

Up to 86,386 s.f. available for lease with 6/1,000 parking

401
Mile Of Cars Way



For more information contact:

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Owned and Managed By:



A unique 190,000 s.f. corporate headquarters office building

SOUTH BAY CORPORATE CENTER

overview

South Bay Corporate Center is a prominent corporate headquarters facility offering every advantage that larger corporations seek in their real estate assets, including significant cost savings.

The property is strategically located between the county's two largest cities, San Diego and Chula Vista. It is only minutes from business, finance, industrial, trade, defense, shipping, and tourist centers and is surrounded by a huge, professional work force.

South Bay Corporate Center is served by a complete transportation system which includes immediate access to Interstate 5 and an adjacent commuter rail and municipal bus terminal that serve the entire county and connect to Amtrak and Mexico. A nearby bicycle trail extends through five surrounding cities. Three major passenger and cargo airports are within a 10 mile drive, and a public marina and international shipping terminal with freight rail service are within walking distance.

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The elegant, three-story structure consists of ±190,000 square feet. It features a high public profile, plentiful parking, extensive security measures, abundant connectivity, and redundant power. Amenities that surround the property are multiple restaurants and hotels, a harbor-front park, walking trails, and a waterfront nature center and preserve.

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location advantages

Tax Regulatory Incentives - Enterprise Zone

- Hiring Credit – state tax credits for up to half the wages paid to qualified new employees
- Sale or Use Tax Credit - for state taxes paid on business equipment purchases
- Accelerated Depreciation Deduction - allows accelerated depreciation of business property
- Operating Loss Carry Forward – allows net losses to be carried forward to future years
- Interest Deduction - allows lenders to deduct net interest on loans to businesses in the zone
- Employee Credit - available to qualifying employees for wages earned in the zone.

Westside Specific Plan

The Westside area, also known as Old Town, is an area bordered on the west by Interstate 5 and the east by Roosevelt Avenue stretching from W. Plaza Boulevard south

to W. 24th Street. During the early development of National City, small single family homes were constructed in Old Town. Many of these early homes constructed around the turn of the century still remain. After World War II, to encourage economic development, industrial uses were permitted in the area.

In an interest to resolve the conflicting land uses, the community encouraged the City to develop the Westside Specific Plan. The Council embarked on the preparation of the Westside Specific Plan in 2005, which was adopted in March 2010, to comprehensively address environmental and land use issues, leading to this plan that reflects residents' aspirations for their community. This Specific Plan was prepared to address concerns of the impact of incompatible land uses expressed by the community at numerous City Council meetings and at several community workshops.

More information on the Westside Specific Plan can be found at www.ci.national-city.ca.us/index.aspx?page=498

Located at the Heart of San Diego's Business and WorkForce Centers

- Work force of 1,205,000 residents over 18 years of age within a 20 minute drive
- Over 47,000 businesses with 590,000+ employees located within a 10 mile radius
- More than 202,000 of the employees are executives and professionals

Minutes from San Diego's Major Business and Manufacturing Locations

- Bay Front and Marine Terminal - 5 minutes
- U.S. Naval Station - 5 minutes
- Downtown San Diego - 10 minutes
- San Diego Airport - 10 minutes
- SPAWAR Systems Center - 10 minutes
- Mexico border crossing - 10 minutes

Convenient Freeway Access & Public Transportation

- Immediate access to CA-54 freeway
- Adjacent to trolley station for service to downtown San Diego, Chula Vista, east county cities, the border crossing to Tijuana, Mexico and connections to the Coaster commuter train and Amtrak
- Adjacent to bus terminal for transportation to all of San Diego County

Government Sponsored Business Advantages

- In an Enterprise Zone that offers hiring credits, accelerated depreciation, purchase & use tax credits, income tax savings for employees, and tax savings to lenders who finance businesses located in the zone
- In a HUB Zone that provides pricing advantages in bidding for federal contracts

Area Amenities Support Employee Attraction and Retention

- Restaurants and retail services
- The Marina Gateway with the new Buster's Beach House Restaurant & Longboard Bar, a new hotel, and restored historic buildings
- A new public marina, shoreline park, and the Paradise Creek Preserve
- The 24 mile Bay Shore Bikeway around San Diego Harbor through Coronado, downtown San Diego, the Embarcadero, and the Gas Lamp District

project features

- Largest office building in South San Diego County at 190,000 square feet
- Ideal Uses:
 - Corporate HQ
 - Education
 - Call Center
 - Government
 - Health Care
- Freeway visibility and signage
- Building signage available
- Adjacent to trolley stop and bus terminal
- Efficient floor plates can accommodate large tenants
- Landscaped 11.17 acre parcel
- **6/1000 USF** parking ratio; expandable
- Secure facility with fenced and gated parking lot areas
- 3 passenger elevators and a separate freight elevator
- Loading docks, grade level overhead doors, and storage area
- Clear height $\pm 12'$

LEASE RATE: \$1.40/s.f. NNN



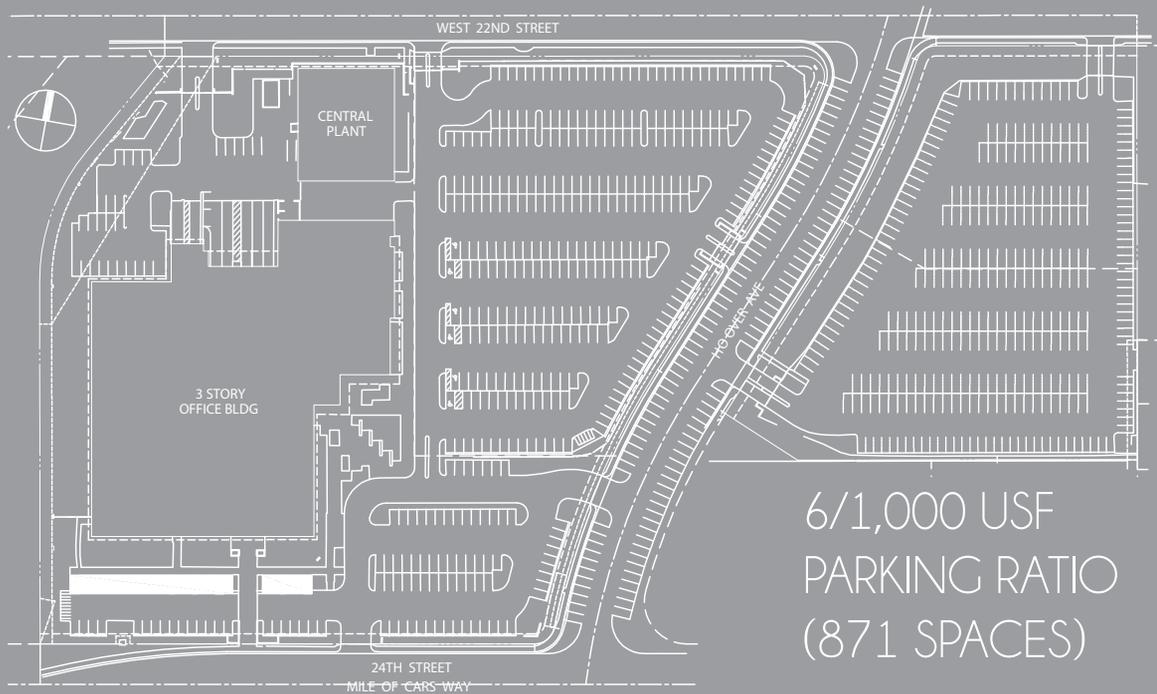
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site plan



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Repainted building facade



New Conference Facility



recently completed project enhancements

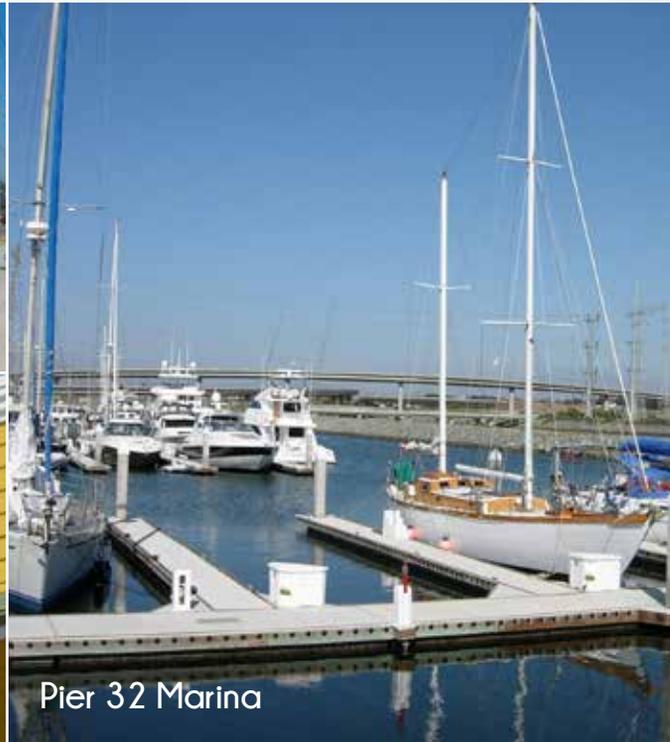
New Landscape and Hardscape



New Building Lobby



amenities



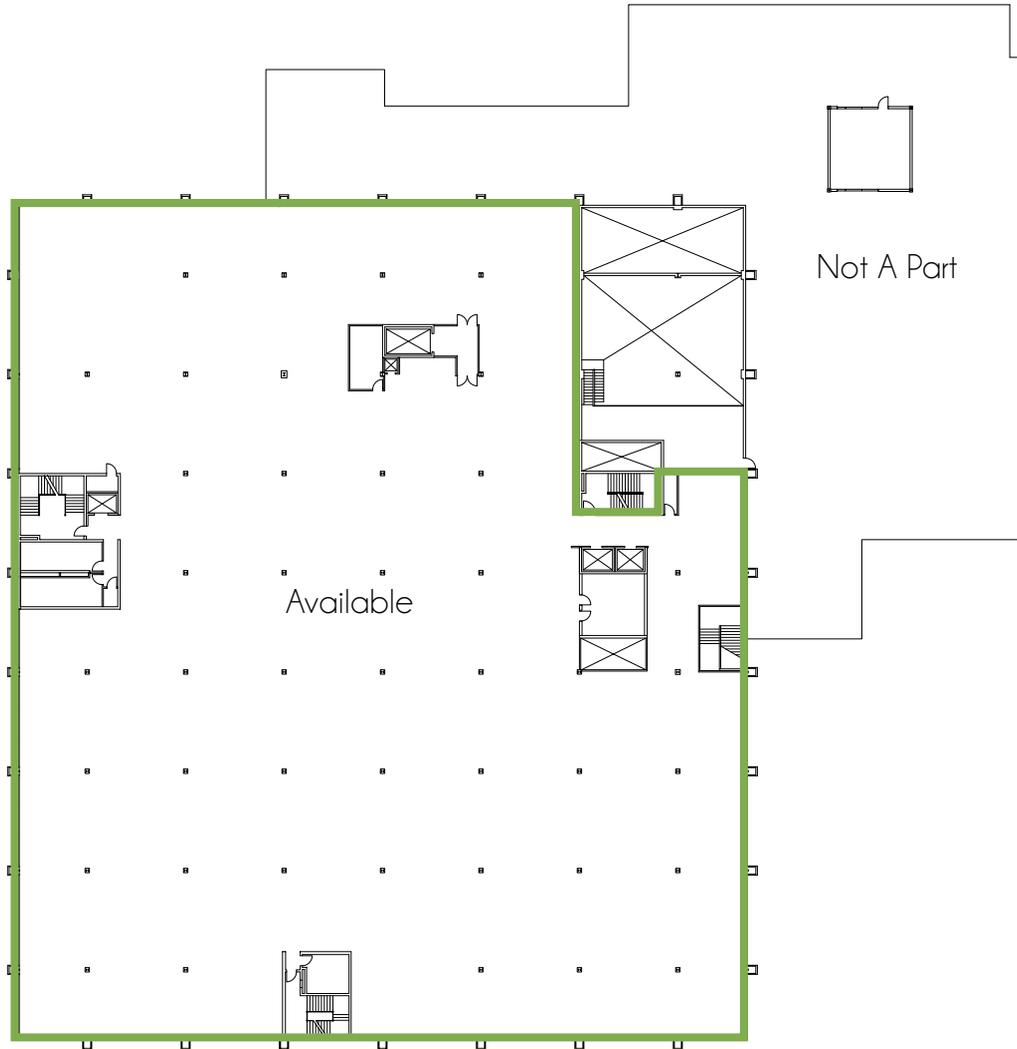
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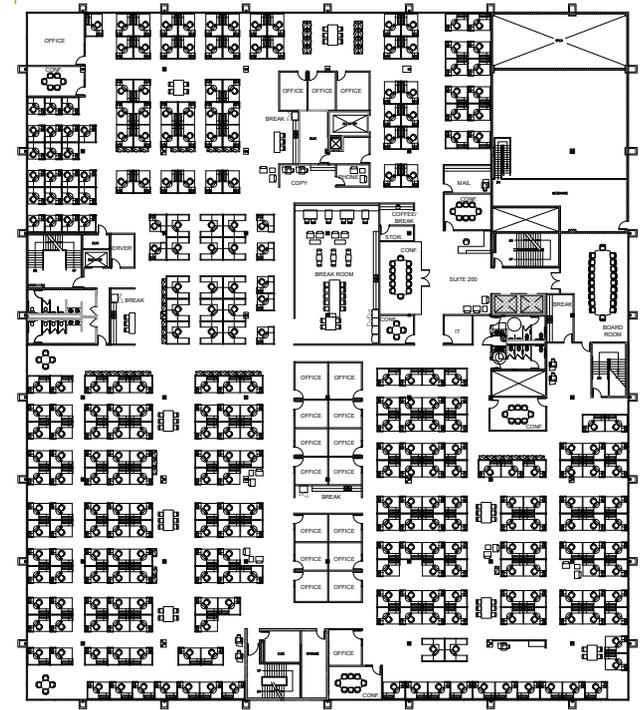
Second Floor

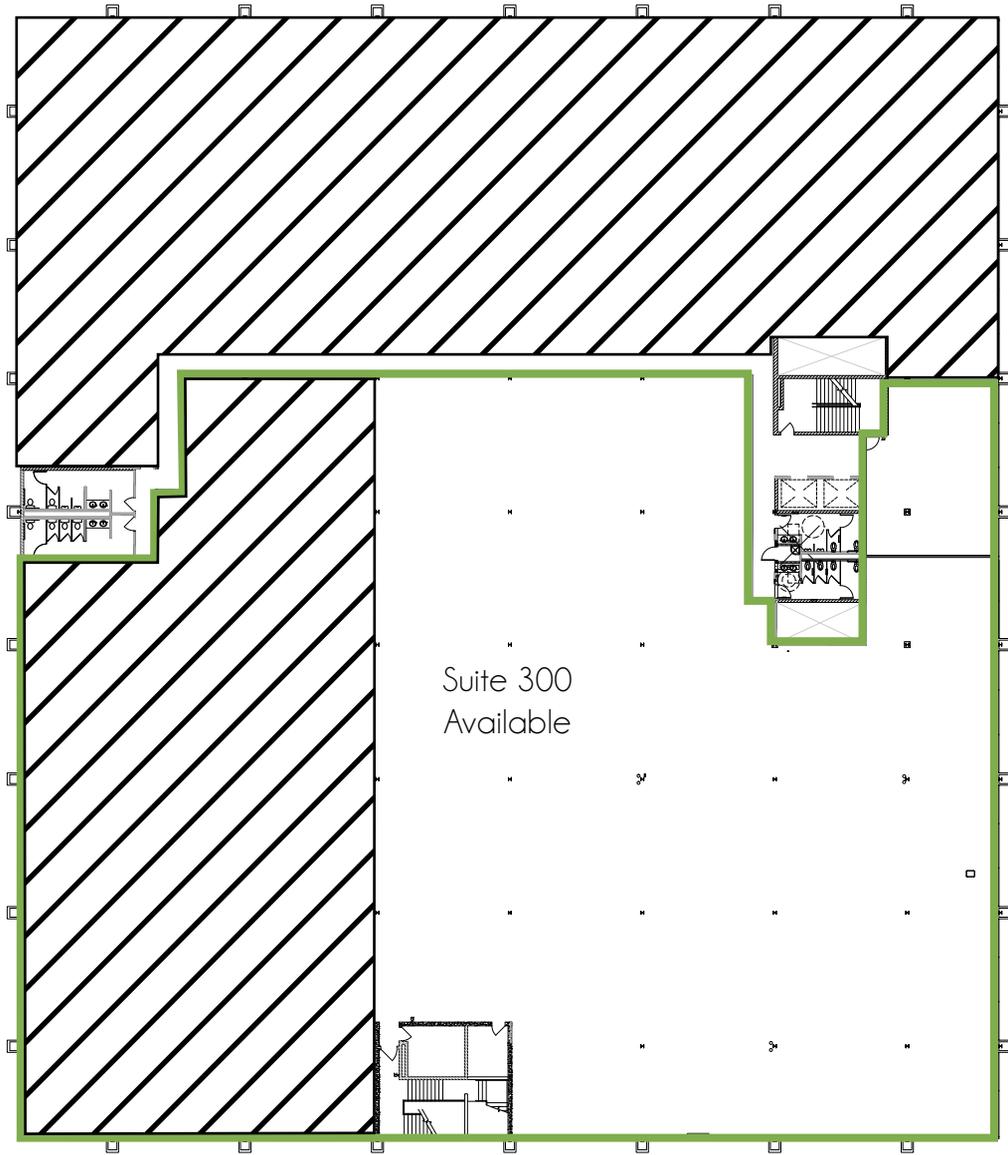
As Built Plan

- Full floor available
- 60,311 rsf available
- Shell condition



Conceptual Plan





Third Floor

As Built Plan

Suite 300

· 26,075 rsf available

· Shell condition

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