

AEROPARK

— KEARNY MESA —

8875 Aero Drive, San Diego, California



AEROPARK

AERO PARK OFFERS STATE-OF-THE-ART CORPORATE DESIGN, EMPLOYEE AMENITIES, EFFICIENCY, AND AN OVERALL QUALITY OFFICE EXPERIENCE CORPORATE TENANTS ARE LOOKING FOR TODAY. IN ADDITION TO UNMATCHED DESIGN, AERO PARK OFFERS AN UNPARALLELED 5.5 / 1,000 PARKING RATIO, UNIQUE SECURITY FEATURES, AND A LARGE OUTDOOR AMENITY AREA.

8875 Aero Drive is a two story corporate office building that offers unique flexibility for a wide range of tenants. The forward thinking building design allows corporate office tenants, Research & Development, flex, and technology companies to enhance their image and workforce productivity. With up to 114,418 total square feet, and divisibility to approximately 30,000 square feet, the building offers unique 15' ceilings on both floors, 5.5 / 1,000 parking ratio, secure parking, and unique potential for wide variety of creative office / technology lifestyle improvements. Aero Park is the most central location in the County and offers easy access to the 805, 163, Interstate 15 and Interstate 8 freeways.



Potential.

SITE MAP

AERO DRIVE



GRADE: 130 STALLS
LEVEL 2: 68 STALLS
LEVEL 3: 124 STALLS
LEVEL 4: 61 STALLS

PARKING GARAGE
4 - Levels
Total: 383 Stalls

**PROPOSED MEDICAL
OFFICE BUILDING**

Footprint: 22,500 SF
3-Stories, 67,500 SF

8875 AERO DRIVE

Footprint: ±57,209 SF
2-Stories, ±114,418 SF

This conceptual design is based upon a preliminary review of applicable requirements and is intended to provide a general overview of the proposed project. It is not intended to be used for engineering, and is intended solely to assist in exploring the project's potential.



INDOOR

- ▶ UNIQUE 15' OPEN CEILING PLANS ON BOTH FLOORS
- ▶ GLASS ROLL UP DOORS FOR INDOOR / OUTDOOR EXPERIENCE
- ▶ LOCKERS AND EMPLOYEE SHOWERS
- ▶ HEALTH & FITNESS ZONE



LOCATION

- ▶ ONE BLOCK FROM MONTGOMERY FIELD
- ▶ EXCELLENT ACCESS - 8, 15, 805, & 163 FREEWAYS
- ▶ OUTSTANDING SURROUNDING RESIDENTIAL & RETAIL

OUTDOOR

- ▶ WIFI
- ▶ BBQ FACILITIES
- ▶ FIRE PIT WITH SEATING FOR SMALL MEETINGS
- ▶ BOCCE BALL COURT
- ▶ OUTDOOR SEATING FOR GROUP MEETINGS
- ▶ EV CHARGING STATIONS
- ▶ BICYCLE STORAGE

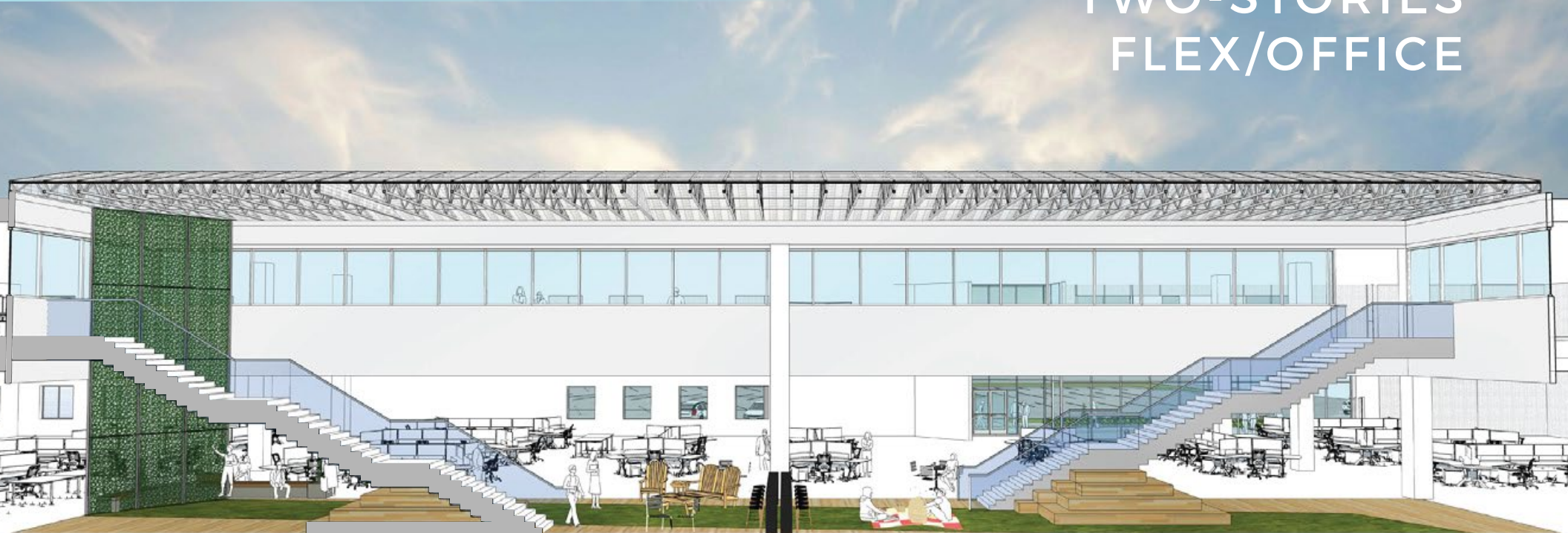
Amenities

DESIGNED FOR TODAY'S MODERN USERS

Collaborative Space

Lounge furniture blends work and relaxation spaces to encourage collaboration among employees.

114,418 SF
TWO-STORIES
FLEX/OFFICE



Go Green

EV parking stations, courtyards with internal green spaces, skylights, and glass roll-ups for fresh air.

Public Transportation

Bike racks and nearby bus stops to encourage the use of public transportation.

Customizable Indoor Outdoor Experience

Glass roll-ups, and large communal outdoor amenity space.

Customize

FACILITY SPECIFICATIONS

HVAC

Cooling tower with supplemental package units.

Construction

Reinforced concrete slab, double-t reinforced concrete second floor and roofing system. Exterior walls are structural steel with masonry and concrete encasement.

Elevator Service

The building is serviced by two elevators, one of which is freight/gurney sized.

Electrical Service

The total electrical service to the building is 2,000 amp, 3-phase, 4-wire service at 277/480 volts.



Fire Protection

Both floors are 100% covered by sprinklers.

Emergency Power

A 750 kw diesel generator services the building, with a 4,000 gallon fuel tank.

Roof

Flat, reinforced concrete deck with sealed membrane.

Security

Fenced, secure front and back parking lots. Concrete roof and existing vault area.

BIRD'S EYE VIEW



AEROPARK

Location

AEROPARK

AERO PARK IS LOCATED IN KEARNY MESA, SAN DIEGO'S MOST CENTRAL AND SOUGHT AFTER SUBMARKET.

Community

Situated on six acres along Aero Drive, the property has unparalleled access to Kearny Mesa's booming amenity base as well as access to six major freeways and interstates. The property is less than one mile from Interstate 805 and Highway 163 to the West and 1.5 miles from Interstate 15 to the East.

Home to a variety of key San Diego industries including defense, government, healthcare, energy and education Kearny Mesa enjoys strong consistent demand across the spectrum. Kearny Mesa is also unique in that it enjoys immediate access to a highly educated labor force by virtue of the large number of both single family and multi-family residences throughout the market.

Zoning

8875 Aero Drive is zoned IP-2-1, which is allowed an abundance of permitted uses. This includes commercial service uses such as financial institutions, radio and television studios, office uses such as business and professional, government, regional and corporate headquarters, research and development, and high-tech manufacturing. Additionally, select medical uses are allowed in the IP-2-1 zone.

Location

Superior Central Location

Kearny Mesa's highly desirable central location is framed by several freeways, including the 805, 15 and 52, providing a convenient commute for San Diego's large and diverse labor force.

A relatively well-to-do population base and proximity to several universities feed a pipeline of employees.

IT'S ALL ABOUT KEARNY

Steady Submarket

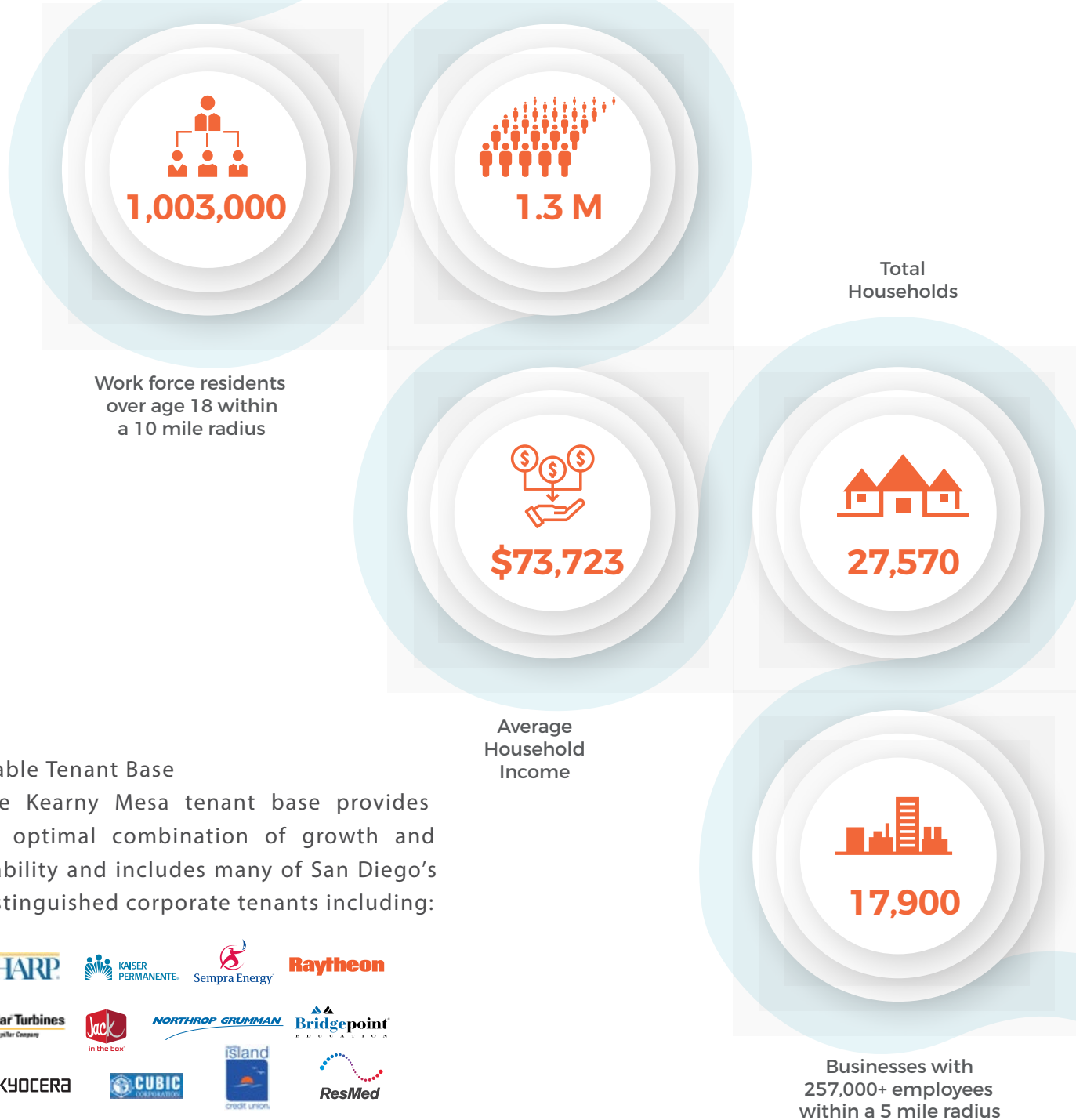
Kearny Mesa is the second largest suburban office submarket in San Diego County with 8.2 million square feet of inventory. Fueled by strong tenant demand, Kearny Mesa continues to be the best performing submarket in San Diego County.

Stable Tenant Base

The Kearny Mesa tenant base provides an optimal combination of growth and stability and includes many of San Diego's distinguished corporate tenants including:



Expected population growth by 2021



Businesses with 257,000+ employees within a 5 mile radius

Location

KEARNEY MESA'S LARGEST USERS



AEROPARK

FOR MORE INFORMATION

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