

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



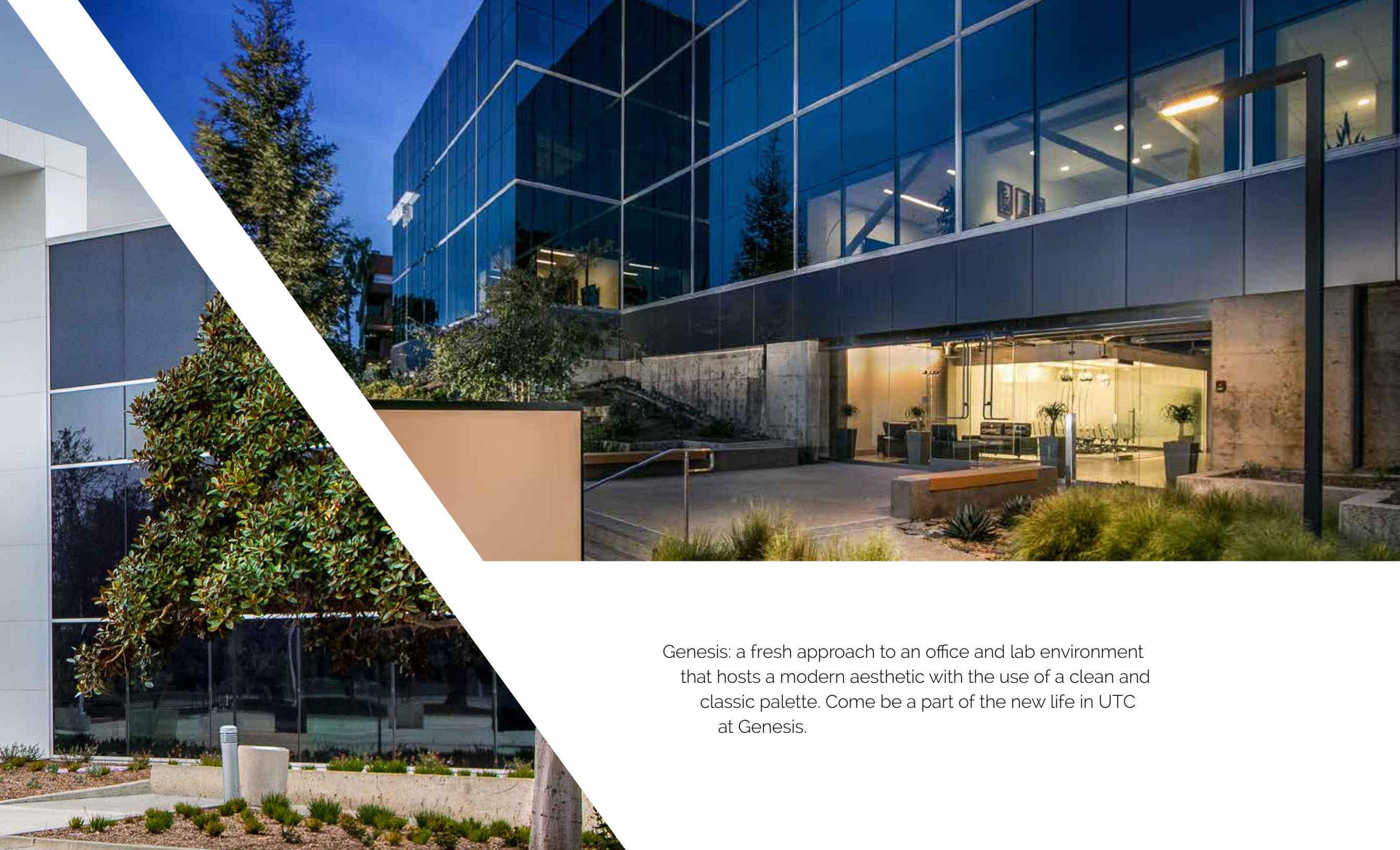
10210 Campus Point Drive

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



4224

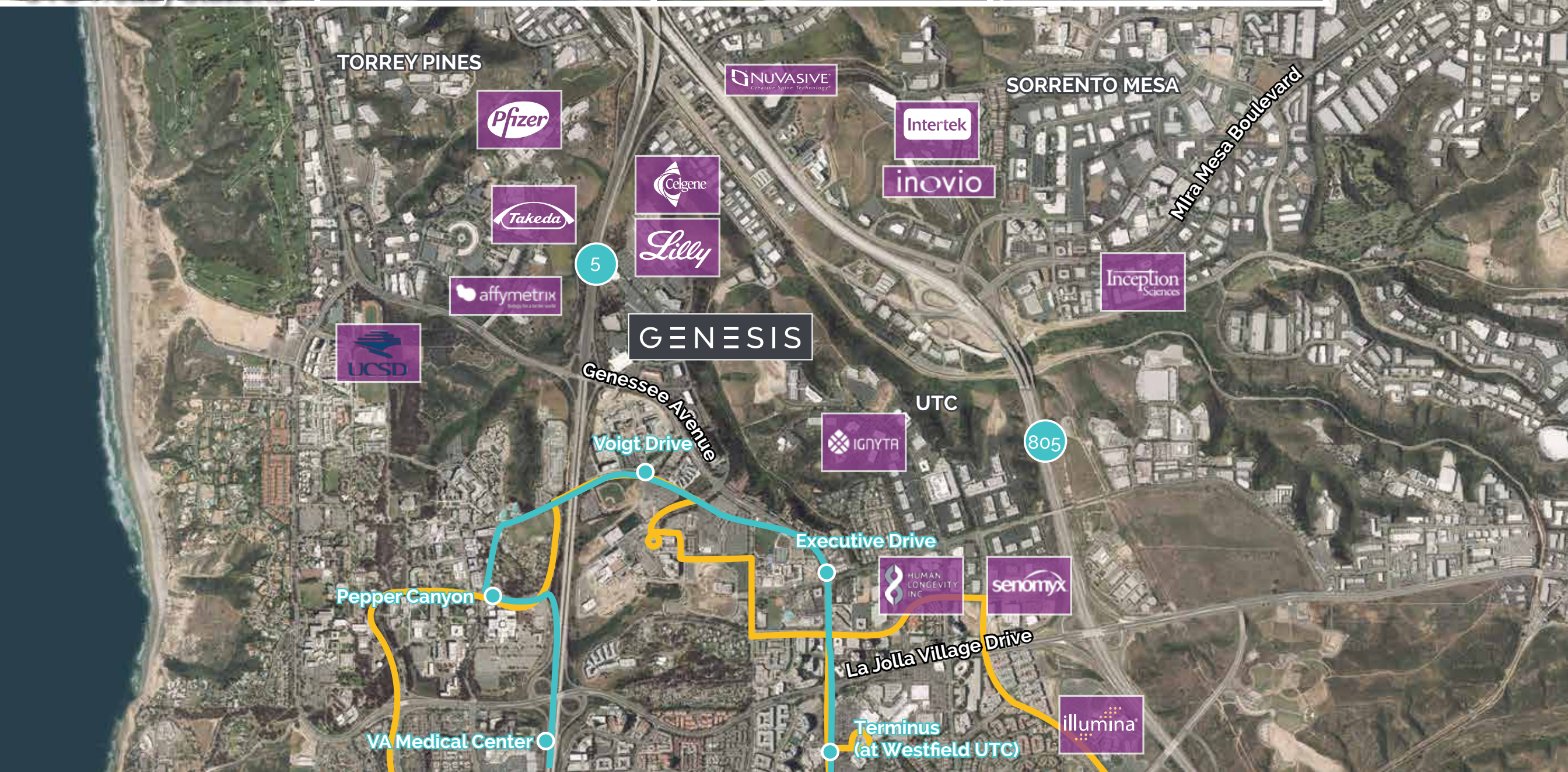
4224



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



Trolley Route



SUPERLOOP



Neighbors





Westfield UTC Mall



Green Acre



GENESIS

dine. shop.



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
Standly Recreation Center
Marshall College Field
Standley Park Marian Bear Memorial
Natural Park Trail
Muir Field
University Gardens Park
Rose Canyon Open Space



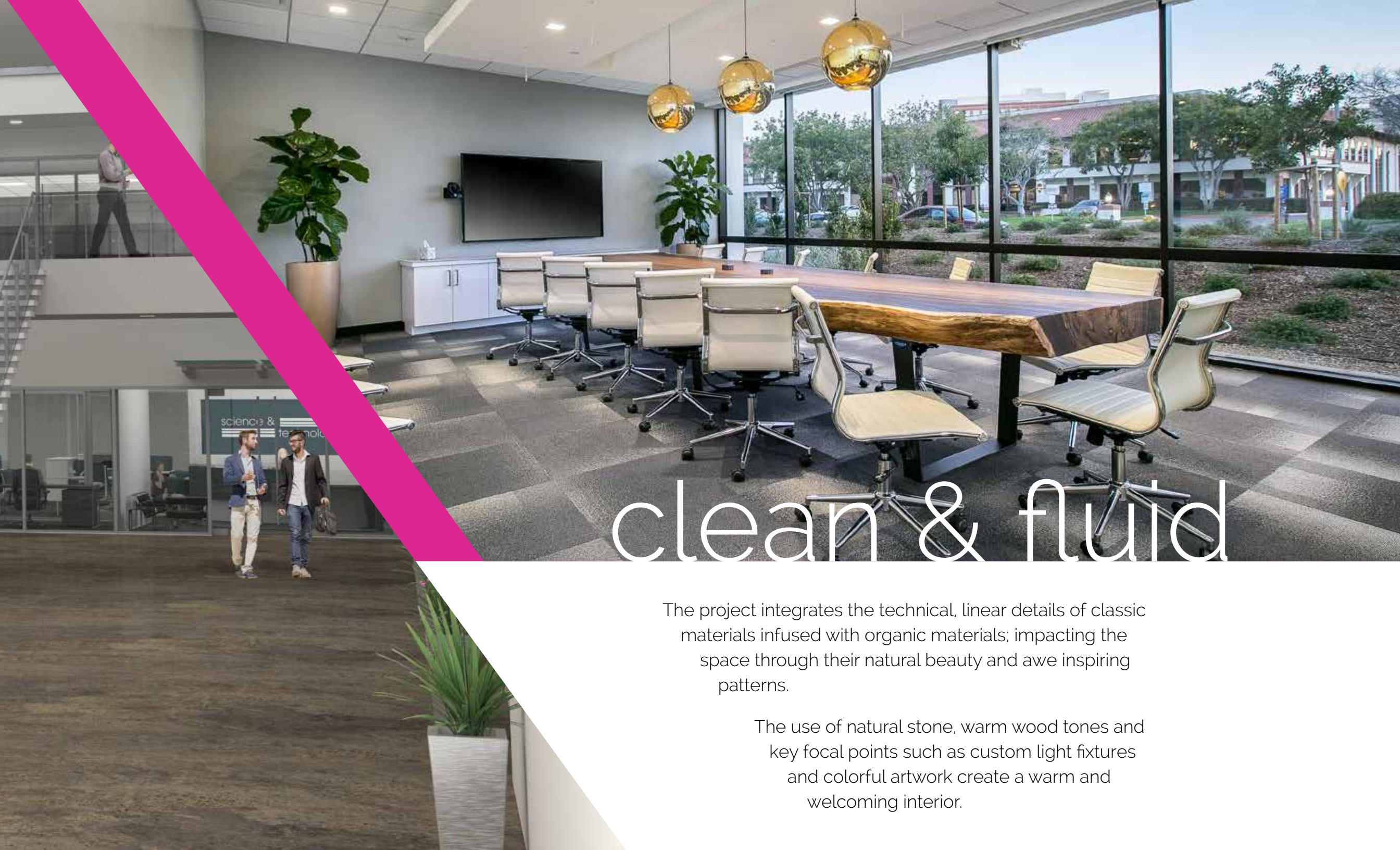
Entertainment

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

live







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



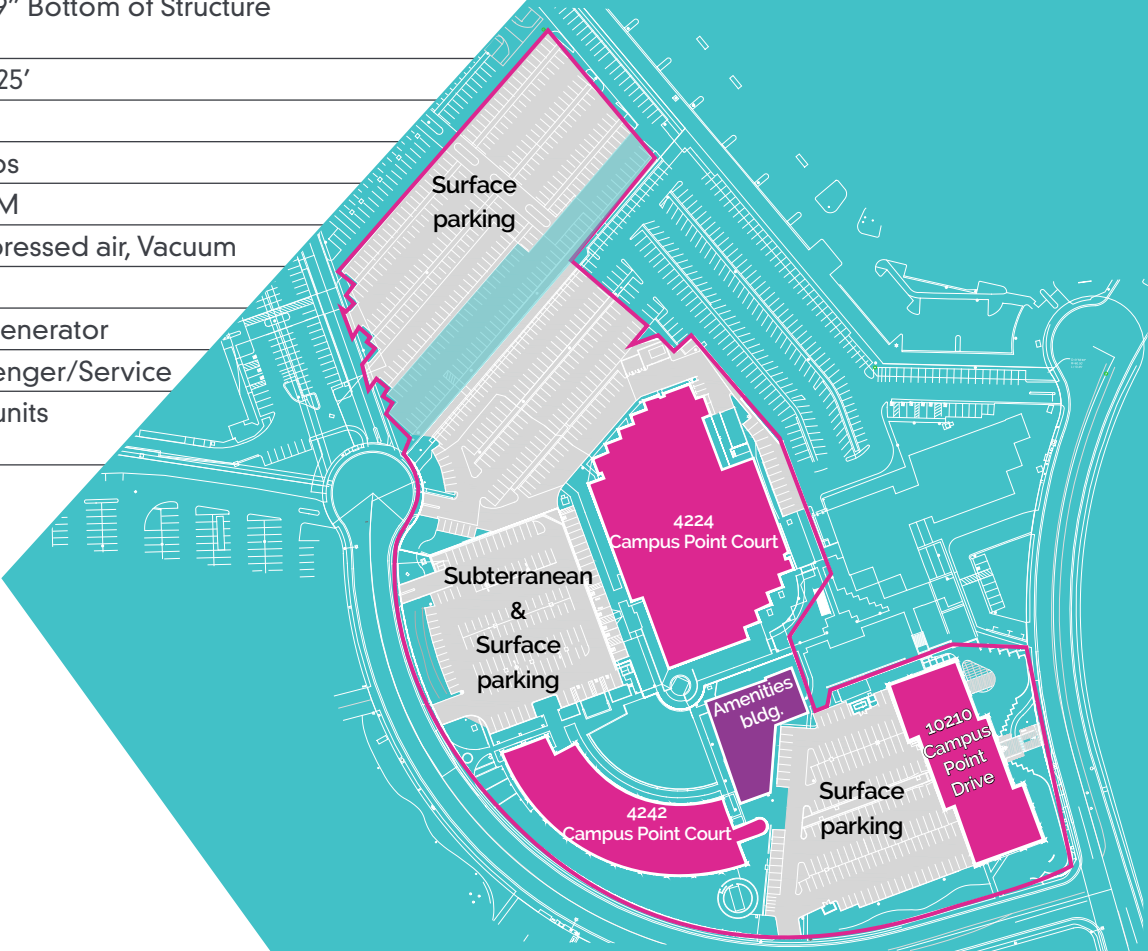
A wide-angle photograph of a modern laboratory hallway. The hallway is curved, with a light-colored polished floor on the right and a patterned carpet on the left. On the right side, there is a long row of laboratory suites with glass walls, revealing interior lab equipment and white cabinetry. On the left side, there are large windows offering a view of a landscape with mountains. A thick teal diagonal line runs from the top left towards the center of the image. The text 'classic modern' is overlaid in white at the bottom right.

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



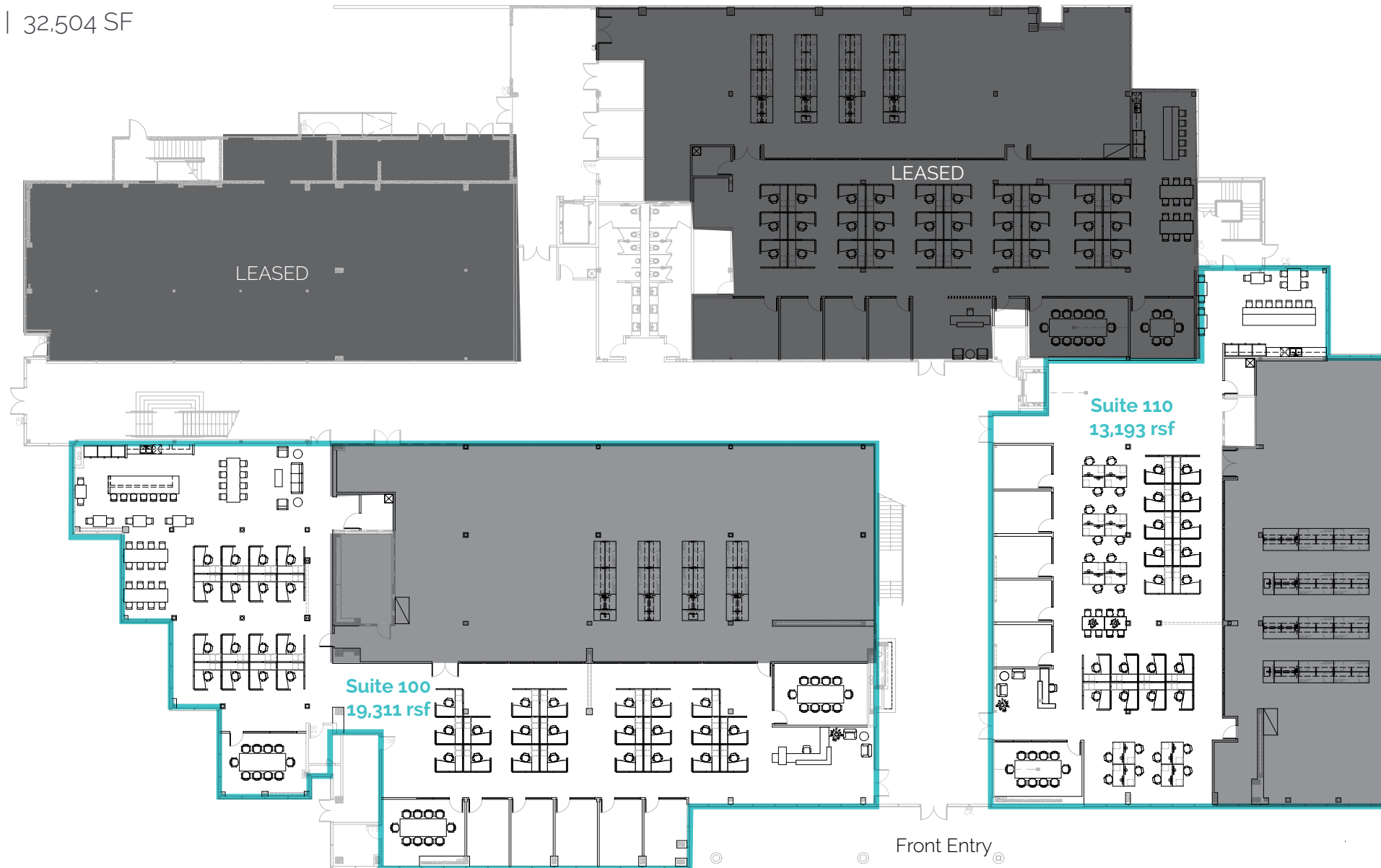
Phase 3 Real Estate Partners, Inc. (P3RE) is a progressive real estate company dedicated to fostering the growth of the life science industry by providing premiere, Class A environments that meet the needs of today's and tomorrow's innovators. P3RE's properties are located in the epicenters of the San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



4242 Campus Point Court

First Floor | Building Amenities

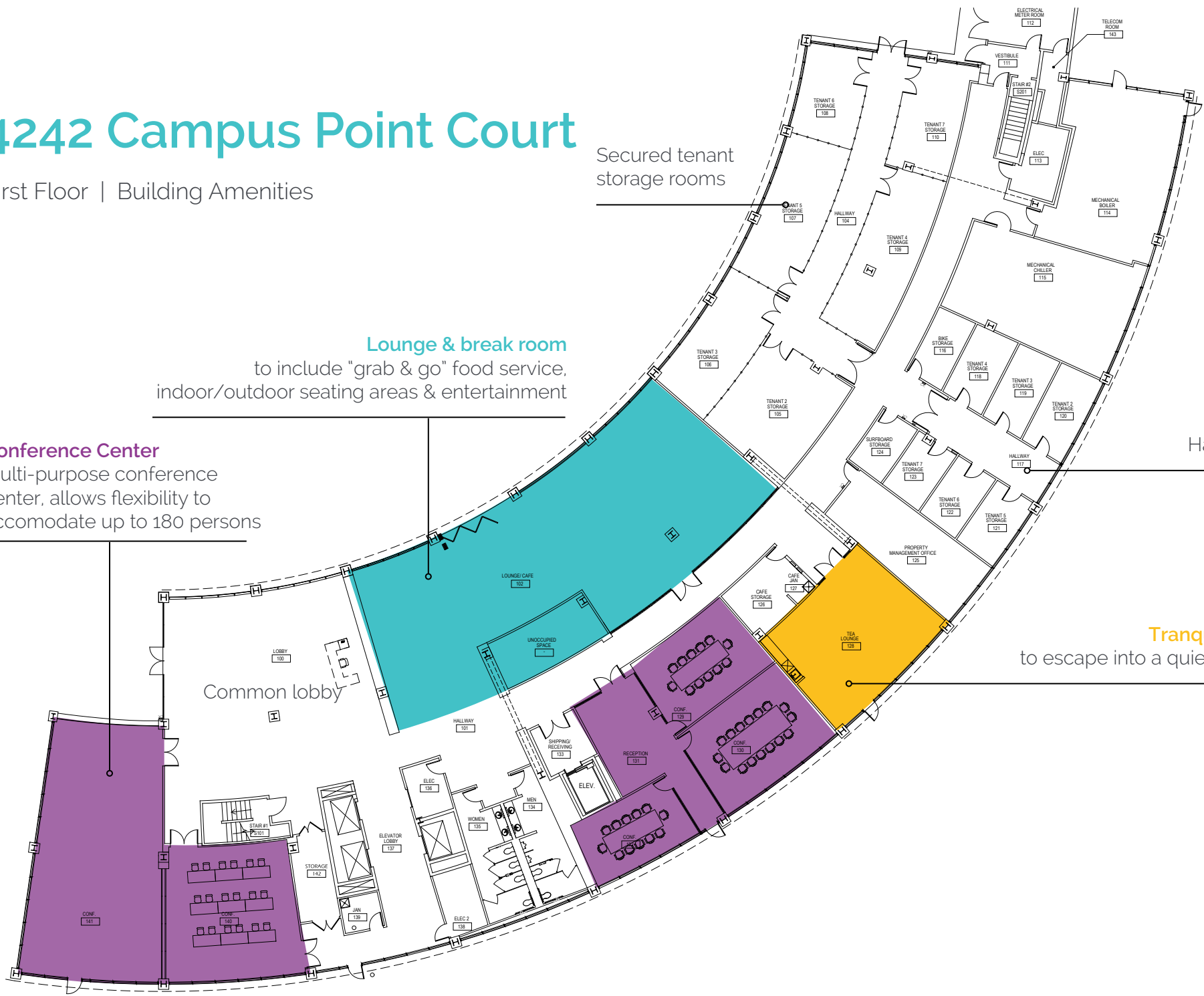
Conference Center
Multi-purpose conference center, allows flexibility to accomodate up to 180 persons

Lounge & break room
to include "grab & go" food service, indoor/outdoor seating areas & entertainment

Secured tenant storage rooms

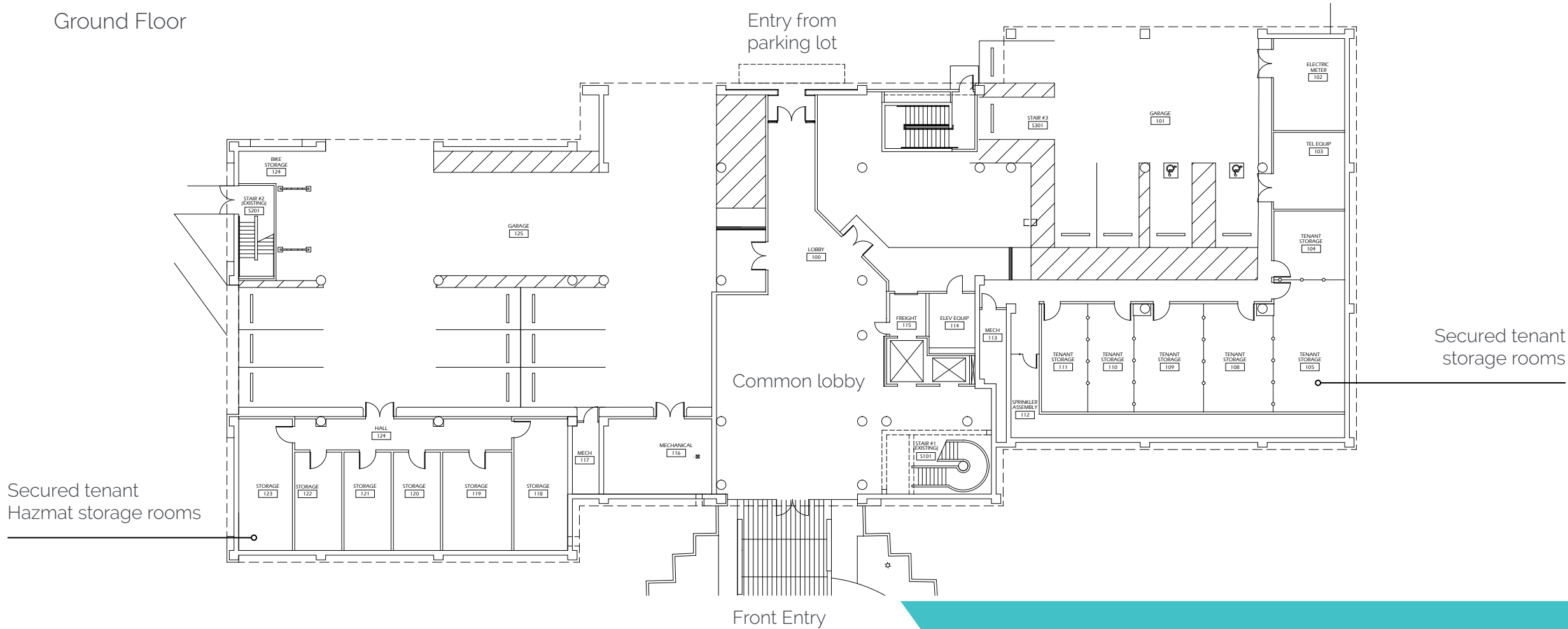
Secured tenant Hazmat storage rooms

Tranquil tea lounge
to escape into a quiet environment



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



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