

For Lease

11085/11095 Torreyana Road
San Diego, CA 92121



PREMISES: Approx. 62,432 RSF
RENTAL RATE: \$2.75 NNN
DELIVERY: Immediate

FEATURES:

- The property is located on the Torrey Pines bluffs in the middle of San Diego's internationally known academic, technology and scientific research community.
- The site features a campus setting with dramatic views in all directions, an exercise facility with spa, and an on-site café.
- There is approximately 62,432 square feet in two separate office buildings:
 - 11085 Torreyana Road: approximately 42,000 SF between two floors
 - 11095 Torreyana Road: approximately 20,432 SF First Floor

For more information please contact:

BRENT JACOBS

Senior Director
Lic#791657
(858) 558-5621
brent.jacobs@cushwake.com

GREG BISCONTI

Lic#1167920
Senior Director
(858) 558-5663
greg.bisconti@cushwake.com

CHRIS HIGH

Lic#1734533
Associate
(858) 334-4020
chris.high@cushwake.com

A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

 **CUSHMAN & WAKEFIELD®**
Global Real Estate Solutions™
Lic#01329963
4435 Eastgate Mall, Ste 200
San Diego, CA 92121
(858) 452-6500

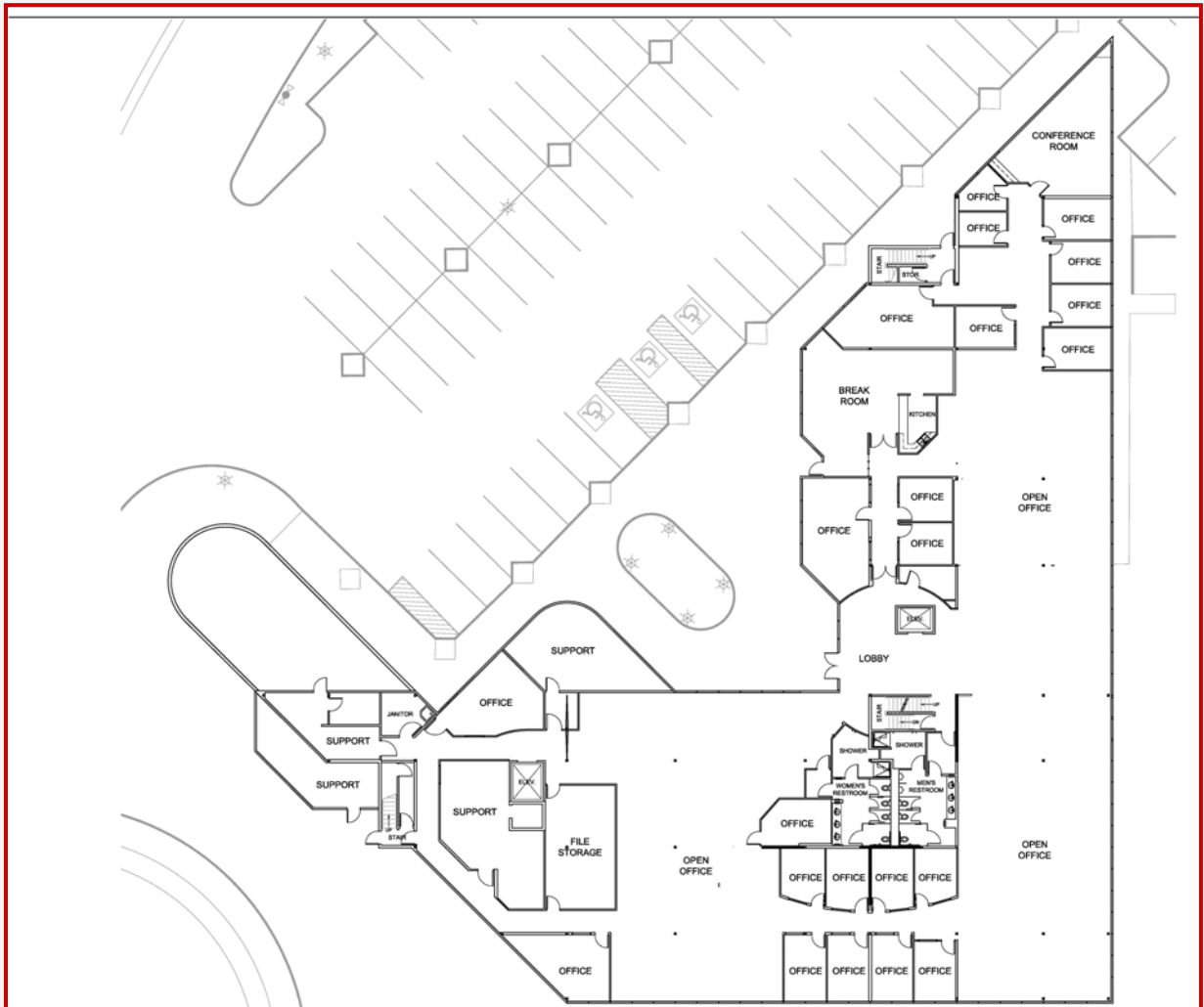
For Lease

11085/11095 Torreyana Road
San Diego, CA 92121

11085 Torreyana Road



1st Floor – 22,000 SF



A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

 **CUSHMAN & WAKEFIELD**
Global Real Estate Solutions™
Lic#01329963
4435 Eastgate Mall, Ste 200
San Diego, CA 92121
(858) 452-6500

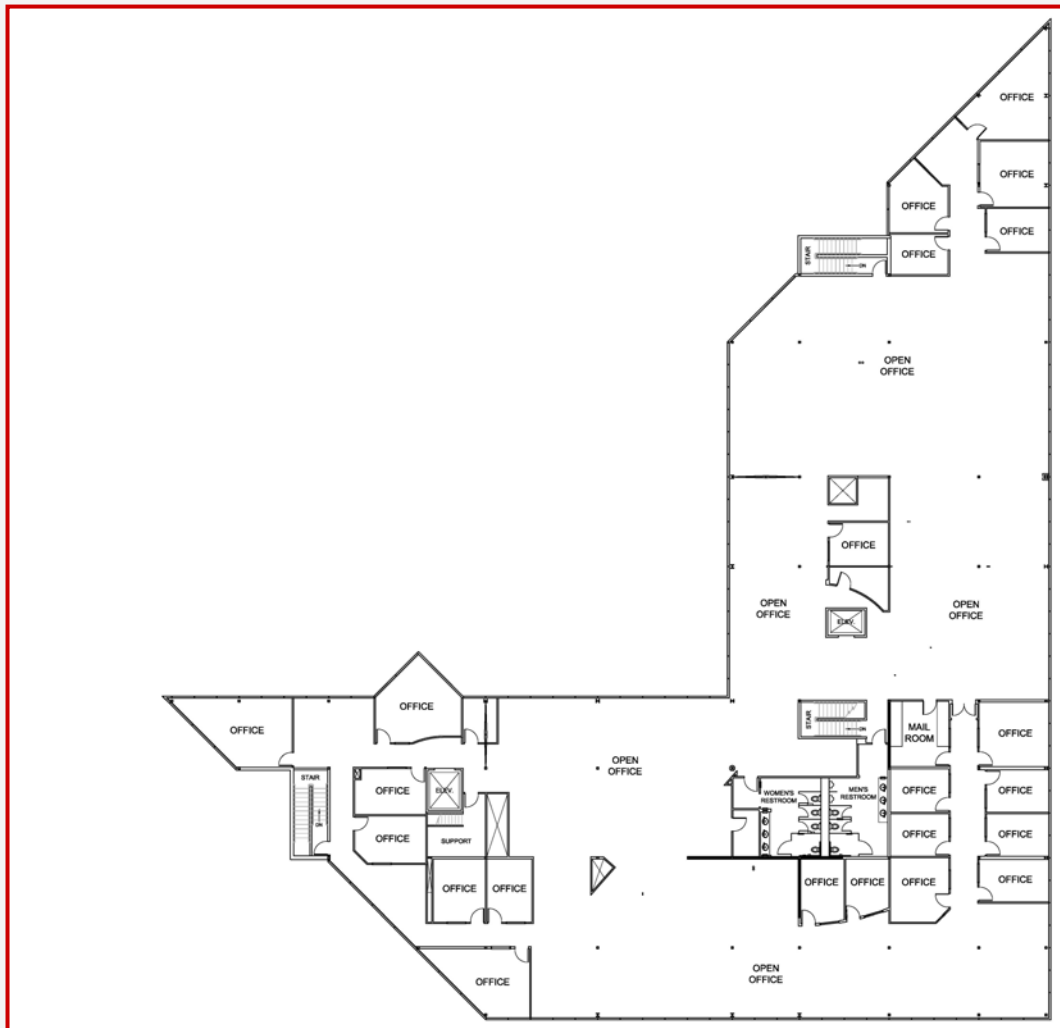
For Lease

11085/11095 Torreyana Road
San Diego, CA 92121

11085 Torreyana Road



2nd Floor – 20,000 SF



A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

 **CUSHMAN & WAKEFIELD**
Global Real Estate Solutions™
Lic#01329963
4435 Eastgate Mall, Ste 200
San Diego, CA 92121
(858) 452-6500

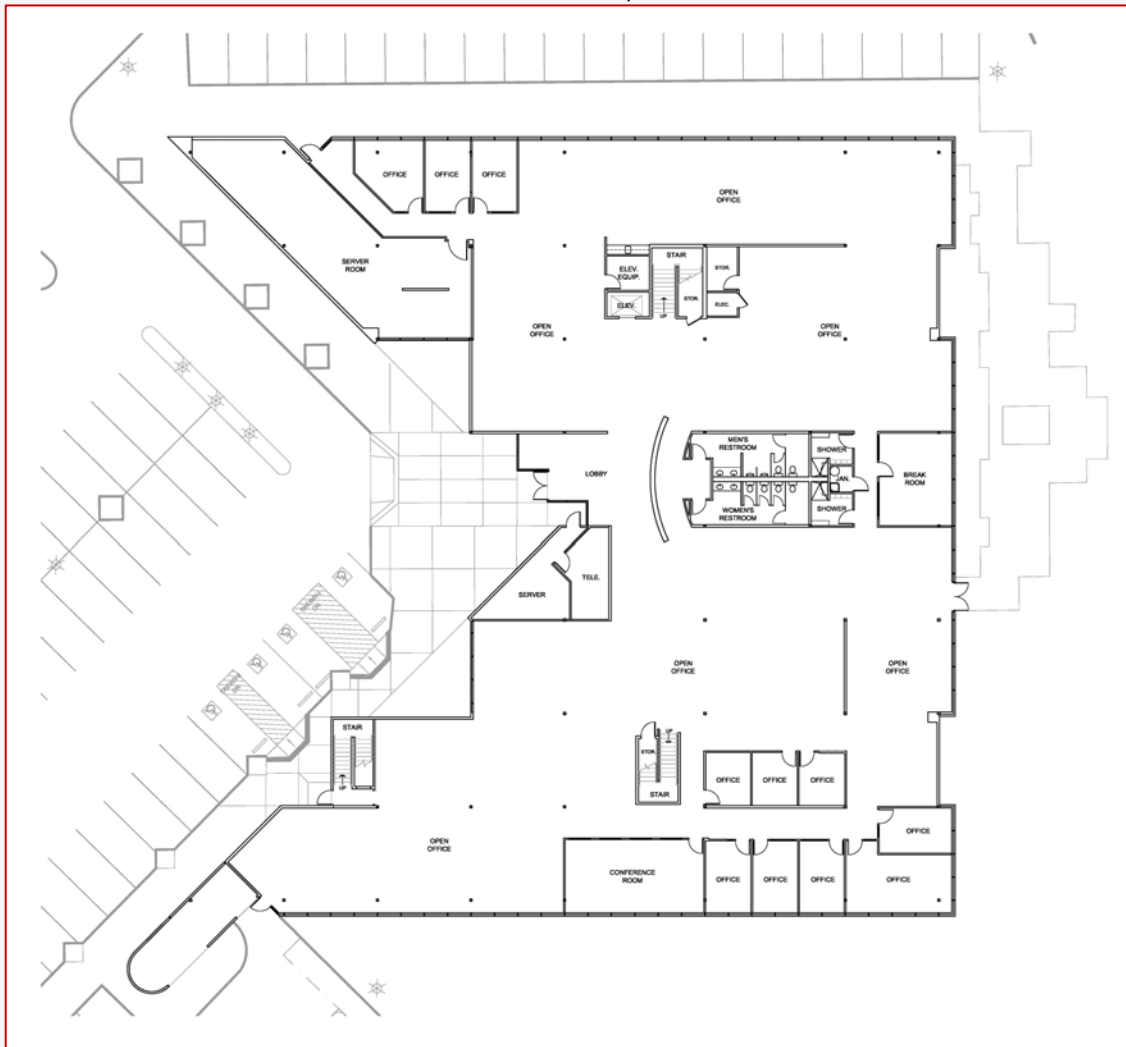
For Lease

11085/11095 Torreyana Road
San Diego, CA 92121

11095 Torreyana Road



1st Floor – 20,432 SF



A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

 **CUSHMAN & WAKEFIELD**
Global Real Estate Solutions™
Lic#01329963
4435 Eastgate Mall, Ste 200
San Diego, CA 92121
(858) 452-6500

For Lease

11085/11095 Torreyana Road

San Diego, CA 92121

Aerial Map



About the C&W Global Life Sciences Practice: We specialize in advising life science companies in their real estate decisions. The C&W Global Life Sciences Practice Group (formerly the Burnham Life Sciences Group) is San Diego County's oldest and most experienced real estate team specializing solely in meeting the unique needs of the biotechnology industry. Over the last 20+ years, the group has played a key role in the growth of the pharmaceutical industry in San Diego County, working with companies such as Biogen Idec, Eli Lilly, Guidant, CancerVax, Chugai (Roche), MediVas, Matrix Pharmaceuticals, CovX and many others find space that met their business strategy, location and laboratory requirements. We are **San Diego's biotech experts!**

About San Diego

San Diego also has grown to be the third largest region in the world for biomedical and biotechnology companies behind only the entire San Francisco Bay Area and the Greater Boston area. San Diego's bioscience cluster is a growing part of the regional economy housing over 500 growing companies including worldwide biotechnology leaders such as Novartis, Pfizer, Johnson & Johnson, Merck, Genen-tech, Becton Dickinson and Biogen Idec.

The overall biomedical industry continues to grow due to the ongoing importance of developing therapeutics and treatments for cancer, AIDS, arthritis, MS and other health problems. San Diego, and in particular Torrey Pines, has become an internationally recognized center for biomedical research. The majority of San Diego's research-oriented companies want to be close to the heartbeat of the biomedical research center. The synergism for this center includes the University of California, San Diego, The Scripps Research Institute and the Salk Institute.

Campus and industry leaders throughout the nation have designated UCSD and its surrounding high technology companies as the rival center for research and development to Northern California's Silicon Valley. UCSD is ranked among the top six universities in the nation in the amount of federal funding it receives for scientific research and development.

A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

 **CUSHMAN & WAKEFIELD**
Global Real Estate Solutions™
Lic#01329963
4435 Eastgate Mall, Ste 200
San Diego, CA 92121
(858) 452-6500