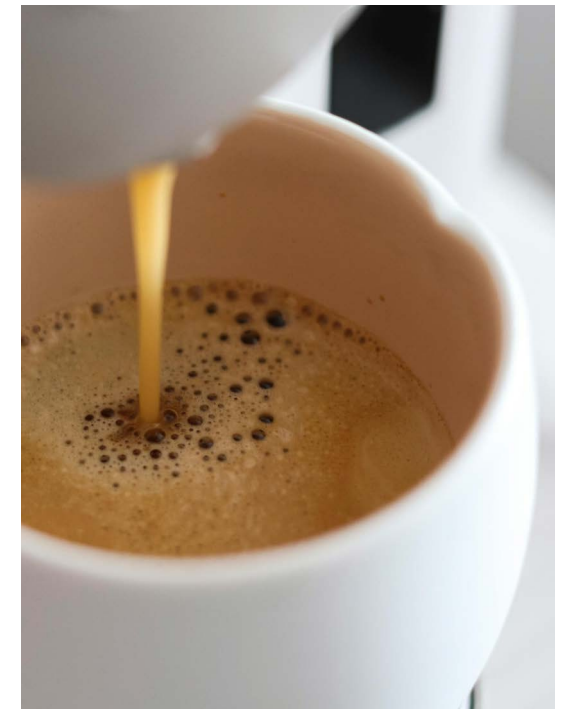
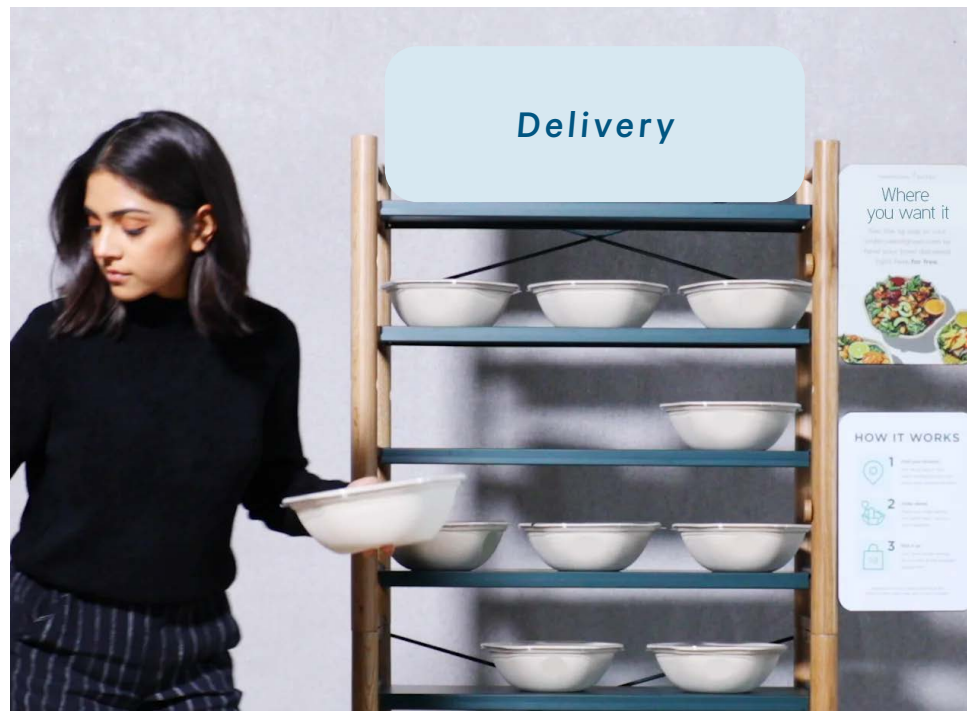
- Fitness center with showers, lockers & towel service
- Indoor / outdoor conference rooms with full A/V
- WiFi lit courtyard with lounge & firepit
- Reception coffee bar / lounge
- Glasswash & autoclave room
- Hazmat & general storage
- EV Charging & Bike Storage
- Integrated outdoor terraces on levels 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

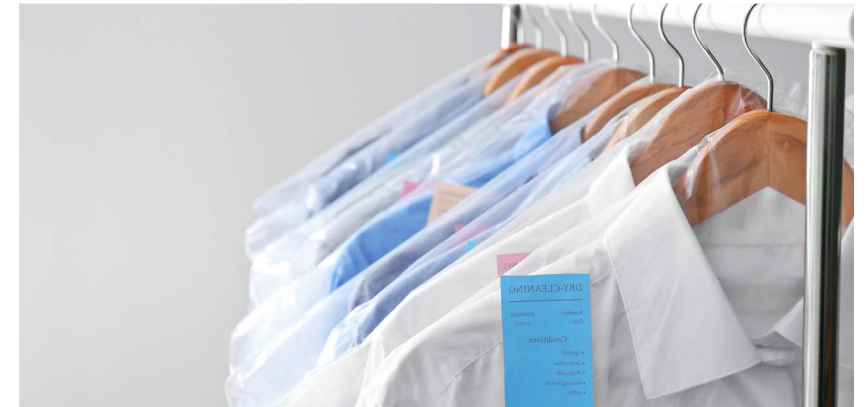
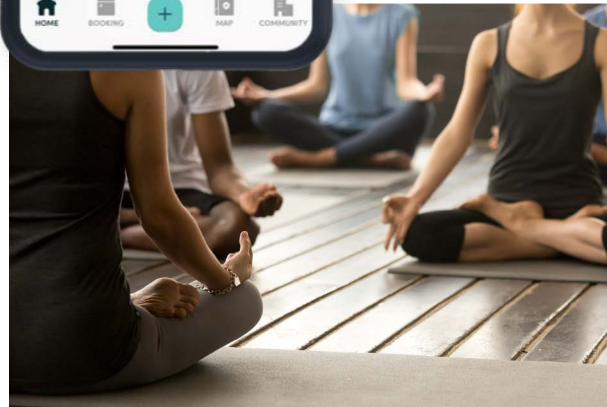
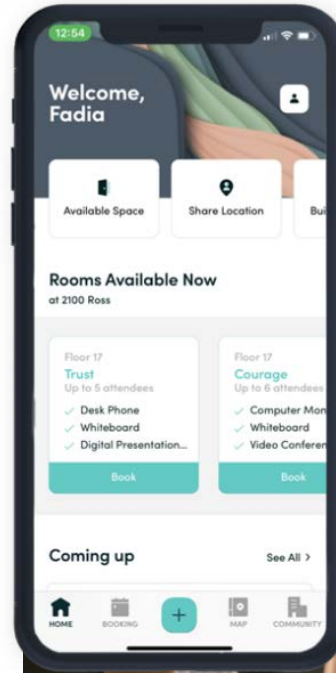
WORLD-CLASS SERVICE

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



SITEPLAN



VISTA SORRENTO PARKWAY



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

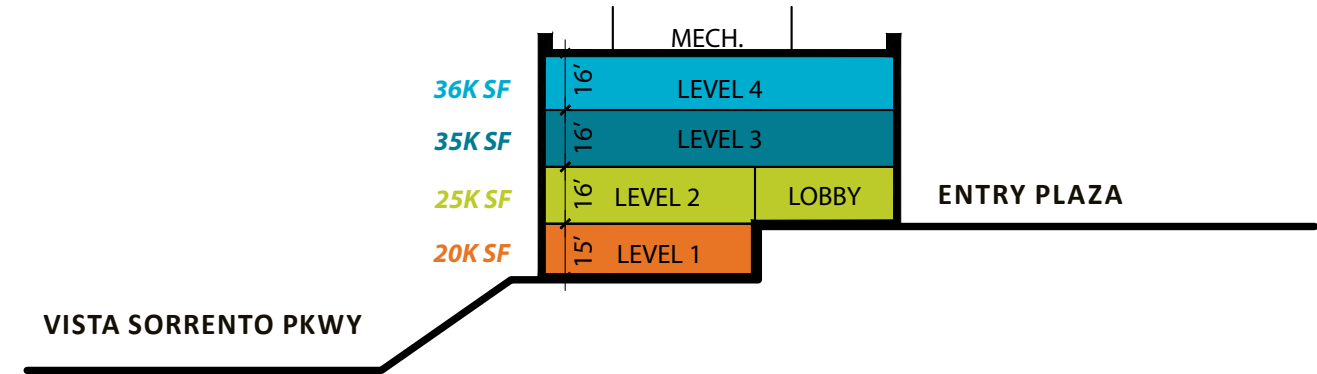
Spec Suite 150 8,933 RSF 50/50 Lab Office

Max Contiguous (Combined) 19,175 RSF

Total RSF (Suites + Storage) 20,079 RSF

*50 / 50 baseline - additional lab capacity available

BUILDING SECTION



Spec Suites Deliver Q1 2025



Office



Reception



Lab



Breakroom

FIRST FLOOR

20,079 RSF
TOTAL RSF
(SUITES & STORAGE)

Spec Suite 100
10,242 RSF
50/50 Lab Office

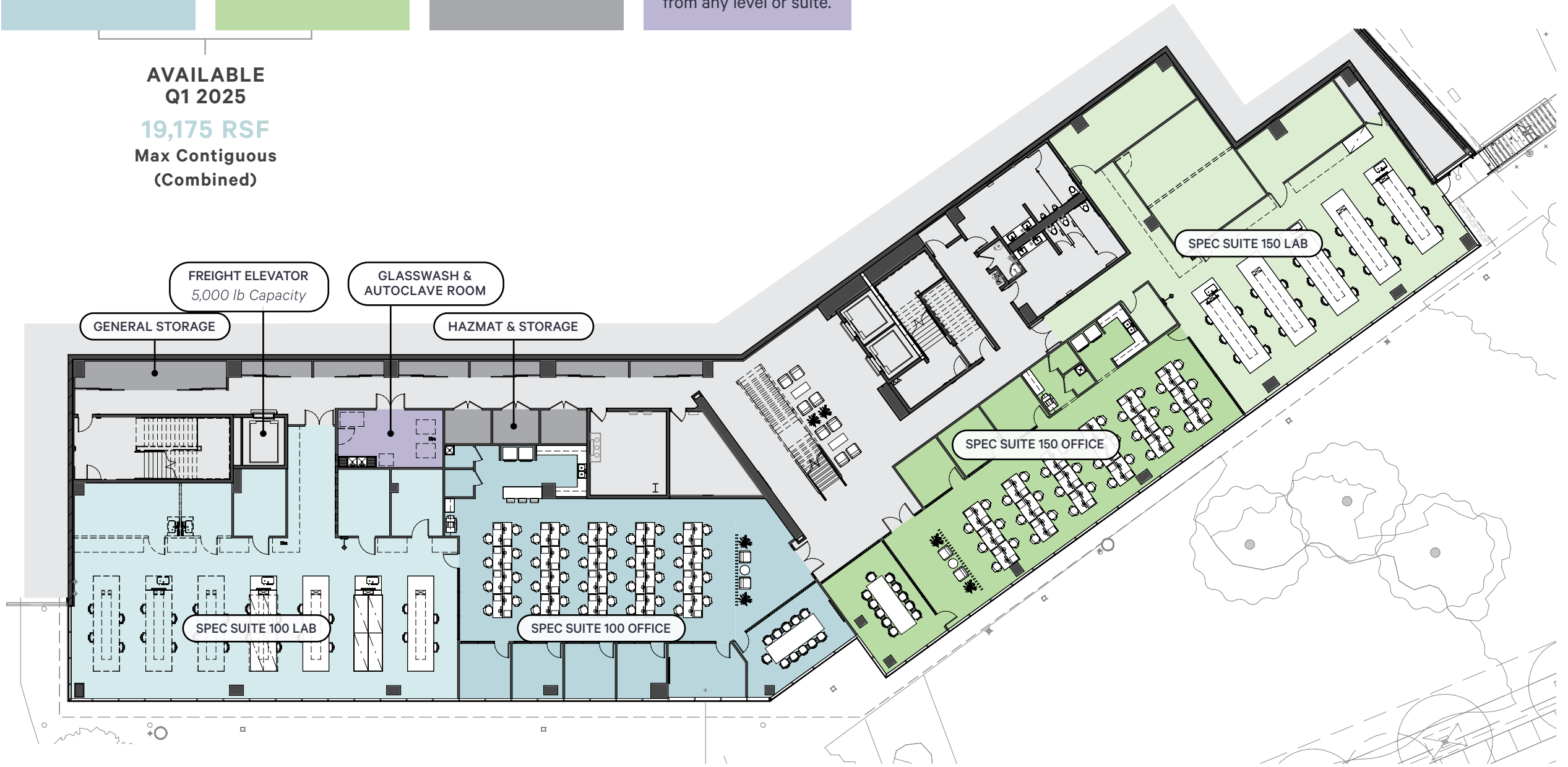
Spec Suite 150
8,933 RSF
50/50 Lab Office

Storage
904 RSF
HAZMAT & Storage

Amenity
208 SF
Available to occupiers from any level or suite.

AVAILABLE
Q1 2025

19,175 RSF
Max Contiguous
(Combined)



SECOND FLOOR

24,809 RSF
TOTAL RSF

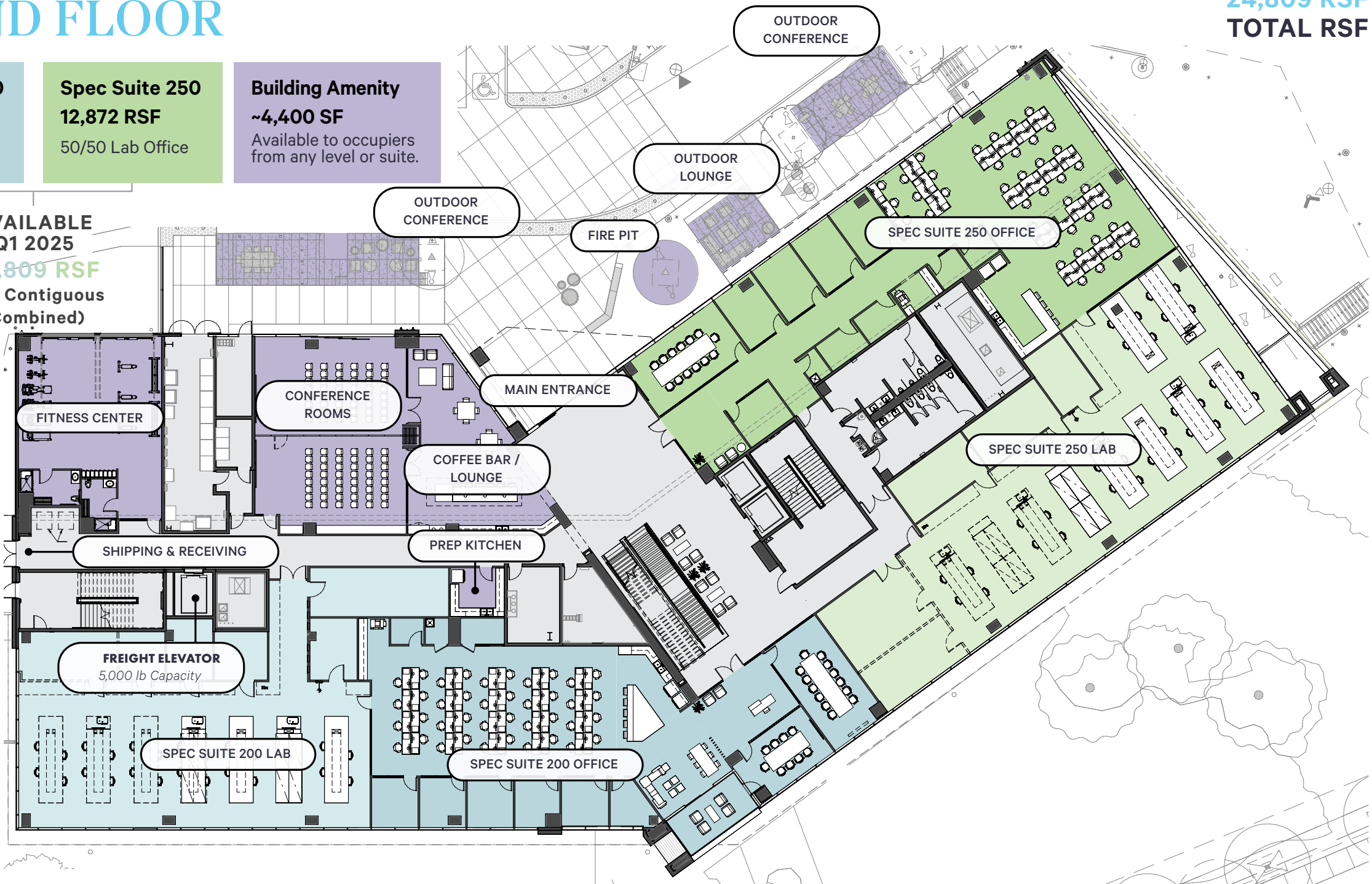
Spec Suite 200
11,937 RSF
50/50 Lab Office

Spec Suite 250
12,872 RSF
50/50 Lab Office

Building Amenity
~4,400 SF
Available to occupiers
from any level or suite.

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

Exits to
Truck Court

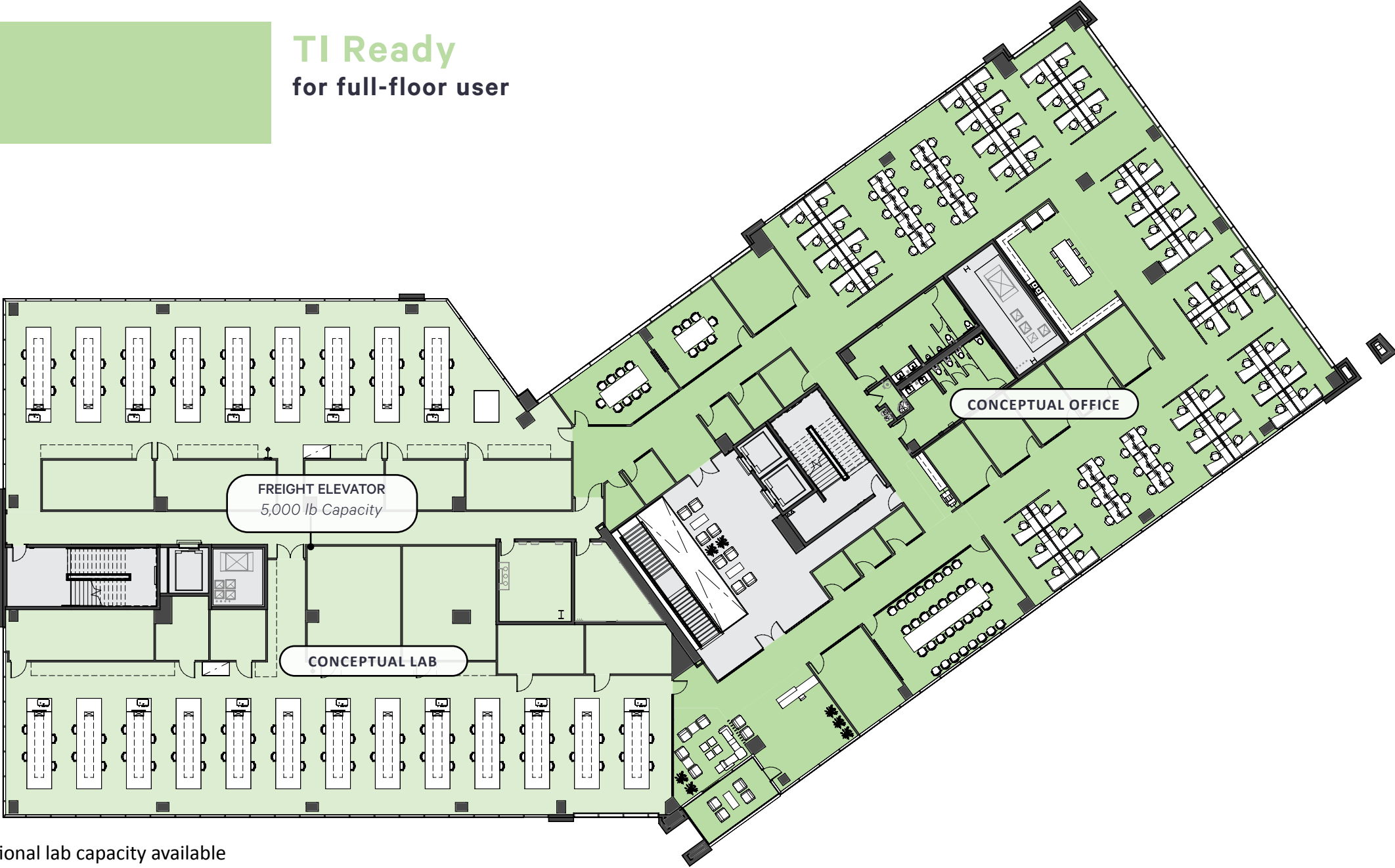


THIRD FLOOR | CONCEPTUAL DESIGN

35,449 RSF
TOTAL RSF

35,449 RSF
50/50 Lab Office

TI Ready
for full-floor user



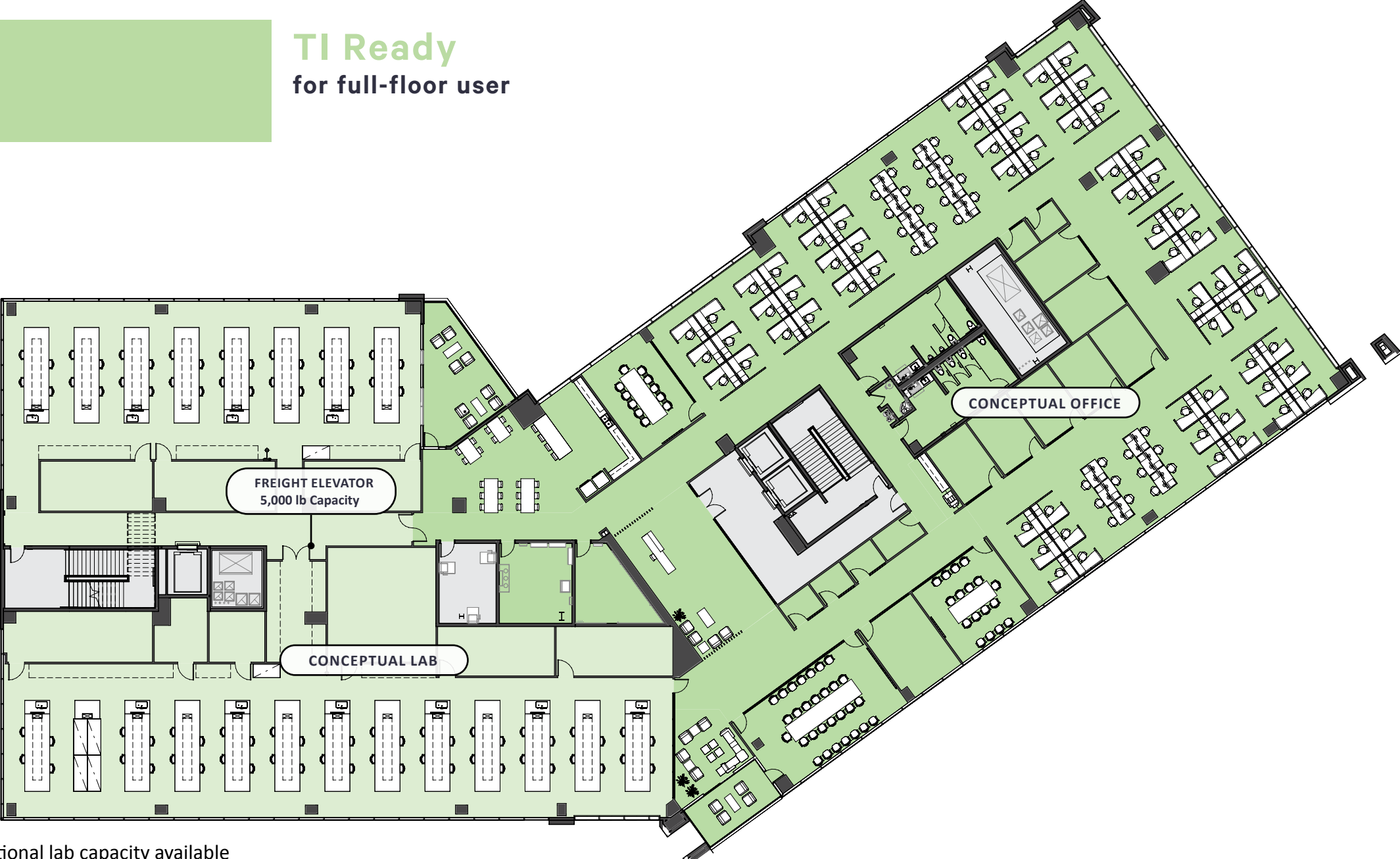
*50/50 baseline - additional lab capacity available

FOURTH FLOOR | CONCEPTUAL DESIGN

36,328 RSF
TOTAL RSF

36,328 RSF
50/50 Lab Office

TI Ready
for full-floor user



*50/50 baseline - additional lab capacity available

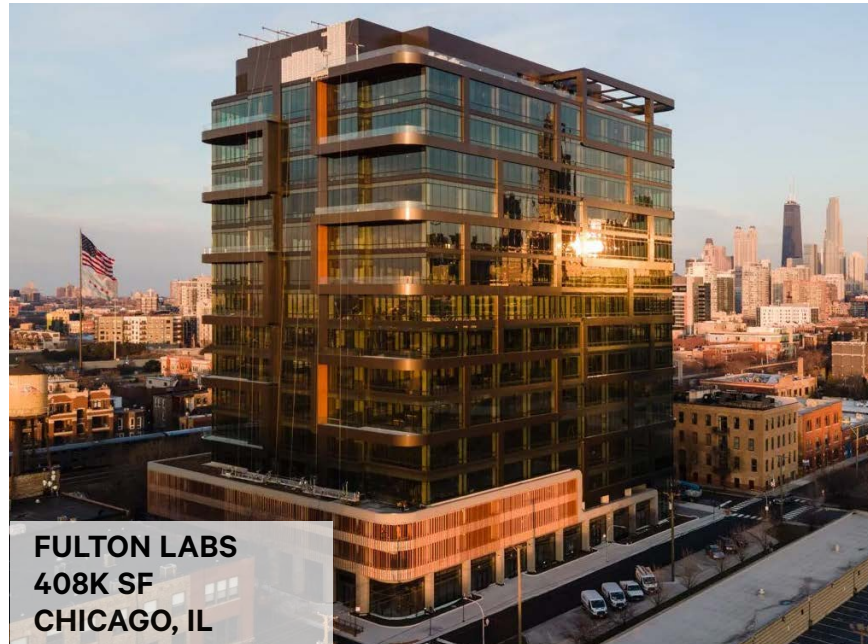
THE DEVELOPER

FEATURED LIFE SCIENCE DEVELOPMENTS

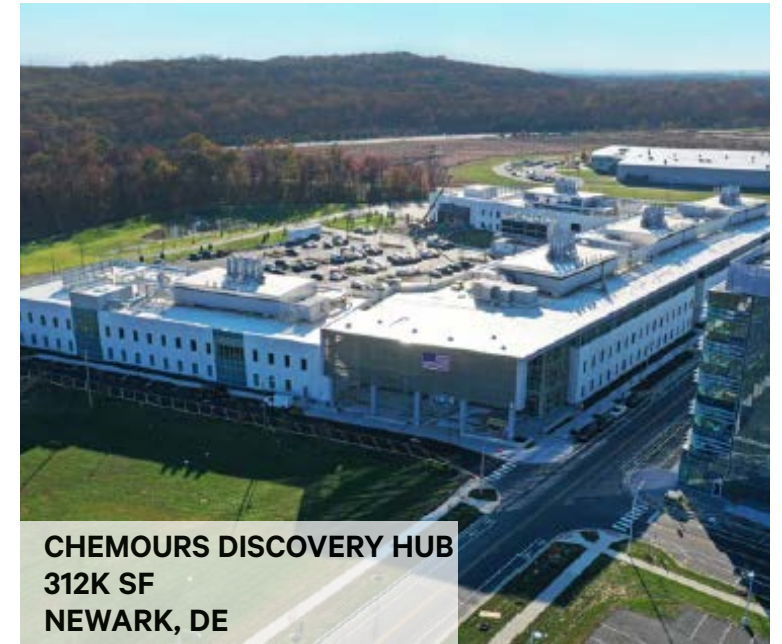


Trammell Crow Company develops purpose-built life sciences facilities to provide best in class space for a life sciences tenants ranging from research and development to contract manufacturing in the markets we serve. Leveraging our understanding of the unique dynamics of a thriving life sciences ecosystem, 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 \$5.2 billion of Laboratories, Life Sciences, and Healthcare real estate, totaling more than six million square feet. 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

2,900
OF BUILDINGS

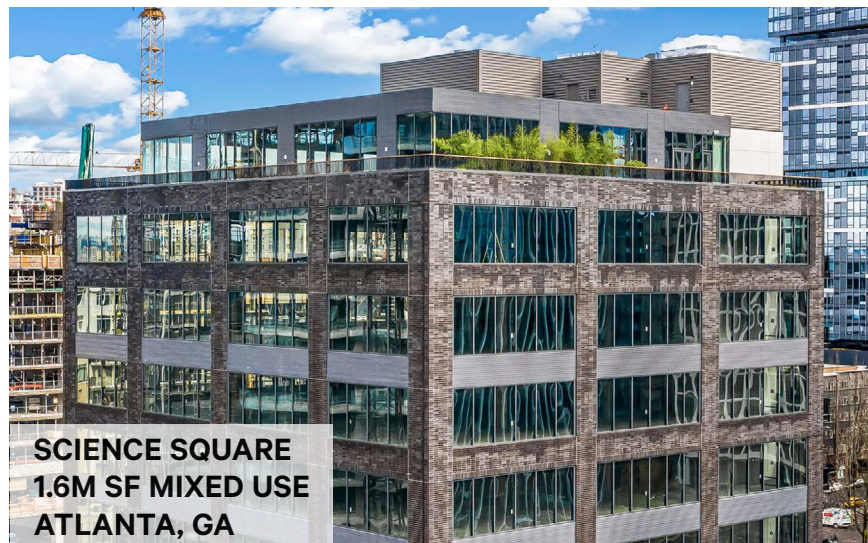
655M
SQUARE FEET
COMPLETED

\$75B+
AGGREGATE
VALUE

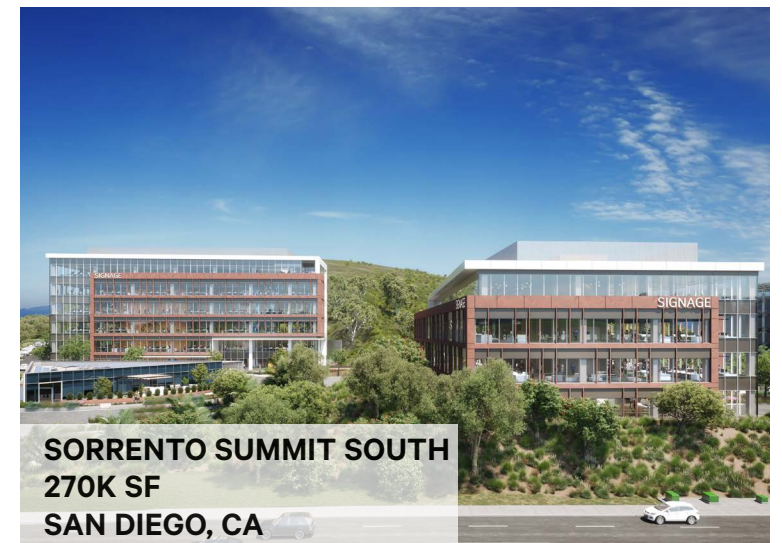
\$19.0B
IN PROCESS

\$13.4B
IN PIPELINE

#1
RANKED DEVELOPER
NATIONALLY¹



SCIENCE SQUARE
1.6M SF MIXED USE
ATLANTA, GA



SORRENTO SUMMIT SOUTH
270K SF
SAN DIEGO, CA

*Data as of 3Q24. 1. Source: Commercial Property Executive



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