

UTC Campus @Towne Centre

UTC's Premier Office Sublease Opportunity

Best Deal
in UTC!

9360 Towne Center Drive

\$1.25 NNN



71,390 rsf divisible by floor to 22,260 rsf available for sublease



CLASS A OFFICE FOR SUBLEASE

9360 Towne Centre Drive provides up to 71,390 square feet. Built over subterranean parking, the building offers companies a plug & play office solution in addition to amenities space that includes a commercial kitchen, fitness center and large conference rooms (14,727 sf).

Situated around a reflecting pond, UTC Campus @ Towne Centre provides companies with an ideal campus setting in the heart of amenity rich UTC within close proximity to a number of San Diego's top companies.



UTC Campus
@Towne Centre



UTC Campus @ Towne Centre provides ideal ingress and egress access points to both the I-5 and I-805 freeways.

UTC Campus @ Towne Centre is conveniently located in the heart of UTC within walking distance to a number of nearby amenities that include:



RETAIL

1. Regional Mall – Westfield
2. Costa Verde
3. La Jolla Village Square
4. Villa Norte Shopping Center
5. Renaissance Town Center

CORPORATE NEIGHBORS

6. Illumina
7. Kyocera
8. Optimer
9. Genomatica
10. Senomyx
11. Qualcomm

HIGH END DINING / RESTAURANTS

12. Roy's
13. Flemings
14. Donovan's
15. Harry's Bar & American Grill
16. Cafe Japengo
17. P.F. Changs
18. The Melting Pot
19. Truluck's

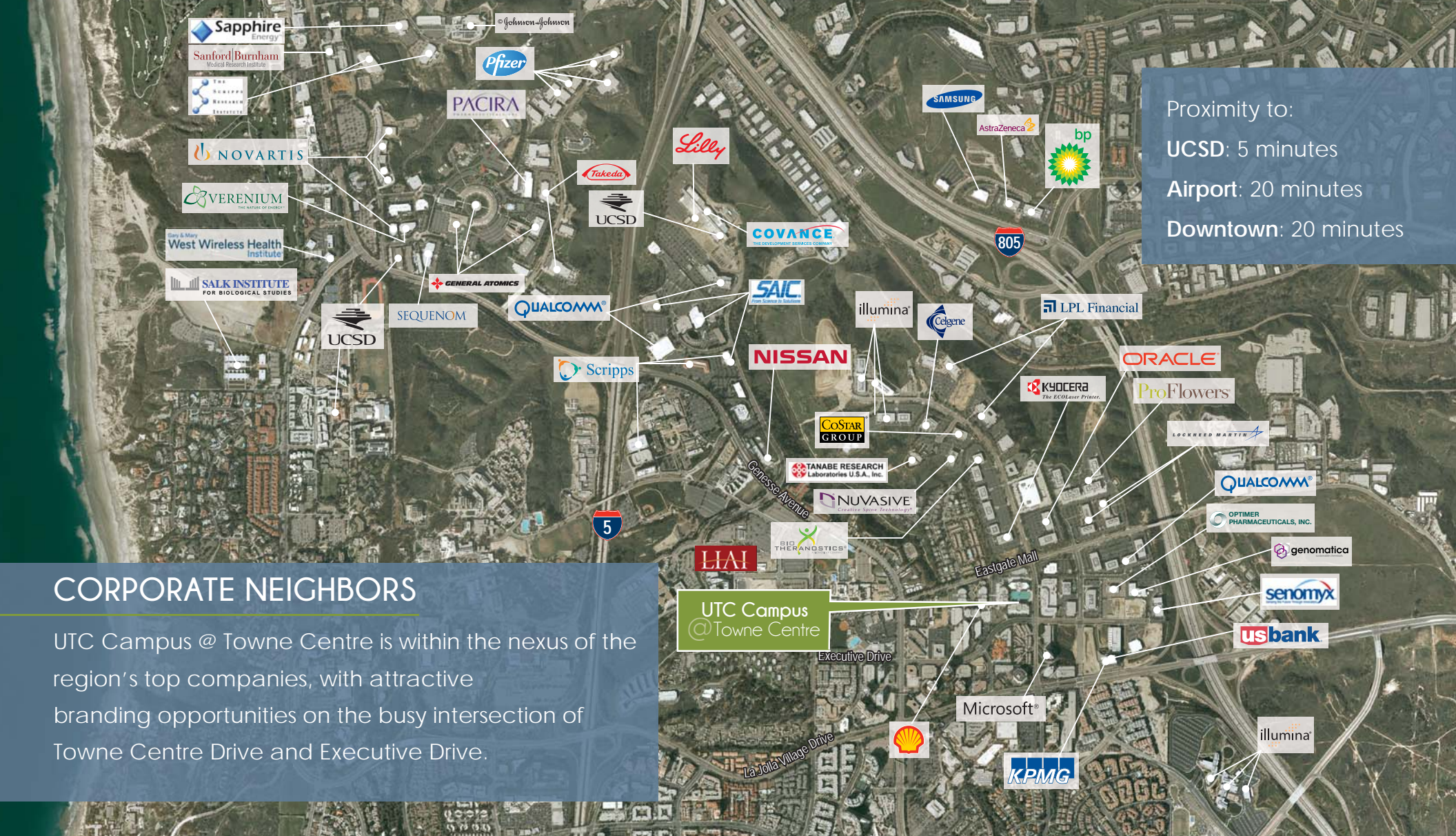
20. Sammy's Wood Fired Pizza
21. Cozymel's Mexican Grill
22. California Pizza Kitchen
23. BJ's Restaurant
24. Rock Bottom Brewery
25. El Torito
26. Eddy M's

PERSONAL HEALTH

27. The Sporting Club
28. 24 Hour Fitness

HOTELS

29. Marriott San Diego La Jolla
30. Embassy Suites Hotel San Diego
31. Hyatt Regency La Jolla at Aventine
32. Sheraton La Jolla Hotel
33. Residence Inn–San Diego
34. Estancia La Jolla Hotel & Spa



CORPORATE NEIGHBORS

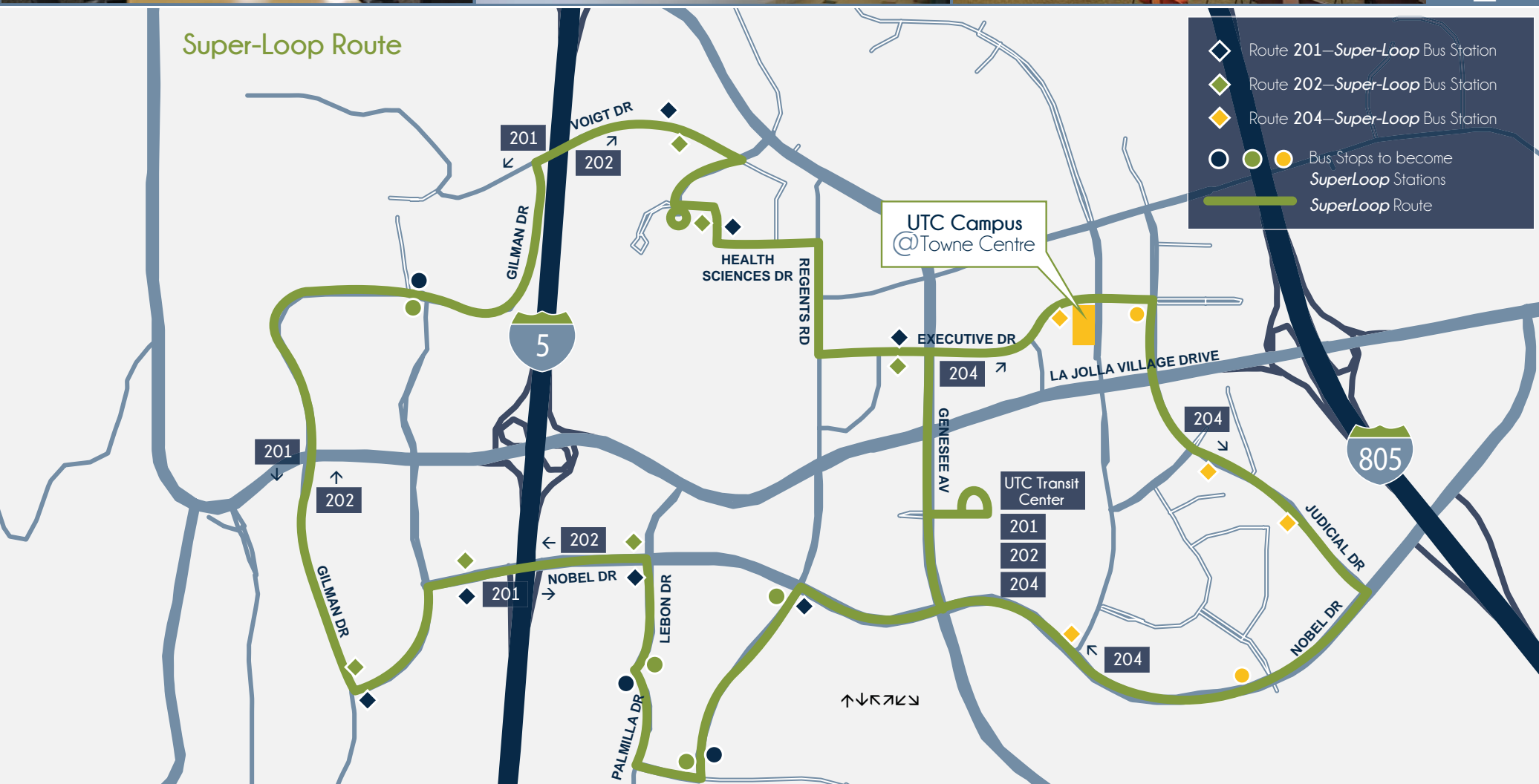
UTC Campus @ Towne Centre is within the nexus of the region's top companies, with attractive branding opportunities on the busy intersection of Towne Centre Drive and Executive Drive.

UTC Campus @Towne Centre





Super-Loop Route



The Opportunity

	Rentable Square Feet Available	Asking Rate	TI's	Existing Build-Out	Available	Master Lease Expiration
9360 Towne Centre Drive (divisible by floor to 22,260 rsf)	71,390	\$1.25 NNN	Negotiable	100% Office	Now	July 31, 2019
4575 Eastgate Mall (Amenities Center)	14,727	Negotiable	Negotiable	Commercial kitchen, dining area (indoor & outdoor), fitness center with showers/lockers, conference rooms	Now	March 31, 2017
Total	86,117					



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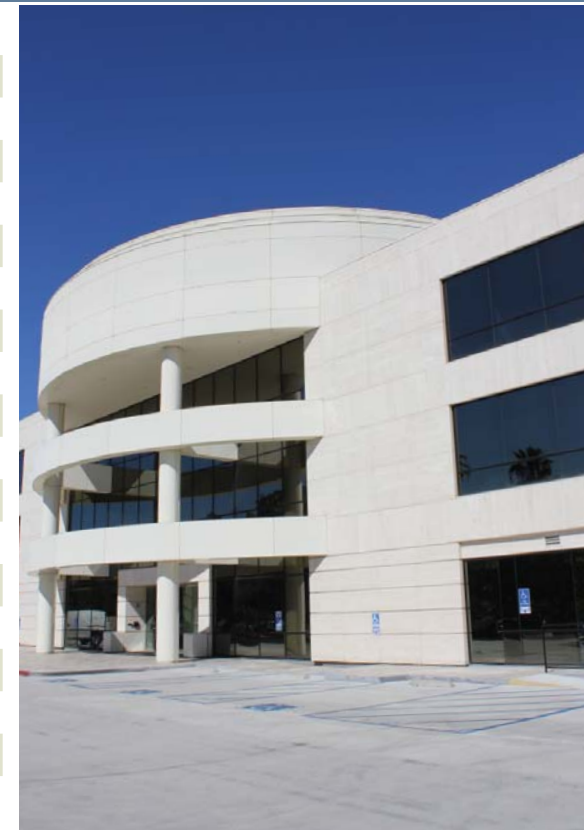
4575
Eastgate Mall

9360
Towne Centre Drive

9360 Towne Centre Drive is a 71,390 square foot, 3-story building that consists of a mix of private and open office space. Each floor contains its own lobby area, break room, IT room, mail/copy room and includes numerous conference and breakout

rooms. The collaborative work environment is ideal for today's innovative companies. There is secured underground parking in addition to the exterior parking located near the building's front entry.

Year built	1989
# of elevators	2
Parking stalls	169 subterranean; 55 exterior parking deck (3.11/1,000 RSF)
Exterior building construction	Limestone tile / Spandrel Glass on steel framing
Structural information	Concrete floors on metal deck / Steel framing
Floor-to-floor height	14'
Floor loading	60 lbs/s.f. live load
HVAC System	Roof-top package units
Electrical	4,000 amps
Data cabling	Cat 5 cabling throughout
Fire protection	Fire sprinklers
# of conference rooms	16 conference rooms; 7 breakout rooms; 1 video conference room
# of private offices	50 private offices
# of workstations	230 workstations (6x8 and 8x8 stations, includes desk carrels)
# work rooms	3 work rooms (1 located on each floor)
# of kitchen/break rooms	3 full kitchens (1 located on each floor); 5 coffee bars with space for mini fridge
# of IT rooms	3 (network closet located on each floor)
# of restrooms	3 women's restrooms + 3 men's restrooms (1 of each on each floor)
Security	Cameras and card readers



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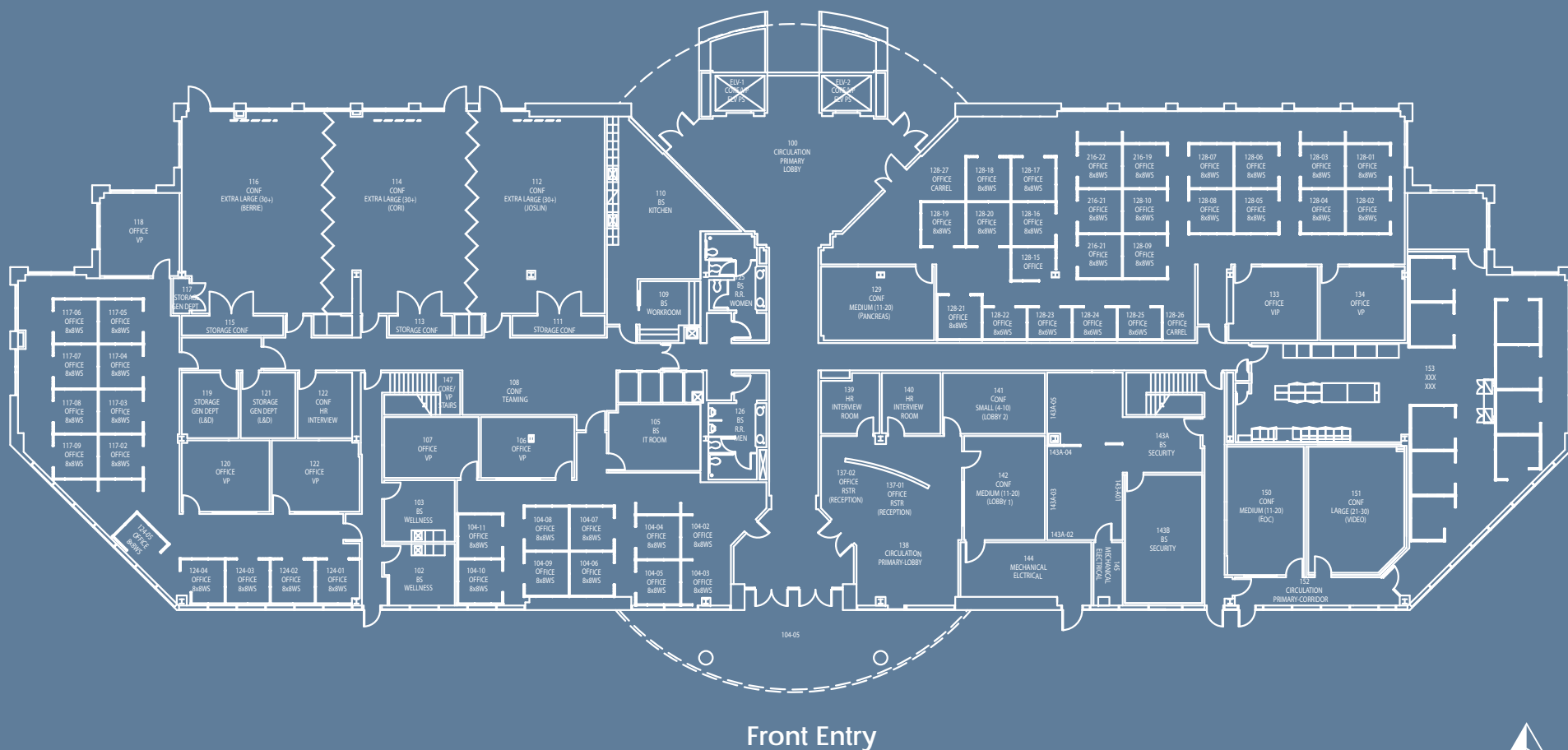


9360 Towne Centre Drive

1st Floor • 22,260 RSF

Existing Build-out

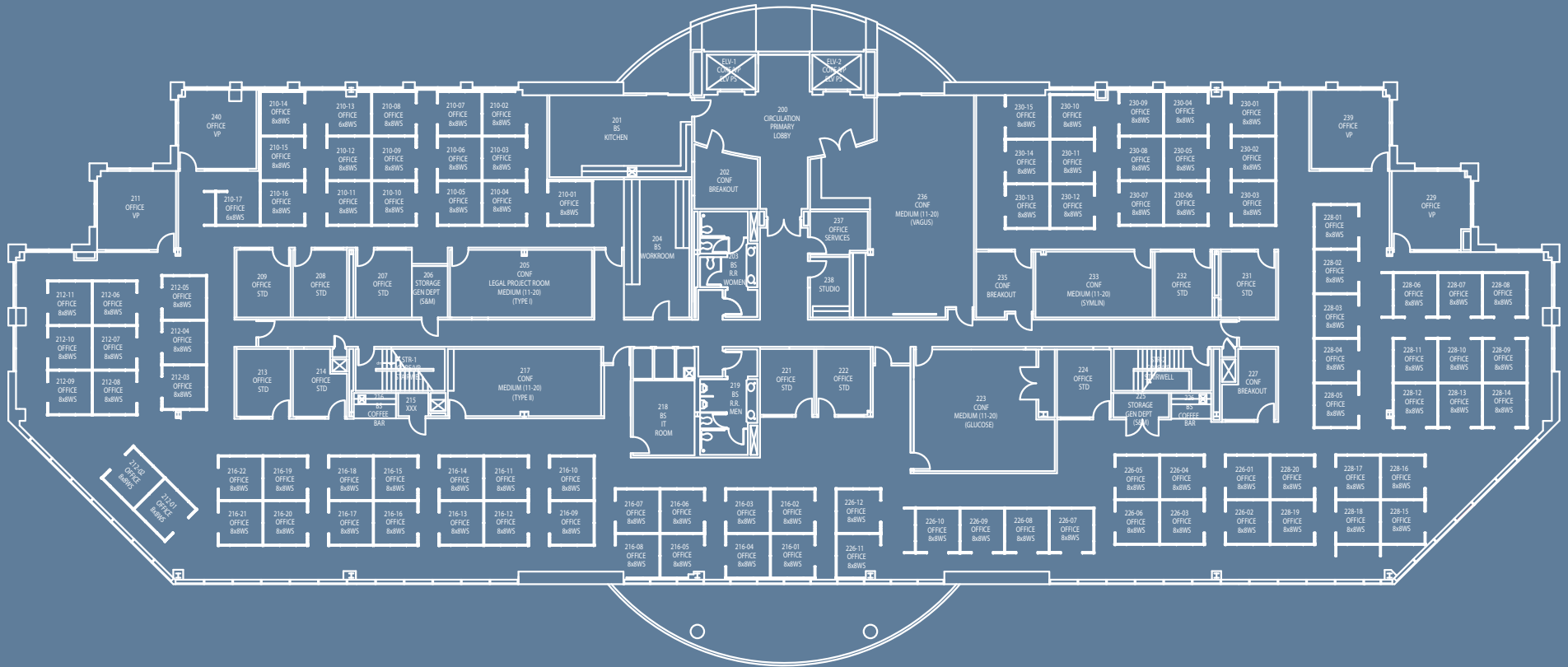
- 7 private offices
- 57 workstations
- 6 desk carrels
- large training room (with accordion doors)
- 7 conference rooms
- 3 breakout rooms
- 1 kitchen
- 1 IT room
- 2 wellness rooms
- 1 work room



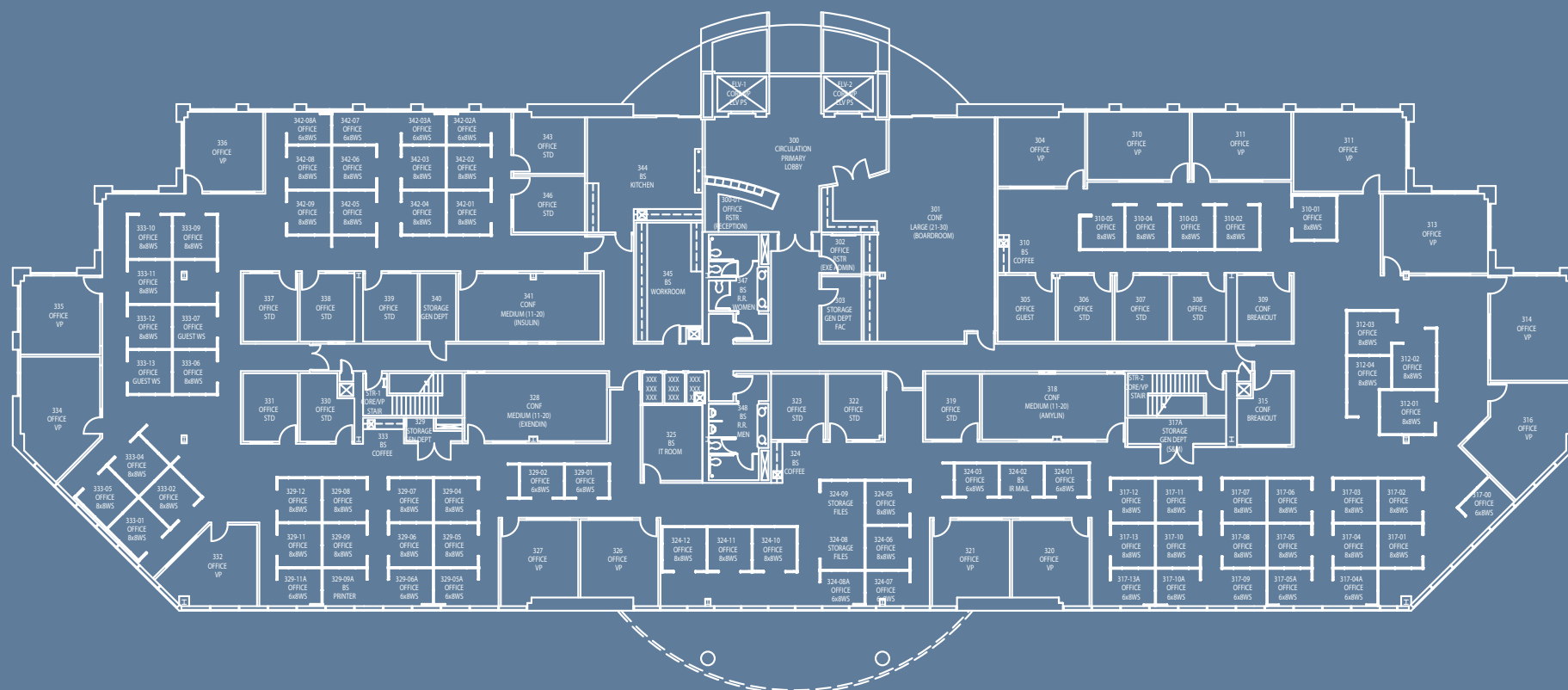
2nd Floor • 24,583 RSF

Existing Build-out

- 14 private offices
- 97 workstations
- 5 conference rooms
- 2 breakout rooms
- 1 kitchen
- 1 IT room
- 1 work room



Existing Build-out



4575 Eastgate Mall is a 14,727 square foot, single-story LEED certified building that consists of a full-scale cafeteria, dining area, fitness center and conference

rooms. Unique to the UTC area, this space helps to create a highly interactive and collaborative work environment.

Year built	1989
# of elevators	N/A - single floor
Parking stalls	38 exterior parking deck (2.58/1,000 rsf)
Exterior building construction	Travertine tile / Spandrel Glass on steel framing
Structural information	Steel frame
Floor-to-floor height	13'
Floor loading	Slab on grade
HVAC System	(10) DX Trane HVAC units with room controls
Electrical	1,200A 480V feeder with emergency generator (not currently connected)
Data cabling	CAT 5 data cabling throughout
Fire protection	Wet pipe sprinkler system with kitchen fire suppression system
# of conference rooms	2 Conference Rooms (that can open to one); 1 breakout room
# of private offices	N/A
# of workstations	1 Workstation in the kitchen office
# of work rooms	N/A
# of kitchen/break rooms	1 Served; 1 Coffee Bar; 1 Commercial Kitchen
# of IT rooms	One IDF
# of restrooms w/showers & lockers	2 women's restrooms (1 w/ showers & locker room) + 2 men's restrooms (1 w/ showers & locker room)
Security	Security cameras and card readers



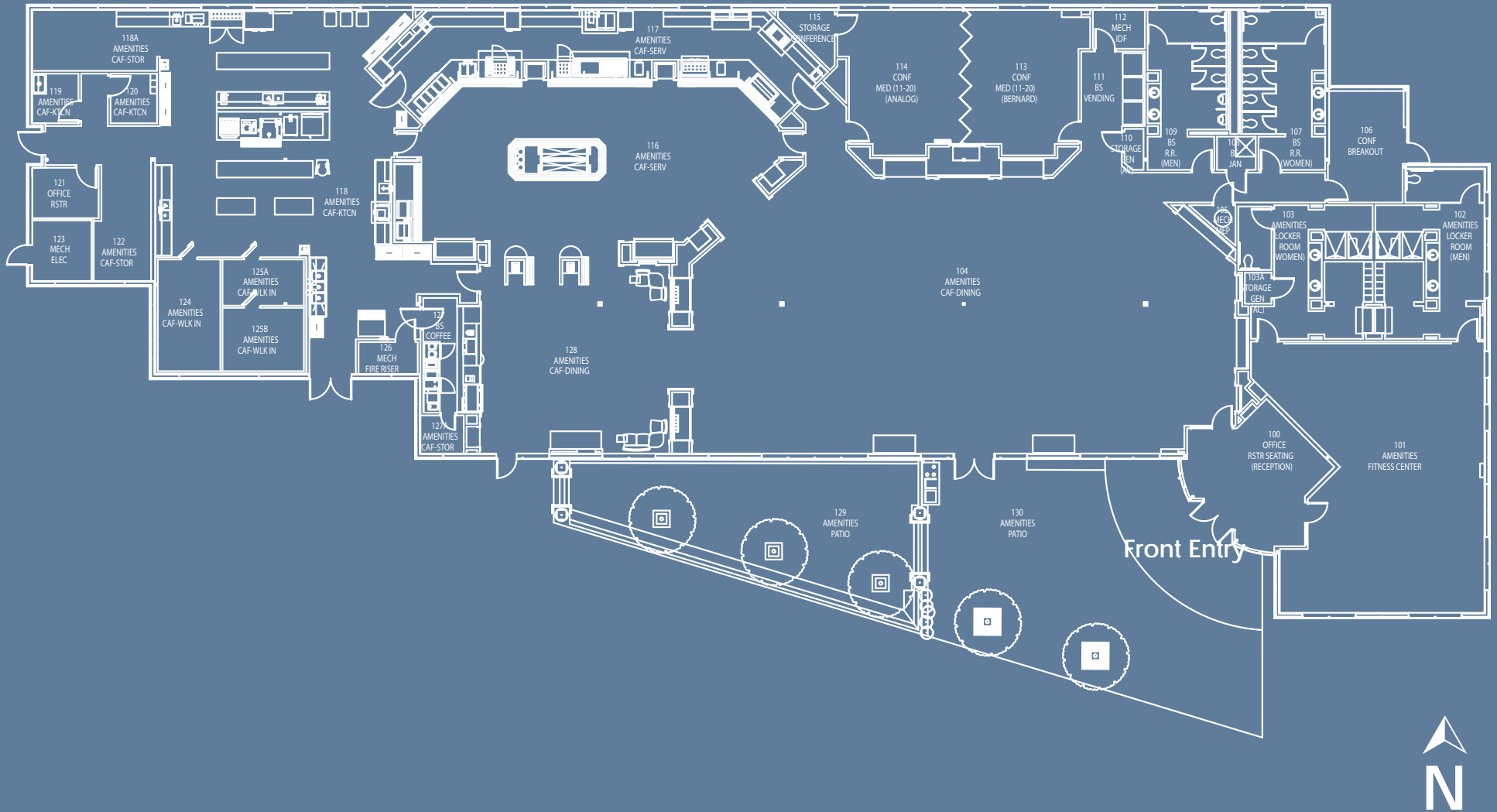
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Amenities • 14,727 RSF

Existing Build-out

- 2 conference rooms (with accordion doors)
- 1 breakout room
- Fitness center with showers & lockers
- Indoor & outdoor dining areas





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