



4535, 4545, 4550 Towne Centre Court & 9775 Towne Centre Drive | San Diego, California, 92121



**Campus living in UTC**



 **towne centre**  
TECHNOLOGY PARK

Towne Centre Technology Park is a 287,478 s.f., four-building corporate headquarters office and life science campus located in the heart of San Diego's most prestigious submarket of University Towne Center, an area renowned for its first class area amenities, major research and health institutions, hospitals, and the University of California San Diego. Minutes from La Jolla, Del Mar and the Pacific Ocean, this campus offers proximity to all points of the county with direct access to major freeways. San Diego's best shopping, dining and lodging venues are within blocks of the campus. There is an abundance of executive and workforce housing nearby in the communities of La Jolla, Del Mar and Rancho Santa Fe.



**287,478** square foot corporate headquarters office  
and life science **campus** in UTC



## towne centre TECHNOLOGY PARK

- Four building campus totaling 287,478 square feet
- Located in the heart of San Diego's University Towne Centre/ Golden Triangle
- Easy access to I-5, I-805 and Highway 52
- Minutes from downtown San Diego and the airport
- Park-like campus setting including plaza area with outdoor seating and canyon views
- Buildings linked by network of fiber optic, cable and telephone services
- Several major hotels in the nearby vicinity
- Walking distance to casual and fine dining, health clubs and UTC shopping mall
- Near the desirable neighborhoods of La Jolla, Carmel Valley, Del Mar and Rancho Santa Fe
- 879 parking stalls; 3.4/1,000 u.s.f. (expandable)



4535 Towne Centre Court  
**41,924 square feet** available September 2012

# 4535 Towne Centre Court

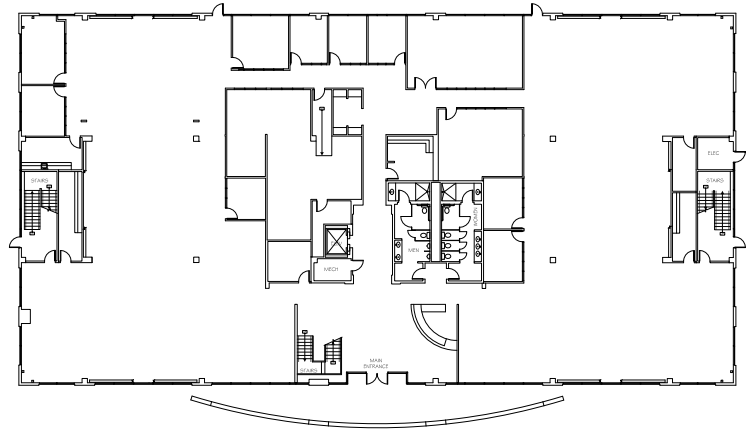
Building Size: 41,924 s.f.  
 Floor plate size: +/- 20,735 s.f.  
 Year Built: 1998  
 Elevator: one hydraulic  
 Zoning: IP-1-1  
 Parcel Size: 2.63 acres  
 Construction Type: Steel frame  
 Signage: Building top  
 Parking: 133 parking stalls; 3.5/1,000 u.s.f. (expandable)

FLOOR	RENTABLE SF	LEASE RATE	AVAILABLE
1st	20,896	Neg.	9/2012
2nd	21,028	Neg.	9/2012



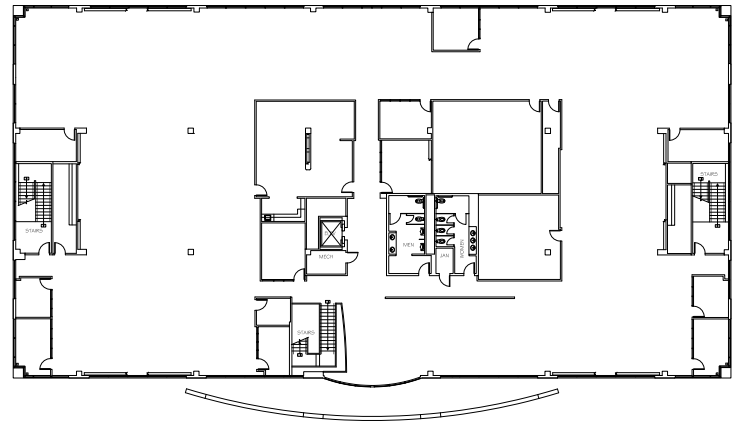
20,896 RSF

1<sup>st</sup> Floor



21,028

2<sup>nd</sup> Floor



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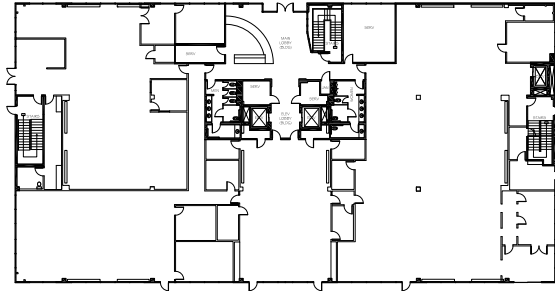
4545 Towne Centre Court  
**62,472 square feet** available September 2012



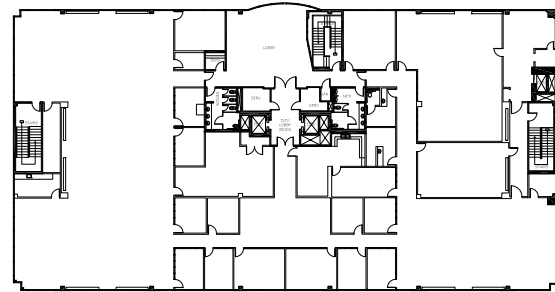
# 4545 Towne Centre Court

Building Size: 62,472 s.f.  
 Floor plate size: +/- 20,816 s.f.  
 Year Built: 1998  
 Elevator: two hydraulic  
 Zoning: IP-1-1  
 Parcel Size: 5.71 acres  
 Construction Type: Steel frame  
 Signage: Building top  
 Parking: 202 parking stalls; 3.7/1,000 u.s.f. (expandable)

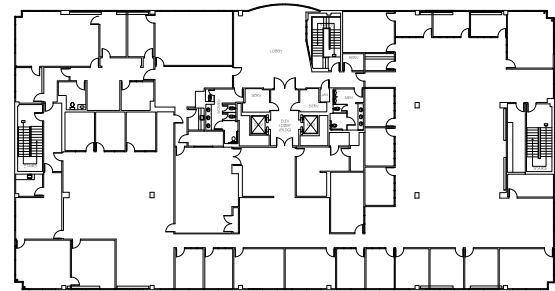
FLOOR	RENTABLE SF	LEASE RATE	AVAILABLE
1st	20,756	Neg.	9/2012
2nd	20,847	Neg.	9/2012
3rd	20,869	Neg.	9/2012



1<sup>st</sup> Floor  
20,756 RSF



2<sup>nd</sup> Floor  
20,847 RSF



3<sup>rd</sup> Floor  
20,869 RSF

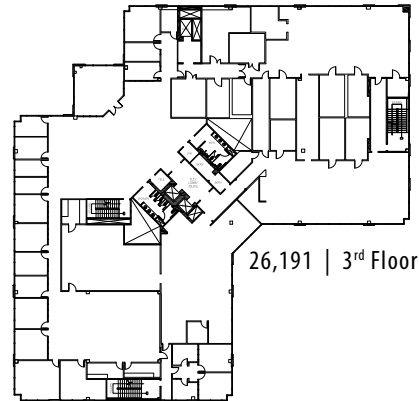
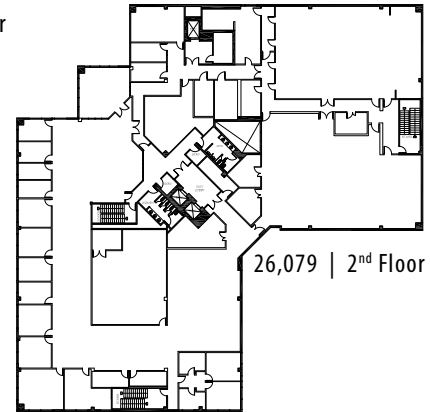
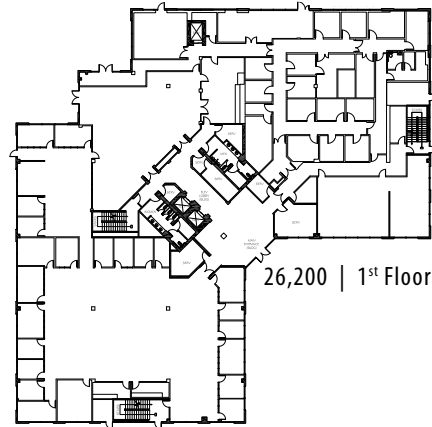




4550 Towne Centre Court  
**78,470 square feet** available September 2012

# 4550 Towne Centre Court

Building Size: 78,470 s.f.  
 Floor plate size: +/- 26,053 s.f.  
 Year Built: 1998  
 Elevator: three hydraulic  
 Zoning: IP-1-1  
 Parcel Size: 4.01 acres  
 Construction type: Steel frame  
 Signage: Building top  
 Parking: 226 parking stalls; 3.2/1,000 u.s.f. (expandable)



FLOOR	RENTABLE SF	LEASE RATE	AVAILABLE
1st	26,200	Neg.	9/2012
2nd	26,079	Neg.	9/2012
3rd	26,191	Neg.	9/2012





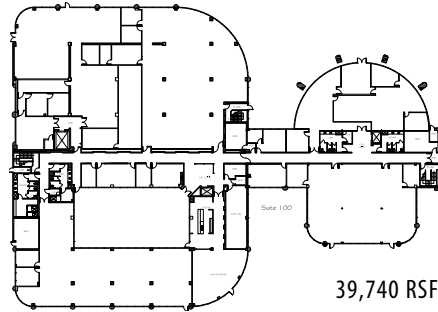
9775 Towne Centre Drive  
**104,519 square feet** available June 2014

# 9775 Towne Centre Drive

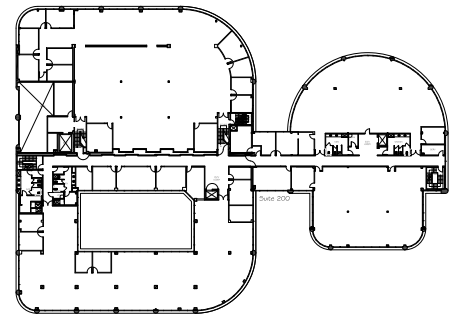
Building Size: 104,519 s.f.  
 Floor plate size: +/- 35,000 s.f.  
 Year Built: 1986  
 Elevator: three hydraulic  
 Zoning: IP-1-1  
 Parcel Size: 12.25 acres  
 Construction type: Steel frame  
 Signage: Freeway visible building top  
 Parking: 318 parking stalls; 3.5/1,000 u.s.f. (expandable)

FLOOR	RENTABLE SF	LEASE RATE	AVAILABLE
1st	38,817	Neg.	6/2014
2nd	39,740	Neg.	6/2014
3rd	25,961	Neg.	6/2014

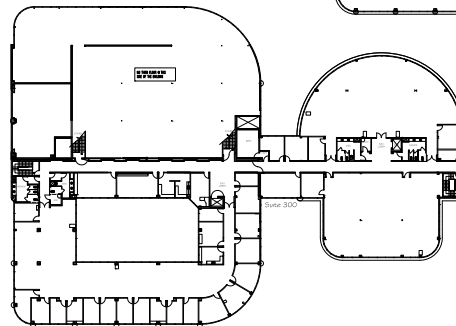
38,817 RSF | 1<sup>st</sup> Floor



39,740 RSF | 2<sup>nd</sup> Floor



25,961 RSF | 3<sup>rd</sup> Floor





Towne Centre Technology Park

● **RETAIL**

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

● **HIGH END DINING / RESTAURANTS**

- 5. Roy's
- 6. Flemings
- 7. Donovan's
- 8. Harry's Bar & American Grill

9. Cafe Japengo

- 10. P.F. Changs
- 11. Melting Pot
- 12. Truluck's
- 13. Sammy's Wood Fired Pizza
- 14. Cozymel's Mexican Grill
- 15. California Pizza Kitchen
- 16. BJ's Restaurant
- 17. Rock Bottom Brewery
- 18. El Torito
- 19. Islands

● **PERSONAL HEALTH**

- 20. Sporting Club
- 21. 24 Hour Fitness

● **HOTELS**

- 22. Marriott San Diego La Jolla
- 23. Embassy Suites Hotel SD
- 24. Hyatt Regency La Jolla at Aventine
- 25. Sheraton La Jolla Hotel
- 26. Residence Inn – San Diego
- 27. Estancia La Jolla Hotel & Spa



 **towne centre**  
TECHNOLOGY PARK



Situated within the heart of **UTC**,  
an **amenity rich** environment

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