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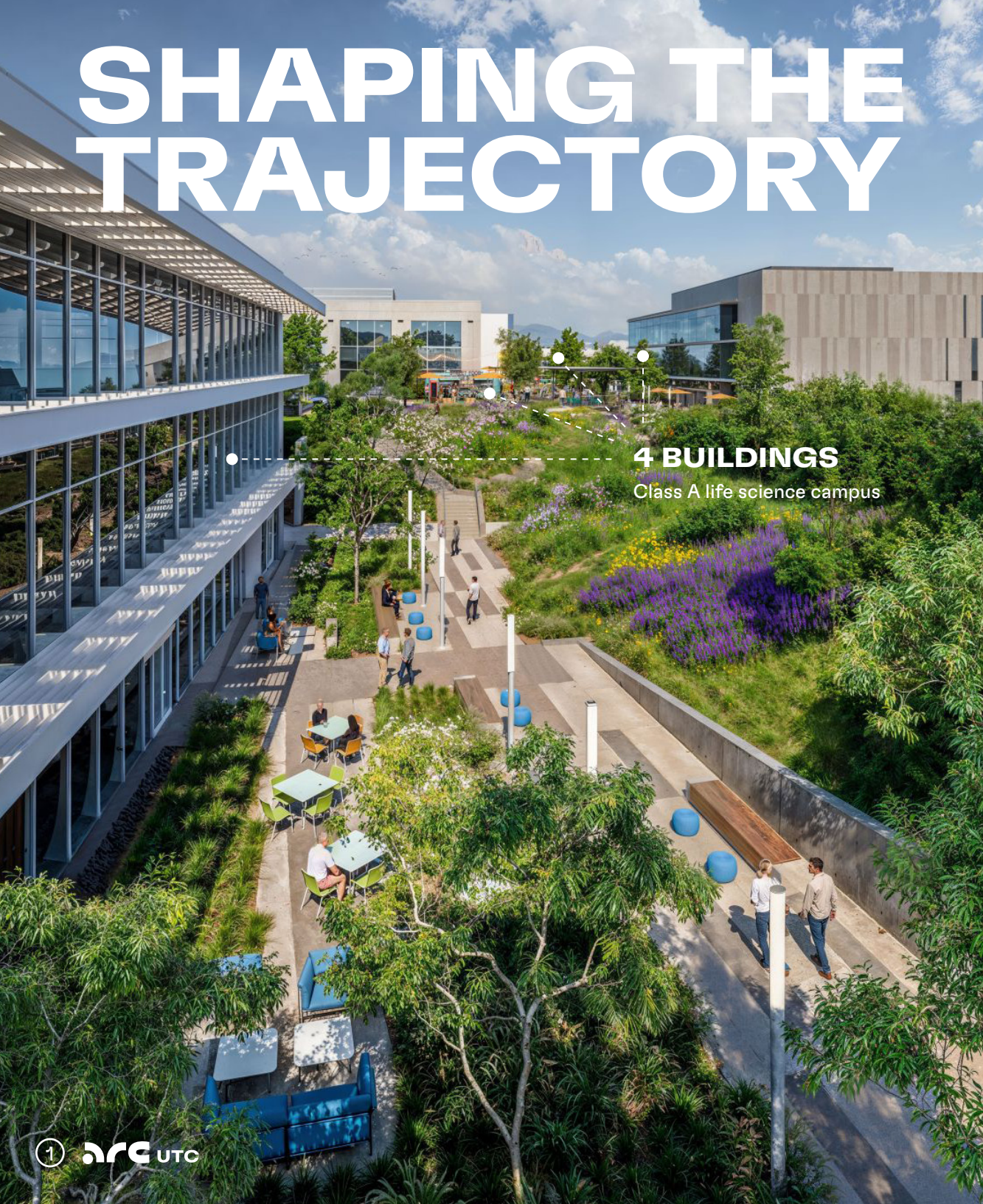
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arc UTC

STEP
INTO
THE

arc

SHAPING THE TRAJECTORY



4 BUILDINGS

Class A life science campus

OF LIFE SCIENCES

Arc UTC is raising the bar for life science campuses within San Diego's thriving biotech corridor. Spanning 256,000 SF across four, state-of-the-art buildings, the campus is undergoing transformative upgrades and infrastructure enhancements to meet the evolving needs of today's leading life science companies.



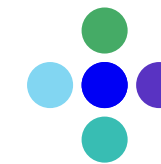
CAMPUS AMENITIES

Meeting spaces, fitness center, outdoor gathering spaces, and F&B



LAB INFRASTRUCTURE

Robust building systems for life science tenants



UNIVERSITY TOWN CENTER (UTC) BIOTECH CORRIDOR

Technology and life science cluster, 0.5 miles to Westfield Mall



COMMUNITY

Surrounded by 72,000 biotech professionals



CENTRALLY LOCATED IN SAN DIEGO

Close proximity to I-5 and I-805 freeways



SIGNAGE OPPORTUNITIES

Freeway presence along I-805

THE CAMPUS

Building

1

**4755 NEXUS
CENTER DRIVE**

3 SPEC SUITES AVAILABLE
9,800 SF | 14,300 SF | 16,700 SF



Building

1

Building

2

Building

3

Building

4

Building

2

**4757 NEXUS
CENTER DRIVE**

LEASED



Building

3

4796 EXECUTIVE DRIVE

FULL BUILDING AVAILABLE — 68,000 SF



Building

4

**4767 NEXUS
CENTER DRIVE**

FULL BUILDING AVAILABLE — 77,000 SF



Arc UTC is evolving into a next-generation campus designed to drive progress at every turn. With transformative upgrades underway, including advanced lab infrastructure, expanded indoor and outdoor spaces and vibrant new amenities, Arc UTC is sparking a new generation of innovation.



THE ARC OF INNOVATION

FEATURES



OUTDOOR WORKSPACES



SHOWERS & LOCKERS



FREEWAY VISIBLE SIGNAGE



OUTDOOR EVENT SPACES



COVERED PARKING

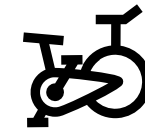


VIVARIUM SUITE AVAILABLE

COMING SOON...



NEW MOVE-IN READY LAB SUITES



STATE-OF-THE-ART FITNESS CENTER



ON-SITE CAFÉ



CONFERENCE CENTER & LOUNGE




FOOD TRUCK PROGRAM




BRAND NEW CAMPUS PROMENADE CONNECTION



CAMPUS AMENITIES

Indoor/Outdoor
Tenant Lounge 




Conference
Center 



Fitness
Center 




Pedestrian
Promenade 




Food Truck
Event Space 




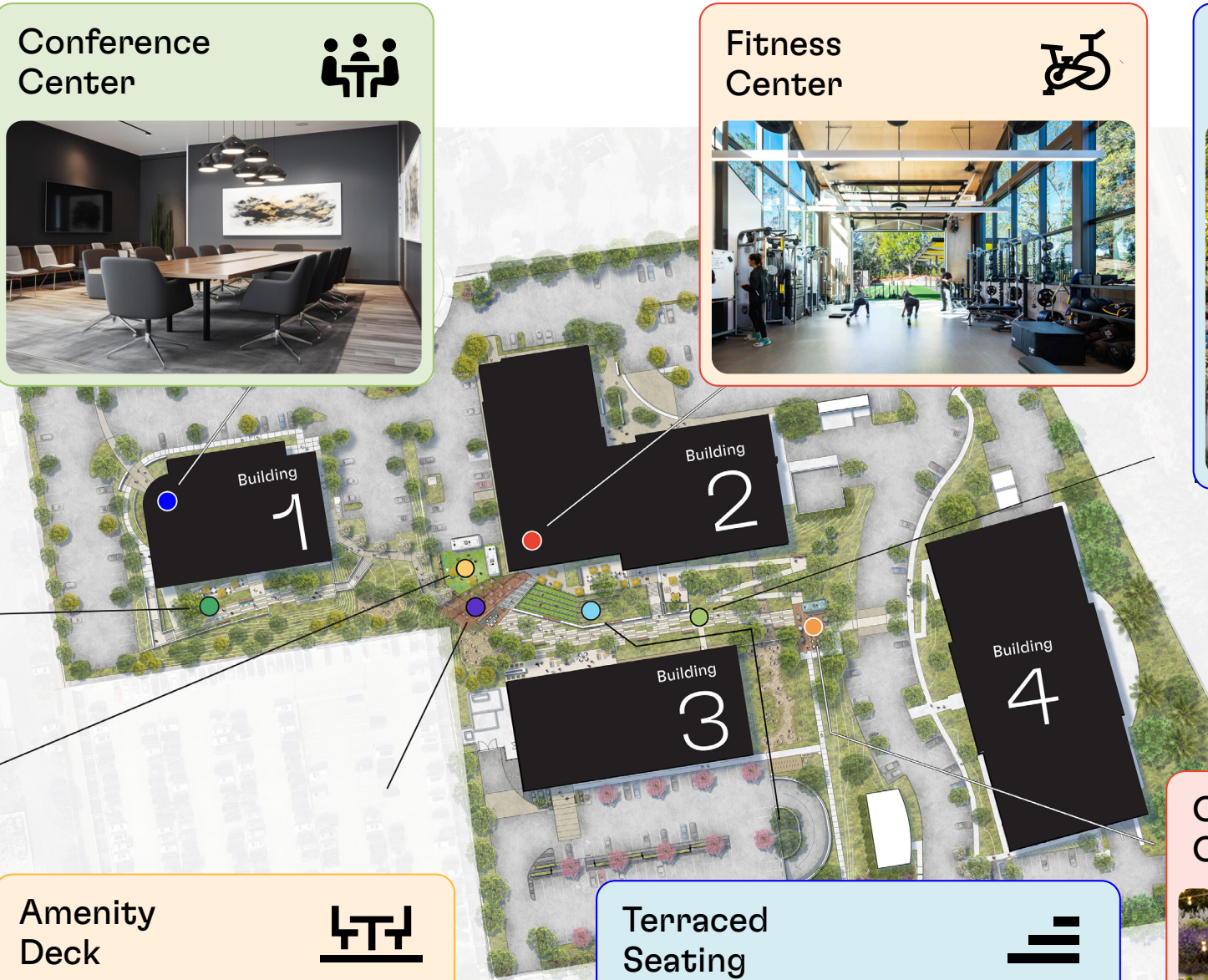
Amenity
Deck 



Terraced
Seating 



Coffee
Cart 



HOME TO THE BRIGHTEST
MINDS IN BIOTECH

TOP 3
Life Sciences
Market in the
USA

OUR LOCATION

SAN DIEGO

Given its diverse economy, concentration of intellectual capital, highly skilled workforce and internationally recognized quality of life, San Diego is expected to be a leading national growth driver. Known as “Biotech Beach,” San Diego is home to over 1,300 life sciences companies and some of the world’s most influential tech giants. Fueled by 72,000 industry professionals, top-tier research institutions and a lifestyle that’s second to none, the region has become a launchpad for discovery and a magnet for companies looking to grow and lead on a global stage.

1,300+
life science companies

\$47.8B
in economic activity

\$27.7B
to local gross product

80+
research institutes

72,000 JOBS
12% increase of life sciences related jobs
over the last 5 years



WHERE LIFE SCIENCE MEETS LIFESTYLE



Torrey Pines Golf Course



Torrey Pines Gliderport



Estancia La Jolla Hotel & Spa

UNIVERSITY OF CALIFORNIA SAN DIEGO



THE SHOPS AT LA JOLLA VILLAGE
29 Retailers, Bank & Offices
200,000 SF

LA JOLLA VILLAGE SQUARE
28 Retailers, 360,000 SF

TORREY PINES

SORRENTO VALLEY

Green Acre

CAMPUS POINT

SORRENTO MESA



CONVENIENT FREEWAY ACCESS

UCSD RESEARCH HUB CONNECTIVITY



UTC TROLLEY STATION

Westfield UTC MALL
152 Retailers, 1.1 Million SF, +500K SF Retail/Event space

- Javier's 旭泰豐
- COLOMBE
- RAISED BY WILKES
- TRUE FOOD
- sweetgreen
- SHAKE SHACK
- RAISED BY WILKES
- PACIFIC CATCH
- LUOREZIA
- AMC THEATRES
- NORDSTROM
- REJUVENATION
- Eureka!
- WILLIAMS SONOMA

10 MIN WALK TO WESTFIELD UTC MALL

NOBEL RESEARCH PARK

4755 NEXUS CENTER DRIVE

Building

1

9,800 SF DELIVERING Q2 2026

Spec Suite Opportunity

RENOVATED	2026
FLOORS	3 full floor spec suites
AVAILABILITIES	9,800 SF, 14,300 SF and 16,700 SF suites
CEILING HEIGHTS	15' to 18'
PARKING	2.5 per 1,000 parking EV charging adjacent to building
LOADING	Dedicated loading dock
LAB INFRASTRUCTURE	RO/DI water CDA/Vacuum
HVAC	2 CFM/12 ACH to lab spaces
ELECTRICAL	2,000 amps of 480 volt, 3 phase electrical service
EMERGENCY POWER	275 kW generator providing 8w/SF of back-up power to lab spaces

FLOOR PLANS



● CONFERENCE AMENITY ● LAB ● OFFICE

PATIO LEVEL - 9,800 SF

LAB

- 36 6' BENCHES
- 1 TISSUE CULTURE ROOM
- 1 LAB SUPPORT ROOM
- 1 LAB STORAGE ROOM
- 2 8' FUME HOODS
- SERVICE ELEVATOR WITH DIRECT ACCESS INTO LAB RECEIVING

OFFICE

- CONFERENCE ROOM (10 PERSON)
- 3 PRIVATE OFFICES
- OPEN OFFICE (UP TO 20 WORKSTATIONS)
- RECEPTION AREA WITH DIRECT ACCESS TO PATIO AND CONFERRING CENTER
- DEDICATED KITCHEN/BREAK AREA

4755 NEXUS CENTER DRIVE

Building

1

14,300 SF DELIVERING Q2 2026

Spec Suite Opportunity

RENOVATED	2026
FLOORS	3 full floor spec suites
AVAILABILITIES	9,800 SF, 14,300 SF and 16,700 SF suites
CEILING HEIGHTS	15' to 18'
PARKING	2.5 per 1,000 parking EV charging adjacent to building
LOADING	Dedicated loading dock
LAB INFRASTRUCTURE	RO/DI water CDA/Vacuum
HVAC	2 CFM/12 ACH to lab spaces
ELECTRICAL	2,000 amps of 480 volt, 3 phase electrical service
EMERGENCY POWER	275 kW generator providing 8w/SF of back-up power to lab spaces

FLOOR PLANS

PATIO 1 2



● LOBBY ● LAB ● OFFICE

LEVEL 1 - 14,300 SF

LAB

- 52 6' BENCHES
- 1 TISSUE CULTURE ROOM
- 2 LAB SUPPORT ROOMS
- 1 LAB STORAGE ROOM
- 3 FUME HOODS (TWO 8' AND ONE 6')
- LOADING DOCK WITH DIRECT ACCESS INTO LAB RECEIVING

OFFICE

- CONFERENCE ROOM (12 PERSON)
- 4 PRIVATE OFFICES
- 2 HUDDLE/SMALL CONFERENCE ROOMS
- OPEN OFFICE (UP TO 26 WORKSTATIONS)
- RECEPTION AREA WITH DIRECT ACCESS FROM MAIN LOBBY
- DEDICATED KITCHEN/BREAK AREA

4755 NEXUS CENTER DRIVE

Building

1

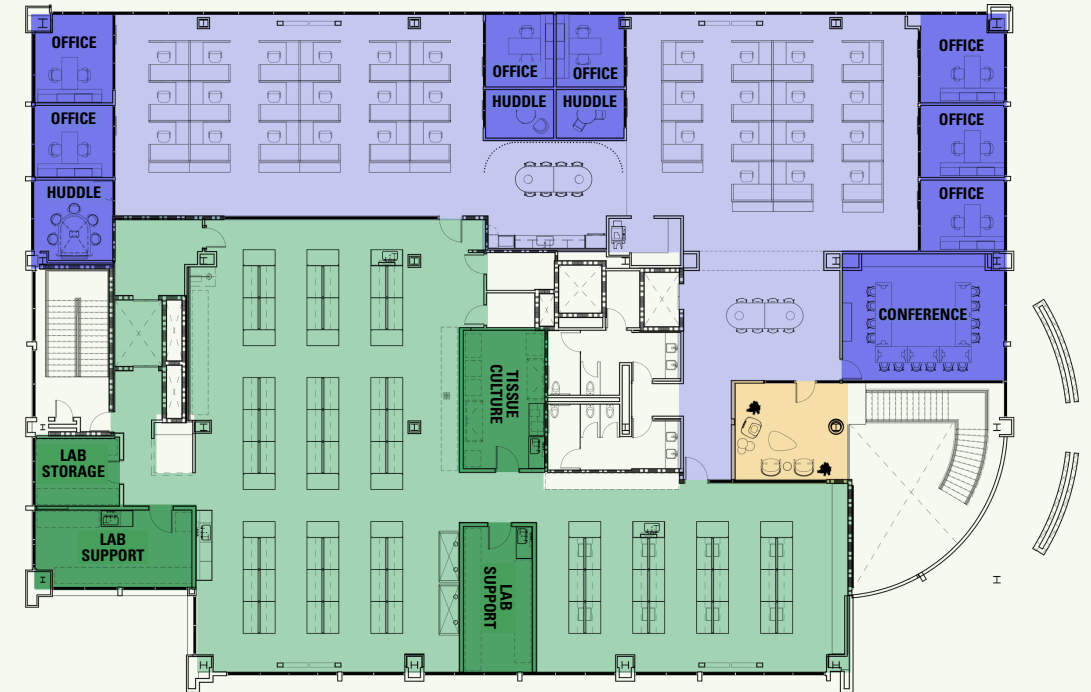
16,700 SF DELIVERING Q2 2026

Spec Suite Opportunity

RENOVATED	2026
FLOORS	3 full floor spec suites
AVAILABILITIES	9,800 SF, 14,300 SF and 16,700 SF suites
CEILING HEIGHTS	15' to 18'
PARKING	2.5 per 1,000 parking EV charging adjacent to building
LOADING	Dedicated loading dock
LAB INFRASTRUCTURE	RO/DI water CDA/Vacuum
HVAC	2 CFM/12 ACH to lab spaces
ELECTRICAL	2,000 amps of 480 volt, 3 phase electrical service
EMERGENCY POWER	275 kW generator providing 8w/SF of back-up power to lab spaces

FLOOR PLANS

PATIO 1 2



● LOBBY ● LAB ● OFFICE

LEVEL 2 - 16,700 SF

LAB

- 72 6' BENCHES
- 1 TISSUE CULTURE ROOM
- 2 LAB SUPPORT ROOMS
- 1 LAB STORAGE ROOM
- 2 8' FUME HOODS
- SERVICE ELEVATOR WITH DIRECT ACCESS INTO LAB RECEIVING

OFFICE

- CONFERENCE ROOM (14 PERSON)
- 8 PRIVATE OFFICES
- 2 HUDDLE/SMALL CONFERENCE ROOMS
- OPEN OFFICE (UP TO 33 WORKSTATIONS)
- PRIVATE ATRIUM LANDING AND RECEPTION AREA
- DEDICATED KITCHEN/BREAK AREA

4796 EXECUTIVE DRIVE

Building 3

17,100 SF AVAILABLE NOW
Single-Tenant Opportunity

CONSTRUCTION	2016 exposed cast-in-place concrete
FLOORS	3 full floors and vivarium
AVAILABILITIES	17,100 SF, 22,600 SF and 23,300 SF available
CEILING HEIGHTS	15' to 18'
PARKING	2.5 per 1,000 parking Private subterranean garage
LOADING	Dedicated loading dock
LAB INFRASTRUCTURE	RO/DI water CDA/Vacuum
HVAC	2 CFM/12 ACH to lab spaces
ELECTRICAL	3,000 amps of 480 volt, 3 phase electrical service
EMERGENCY POWER	350 kW generator providing 8w/SF of back-up power to lab spaces
AMENITIES	Open-air circulating stair connecting all floors On-site conference space Outdoor patio with fire pit and lounge seating

FLOOR PLANS CONCEPTUAL

1 2 3



LEVEL 1 - 17,100 SF

LAB

- 90 6' BENCHES
- 10 LAB SUPPORT ROOMS
- 3 8' FUME HOODS

OFFICE

- 2 CONFERENCE ROOMS (10 AND 6 PERSON)
- 6 PRIVATE OFFICES
- OPEN OFFICE (UP TO 30 WORKSTATIONS)
- RECEPTION AREA WITH DIRECT ACCESS FROM MAIN LOBBY
- DEDICATED KITCHEN/BREAK AREA

4796 EXECUTIVE DRIVE

Building

3

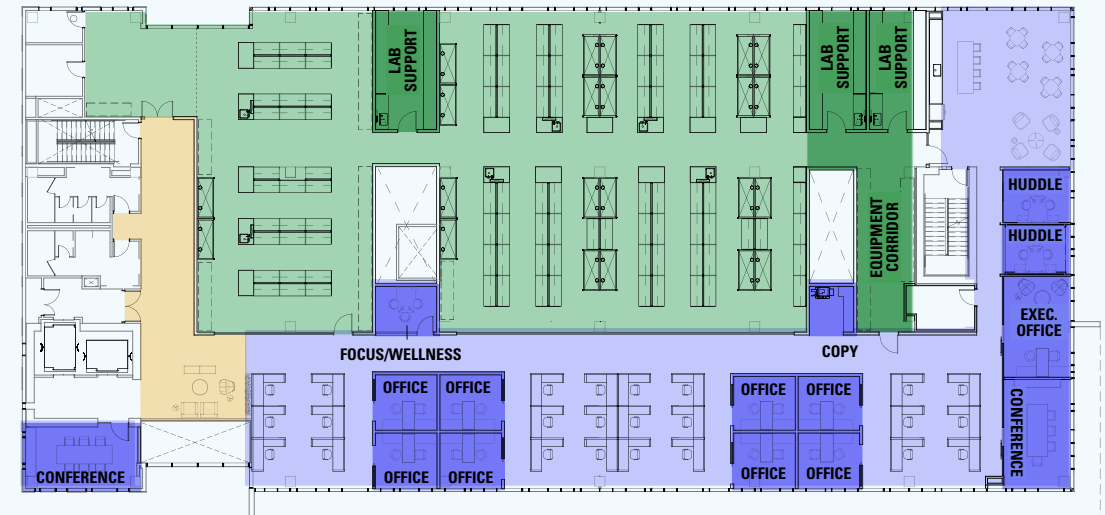
22,600 SF AVAILABLE NOW

Single-Tenant Opportunity

CONSTRUCTION	2016 exposed cast-in-place concrete
FLOORS	3 full floors and vivarium
AVAILABILITIES	17,100 SF, 22,600 SF and 23,300 SF available
CEILING HEIGHTS	15' to 18'
PARKING	2.5 per 1,000 parking Private subterranean garage
LOADING	Dedicated loading dock
LAB INFRASTRUCTURE	RO/DI water CDA/Vacuum
HVAC	2 CFM/12 ACH to lab spaces
ELECTRICAL	3,000 amps of 480 volt, 3 phase electrical service
EMERGENCY POWER	350 kW generator providing 8w/SF of back-up power to lab spaces
AMENITIES	Open-air circulating stair connecting all floors On-site conference space Outdoor patio with fire pit and lounge seating

FLOOR PLANS CONCEPTUAL

1 2 3



● LOBBY ● LAB ● OFFICE

LEVEL 2 - 22,600 SF

LAB

- 86 6' BENCHES
- 3 LAB SUPPORT ROOMS
- 22 6' FUME HOODS
- SERVICE ELEVATOR WITH SEPARATED LAB RECEIVING AREA

OFFICE

- 2 CONFERENCE ROOMS (8 PERSON)
- 9 PRIVATE OFFICES
- 2 HUDDLE/SMALL CONFERENCE ROOMS
- OPEN OFFICE (UP TO 24 WORKSTATIONS)
- RECEPTION AREA AND SECURE ELEVATOR LOBBY
- DEDICATED KITCHEN/BREAK AREA

4796 EXECUTIVE DRIVE

Building

3

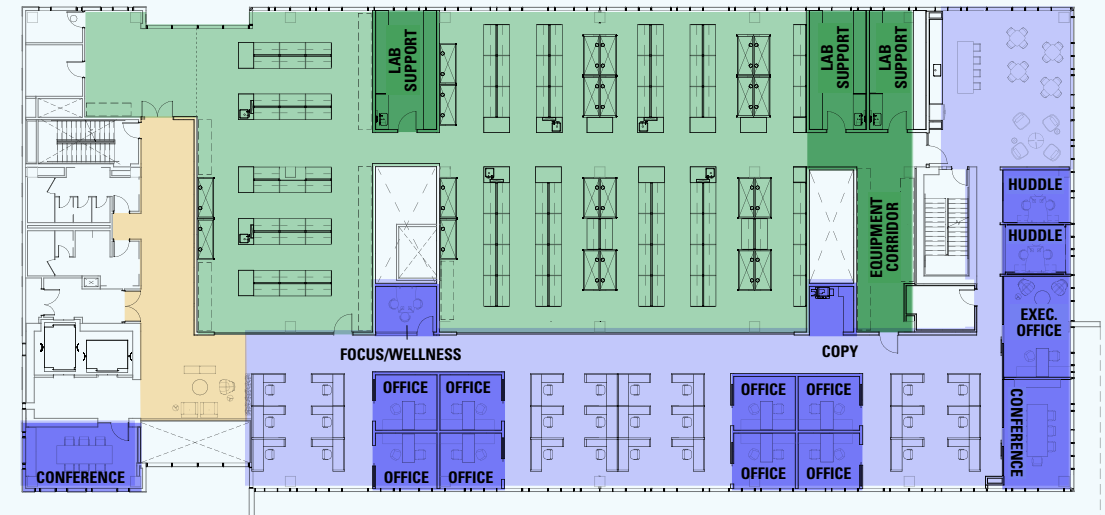
23,300 SF AVAILABLE NOW

Single-Tenant Opportunity

CONSTRUCTION	2016 exposed cast-in-place concrete
FLOORS	3 full floors and vivarium
AVAILABILITIES	17,100 SF, 22,600 SF and 23,300 SF available
CEILING HEIGHTS	15' to 18'
PARKING	2.5 per 1,000 parking Private subterranean garage
LOADING	Dedicated loading dock
LAB INFRASTRUCTURE	RO/DI water CDA/Vacuum
HVAC	2 CFM/12 ACH to lab spaces
ELECTRICAL	3,000 amps of 480 volt, 3 phase electrical service
EMERGENCY POWER	350 kW generator providing 8w/SF of back-up power to lab spaces
AMENITIES	Open-air circulating stair connecting all floors On-site conference space Outdoor patio with fire pit and lounge seating

FLOOR PLANS CONCEPTUAL

1 2 3



● LOBBY ● LAB ● OFFICE

LEVEL 3 - 23,300 SF

LAB

- 86 6' BENCHES
- 3 LAB SUPPORT ROOMS
- 22 6' FUME HOODS
- SERVICE ELEVATOR WITH SEPARATED LAB RECEIVING AREA

OFFICE

- 2 CONFERENCE ROOMS (8 PERSON)
- 9 PRIVATE OFFICES
- 2 HUDDLE/SMALL CONFERENCE ROOMS
- OPEN OFFICE (UP TO 24 WORKSTATIONS)
- RECEPTION AREA AND SECURE ELEVATOR LOBBY
- DEDICATED KITCHEN/BREAK AREA

4767 NEXUS CENTER DRIVE

Building

4

37,700 SF AVAILABLE NOW

Single-Tenant Opportunity

CONSTRUCTION	2006, lab build out 2024
FLOORS	2 full floors
AVAILABILITIES	37,700 SF and 38,100 SF available
CEILING HEIGHTS	15'
PARKING	2.5 per 1,000 parking Private subterranean garage
LOADING	Dedicated loading dock
LAB INFRASTRUCTURE	RO/DI water CDA/Vacuum
HVAC	2 CFM/12 ACH to lab spaces
ELECTRICAL	4,000 amps of 480 volt, 3 phase electrical service
EMERGENCY POWER	525 kW generator providing 8w/SF of back-up power to lab spaces
AMENITIES	Private outdoor patio Freeway-visible building-mounted signage

FLOOR PLANS

1 2



LEVEL 1 - 37,700 SF

LAB

- 90 6' BENCHES
- 7 LAB SUPPORT ROOMS
- 1 AUTOCLAVE ROOM
- 1 FREEZER ROOM
- 1 COLD ROOM
- 4 8' FUME HOODS
- SERVICE ELEVATOR WITH DIRECT ACCESS INTO LAB RECEIVING

OFFICE

- 5 CONFERENCE ROOMS (6-12 PERSON)
- 10 PRIVATE OFFICES
- 3 HUDDLE/PHONE ROOMS
- OPEN OFFICE (UP TO 82 WORKSTATIONS)
- DEDICATED KITCHEN/BREAK AREA
- PRIVATE RESTROOMS WITH SHOWERS

4767 NEXUS CENTER DRIVE

Building

4

38,100 SF AVAILABLE NOW

Single-Tenant Opportunity

CONSTRUCTION 2006, lab build out 2024

FLOORS 2 full floors

AVAILABILITIES 37,700 SF and 38,100 SF available

CEILING HEIGHTS 15'

PARKING 2.5 per 1,000 parking
Private subterranean garage

LOADING Dedicated loading dock

LAB INFRASTRUCTURE RO/DI water
CDA/Vacuum

HVAC 2 CFM/12 ACH to lab spaces

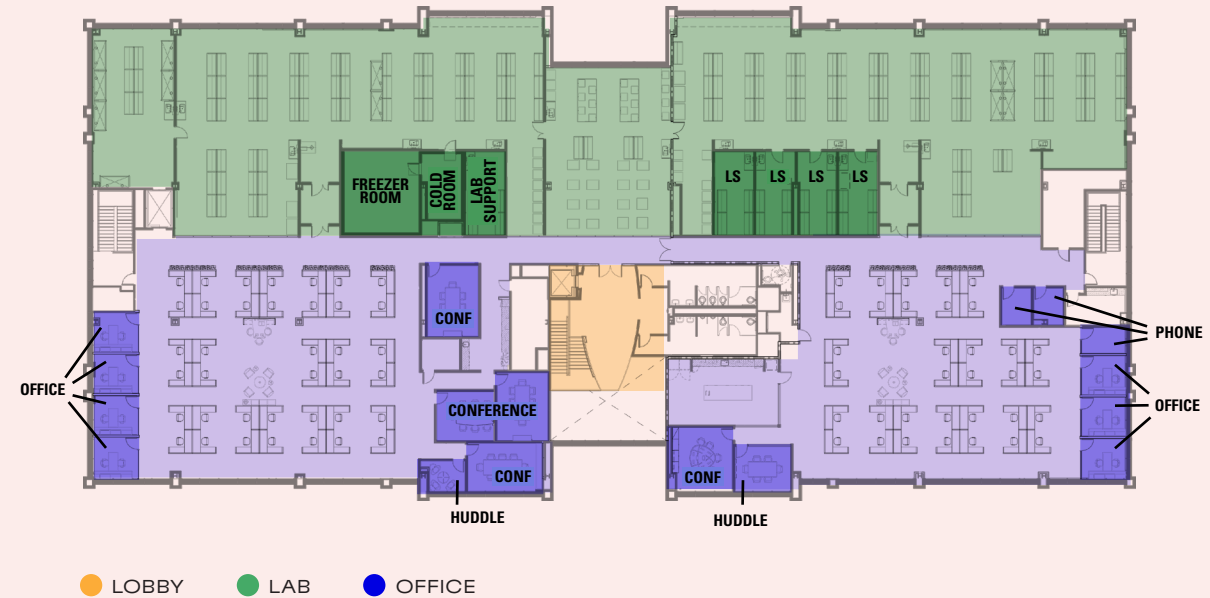
ELECTRICAL 4,000 amps of 480 volt, 3 phase electrical service

EMERGENCY POWER 525 kW generator providing 8w/SF of back-up power to lab spaces

AMENITIES Private outdoor patio
Freeway-visible building-mounted signage

FLOOR PLANS

1 2



LEVEL 2 - 38,100 SF

LAB

- 120 6' BENCHES
- 5 LAB SUPPORT ROOMS
- 1 FREEZER ROOM
- 1 COLD ROOM
- 12 8' FUME HOODS
- SERVICE ELEVATOR WITH DIRECT ACCESS INTO LAB RECEIVING

OFFICE

- 6 CONFERENCE ROOMS (6-12 PERSON)
- 10 PRIVATE OFFICES
- 3 HUDDLE/PHONE ROOMS
- OPEN OFFICE (UP TO 80 WORKSTATIONS)
- DEDICATED KITCHEN/BREAK AREA

A PROJECT BY



YOUR PARTNER FOR THE NEXT GENERATION

Arc UTC is proudly owned and operated by King Street Properties, a national leader dedicated to serving the real estate needs of science-driven companies and institutions.

Known as one of the country's preeminent life science developers, King Street currently owns and operates facilities in prominent life science hubs including Boston, San Francisco, San Diego, the Research Triangle, and New York. Unmatched technical expertise, access to capital, and a people-centered approach make King Street your ideal partner for advanced space solutions.

“King Street is focused on providing best-in-class real estate opportunities to life science companies and we look forward to helping more firms with their lab and office needs in San Diego.”

-SONIA TANEJA, MANAGING DIRECTOR

THE LANDING
BURLINGAME, CA



ALLSTON LABWORKS
ALLSTON, MA

MESA LABWORKS
SAN DIEGO, CA



20 YEARS

of experience providing real estate solutions to science-based companies

6.5 MILLION SF

of life science real estate owned, operated, and in development

CUSTOMERS INCLUDE

