



CREATIVE EXPERIENCE COLLABORATIVE SPACE

AVAILABILITIES SUMMARY

BUILDING 8500

SUITE	SIZE	RATE	POSSESSION
Suite 100 /110/120	±20,000-61,568* RSF	\$2.90 FSG	Immediate
Suite 160	14,416 RSF* RSF	\$2.90 FSG	Immediate

*Building contiguous to ±76,000 RSF

BUILDING 8510

SUITE	SIZE	RATE	POSSESSION
Suite 100	±8,000-13,215* RSF	\$2.75 FSG	Jun-19
Suite 270	±13,885* RSF	\$2.75 FSG	Jun-19
Suite 300	±10,000-43,263*	\$2.75 FSG	Jun-19

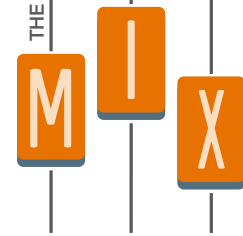
*Building contiguous to ±70,363 RSF

BUILDING 8550

SUITE	SIZE	RATE	POSSESSION
Suite 200	±4,800-18,590 RSF	\$2.60 FSG	Jun-19
Suite 234/242	±3,042-9,034 RSF	\$2.65 FSG	Immediate
Suite 281-283	±1,900-7,437 RSF	\$2.65 FSG	May-19
Suite 290	±2,360 RSF	\$2.75 FSG	Immediate

Broker Bonus: \$1/SF for 20,000-40,000 SF; \$2/SF for 40,000+ SF (only applicable until June 2019)

THE MIX AT HARMAN CAMPUS SITE PLAN



1. Food Truck Pavilion
2. Three-Quarter Mile Walking Path
3. Town Square Park
4. Outdoor Meeting Space
5. Outdoor Patio Space
6. The Gallery: Common Area Seating, Ping-Pong, Pool Table, Foosball
7. Electric Vehicle Charging Stations

MAIN ENTRANCE NAPA STREET



BALBOA BLVD.

MAIN ENTRANCE BALBOA BLVD.

DRNK coffee + tea

QWENCH juice bar

T4 TEA ROOM

Peace Nail & Spa

THE PIZZA PRESS

CHIPOTLE MEXICAN GRILL

Jersey Mike's SUBS

FIVE GUYS

WaBa

TARE RAMEN-YA



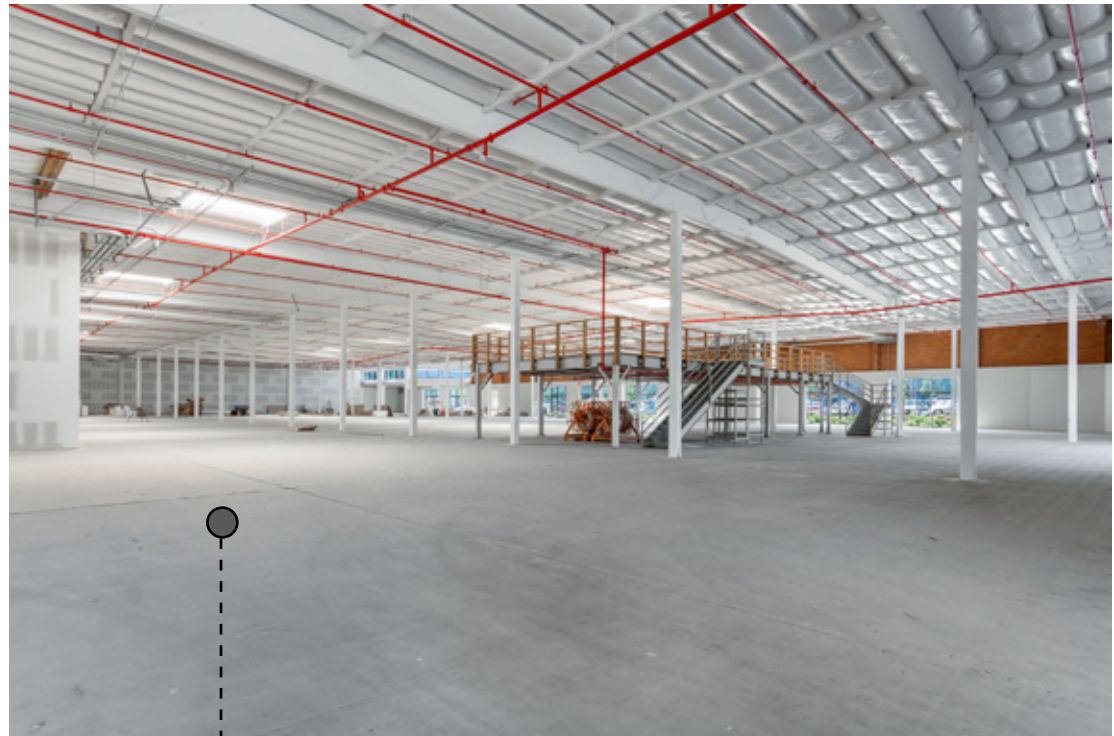
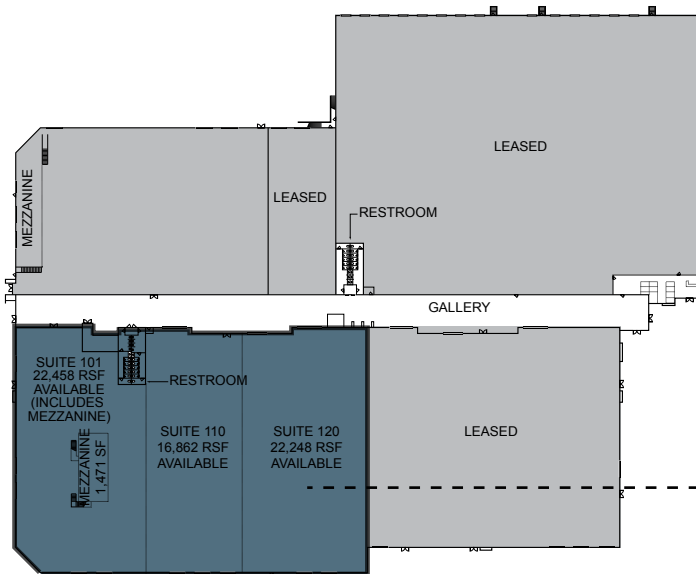
FLOOR PLAN

8500 Building | Suites 100/110/120 - ±61,568* RSF

*DIVISIBLE TO ±20,000 RSF

SPACE FEATURES

- + Warm shell condition. Single-level, ground floor, creative office space in warm shell condition
- + 19' clear height
- + 1,471 RSF mezzanine area



FLOOR PLAN

8500 Building | Suite 160 - ±14,416 RSF

SPACE FEATURES

- + Single-level, ground floor, creative office space in warm shell condition
- + 19' clear height



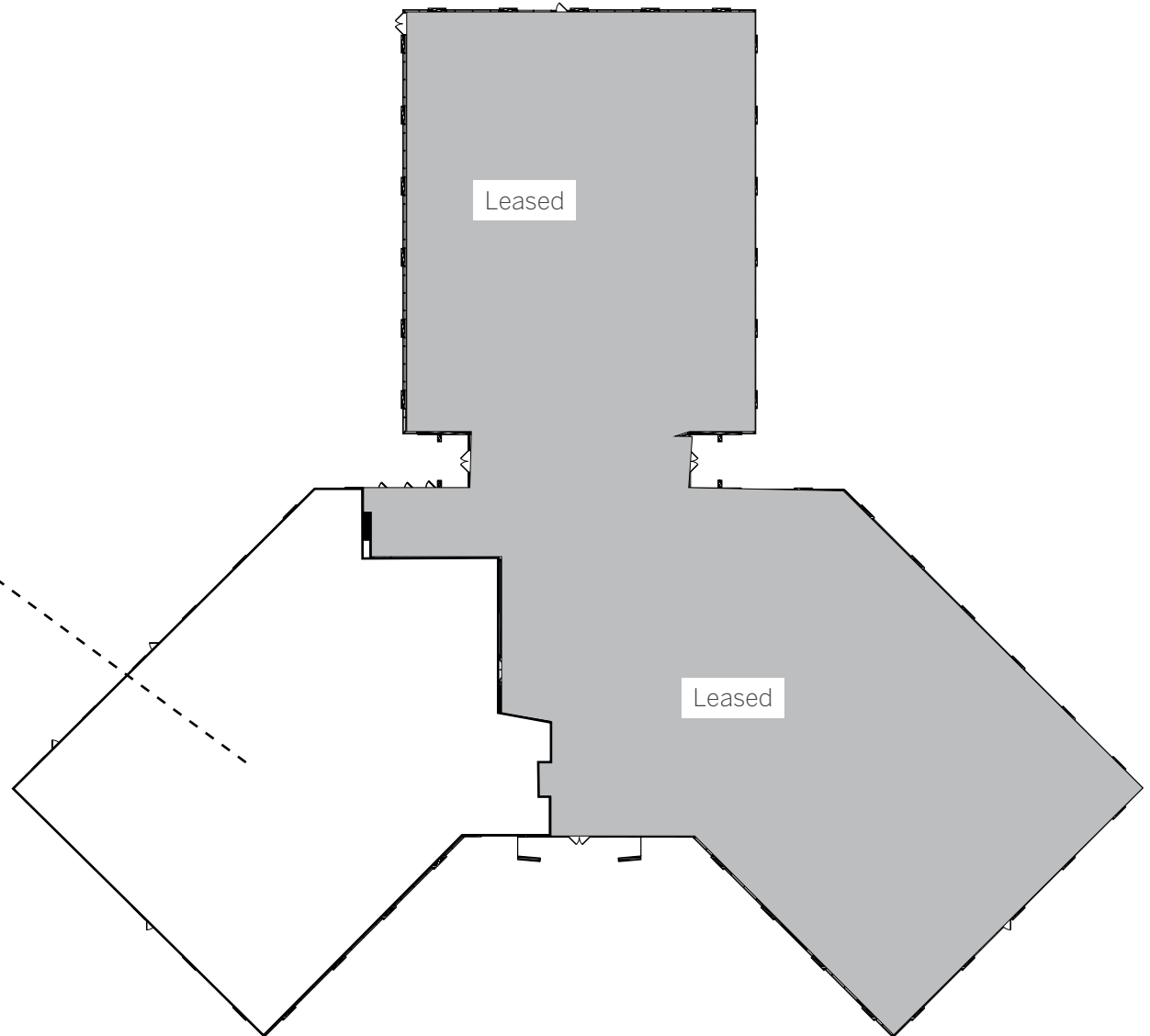
FLOOR PLAN

8510 Building | Suite 100 - ±13,215* RSF

*DIVISIBLE TO ±8,000 RSF

SPACE FEATURES

- + Ground floor space with 10' ceilings
- + Lobby identity available
- + Suite divisible to ±8,000 RSF

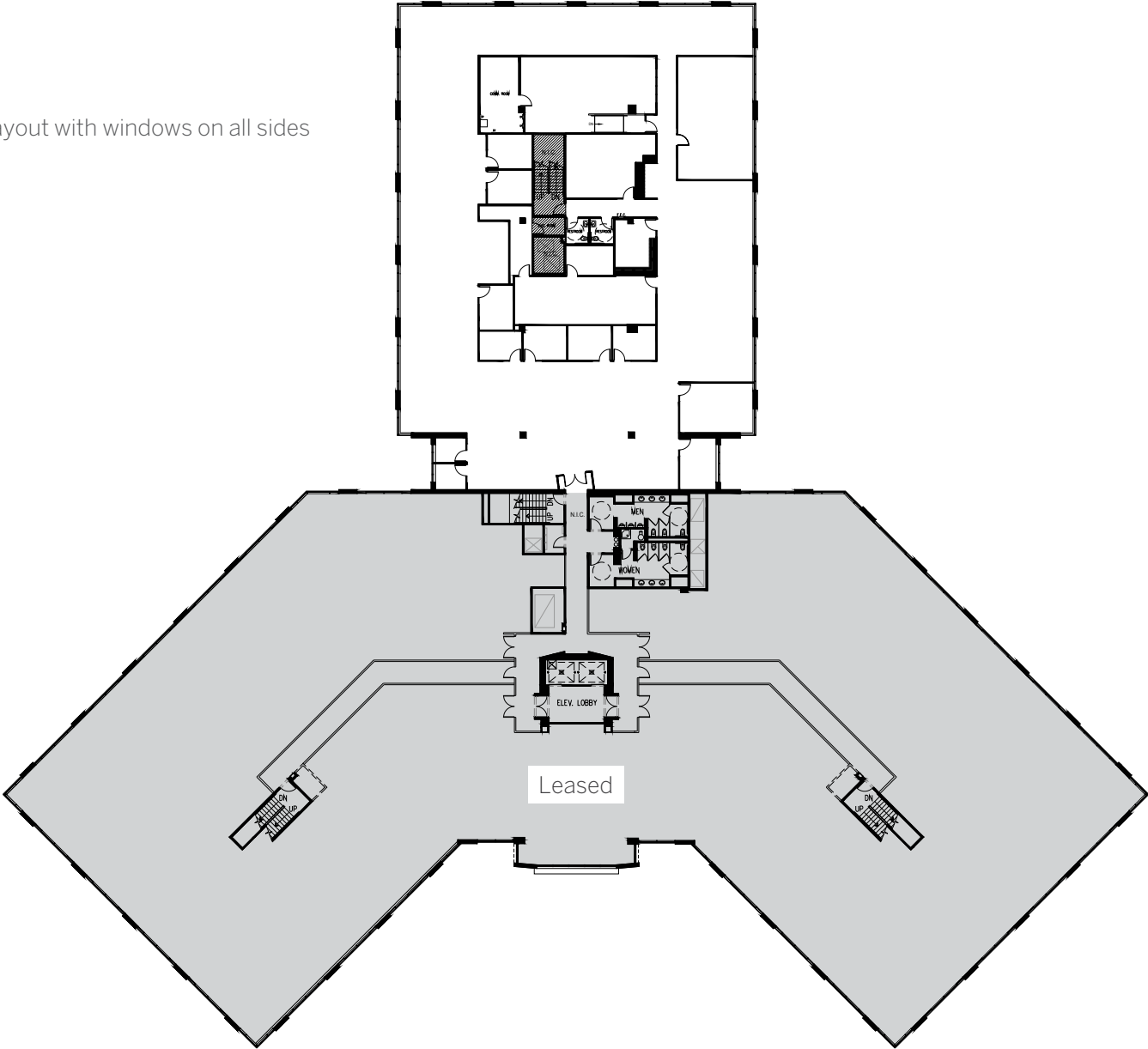


FLOOR PLAN

8510 Building | Suite 270 - ±13,885 RSF

SPACE FEATURES

- + Highly efficient rectangle layout with windows on all sides



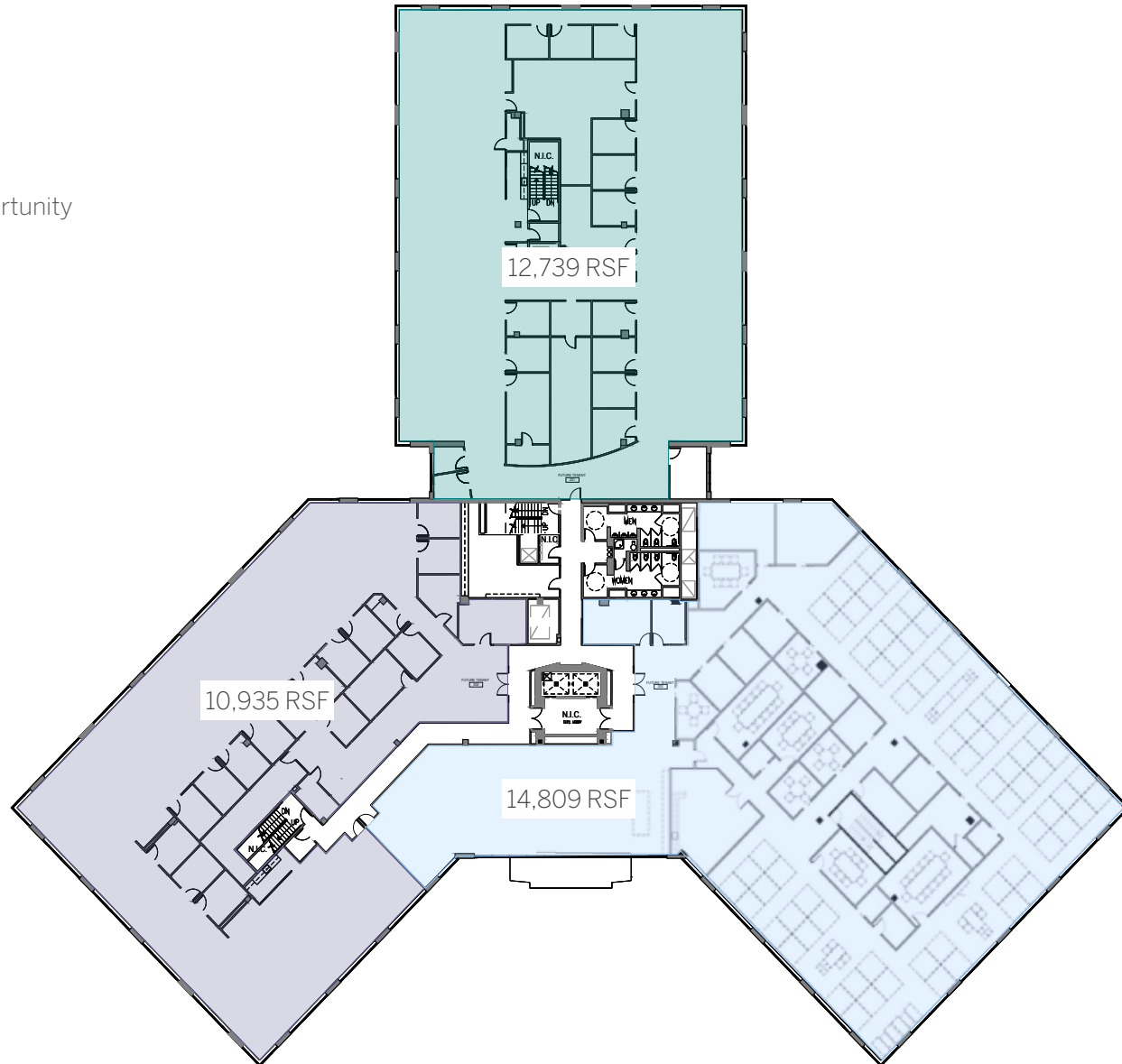
FLOOR PLAN

8510 Building | Suite 300 - ±43,263 RSF

*DIVISIBLE TO ±10,000 RSF

SPACE FEATURES

- + Full floor opportunity
- + Building signage available
- + Potential plug and play opportunity



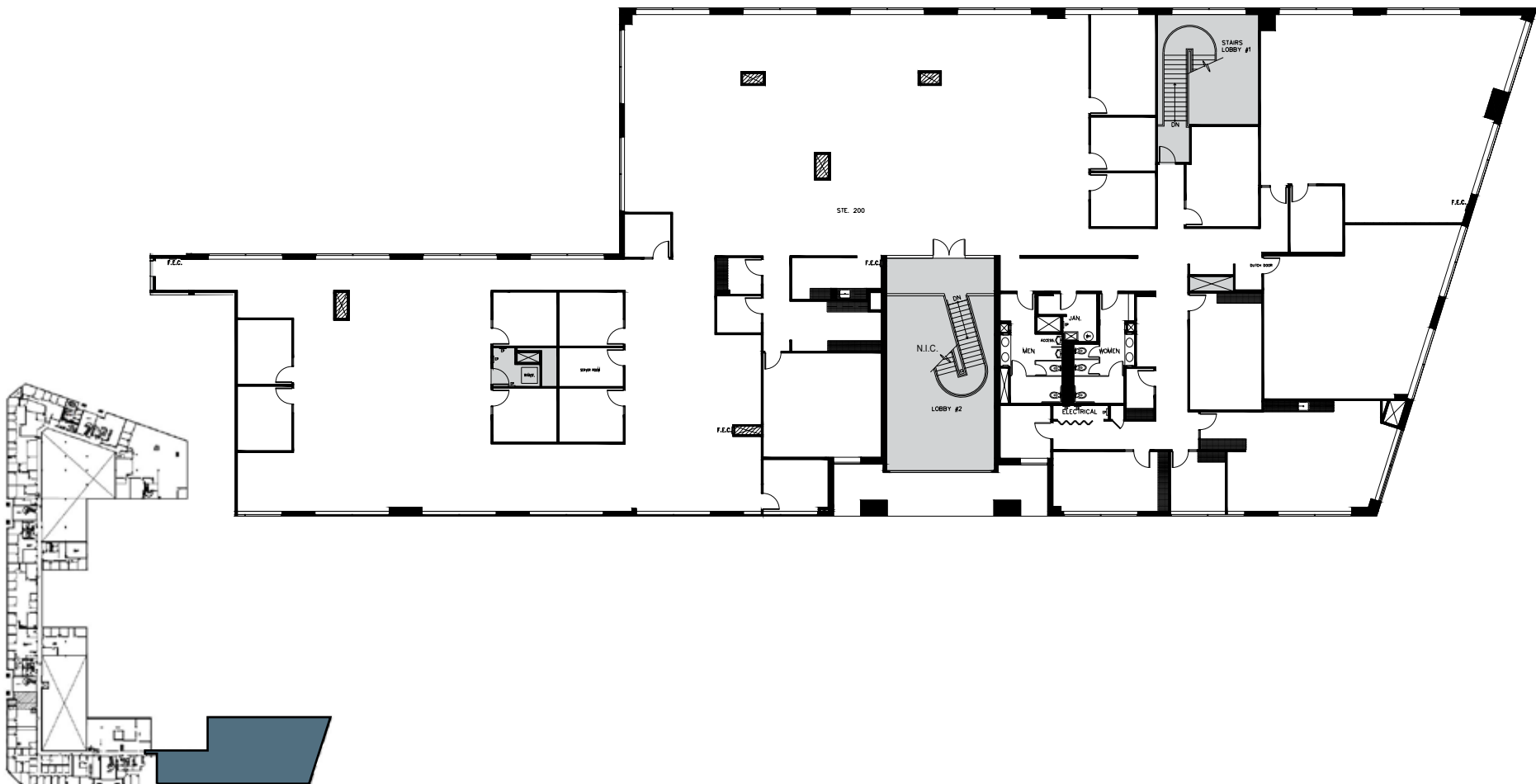
FLOOR PLAN

8550 Building | Suite 200 - ±18,590* RSF

*DIVISIBLE TO ±4,000 RSF

SPACE FEATURES

- + Highly efficient rectangle layout with windows on all sides
- + Lobby identity and building signage available
- + Private restrooms



FLOOR PLAN

8550 Building | Suite 234/242 - ±9,034* RSF

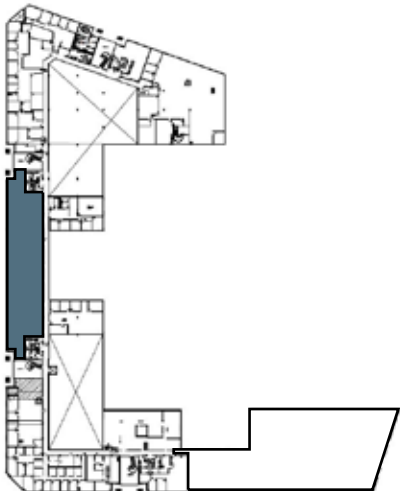
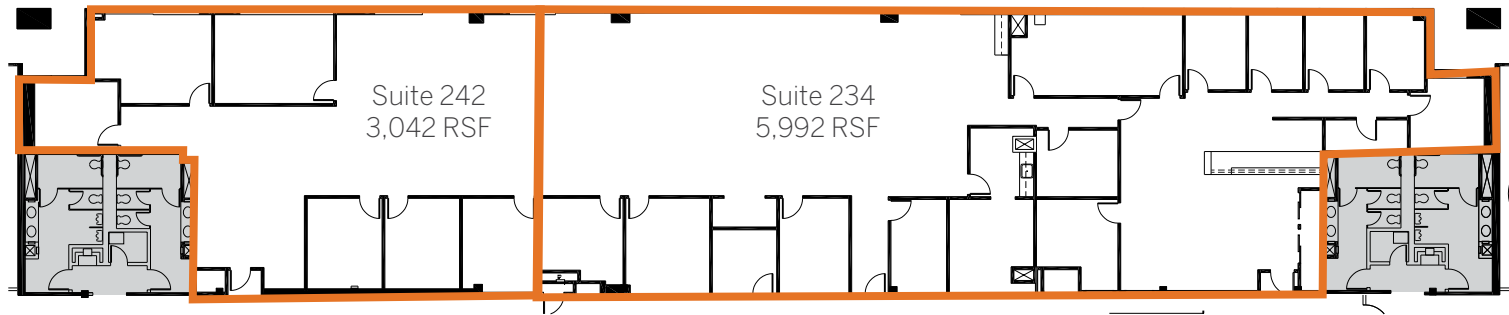
*DIVISIBLE TO ±3,042 RSF

SPACE FEATURES

- + Efficient rectangle layout with in place improvements

HYPOTHETICAL DEMISE

THE MIX



FLOOR PLAN

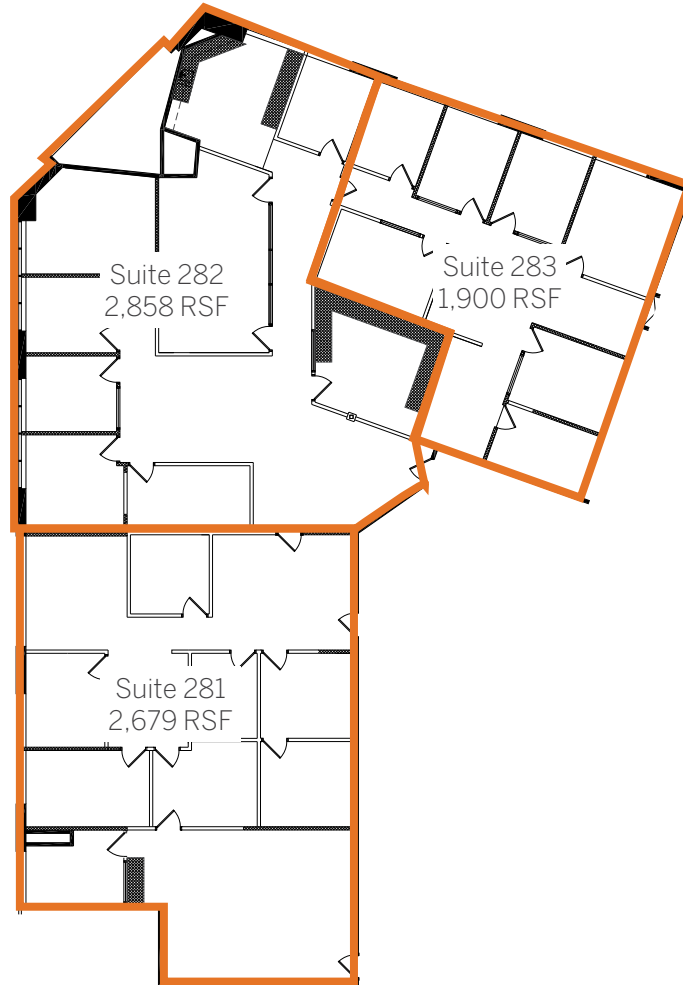
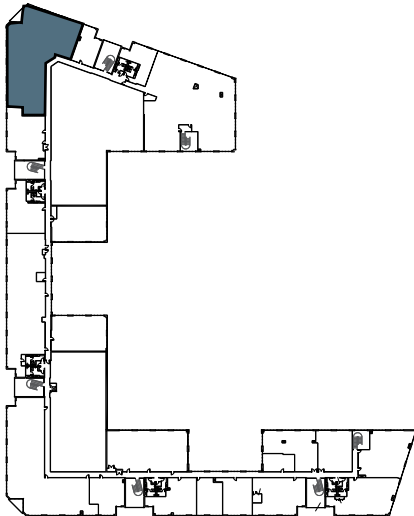
8550 Building | Suite 281-283 - ±1,900 - 7,437 RSF

SPACE FEATURES

- + Excellent window-lined office suite
- + Featuring multiple private offices

HYPOTHETICAL DEMISE

THE MIX

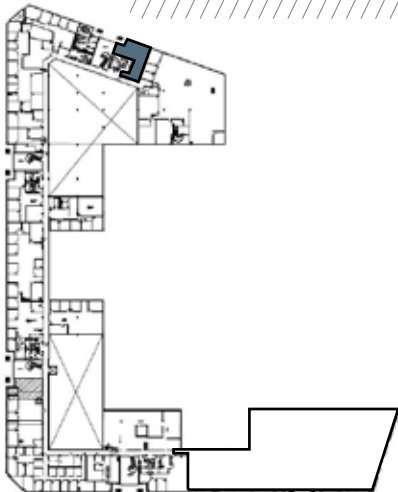
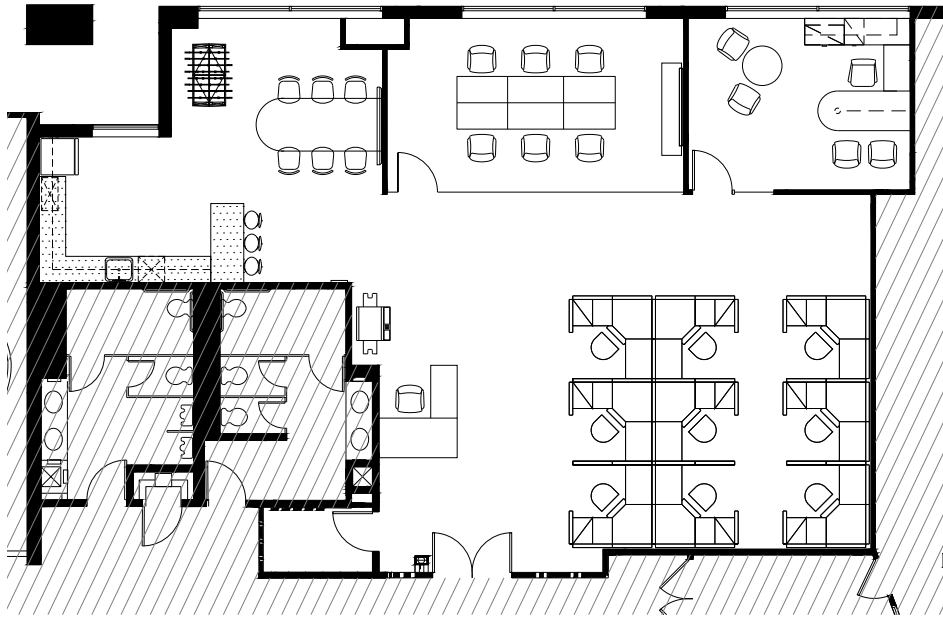


FLOOR PLAN

8550 Building | Suite 290 - ±2,360 RSF

SPACE FEATURES

- + Designed with the creative and collaborative Tenant in mind
- + Open floor plan, brand-new finishes including elegant drop ceiling and LED lighting



BRAND NEW!
Spec Suite With
Contemporary Finishes

THE MIX





THEMIXCAMPUS.COM

DAVID SOLOMON

Lic. 01209699
+1 818 907 4628
david.solomon@cbre.com

MATTHEW HEYN

Lic. 01306148
+1 818 907 4619
matt.heyn@cbre.com

CAITLIN HOFFMAN

Lic. 01935762
+1 818 502 6787
caitlin.hoffman@cbre.com

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

CBRE