

PACIFIC CENTER

SORRENTO MESA, SAN DIEGO



A STERLING BAY & HARRISON STREET DEVELOPMENT

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01 OVERVIEW



AT THE CORE OF INNOVATION

Pacific Center is located in Sorrento Mesa, San Diego's leading innovation district. As one of the city's few life sciences campuses with a curated amenity program, the Class-A complex is purpose-built to enhance the tenant experience and meet the industry's evolving needs.

With sustainable design, intentional placemaking, and world-class facilities, Pacific Center will catalyze discoveries and lead to a healthier future for all.



PURPOSE-BUILT FOR POSITIVE IMPACT

Pacific Center comprises two separate campuses—Pacific Ridge to the north and Pacific Mesa to the south. Construction for Phase 1 of Pacific Mesa is currently underway, including two lab buildings, an amenity center, and a parking structure. The campus is designed with four separate ingress and egress options.



WHERE NEW VISIONS THRIVE

To support biotechnology and life sciences innovation, Pacific Mesa combines lab and research spaces with creative office amenities. An outdoor courtyard between buildings creates a nucleus of community, collaboration, and activity.



790K

RSF life sciences campus

29K

SF amenity building

2.5+

spaces per 1,000 SF parking ratio

36.5K-54K

SF floor plates

108

EV charging stations

Q2 2024

tenant improvement ready

PHASE 1 DELIVERY TIMELINE

BUILDING A

May: groundbreaking

April: tenant improvement commencement

December: core & shell delivery

2023

2024

BUILDING B

May: groundbreaking

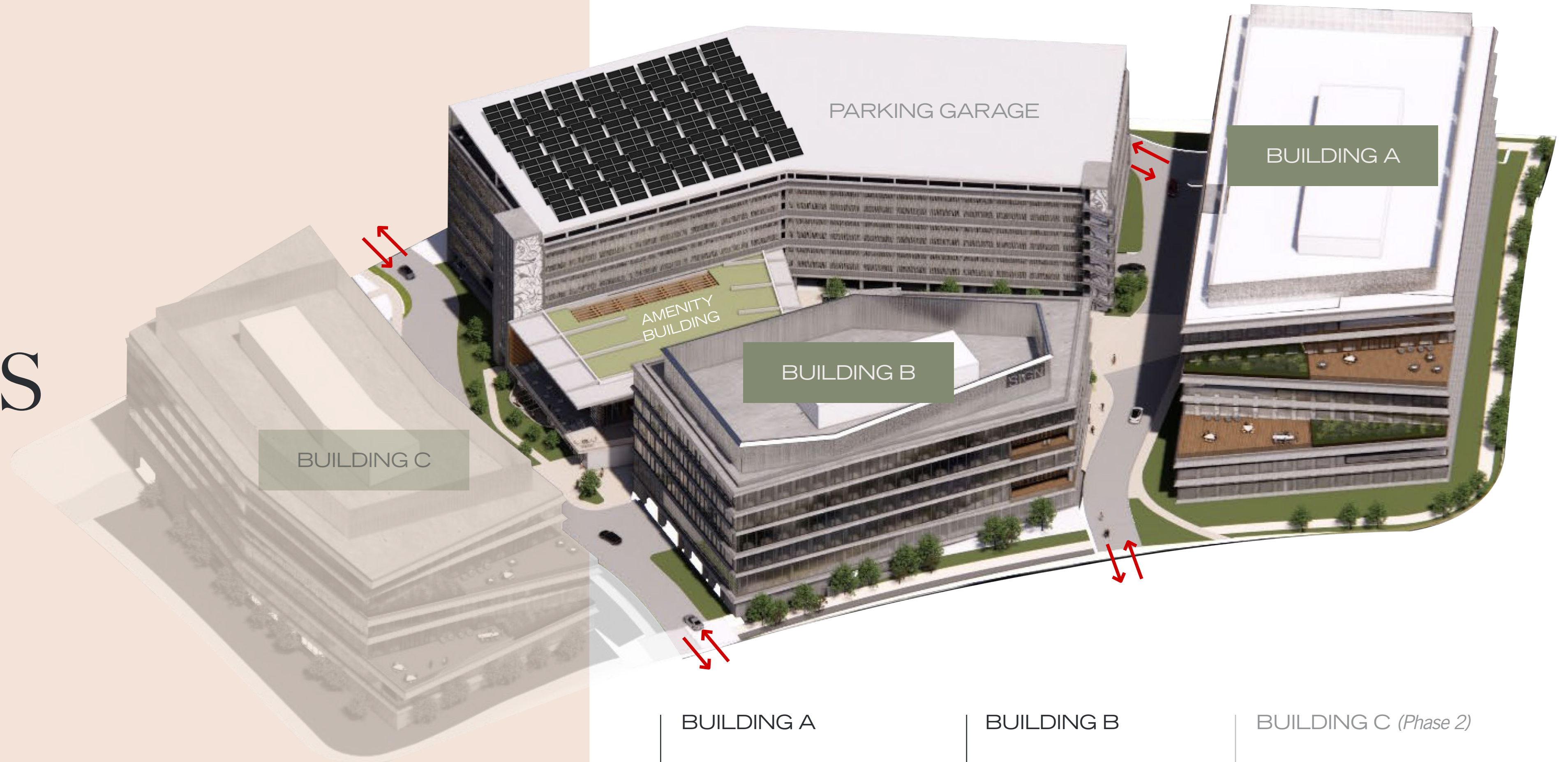
April: tenant improvement commencement

December: core & shell delivery

02 SITE PLAN



LAB BUILDINGS



BUILDING A

- › 54K SF floor plate size
- › 309K RSF
- › 6 floors
- › 5 terraces
- › Theater room
- › Conference center (capacity 150+)
- › 2 training rooms
- › Tenant lounge

BUILDING B

- › 36.5K SF floor plate size
- › 202K RSF
- › 5 floors
- › 4 terraces
- › Conference center (capacity: 125)
- › Tenant lounge

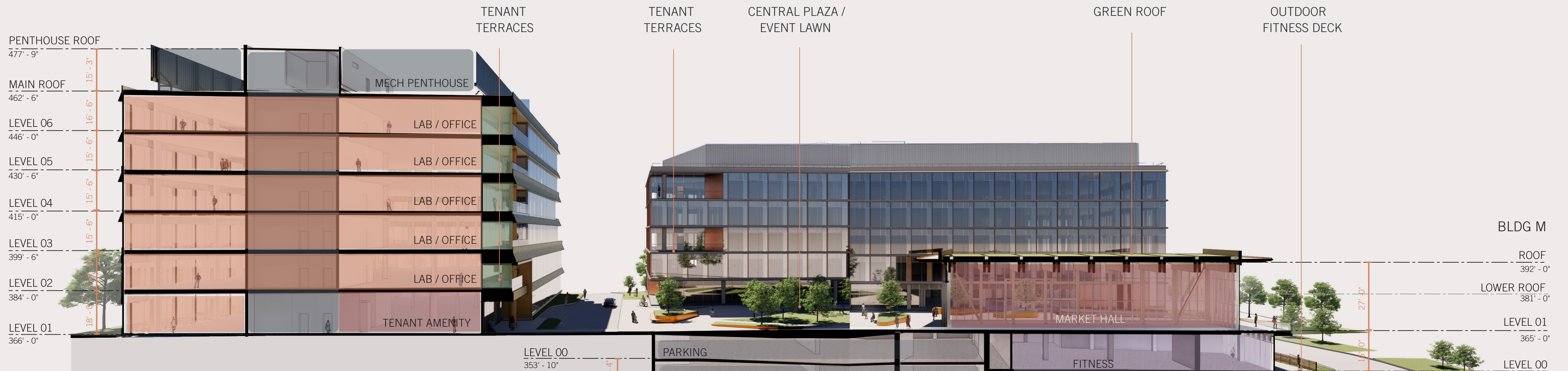
BUILDING C (Phase 2)

- › 279K RSF
- › 6 floors
- › 7 terraces
- › Conference center
- › 2 training rooms
- › Tenant lounge

SITE PLAN

PACIFIC MESA CAMPUS SECTION — EAST TO WEST

BUILDING A



SITE PLAN

PACIFIC MESA CAMPUS SECTION — NORTH TO SOUTH

BUILDING B

PENTHOUSE ROOF

452' - 10"

MAIN ROOF

438' - 4"

LEVEL 05

423' - 0"

LEVEL 04

408' - 8"

LEVEL 03

394' - 4"

LEVEL 02

380' - 0"

LEVEL 01

365' - 0"

LEVEL 00

349' - 0"

14' - 6"
15' - 4"
14' - 4"
14' - 4"
14' - 4"
14' - 4"
15' - 0"
16' - 0"

MECH PENTHOUSE

LAB / OFFICE

LAB / OFFICE

LAB / OFFICE

LAB / OFFICE

TENANT AMENITY

LOADING / B.O.H.

BLDG M

ROOF

392' - 0"

LOWER ROOF

381' - 0"

LEVEL 01

365' - 0"

LEVEL 00

349' - 0"

LEVEL -02

331' - 2"

11' - 0"
16' - 0"
16' - 0"
17' - 10"

MECH WELL

MARKET HALL

FITNESS

PARKING







03 FLOOR PLANS

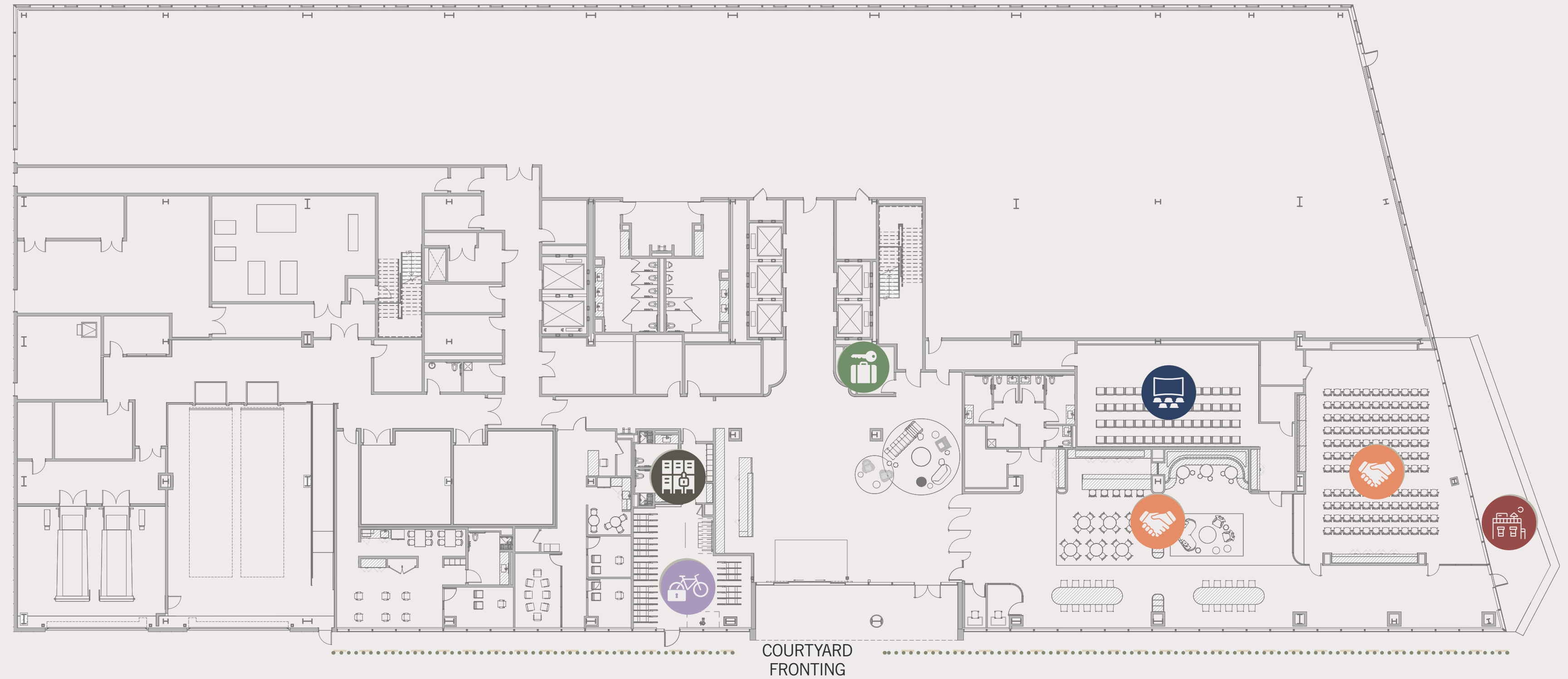


FLOOR PLANS

AMENITIES

BUILDING A

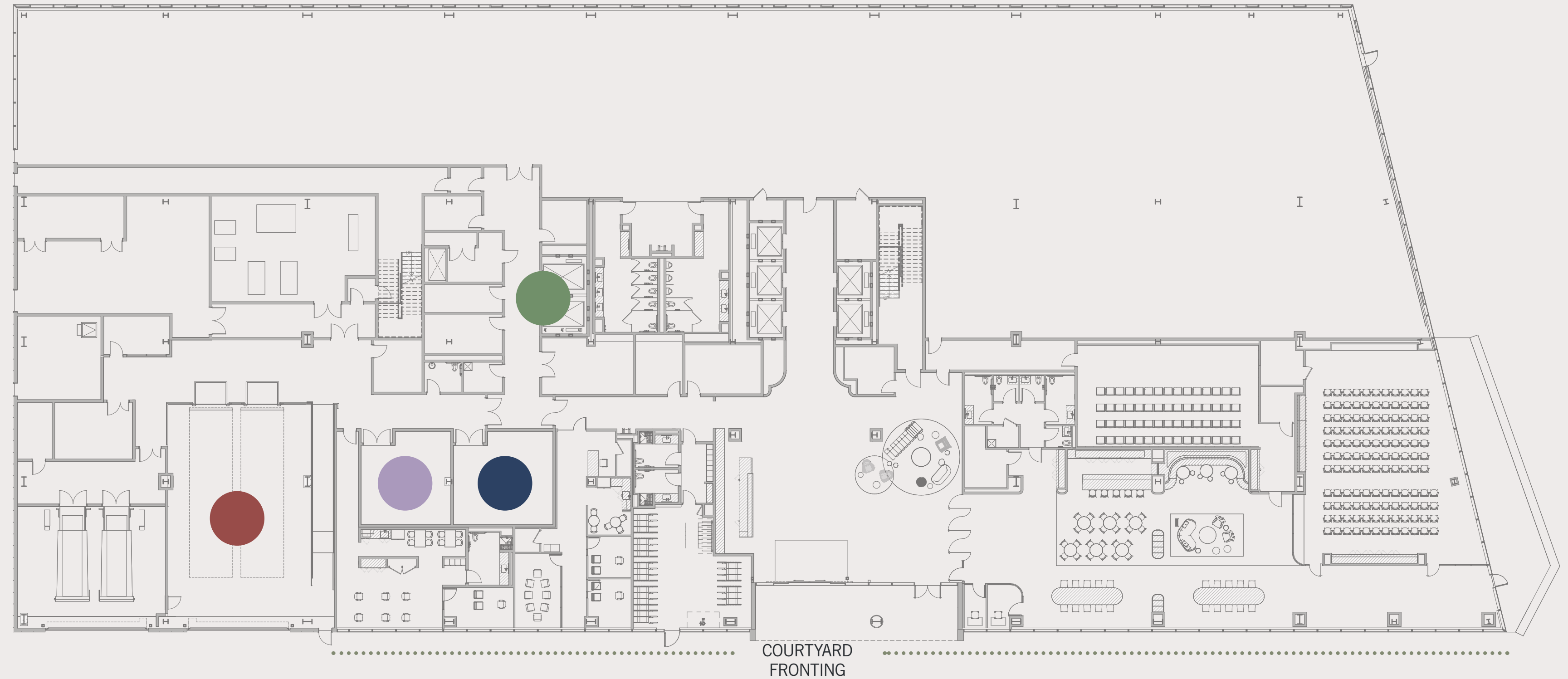
-  Dynamic Outdoor Terrace
-  Training/Conferencing/Entertainment Space
Ability to hold up to 150 people
-  Theater Room
Ability to hold up to 50 people
-  Bike Lockers
-  Lockers
-  Luggage Storage



BACK OF HOUSE

BUILDING A






-  Loading Dock
-  Chemical Storage
-  Biowaste Storage
-  Two Freight Elevators



FLOOR PLANS

AMENITIES

BUILDING B

-  Dynamic Outdoor Terrace
-  Training/Conferencing Space
Ability to hold up to 125 people
-  Work/Lounge Room
-  Pantry/Storage Room
-  Entry/Concierge



BACK OF HOUSE

BUILDING B

-  Loading Dock/Freight
-  Chemical Storage
-  Two Freight Elevators
-  Biowaste Storage
-  Potential Vivarium



04 AMENITIES



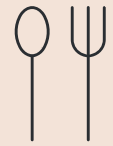
AMENITIES

AN ECOSYSTEM FOR TOP TALENT

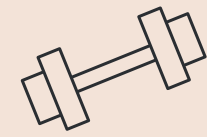
With glass walls and exposed timber framing, the amenity center is a beacon of light and warmth. Centered around those who inhabit it every day, the site provides everything talent needs to power a productive, vibrant workday.



Net zero
(target)



Chef-driven on-site
restaurant and food hall



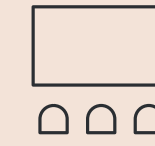
Third party-operated
fitness center



Training, conference,
and event room



Hospitality-driven concierge, lobby,
and shared touchdown spaces



Theater room with
pre-function



Outdoor lounge
and meeting space

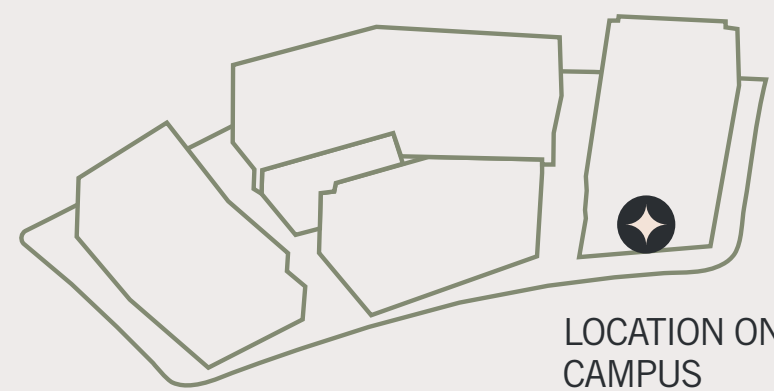


AMENITIES

BUILDING A

TERRACE VIEW

Outdoor terraces on every floor provide space for occupants to relax among fresh air and expansive views.



LOCATION ON
CAMPUS

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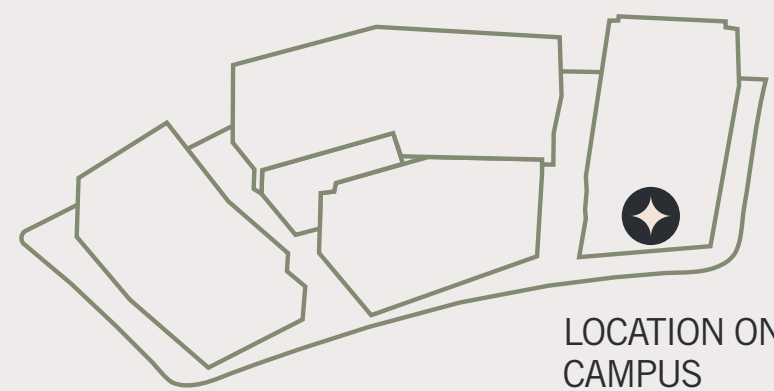


AMENITIES

BUILDING A

THEATER ROOM

Presentations command attention and engagement in this showstopping space designed for focus.



LOCATION ON CAMPUS

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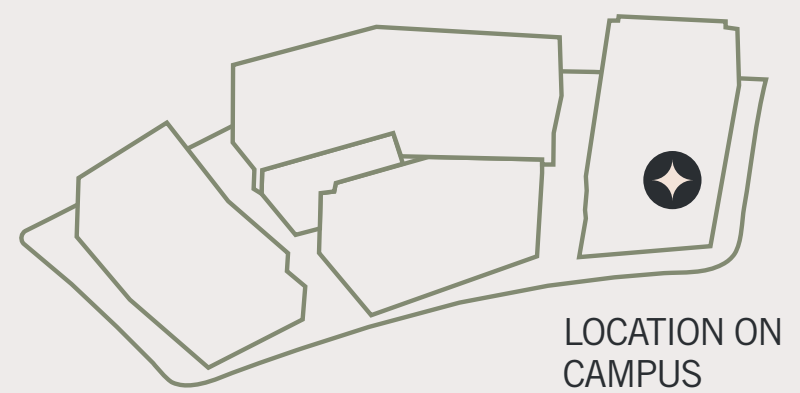


AMENITIES

BUILDING A

PRE-/POST-FUNCTION EVENT SPACE

Meetings take on new life in a hospitality-like environment.



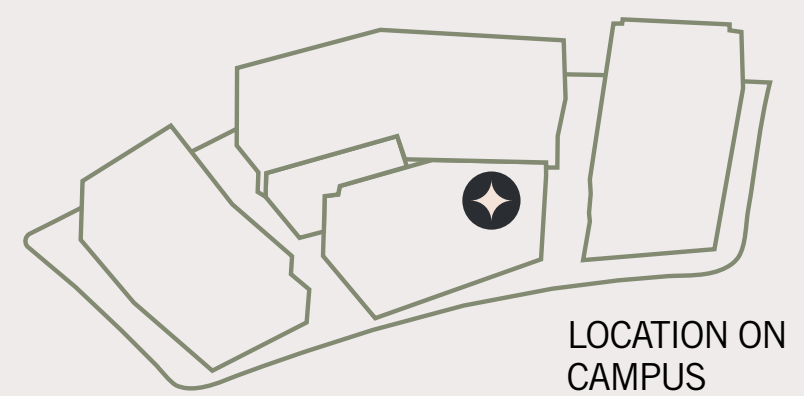
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AMENITIES

BUILDING B

PRE-/POST-FUNCTION
EVENT SPACE



LOCATION ON
CAMPUS

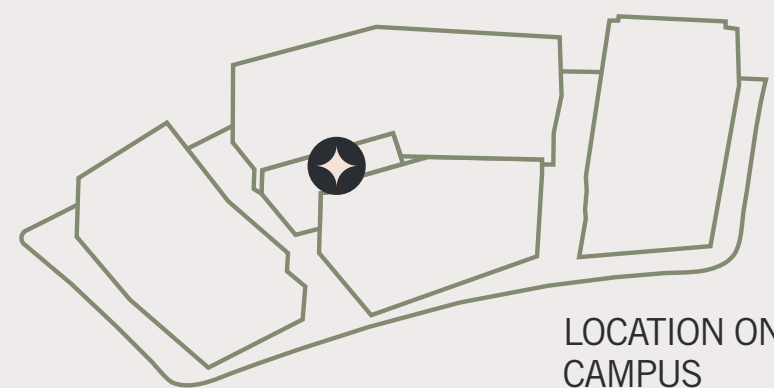


AMENITIES

AMENITY BUILDING

FITNESS CENTER

A high-quality fitness center cultivates wellness and well-being and will be operated by Stretch Affect, a holistic movement health company.



LOCATION ON CAMPUS



05 SUSTAINABILITY }>

SUSTAINABILITY AT THE CORE

From the ground up, Pacific Center is designed to minimize environmental impact and provide occupants with a healthier, more productive environment. Efforts include reduced power usage, water conservation, and intelligent thermal control.

LEED GOLD

U.S. Green Building
Council (USGBC)
certification



green roof integration

Fitwel

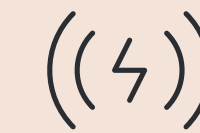
certified



heat island reduction

100%

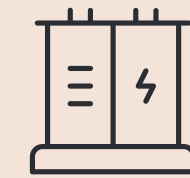
reused water for
exterior areas



all-electric chilled/
hot water systems

1.2M

solar-generated
kilowatts



redundant standby
power: two 2 MW
generators with
redundant parallel
switch gear and
shared fuel, offering
9-10 WPSF

06 LOCATION



THE NUCLEUS OF DISCOVERY

The fastest-growing submarket in San Diego's life sciences cluster, Sorrento Mesa is surrounded by top talent making life-saving discoveries. Easily accessible from key housing communities, Pacific Center is also a 15-minute drive to the best brews, bites, and recreation the city offers.



LOCATION

SORRENTO MESA'S VIBRANT LANDSCAPE

within a 15-minute drive:

2,000+

life sciences companies

10+

research institutes

4

hospitals

1

university (UCSD)

16

breweries

11+

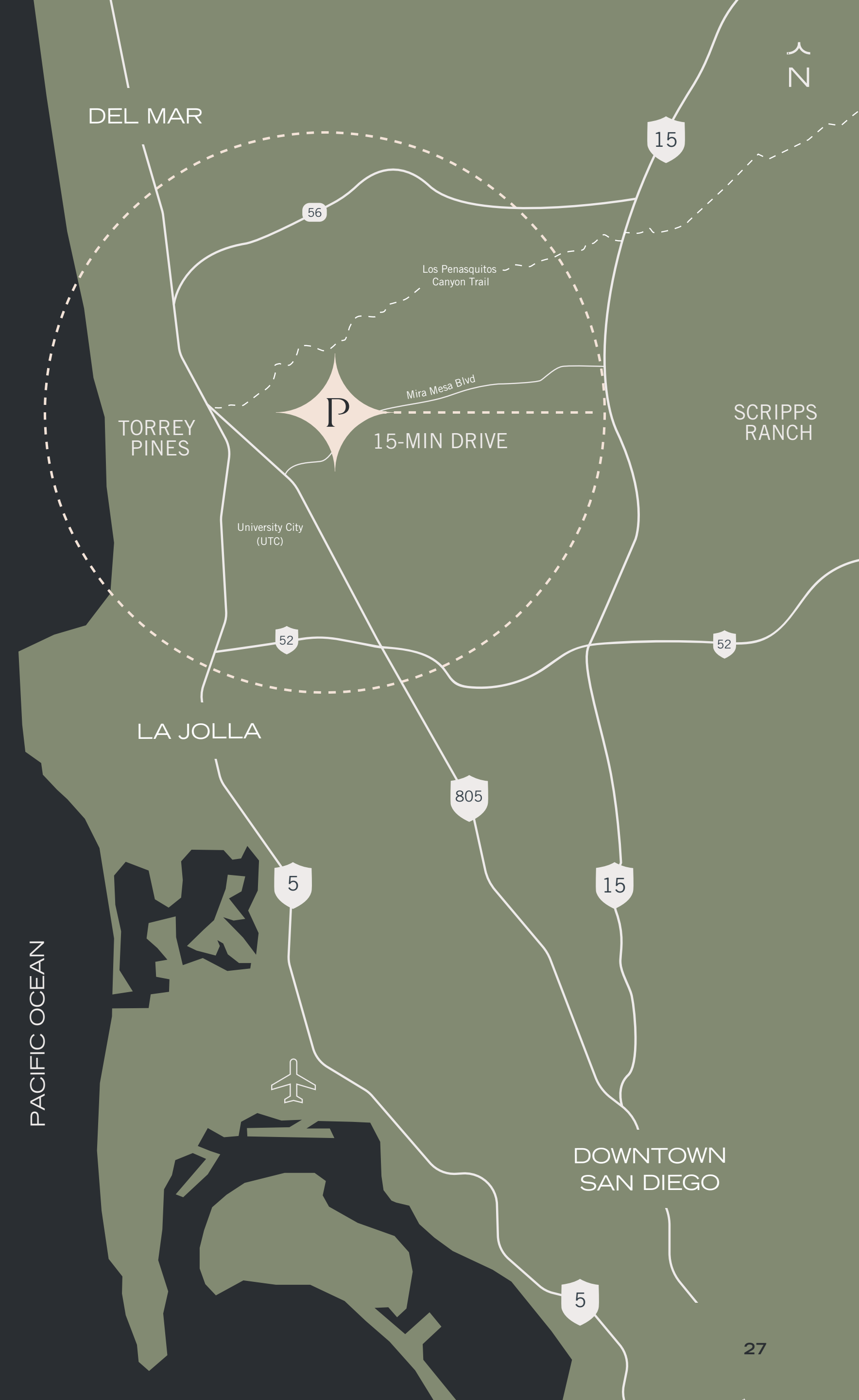
hotels

5+

hiking trails

12+

retail centers

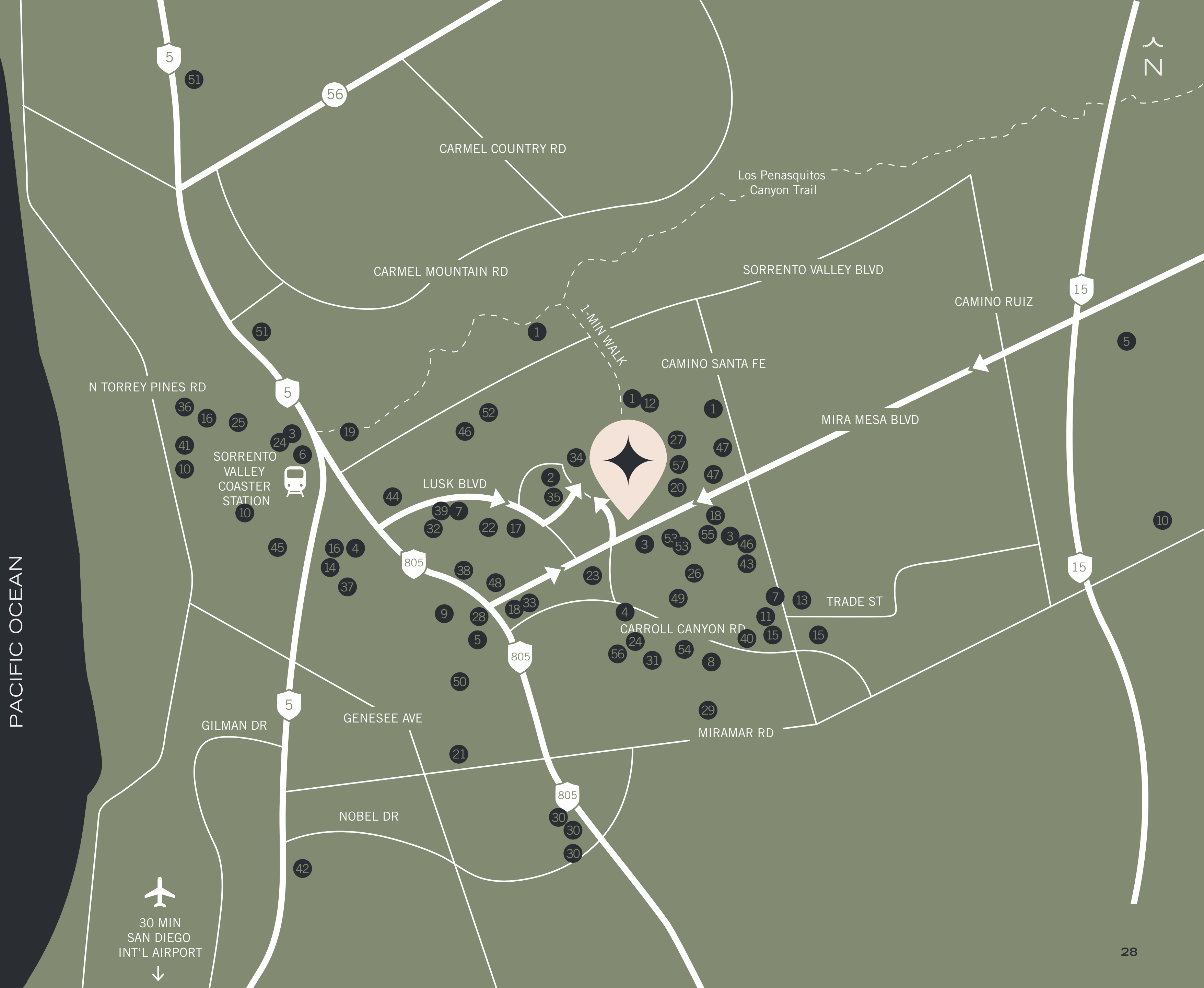


LIFE SCIENCES CLUSTER

COMPANIES

- | | |
|---|--------------------------------|
| 1. Abbott | 29. Human Longevity |
| 2. Abzena | 30. Illumina |
| 3. ACEA Biosciences
<i>(now Agilent)</i> | 31. Inception Therapeutics |
| 4. ACON Laboratories | 32. INOVIO Pharmaceuticals |
| 5. AG Scientific | 33. Insulet |
| 6. Ajinomoto Bio-Pharma
Services | 34. Integra LifeSciences |
| 7. AnaptysBio | 35. Invivoscribe |
| 8. Arena Pharmaceuticals | 36. KQ Biosciences |
| 9. ArthroS Therapeutics | 37. Lilly Biotechnology Center |
| 10. BD Biosciences | 38. Mapp Biopharmaceutical |
| 11. BioAgilytix | 39. Maravai LifeSciences |
| 12. Biocept | 40. Mesa Biotech |
| 13. BioLegend | 41. Mirati Therapeutics |
| 14. Bristol Meyers Squibb | 42. Nanome |
| 15. Catalent | 43. NexusDX |
| 16. Celgene | 44. NuVasive |
| 17. Crinetics | 45. Pfizer |
| 18. Cue | 46. Quidel |
| 19. Dermala | 47. Sekisui Diagnostics |
| 20. Dexcom | 48. Sorrento Therapeutics |
| 21. EAG Laboratories | 49. STA Pharmaceutical |
| 22. Element Biosciences | 50. Takeda California |
| 23. Encodia | 51. Tandem Diabetes Care |
| 24. Eurofins | 52. Tanvex BioPharma USA |
| 25. Exact Sciences | 53. Thermo Fisher Scientific |
| 26. Genalyte | 54. Tioga Research |
| 27. Genopis | 55. Vitrolife |
| 28. Helix | 56. Vividion Therapeutics |
| | 57. Werfen |

KEY NEIGHBORING COMPANIES



RESEARCH INSTITUTES AND HOSPITALS

■ EDUCATION

1. University of California San Diego

▲ HOSPITALS

1. Jacobs Medical Center
2. Scripps Green Hospital
3. Scripps Memorial Hospital La Jolla
4. VA Medical Center

◆ RESEARCH



1. Calibr at Scripps Research



2. J. Craig Venter Institute



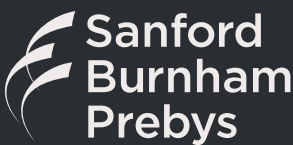
3. La Jolla Institute FOR IMMUNOLOGY
4. LUDWIG CANCER RESEARCH



5. Salk Institute for Biological Studies



6. San Diego Biomedical Research Institute



- 7.



- 8.

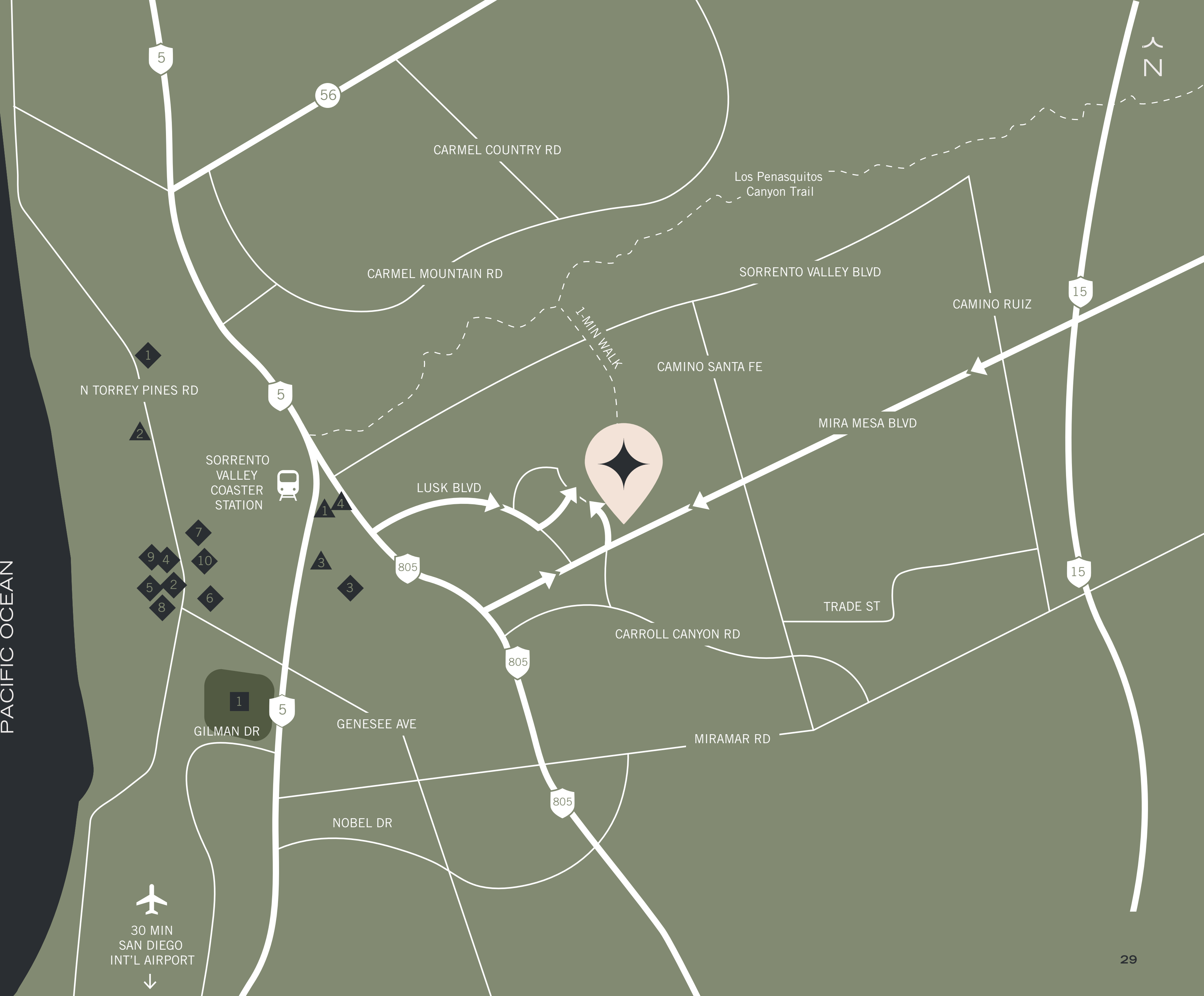


- 9.



- 10.

PACIFIC OCEAN



LOCATION — LIFESTYLE

● BREWERIES

- | | |
|---------------------------------|----------------------------------|
| 1. California Wild Ales | 9. Pure Project |
| 2. Karl Strauss Brewing Co. | 10. Ballast Point Brewing |
| 3. Gravity Heights Brewery | 11. Division 23 Brewing |
| 4. Rough Draft Brewing Co. | 12. AleSmith Brewing Co. |
| 5. Embolden Beer Co. | 13. Little Miss Brewing |
| 6. Kings & Convicts Brewing Co. | 14. Protector Brewery |
| 7. Cutwater Spirits | 15. Setting Sun Sake Brewing Co. |
| 8. Duck Foot Brewing Co. | 16. White Labs Brewing Co. |

▲ HIKING/BIKING

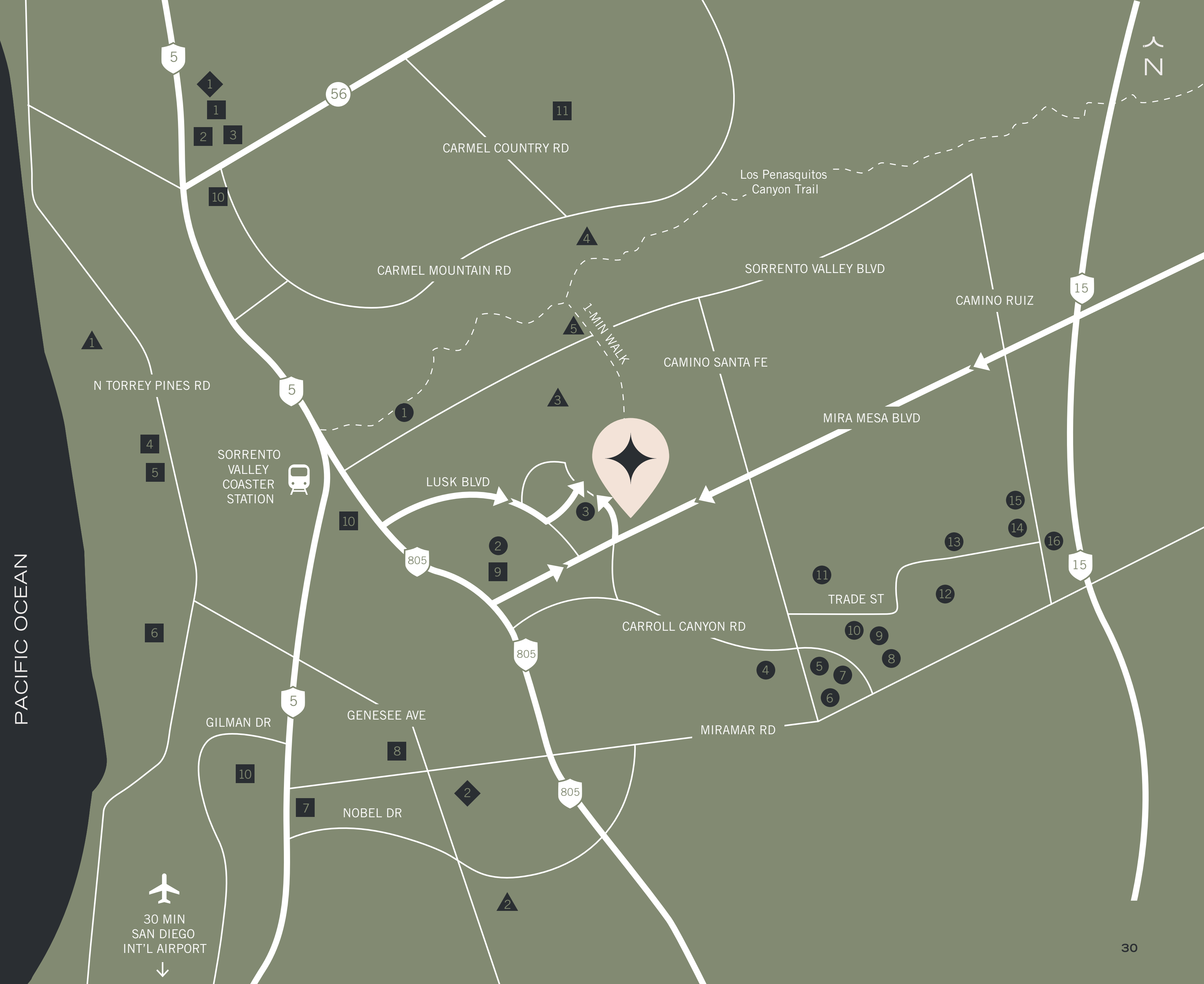
1. Torrey Pines State Beach
2. Rose Canyon Trailhead
3. Shaw Valley Trail
4. Lopez Canyon Trail
5. Los Penasquitos Canyon Trailhead

■ HOTELS

1. San Diego Marriott Del Mar
2. Residence Inn by Marriott Del Mar
3. DoubleTree by Hilton Del Mar
4. The Lodge at Torrey Pines
5. Hilton La Jolla Torrey Pines
6. Estancia La Jolla Hotel & Spa
7. Hyatt Regency La Jolla at Aventine
8. San Diego Marriott La Jolla
9. Courtyard by Marriott San Diego
10. Residence Inn by Marriott San Diego
11. Fairmont Grand Del Mar

◆ RETAIL & RESTAURANTS

1. One Paseo
2. Westfield UTC



07 PROJECT TEAM }>

PROJECT TEAM

A BOLD VISION FOR LIFE SCIENCES

For more than 30 years, Sterling Bay has developed properties that transform communities. We have the vision to see potential where others can't—just like you. Our life sciences expertise and passion for pushing boundaries combine into real impact. With several customized lab space projects, Sterling Bay Life Sciences serves both premier and emerging markets around the country.

- › Top 5 largest Life Sciences owner in San Diego
- › Over 12.7MM SF in development experience across office/life sciences/medical/residential/industrial/hospitality
- › Collaborating with top architects and consultants
- › Multibillion dollar development/redevelopment pipeline

STERLING BAY & HARRISON STREET LIFE SCIENCES PORTFOLIO



1229 West Concord
at Lincoln Yards, Chicago

STERLING BAY & HARRISON STREET



PROJECT TEAM

PARTNER

HARRISON STREET

A leading investment management firm focused on demographic-driven, needs-based assets.

ARCHITECT

Gensler

A global architecture, design, and planning firm with over 50 years of achievement in virtually every sector and industry.

BUILDER

B|N|B
BNBuilders

A premier West Coast contractor with highly technical skill in sustainable construction.

CONSULTING

 **serbia stewart**
CONSULTING GROUP

A versatile team with diverse experience in planning, development, and utilization of large-scale corporate and scientific campus projects.

LEASING

 **CUSHMAN & WAKEFIELD**

A global leader in commercial real estate services with 52,000 employees in over 400 offices and approximately 60 countries.

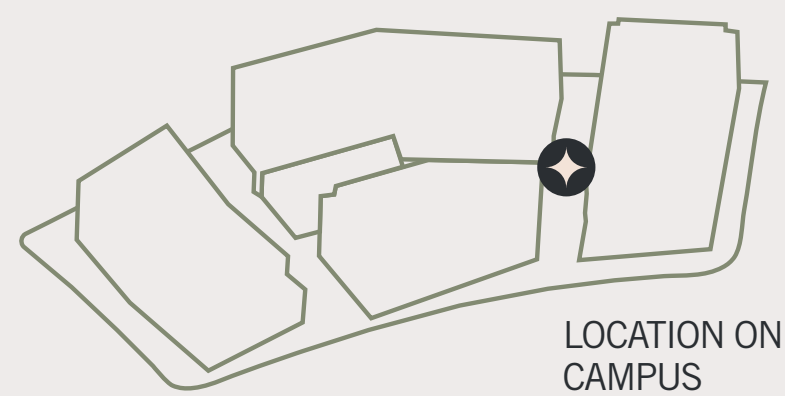
08 GALLERY



GALLERY

BUILDING A

LOBBY VIEW



LOCATION ON
CAMPUS

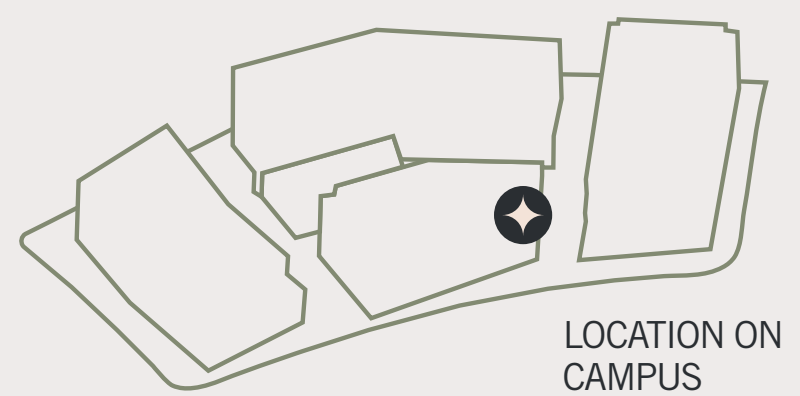
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GALLERY

BUILDING B

LOBBY VIEW



LOCATION ON
CAMPUS

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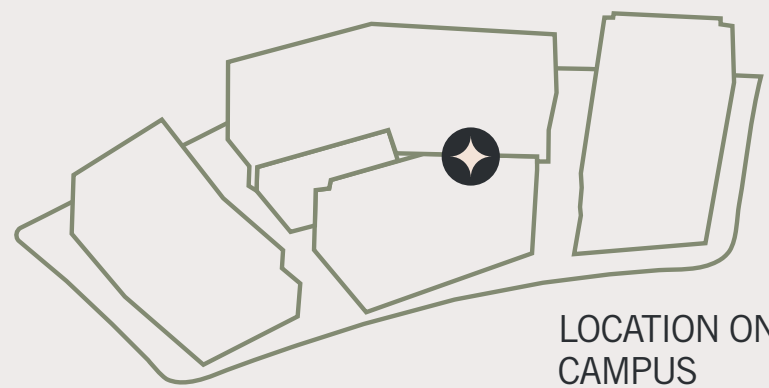


GALLERY

BUILDING A

ENTRY VIEW

A main entry acts as a gateway between social activity outside of the campus and the work within. The project design is inspired by the surrounding landscape.



LOCATION ON
CAMPUS

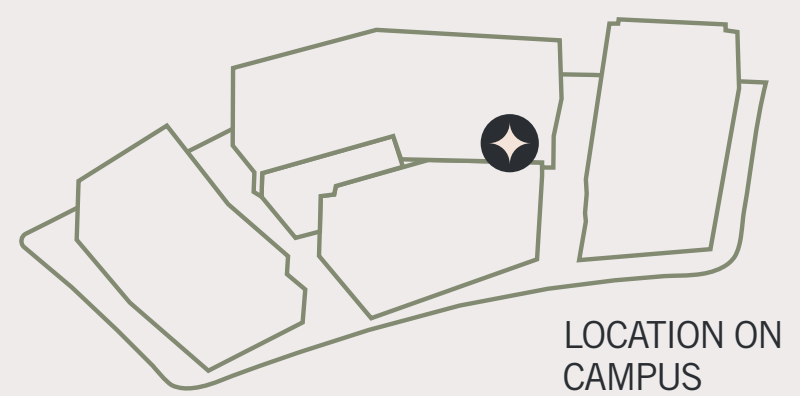


GALLERY

BUILDING B

PLAZA EXPERIENCE

The central plaza offers an attractive setting to meet or break throughout the day.



LOCATION ON
CAMPUS

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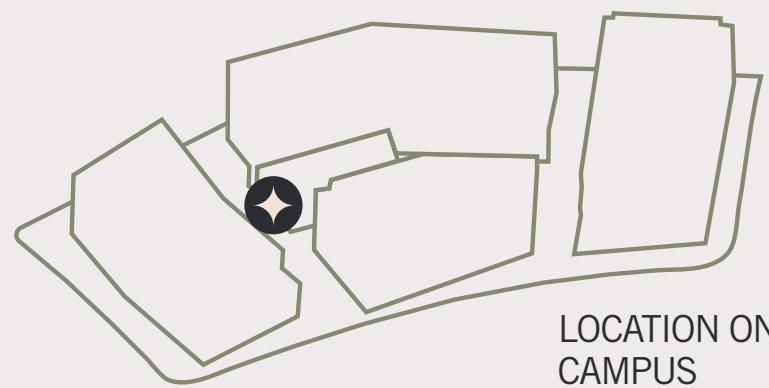


GALLERY

AMENITY BUILDING

EXTERIOR VIEW

The open design allows natural light into the building.



LOCATION ON
CAMPUS

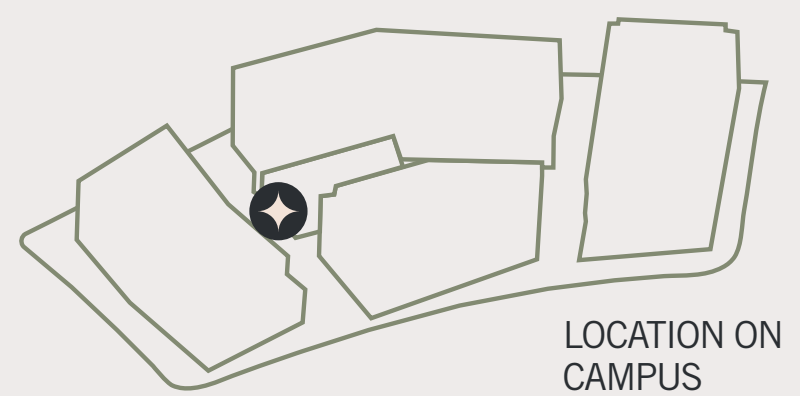
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GALLERY

AMENITY BUILDING

OUTDOOR COURTYARD



LOCATION ON
CAMPUS

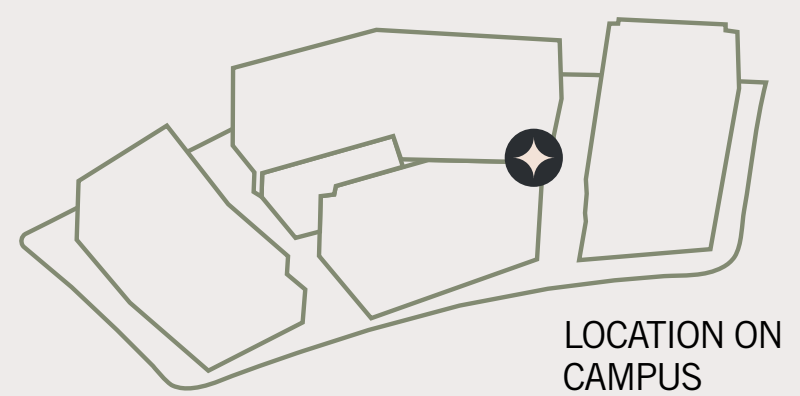
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GALLERY

AMENITY BUILDING

ENTRY VIEW



LOCATION ON
CAMPUS

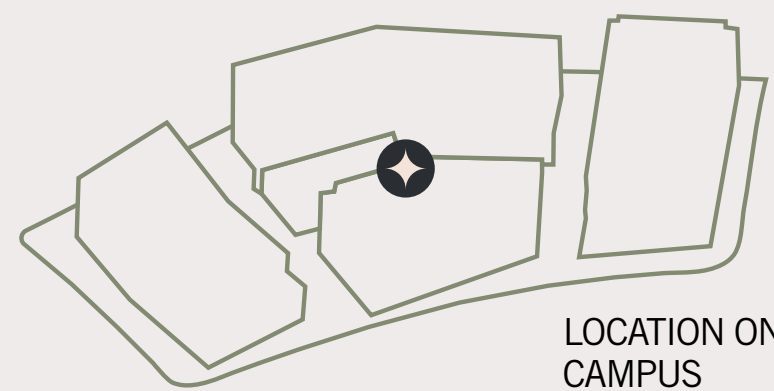
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GALLERY

AMENITY BUILDING

FOOD HALL EXTERIOR



LOCATION ON
CAMPUS

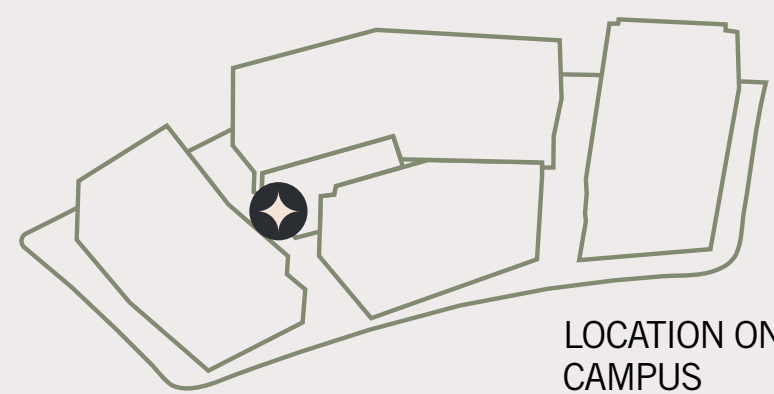
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GALLERY

AMENITY BUILDING

FOOD HALL INTERIOR



LOCATION ON
CAMPUS

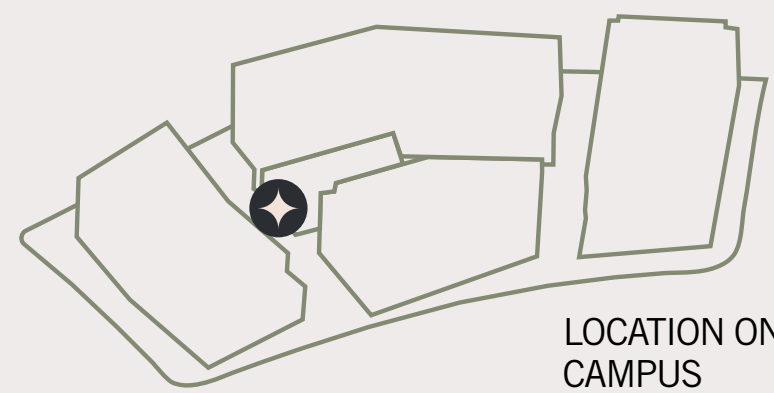
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GALLERY

AMENITY BUILDING

FOOD HALL RESTAURANT



LOCATION ON
CAMPUS

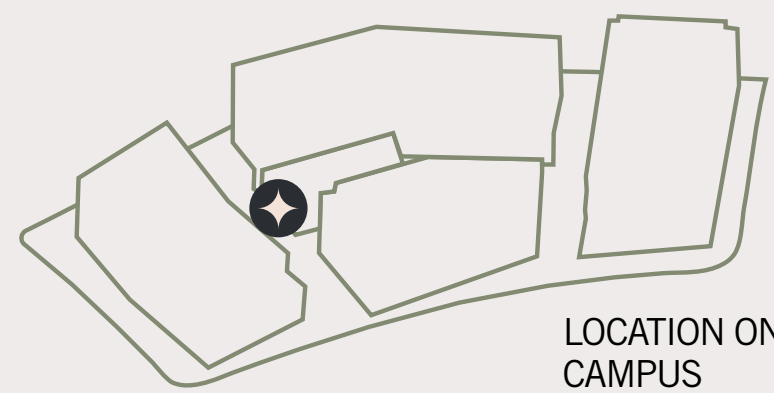
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GALLERY

AMENITY BUILDING

FOOD HALL BAR



LOCATION ON
CAMPUS

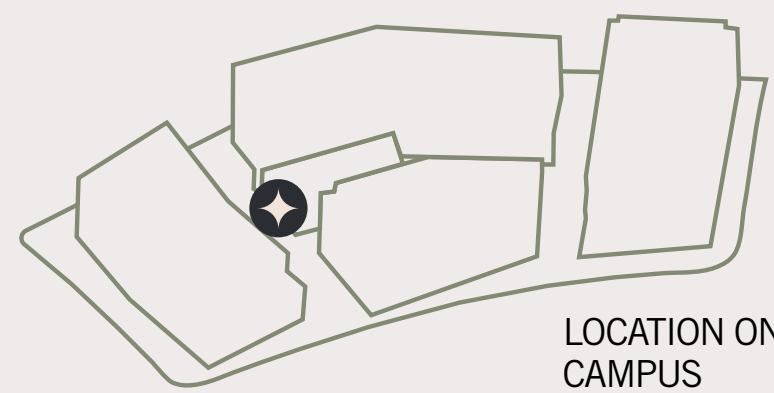
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GALLERY

AMENITY BUILDING

FOOD HALL BAR EXTERIOR



LOCATION ON
CAMPUS

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sterlingbay.com ›