

TORREY PINES
CORPORATE II



11255 N. TORREY PINES ROAD, LA JOLLA, CALIFORNIA
A MAIER & SIEBEL, INC. PROPERTY

TORREY PINES

C O R P O R A T E I I

Fact Sheet

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.

DESIGN FEATURES

- ~ Distinctive Spanish Mediterranean style two-story corporate headquarters building features 75,210 square feet of premium office space and on-site clubhouse and fitness center.
- ~ Stucco exterior finish combines with columned-archways, floor-to-ceiling wood-paned windows, external balconies and lush landscaping to create an ideal campus environment.
- ~ Classic lobby design features grand circular staircase and terra cotta tile flooring with hand-painted accents.
- ~ Beautifully landscaped courtyard is an inviting public space featuring an elegantly lighted fountain with koi pond, terra cotta tile walkways and lush greenery.
- ~ Large offices and recent upgrades including installation of modular furniture systems and cabinetry, provide "move-in" condition office space.
- ~ Three passenger elevators and one freight elevator supply inter-floor access.
- ~ Fiber optic cable transmits data communications between work stations. Wiring is category five.
- ~ Efficient HVAC system provides comfortable office temperatures.
- ~ Buildings are fully sprinklered and tenant safety is enhanced by card-key access security system.

AMENITIES

- ~ On-site premier athletic facility is equipped with clubhouse and fitness center, swimming pool and spa, two tennis courts, one handball court and helipad.
- ~ 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.
- ~ 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

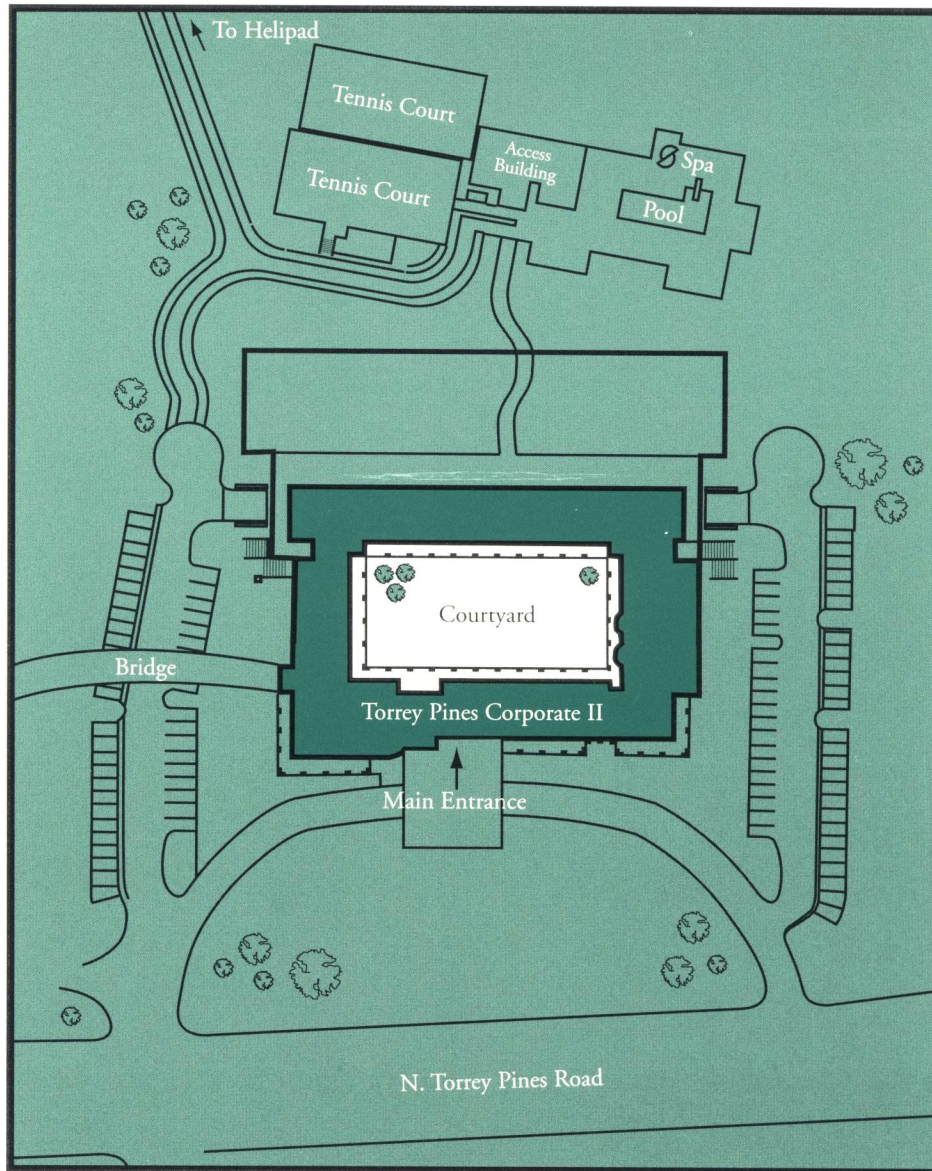
TEL 619.236.1557 / FAX 619.238.4118

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Site Plan



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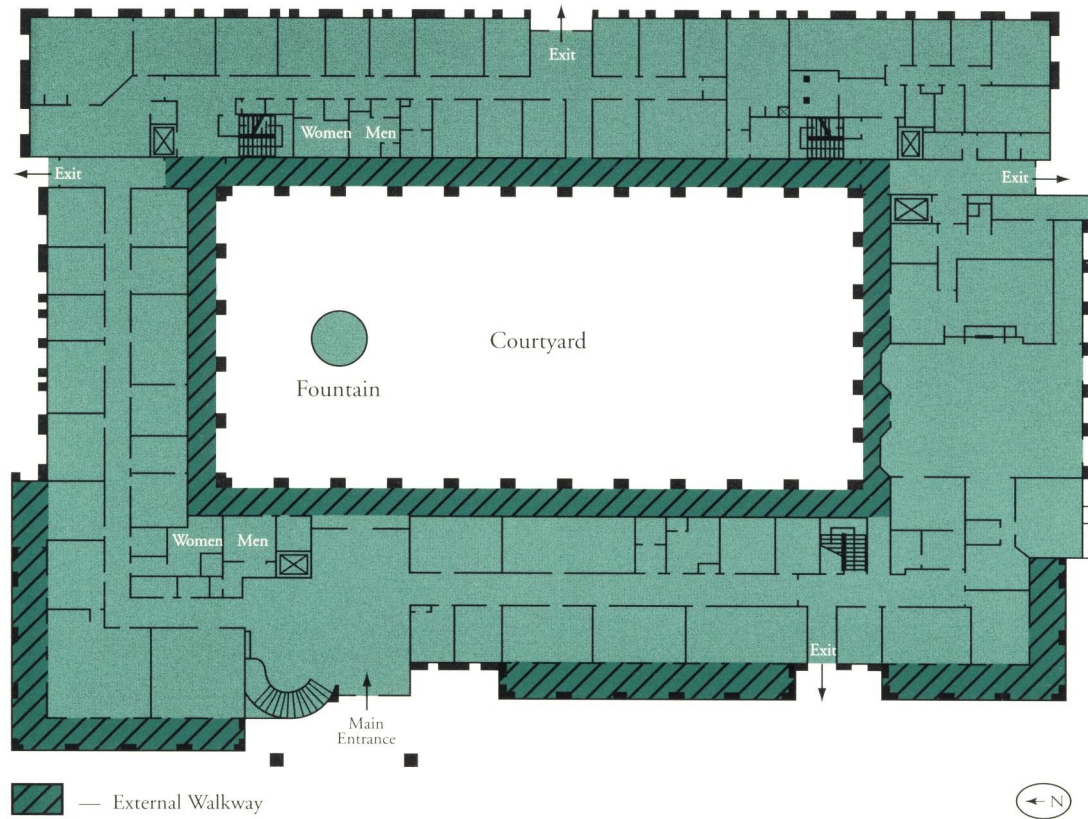
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Floor Plan

FIRST FLOOR



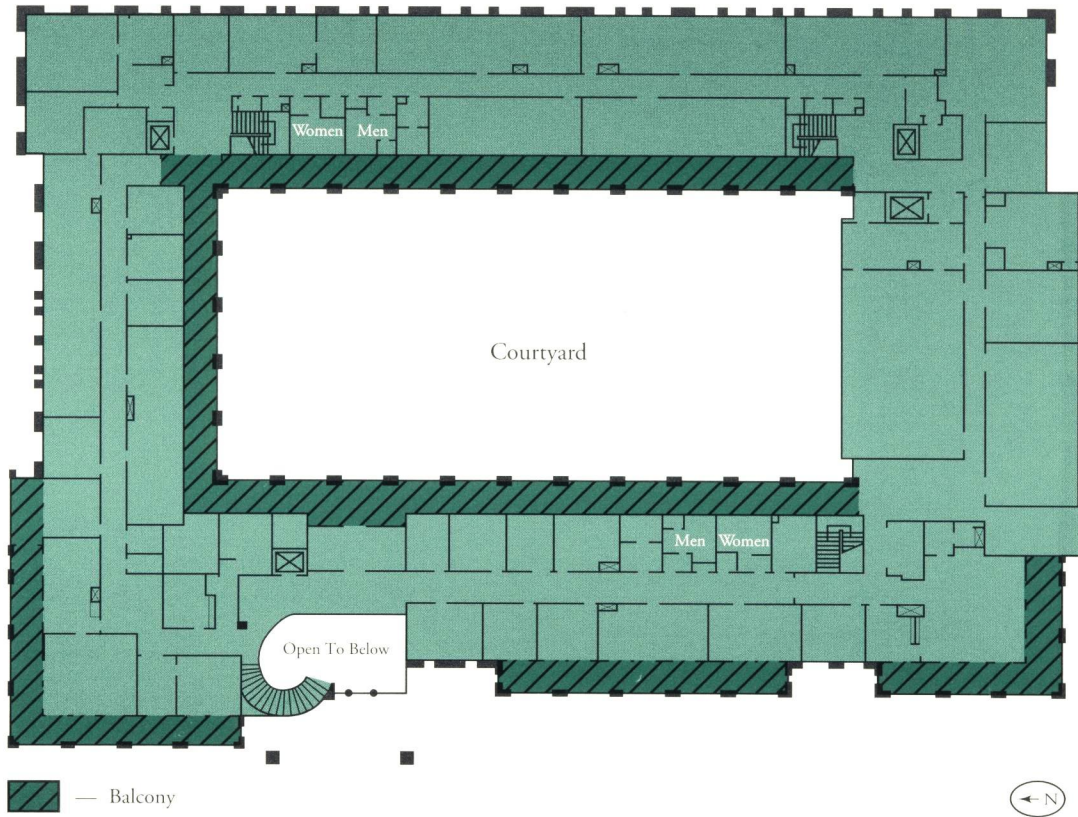
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Floor Plan

SECOND FLOOR



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