

TORREY PINES  
CORPORATE I



11355 N. TORREY PINES ROAD, LA JOLLA, CALIFORNIA  
A MAIER & SIEBEL, INC. PROPERTY

# TORREY PINES

C O R P O R A T E I

## *Fact Sheet*

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### LOCATION

- Prestigious location in Southern California's premier R&D corridor. Nearby sophisticated research facilities include Salk Institute, Scripps Clinic & Research Foundation and University of California San Diego.
- Fifteen minutes from Lindbergh Field and Downtown San Diego with easy access to I-5 and I-805.
- Adjacent to famed Torrey Pines Golf Course with convenient proximity to hotels, fine restaurants, Torrey Pines State Beach, Del Mar Racetrack and upscale retail shopping at University Towne Centre.
- Nearby residential communities, including La Jolla, Del Mar and University City, offer a well-educated work force and a variety of housing options from affordable to upscale.

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### DESIGN FEATURES

- Contemporary 75,000-square-foot, two-story corporate headquarters office building features sandstone and stucco exterior finish with external balconies, surrounded by beautiful landscaping.
- Dramatic two-story atrium lobby with polished granite finishes and interior black marble water feature, creates an atmosphere of understated elegance and quality.
- Large offices and recent upgrades including installation of modular anigre wood furniture and wall paneling, provide "move-in" condition office space.
- Circular drive and sheltered entryway create an impressive entrance for visitors.
- Three passenger elevators and one dedicated freight elevator supply inter-floor access.
- Fiber optic cable transmits data communications between work stations. Wiring is category five.
- Energy Management System maintains comfortable office temperatures and monitors building energy consumption.
- Building is fully sprinklered and tenant safety is enhanced by card-key access security system and electronic surveillance equipment.

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### AMENITIES

- Stunning views of Torrey Pines State Reserve, Sorrento Mesa and Cuyamaca/Laguna Mountains create an ideal work environment.
- On-site underground parking facility and surface lot provide a 2:1 parking ratio.
- Attractive full-service cafeteria and executive kitchen with adjacent dining areas facilitate convenient in-house dining options.
- Multi-media conference facility and boardroom are equipped with state-of-the-art AV capabilities for the convenience of the corporate user.
- Professional management by LaSalle Partners ensures quality tenant service and comfort.

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LEASING BY JOHN BURNHAM & COMPANY / 610 ASH STREET / SAN DIEGO, CALIFORNIA 92101

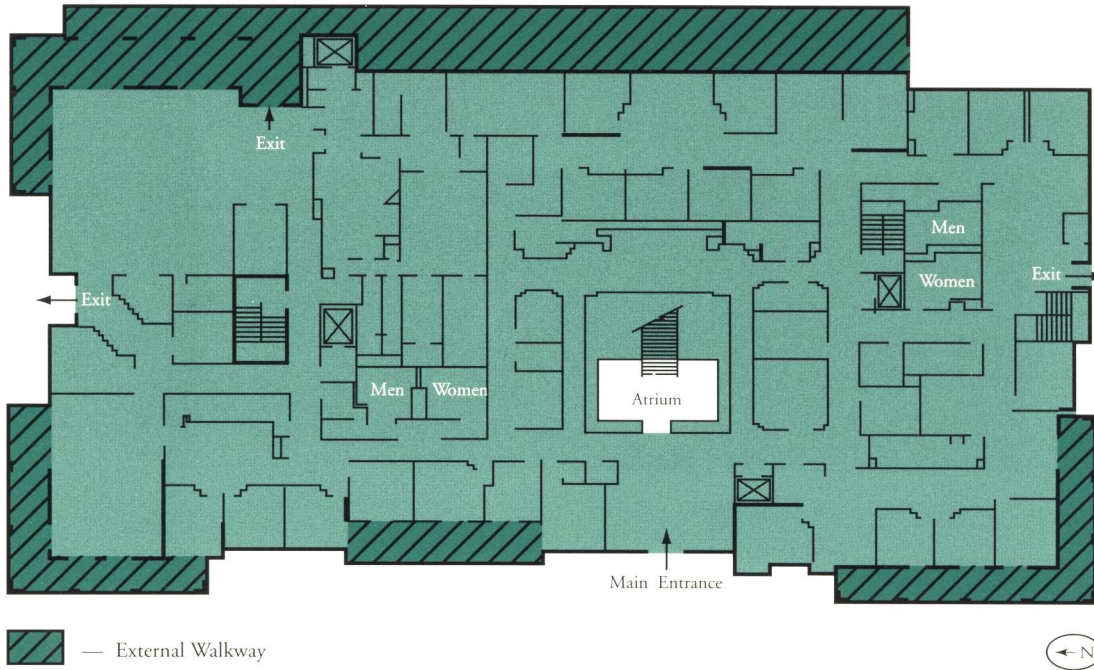
TEL 619.236.1557 / FAX 619.238.4118

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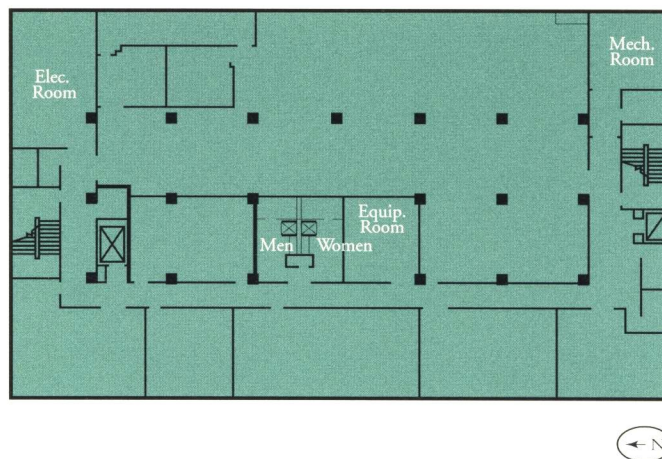
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*Floor Plans*

FIRST FLOOR



LOWER LEVEL



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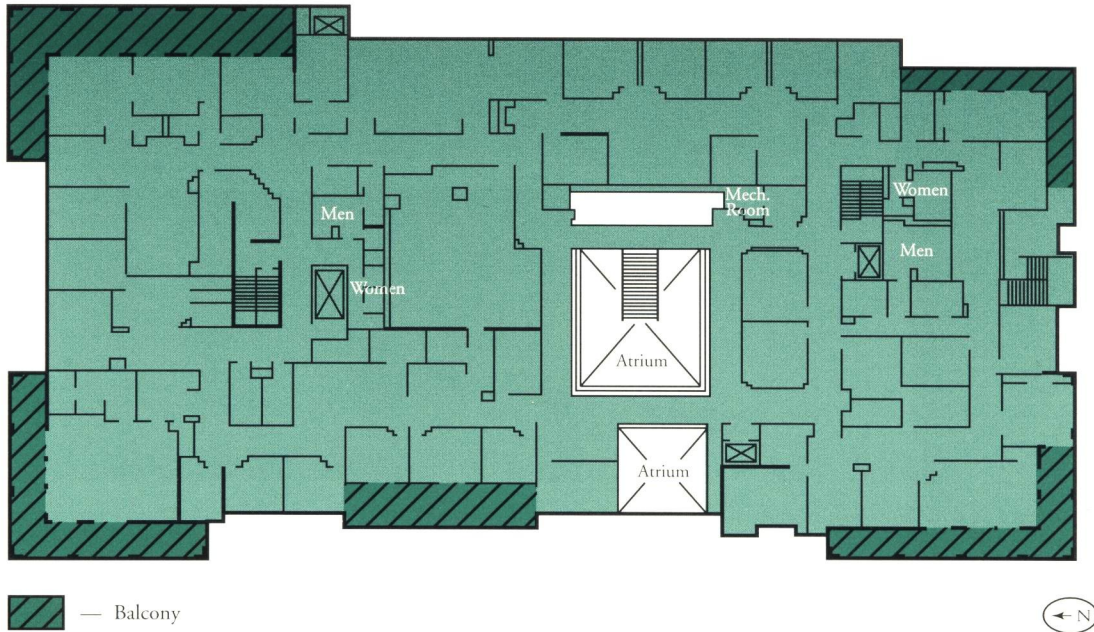
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## Floor Plan

### SECOND FLOOR



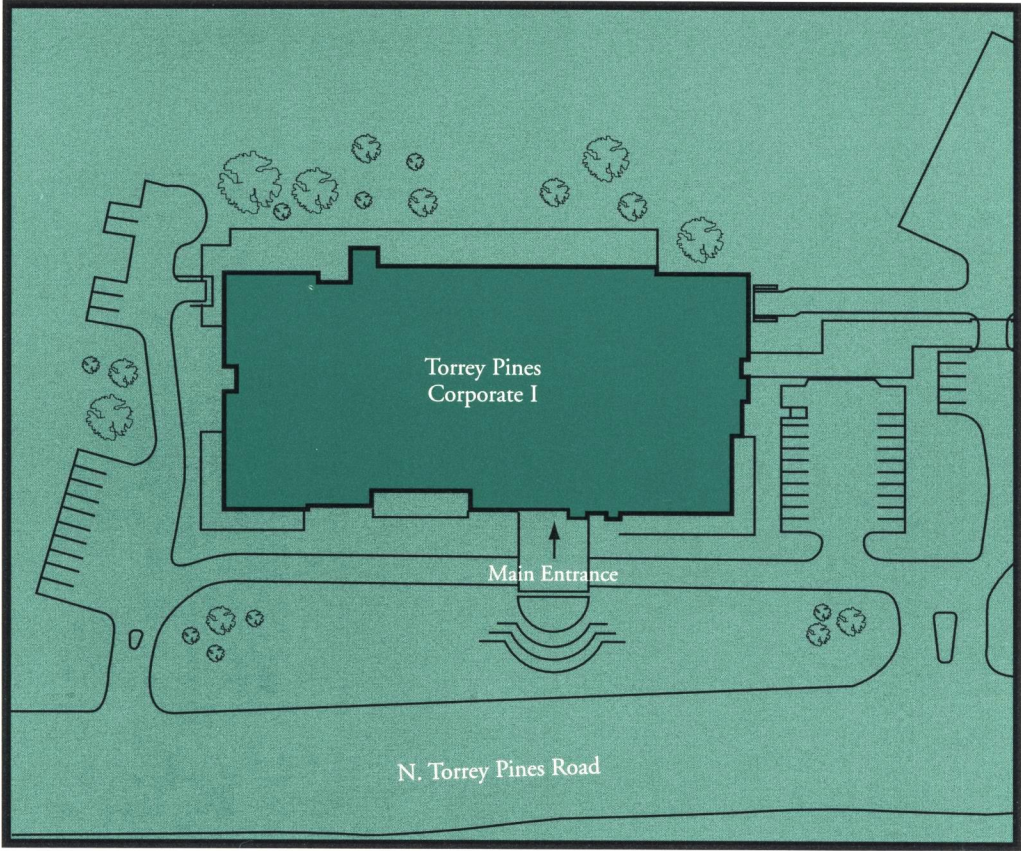
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*Site Plan*



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