

BioMed Realty Renovating Torrey Pines Property

PROPERTY: Co. Converting 81,204 Square Foot Building Into Life Science Lab, Office Complex

■ BY RAY HUARD

Take a tired old tired building in the heart of San Diego's life science market in Torrey Pines, strip it down to the bare essentials inside and out, add a slew of amenities, redo the landscaping, give it a new name and get ready for prospective tenants to line up to lease space.

That's the theory behind **BioMed Realty's** latest move in one of San Diego's hottest commercial real estate markets.

With San Diego County offices in Rancho Bernardo, BioMed Realty has started a complete overhaul of an 81,204 square foot building on a four-acre site at 11010 Torreyana Road into a life science lab/office complex designed by **AVRP Skypart**.

"We are completely repositioning the building from the external hardscape landscape, the façade, all the common spaces in the building and we are providing move-in ready lab/office suites," said **Kevin Tremblay**, BioMed Realty vice president.

Tremblay declined to say how much BioMed Realty is spending to redevelop the property nor would he say how much the company paid for it when it acquired the property in March 2017.

New Skin

Built in 1980, the building's transformation is due to be done in early 2021.

The renovated three-story building will have suites of 5,000 square feet to 35,000



Rendering courtesy of BioMed Realty

An aging Torrey Pines building is getting an overhaul to appeal to San Diego's life science companies

square feet, Tremblay said.

AVRP Principal **Brian Koshley** said "pretty much every aspect" of the building is being redone, starting with a new name - Aura.

"The building was essentially demolished back to what we call a cold shell," Koshley said. "We reskinned the building with metal fins to do a couple of different things."

As a practical matter, the silver fins shade the interior of the building to cut down on heat gain.

Artistically, the fins are a play off the numbers 1010 in the building's address, which Koshley said reminded him of the ones and zeros of binary computer code.

Circular perforations in the fins represent the binary code zeros and the vertical fins represent the ones.

The main lobby was expanded to 1,403 square feet, raised to two-stories and

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enclosed in glass.

A 1,094 square-foot lounge directly opposite the main entry has a retractable floor-to-ceiling glass wall leading to an outdoor patio.

“That outdoor patio and that interior lounge can essentially become one space,” Koshley said.

Features

A special feature that BioMed added is a 689 square-foot “speakeasy” lounge that’s virtually hidden off the lobby with a virtual sports simulator where people can play 10 to 15 different sports, from golf to soccer.

The entrance to the speakeasy lounge is behind a leather clad wall with a rotating panel as the entrance, Koshley said.

There’s also an open staircase leading to all floors.

Outside, drought-tolerant plants were added along with electric vehicle charging stations, an outdoor amphitheater, new lighting and recreation and outdoor meeting areas.

“Every inch of the external landscaping and hardscaping has been upgraded and modified,” Tremblay said.

The Market

San Diego’s life science market has been growing rapidly right through the COVID-19 pandemic and shows no signs of letting up.

“We’re in a supply constrained market. There’s high demand from the local biotech companies,” Tremblay said. “BioMed Realty sees our real estate

platform working in support of the life science community in developing therapies and vaccines. We want to be there to meet the demand.”

BioMed Realty is renovating the Torrey Pines building on spec, but Tremblay said that with \$1.2 billion in venture capital coming into the region in the first two quarters of 2020, there should be no shortage of companies wanting to lease space in Aura.

Offering fully finished office and lab space also gives Aura an advantage because life science firms tend to move quickly once they receive funding, Tremblay said.

The building was designed prior to the pandemic, but Koshley said many of its features fit post-pandemic designs.

“Given the current research we’re seeing out in the marketplace – the indoor/outdoor space, the access to daylight and fresh air—all of those are elements we’re implementing,” Koshley said.

Aura also has two perforated metal towers on the east side that provide ventilation throughout the building.

“We’re all about healthy buildings in any of the projects we touch and this was no exception,” Koshley said. ■

BioMed Realty



FOUNDED: 2004

PRESIDENT AND CEO: Tim Schoen

HEADQUARTERS: Rancho Bernardo

BUSINESS: owner and developer of life science and high tech real estate.

NUMBER OF EMPLOYEES: 180+

WEBSITE: www.biomedrealty.com

NOTABLE: BioMed Realty owns and operates 11.3 million square feet of life science real estate in the United States and the United Kingdom with an additional 2.3 million square feet in development.