

GENESIS

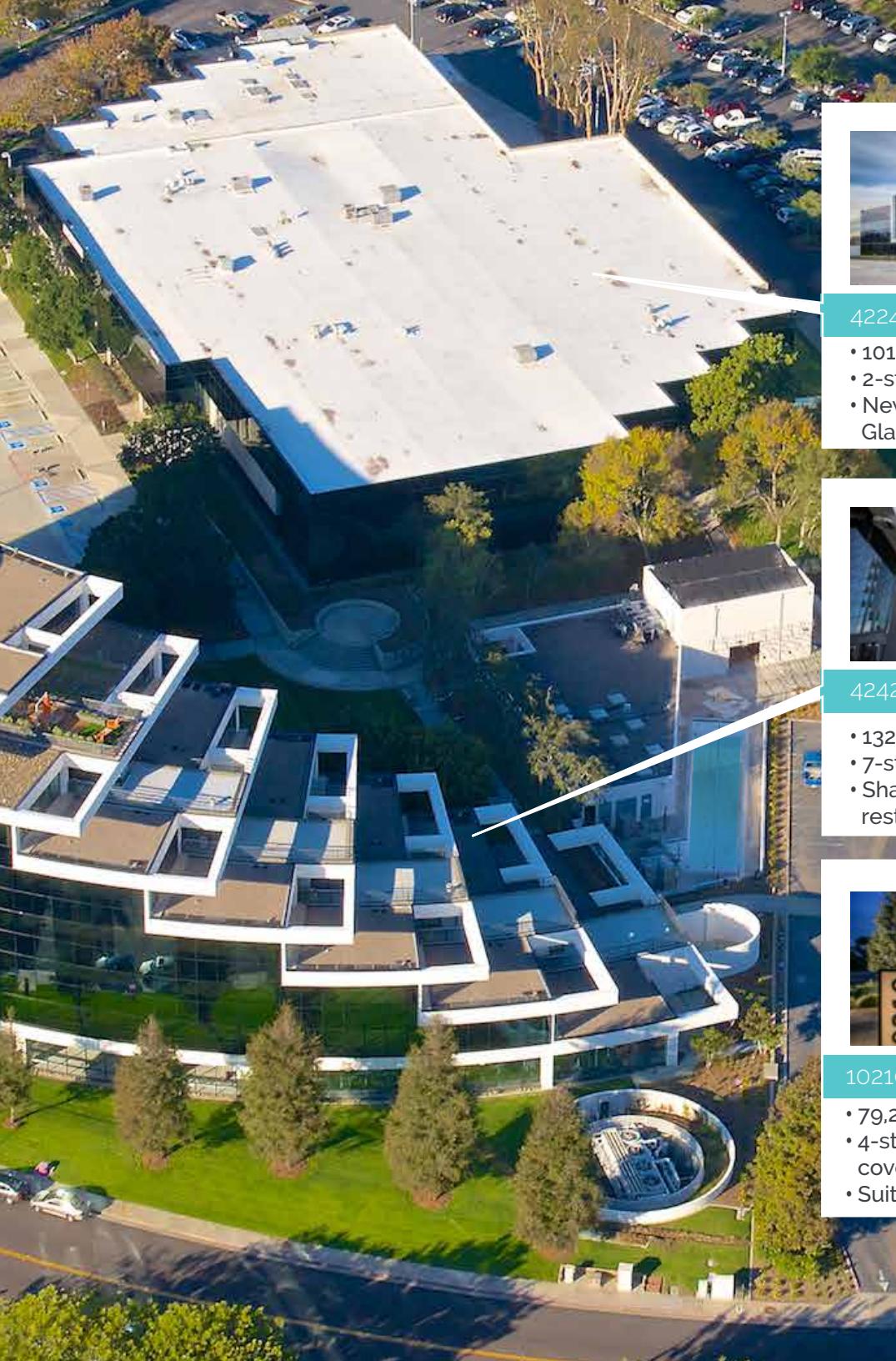
GENESIS { Origin, source, root,
beginning, creation }

The root of innovation



San Diego's
BIGGEST
fully spec life
science development





4224 Campus Point Court

- 101,998 SF
- 2-story building
- Newly installed "View Dynamic Glass"



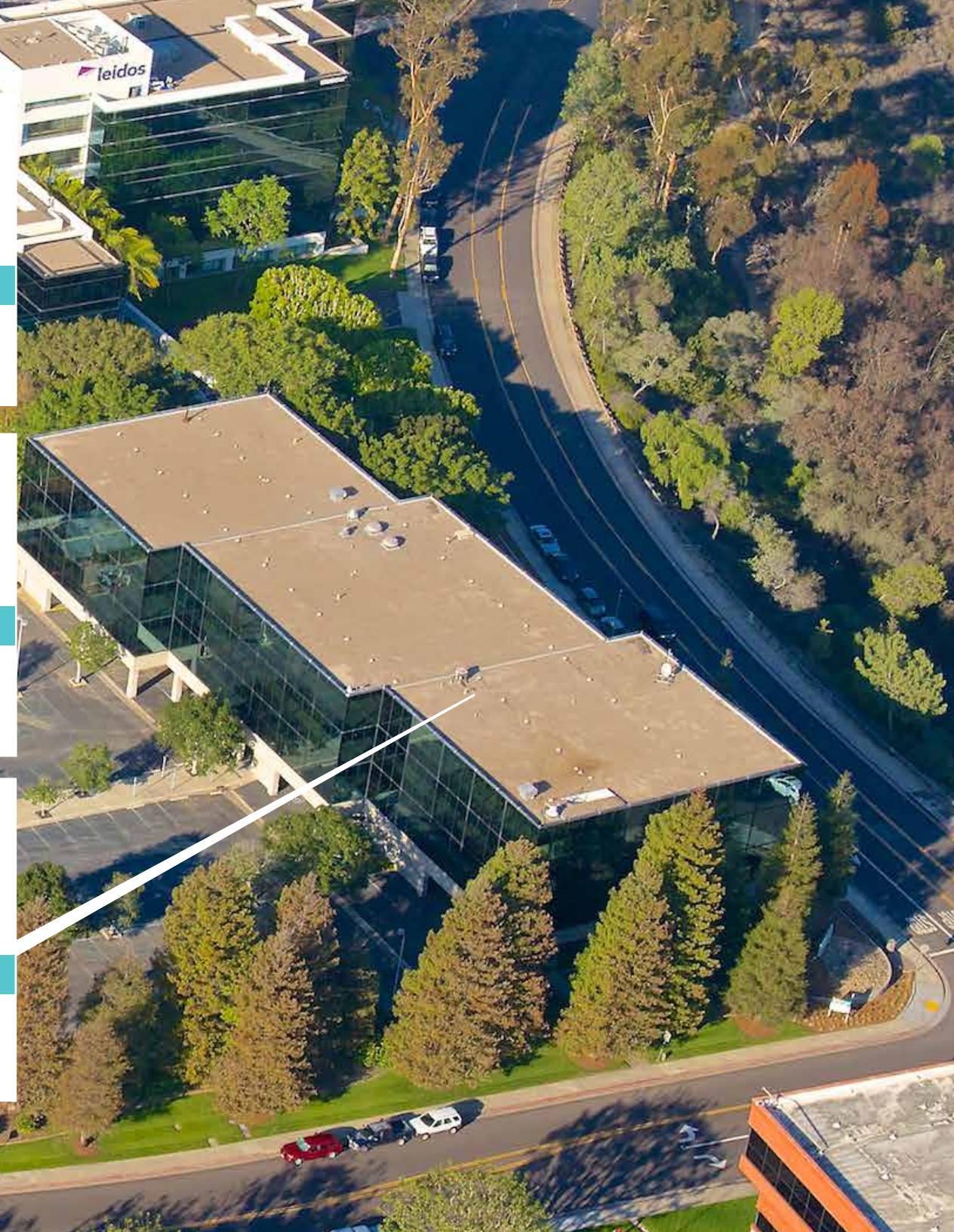
4242 Campus Point Court

- 132,874 SF
- 7-story building
- Shared conference rooms, restaurant and tea room

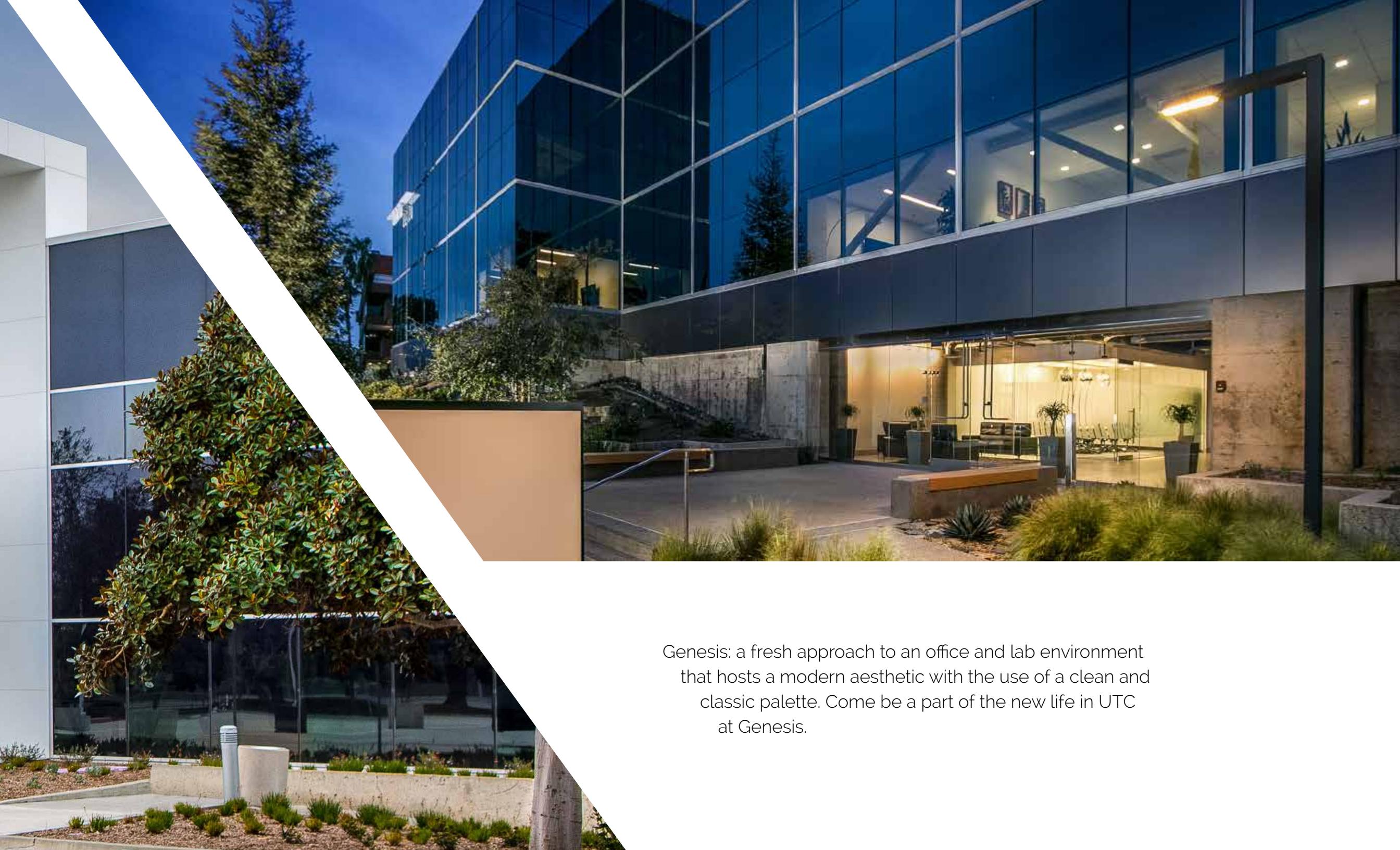


10210 Campus Point Drive

- 79,263 SF
- 4-story building above covered parking
- Suites from 9k SF up to 26k SF







Genesis: a fresh approach to an office and lab environment that hosts a modern aesthetic with the use of a clean and classic palette. Come be a part of the new life in UTC at Genesis.



UTC Trolley Stations

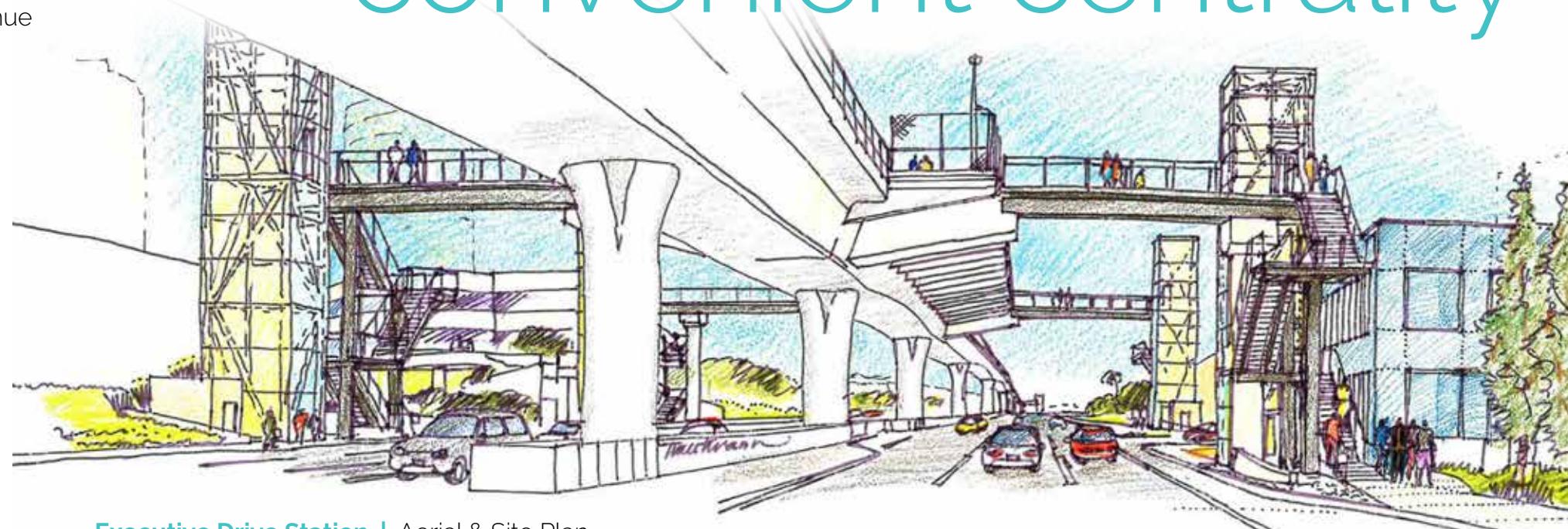




Executive Drive Station

South View on Genesee Avenue

convenient centrality



Executive Drive Station | Aerial & Site Plan







Live



Apartments

- Regents Park Place
- Torrey Pines Village Apartments
- Costa Verde Apartments
- Valentia Apartments
- La Jolla Nobel Apartments
- Pacific Gardens Apartments



Restaurants

- Cafe Fusion
- Venice Ristorante and Wine Bar
- Indulge Restaurant and Bar
- Blue Fin Fusion Japanese
- Corner Bakery Cafe
- Brothers Restaurant & Deli
- Bistro 24
- Green Acre



Coffee

- Specialty's Cafe & Bakery
- Peet's Coffee & Tea
- The Bean
- Elixir Espresso Bar
- Boudin Bakery Cafe
- Starbucks
- Gelato in San Diego
- Bottega Italiana
- Einstein Bros Bagels



Shopping Center

- Westfield UTC Mall
- Costa Verde Center



Hotels

- Embassy Suites
- Marriott La Jolla
- Hyatt Regency La Jolla
- Sheraton La Jolla



Parks

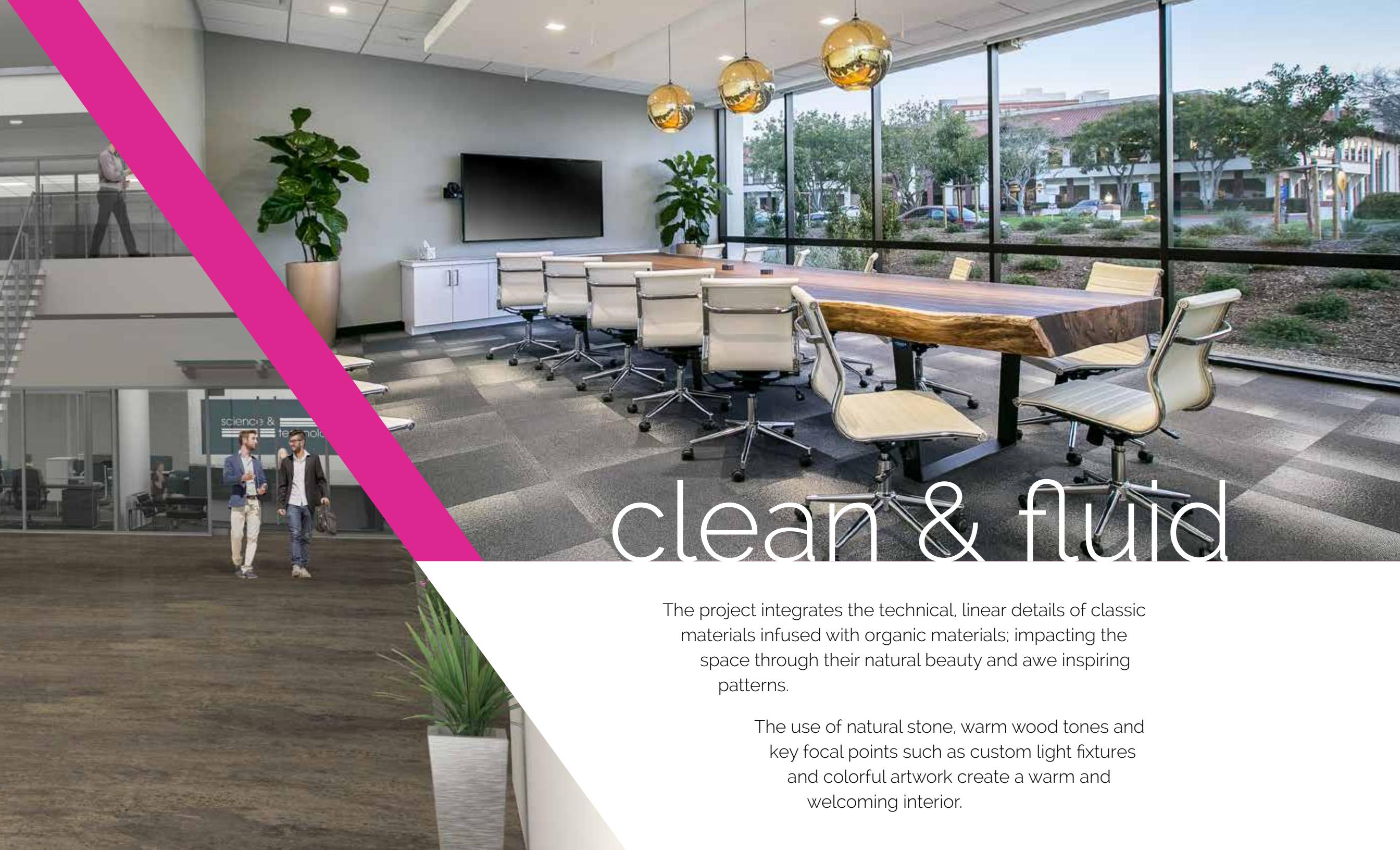
- Nobel Athletic Area
- Doyle Community Park
- Matthews Quadrangle
- University of California San Diego Park
- University Village Park
- Swanson Memorial Swimming Pool
- Standley Recreation Center
- Marshall College Field
- Standley Park Marian Bear Memorial Natural Park Trail
- Muir Field
- University Gardens Park
- Rose Canyon Open Space



Entertainment

- ArcLight Cinemas La Jolla
- Landmark Theatre La Jolla Village
- AMC Theaters La Jolla
- La Jolla Playhouse
- Torrey Pines Golf Course
- Birch Aquarium at Scripps Institution of Oceanography



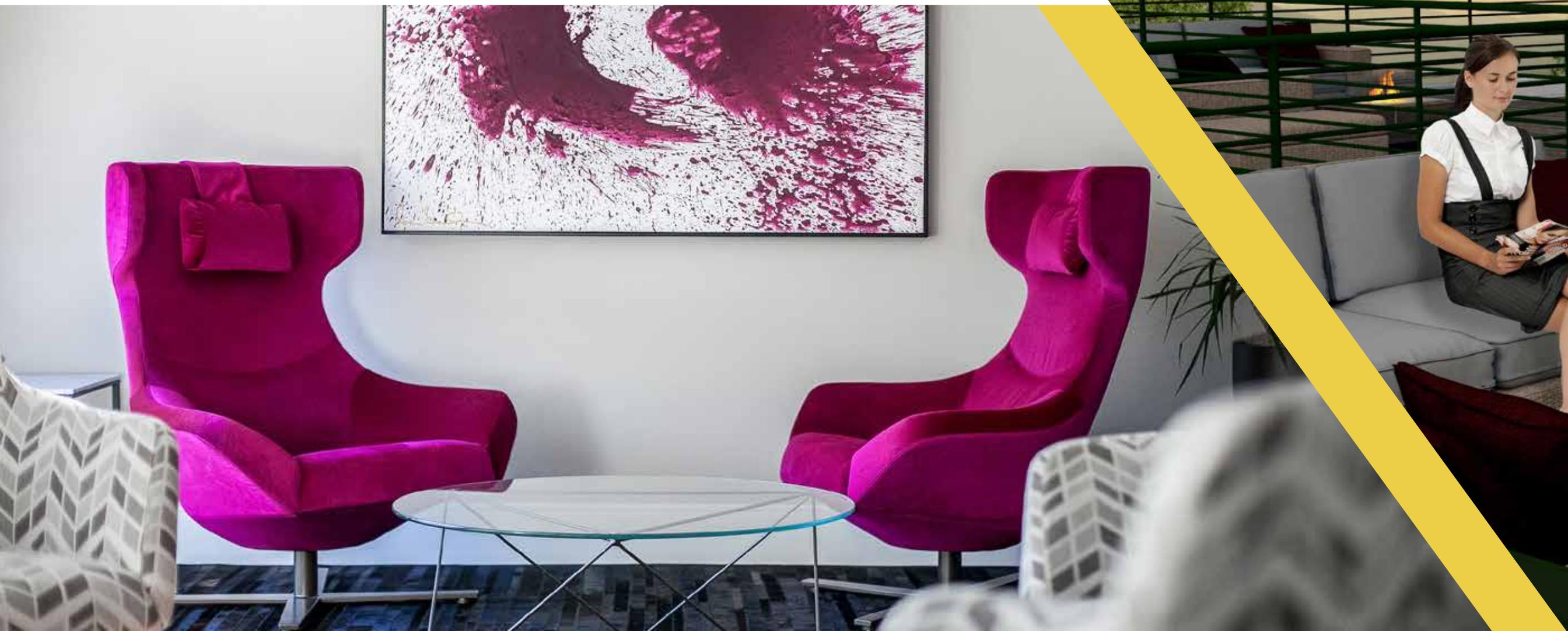


clean & fluid

The project integrates the technical, linear details of classic materials infused with organic materials; impacting the space through their natural beauty and awe inspiring patterns.

The use of natural stone, warm wood tones and key focal points such as custom light fixtures and colorful artwork create a warm and welcoming interior.

Alternative amenities such as the café, tea room and conferencing center expose you to multiple environments allowing a layered, dimensional experience in the building.





warm & organic





classic modern

Genesis labs are designed with the iLAB Laboratory Furniture System — the newest casework technology designed for maximum flexibility and modularity within the lab environment.

Building Specs

	4224 Campus Point Court	4242 Campus Point Court	10210 Campus Point Drive
Building Size (SF)	101,998 SF	132,874 SF	79,263 SF
Total Stories	2 stories	7 stories	4 stories
Floor-to-floor height	14'-6"	12'-3"	12'-6"
Floor-to-ceiling height	9' in 1st floor labs; 10' available	9'	Open, 9'-9" Bottom of Structure
Typical Column Spacing	varies between 20-30'	Approx. 24'	Approx. 25'
Zoning	IP-1-1	IP-1-1	IP-1-1
Power Capacity	4,000 AMPS	4,000 Amps	2,000 Amps
Air Handling Capacity	58,000 CFM	79,000 CFM	38,800 CFM
Building Utilities	Lab compressed air, Vacuum	Lab compressed air, Vacuum	Lab compressed air, Vacuum
Fire Sprinklers	Yes	Yes	Yes
Backup Power	450KW Generator	500KW Generator	225 KW Generator
Elevator(s)	1 passenger, 1 service elevator	3 passenger, 1 service elevator	Two Passenger/Service
HVAC & Central Plant	300 Ton air cooled chiller	400 Ton chilled water plant, 600 Ton cooling tower	Package units

The team



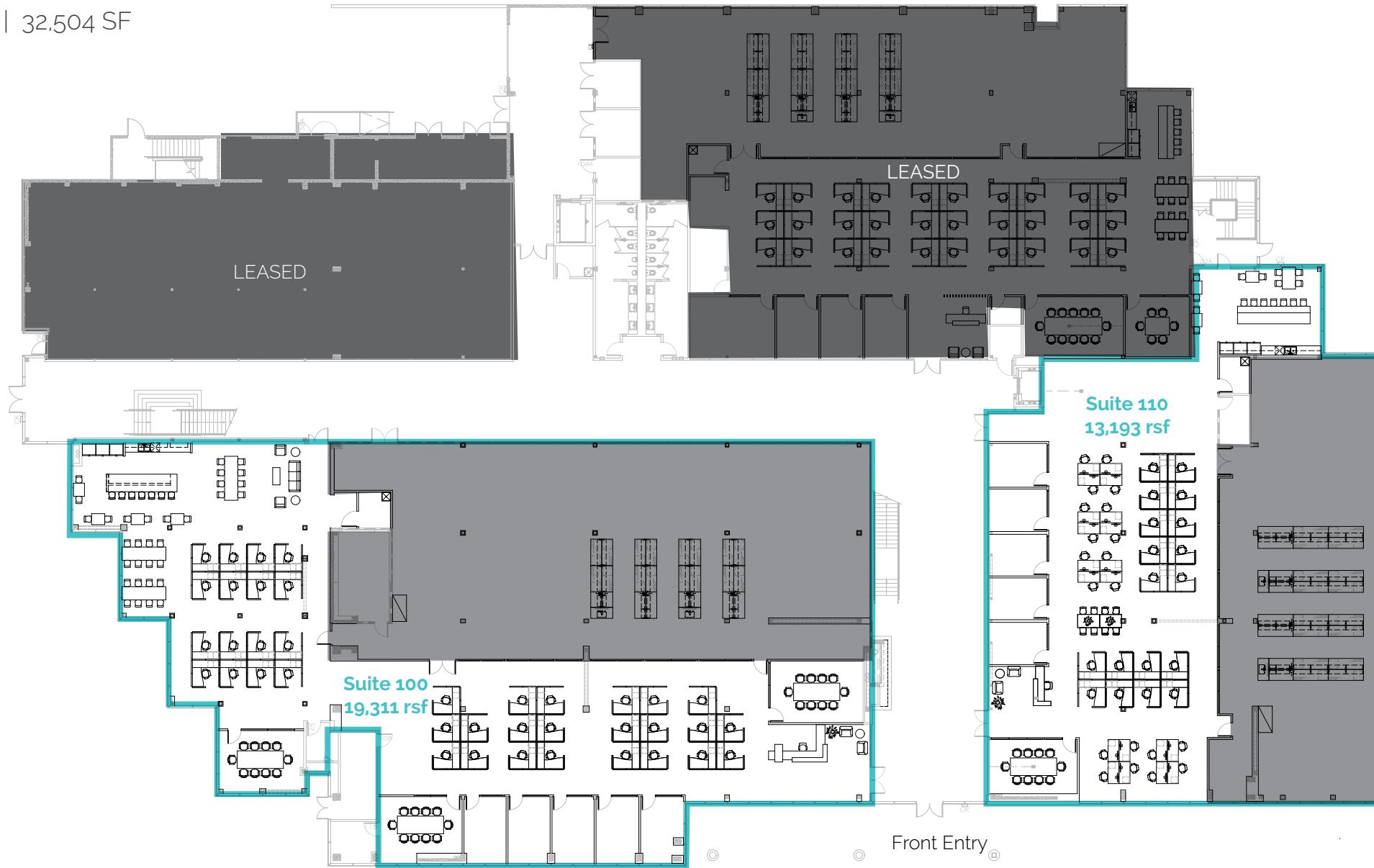
Phase 3 Real Estate Partners, Inc. (P3RE) is a progressive real estate company dedicated to fostering the growth of the life science industry by providing premiere, Class A environments that meet the needs of today's and tomorrow's innovators. P3RE's properties are located in the epicenters of the San Diego and San Francisco biotech markets – two of the world's top life science clusters.



JLL (Jones Lang LaSalle) is a financial and professional services firm that specializes in commercial real estate services and investment management. We're in business to create and deliver real value through commercial real estate for clients, shareholders and our own people. In a complex world that is constantly changing, JLL is committed to helping you understand and navigate the intricacies of commercial real estate—whether you're an investor or occupier of space.

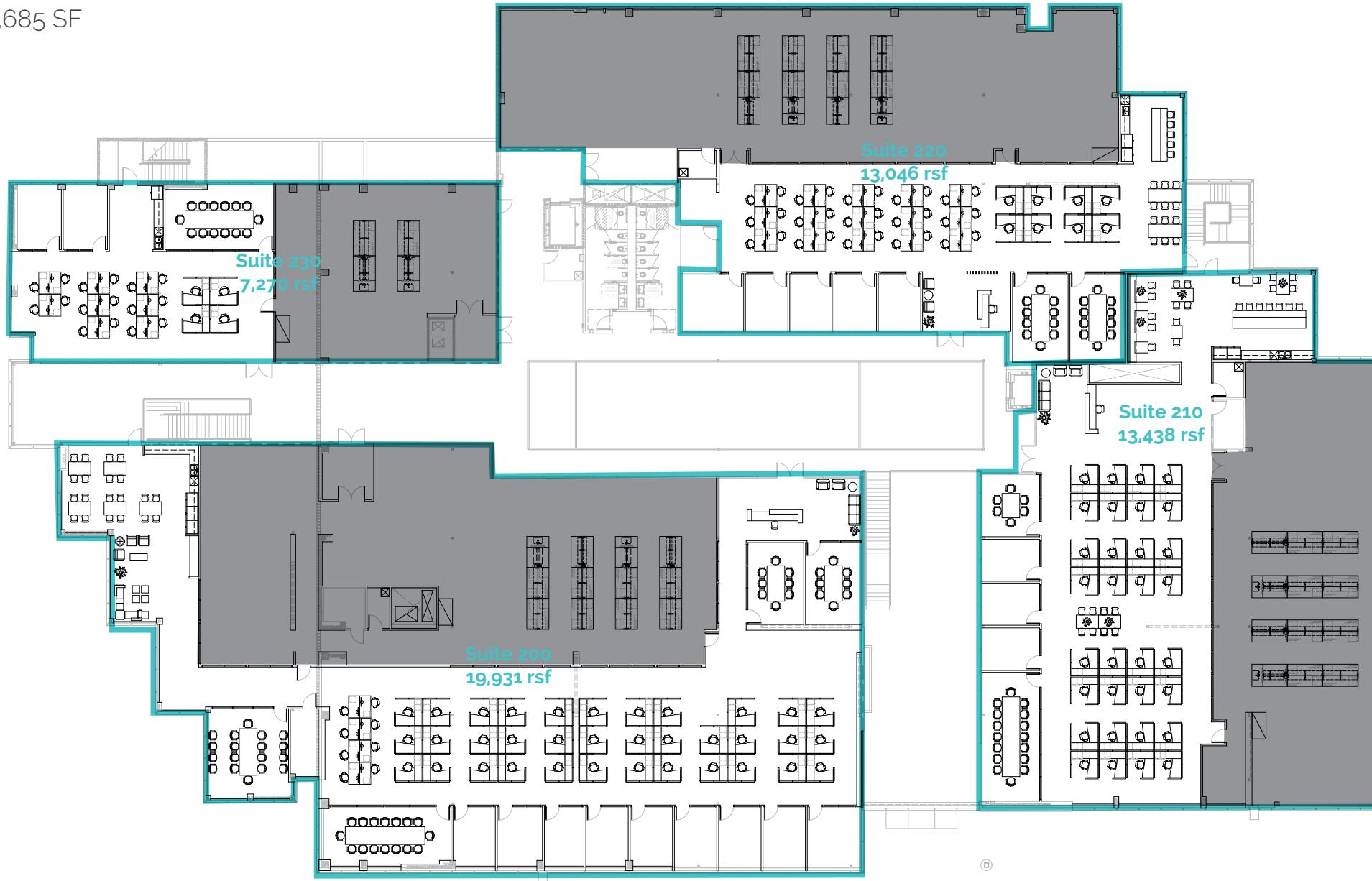
4224 Campus Point Court

First Floor | 32,504 SF



4224 Campus Point Court

Second Floor | 53,685 SF



■ Lab

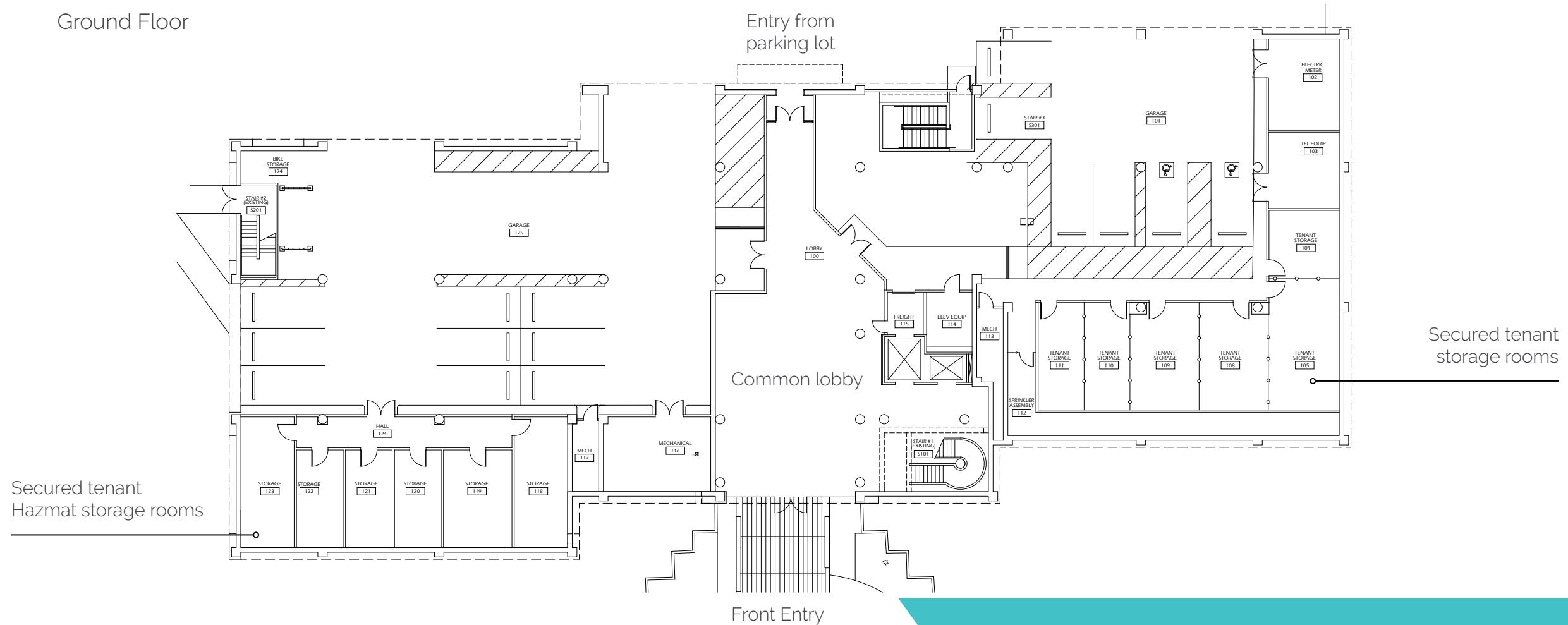
4242 Campus Point Court

First Floor | Building Amenities



10210 Campus Point Drive

Ground Floor



- Common lobby to serve as a landing area for building tenants
- Secured tenant storage & Hazmat rooms
- Underground parking

10210 Campus Point Drive

Second Floor | 16,819 SF



- Approximately 60% office, 40% lab build-out
- Labs designed with modular iLAB Laboratory Furniture System

GENESIS

The root of innovation





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