

# TORREY PLAZA

BY BREAKTHROUGH

SAN DIEGO, CALIFORNIA

WITHIN THE EXCLUSIVE  
TORREY HILLS ENCLAVE

BREAKTHROUGH  
PROPERTIES



# The Torrey Hills Biotech Enclave

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High concentration of life science workforce.



Excellent ingress/egress, situated directly off an I-5 exit



Short drive to high quality retail amenities (One Paseo and Del Mar Highlands)



San Diego Life Science Cluster



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# Embedded Within The Life Sciences Cluster

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## Torrey Plaza by Breakthrough:

5,106 SF of lab & office

Significant I-5 freeway visibility





# First Level Specs

**Suite 150 - 5,106 SF**

**Fully built-out lab & furnished office**

**Current configuration:**

- 50:50 Lab to office ratio
- 3 Rows of benches (20 knee holes) with 2 sinks
- 1 Fume hood
- Direct access to loading area
- 1 Conference room
- 2 Private offices
- 1 Break room
- 3 Rows of desks (18 workstations)
- All glass double door entry off main lobby

**Robust MEP to support 60:40 lab to office ratio**

**Compressed air & vacuum**

**RO/DI Skid**

**Common lab waste system**

**Floor to ceiling glassline**

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# Amenities designed to inspire

Find your balance with the perfect balance  
of indoor/outdoor space including:

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An **indoor fitness area** with garage doors to  
outdoor fitness area

**Locker rooms** and showers

Outdoor lounge area

Cafe area featuring **farm to table eats**

Electric vehicle (EV) **charging stations**

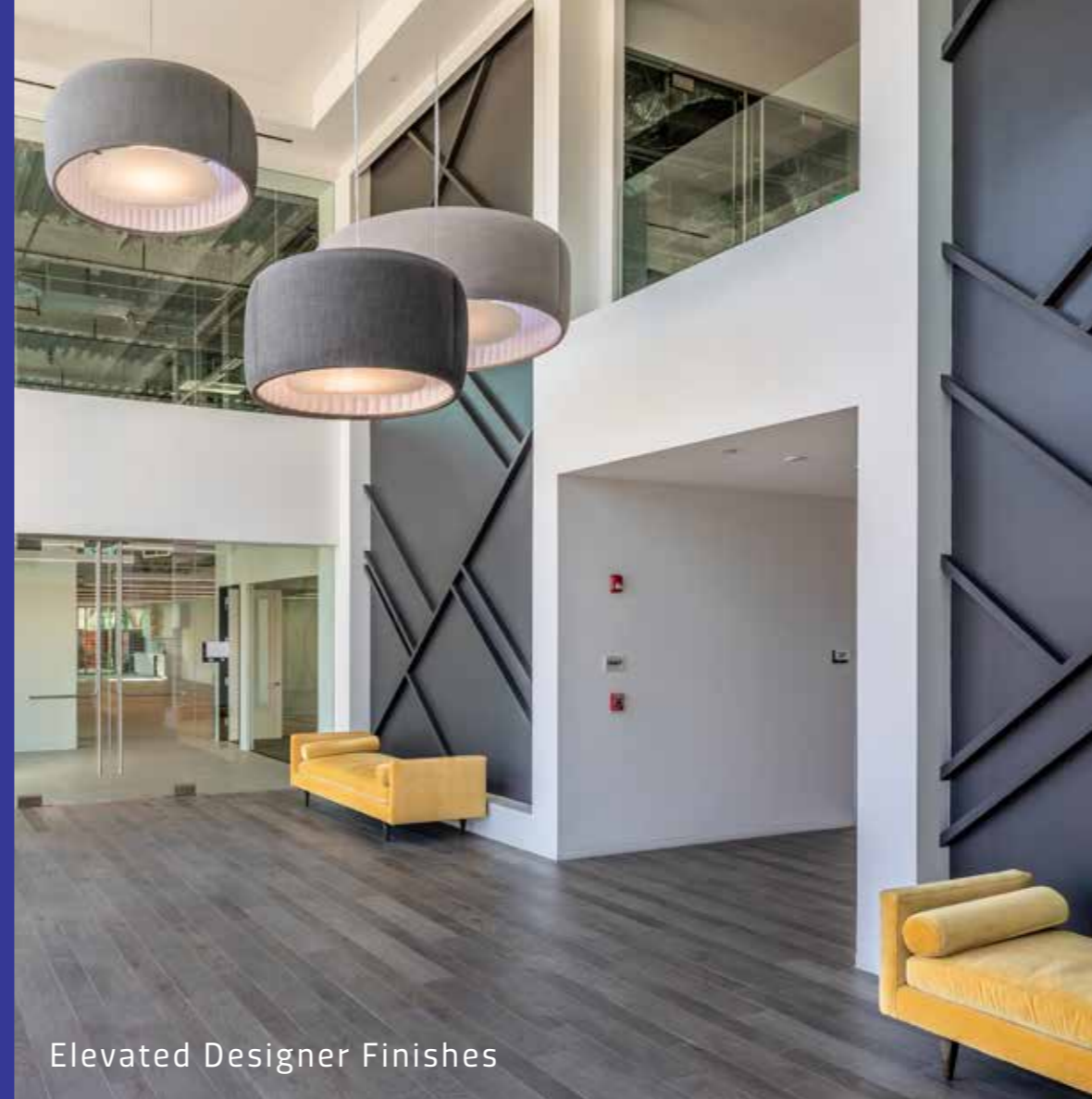
On-site **property management** and  
**concierge staff**



Outdoor Amenity Area



Indoor Cafe Area



Elevated Designer Finishes



Outdoor Fitness Area



# About Breakthrough Properties

Breakthrough Properties (“Breakthrough”) is a joint venture between Tishman Speyer and Bellco Capital, combining Tishman Speyer’s global real estate platform with Bellco Capital’s deep life science investment expertise to capitalize on the rapidly expanding, yet substantially under-supplied, life science real estate industry.

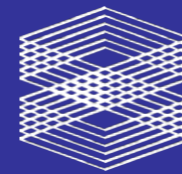
Breakthrough is led by an experienced management team with a proven track record of acquiring, developing and operating life science real estate.

Our mission is to deliver best-in-class innovation communities that enable entrepreneurs and researchers to make life-changing discoveries.

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TISHMAN SPEYER

113 Assets Worldwide

52,000,000 SF of  
Development Worldwide

**Global Real Estate Platform**



≈ TWO  
RIVER



BELLCO CAPITAL

**Deep Knowledge of Life Science  
Business and Underwriting**



Team has nearly \$10B of Life  
Science Real Estate Transactions  
(> 50 Transactions)

**Experienced Life Science Real  
Estate Management Team**



**yahoo! facebook**



**Ecosystem Builders, Working with  
Leading Innovation Companies**



# A Real Estate Partner for Leading Innovation Companies

## Developing and Operating Mission Critical Facilities & Innovation Campuses for Corporate Clients

Tishman Speyer and Breakthrough Properties work with leading innovation companies (e.g., Pfizer, Facebook, Yahoo!, LinkedIn and CRISPR) to develop and operate campuses that foster collaboration through thought-provoking public space, curated tenant programming and cutting-edge design.

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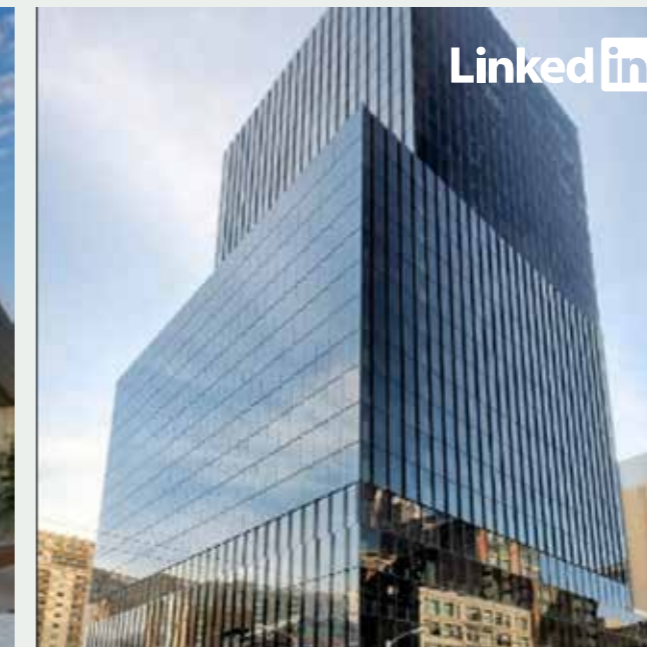
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The 105, Boston MA



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The Brickyard, Playa Vista, CA

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