



campus at

COPLEY

5761 COPLEY DRIVE
FOR LEASE



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www.cbre.com/copleybusinesscenter

4,075 SF | OFFICE SUITE
3.3 - 8.0/1,000 SF PARKING POTENTIAL
TO SUIT - PROGRESSIVE OFFICE OPPORTUNITY

CBRE

ADDRESS :	5751, 5761, 5771 Copley Drive
CAMPUS SIZE :	101,726 SF
CAMPUS OVERVIEW:	Copley Business Center is a high image corporate headquarters/office campus consisting of three buildings. Corporate neighbors include Cox Communications, Kaiser Permanente, Rady Children's Hospital, North Island Federal Credit Union, and AT&T/Cricket Communications. On-site amenities include outdoor dining area and walking trail.
LOCATION :	Centrally located in the northwest portion of Kearny Mesa, the campus provides convenient regional access via Interstates 5, 15 & 805 and Highways 162 & 52. The project is a short drive to Downtown, the airport and coastal communities.
CEILING HEIGHT :	TBD - 22' clear height
PARKING:	3.2/1,000 RSF leased (Equiv to 3.8/1,000 USF utilizing a 15.0% core factor) - <u>Potential up to 8.0/1,000 SF</u>
YEAR BUILT:	1996
ZONING:	IL-2-1
TECHNOLOGY:	Multiple fiber optic options are available in the project and in the street including: XO Communications, Cox, AT&T, Level 3 & Verizon Business with others in street vicinity: Zayo, Century Link, Telepacific and M Power
FIRE & LIFE SAFETY:	Fully sprinklered



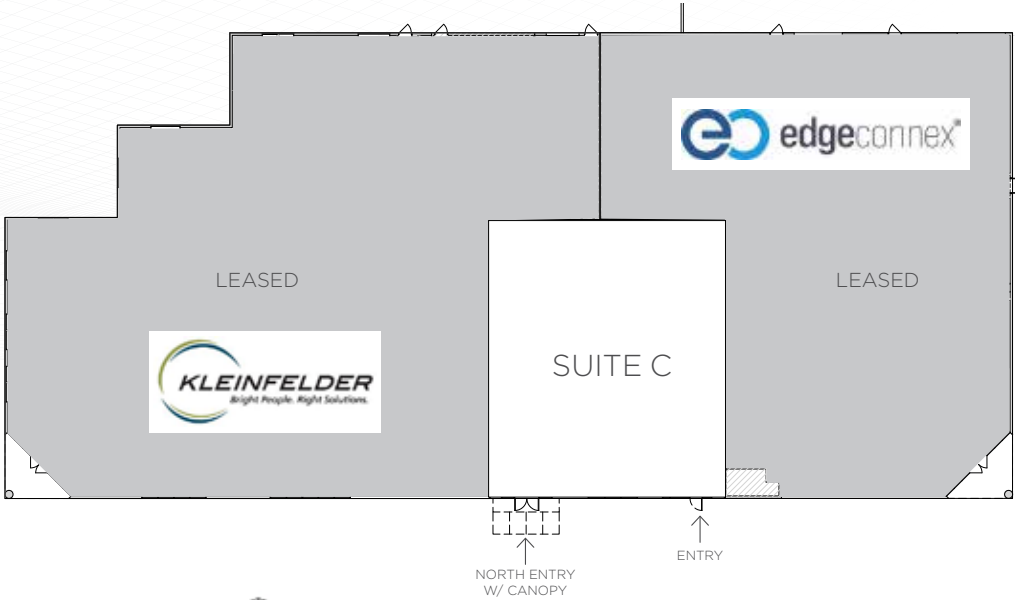
AVAILABILITY



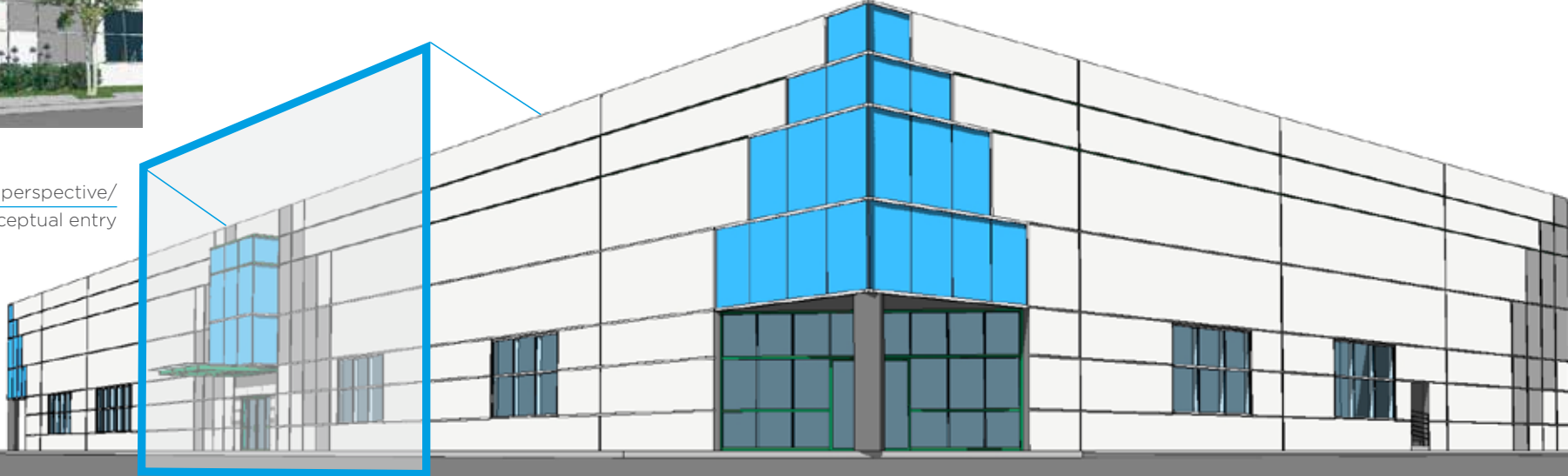
* Conceptual rendering/
suite potential

BUILDING 5761 | AVAILABILITY

Suite	Size	Available	Lease Rate	Description
C	4,075 SF	Vacant	Negotiable	Progressive office opportunity. Improvements to suit. Shell condition. 3.3 - 8.0/1,000 SF parking potential.



*Entry perspective/
new conceptual entry





campus at
COPLEY
5761 COPLEY DRIVE

- | | |
|---|---|
| 1 | UC San Diego |
| 2 | Mitchell |
| 3 | Kaiser Permanente |
| 4 | Cricket
AT&T |
| 5 | North Island Credit Union
Guild
Lawyers Title |
| 6 | Kaiser Permanente
UC San Diego |
| 7 | Rady Children's |
| 8 | COX |



1. California Suites Hotel
2. Madison Square: Mr. Bons, Fuzion Cafe, Thai Restaurant, The Mail Bank, VIP Oriental Buffet, Cheezy Pizza, Fairline Cleaners
3. McGrath Center: Starbucks, McDonalds, Souplantation, Anthony's Sea Grill, Player's Bar & Grill, Postal Annex, Hertz, Nibam Japanese Cuisine, Subway, Car Wash, Jiffy Lube
4. LA Fitness

5. Walmart
6. Food 4 Less
7. Chevron, Arby's Restaurant
8. Coco's Restaurant
9. Crossroads Center: Carl's Jr., Rubio's Mexican Grill, BBQ Galore, The Deli Stop, Cleaners
10. Shell, Car Wash, Sombrero's Mexican Food

	Drive Distance	Drive Time
	1.3 miles	3 minutes
	1.2 miles	3 minutes





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FOR MORE INFORMATION
PLEASE CONTACT

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