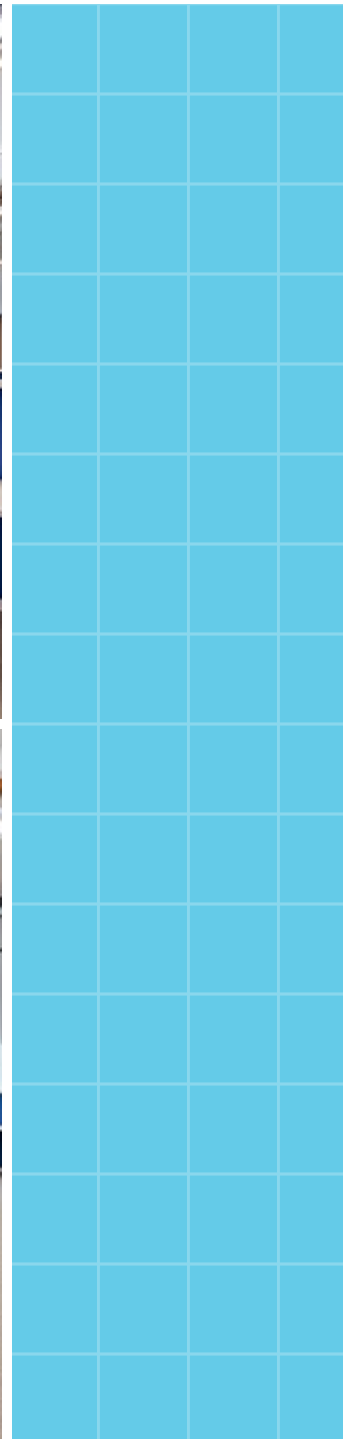


CREATIVE OFFICE FOR LEASE



5015
SHOREHAM
PLACE

SAN DIEGO, CA 92122





PROPERTY FEATURES



BUILDING SIZE
25,600 SF



**YEAR BUILT 1985 /
RENOVATED IN 2015**



PARKING
3.7/1,000 PER RSF (EQUIVALENT TO
APPROX. 4.25/1,000 PER USF USING A
CORE FACTOR OF 15%) PLUS STREET
PARKING IS AVAILABLE.



ON-SITE SHOWERS



ZONING IP-2-1



BUILDING & MONUMENT SIGNAGE AVAILABLE



OUTDOOR PATIO/SEATING AREA



SINGLE-STORY BUILDING



ADJACENT TO EXERCISE/BIKING TRAIL

SUITE FEATURES



**AVAILABLE: 11,650 SF
CLASS "A" CREATIVE OFFICE BUILD-OUT**



DIRECT EXTERIOR SUITE ENTRANCE



14' CEILING HEIGHT / EXPOSED CEILING



BREAK ROOM WITH GLASS ROLL-UP DOOR



EXTENSIVE WINDOW LINE



SKYLIGHTS



BUILT-IN WORKSTATIONS



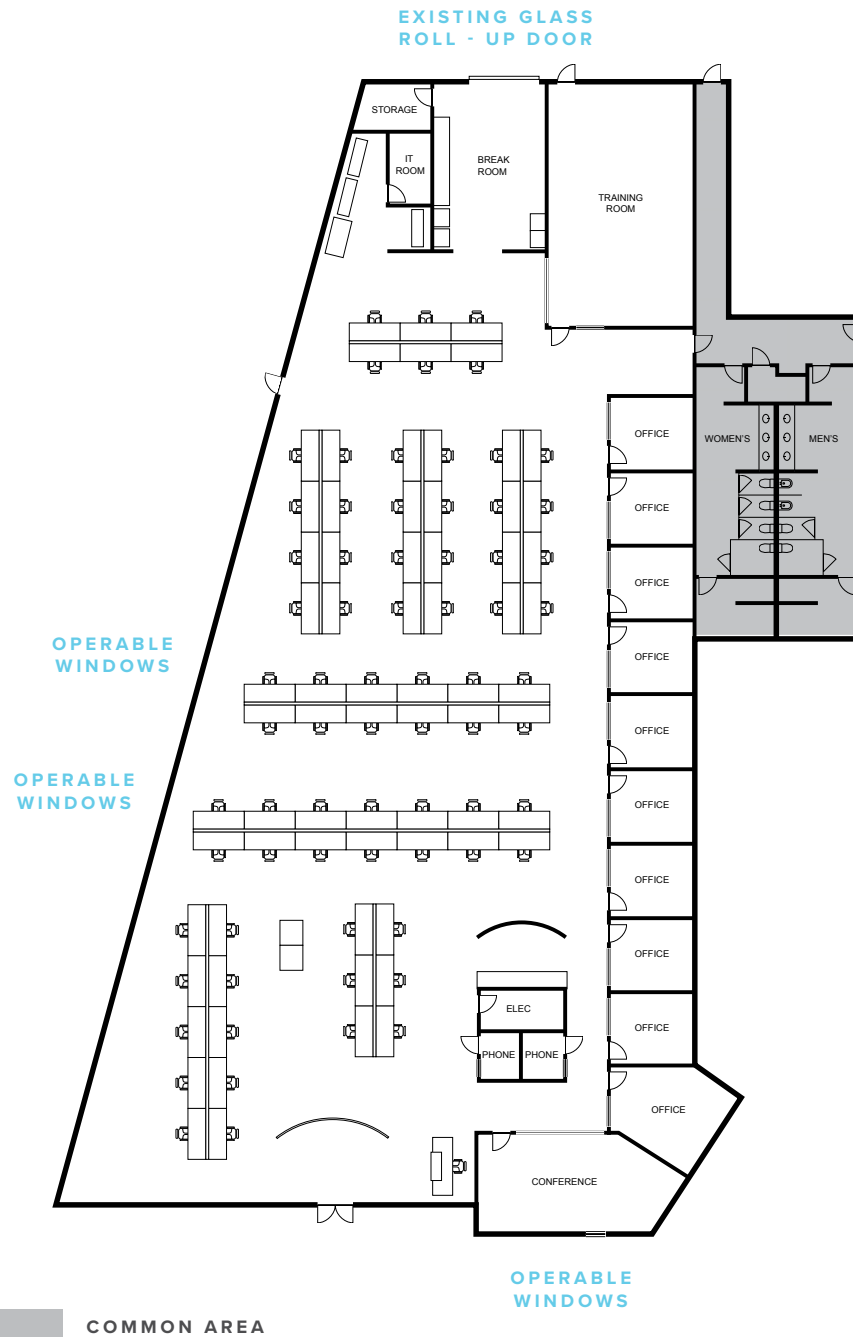
CAT-6 CABLING



OPERABLE WINDOWS

\$2.40/SF NNN (\pm \$0.85)

VIRTUAL TOUR



LOCATION

EXCELLENT DEMOGRAPHICS
FOR EMPLOYEE BASE

WITHIN 3 MILES

477 RESTAURANTS

179 BANKS

121 GROCERY STORES

39 FITNESS CENTER

24 HOTELS

5015
SHOREHAM
PLACE

La Jolla Village Drive

Nobel Drive



South offramp

North onramp

South onramp

North offramp

Governor Drive

Greenwich Drive

Shoreham Place

52



AREA & MARKET OVERVIEW

THE GOLDEN TRIANGLE

Located 10 miles north of downtown San Diego and the international airport, this premier commercial and residential area has long been the center of the City and County. “Golden” because of its location adjacent to the renowned coastal communities of La Jolla, Del Mar and Rancho Santa Fe and the premier commercial real estate within its boundary, the triangle has the most desirable property in the San Diego County. A “triangle” because it is bordered by three freeways in the shape of a triangle providing access to all that is important in San Diego County within a 10-15 minute drive, including the University of San Diego located in and adjacent to the west side of the triangle, San Diego’s Life Science center of Torrey Pines located 1 mile to the NW and the Sorrento Mesa Tech Center 1 mile to the NE. The confluence of these drivers of the San Diego economy create a relationship of businesses that have made San Diego and the Golden Triangle some of the most sought after property in the United States.

DRIVE TIMES

5015 Shoreham is within 10 minutes of every major San Diego freeway, providing your employees with improved freeway accessibility and shorter commute times.

SR-56 Entrance

7.2 Miles
11 Minutes

Mira Mesa Blvd.

3.5 Miles
6 Minutes

La Jolla Village Drive

2.3 Miles
4 Minutes

La Jolla

6 Miles
9 Minutes

SR-52 Entrance

1.5 Miles
3 Minutes

I-15 Corridor

5 Miles
13 Minutes

Downtown San Diego

11.6 Miles
28 Minutes



*Average drive times/mileages sourced from Waze Traffic App and calculated during peak traffic times.

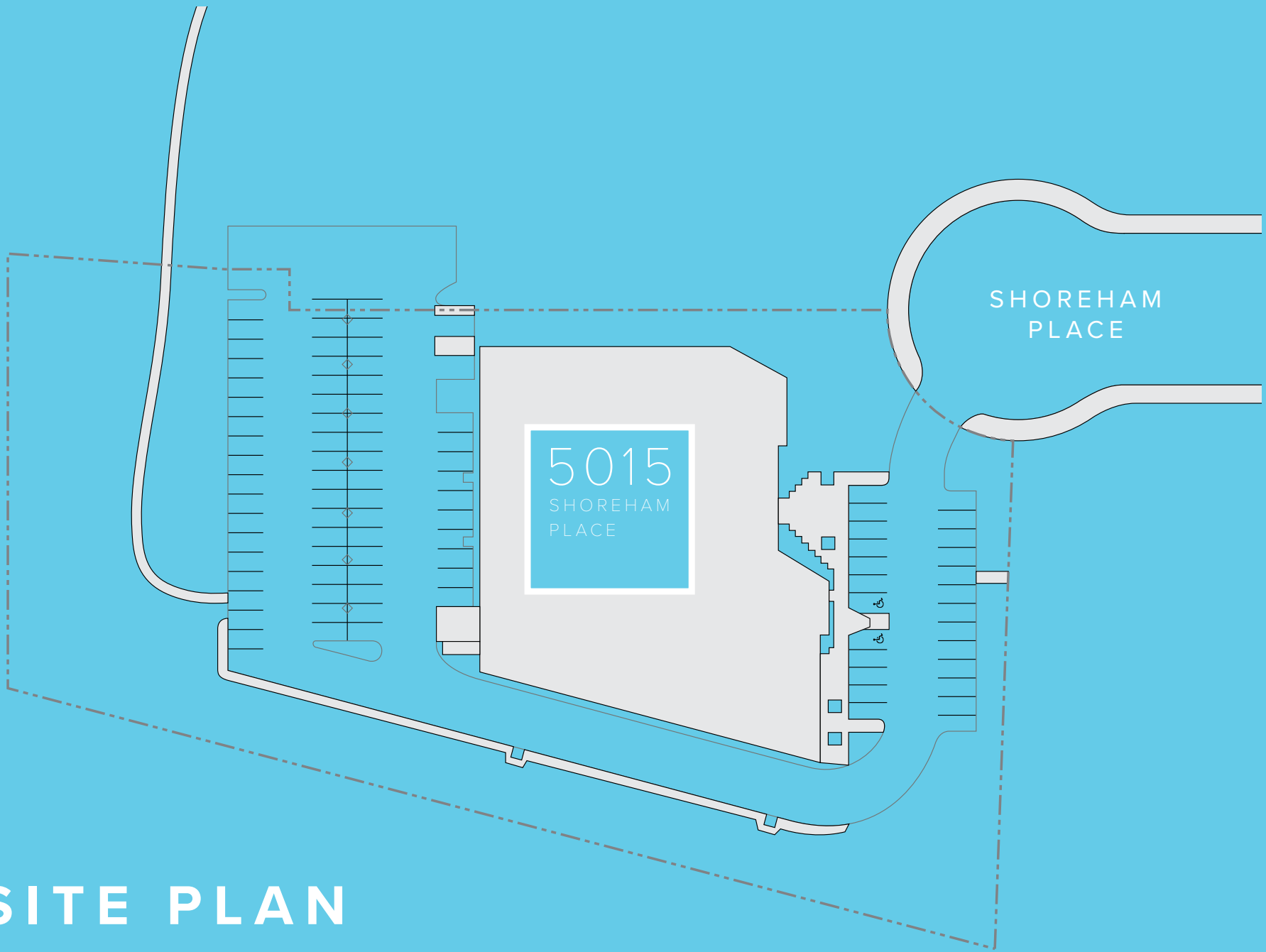
PACIFIC OCEAN



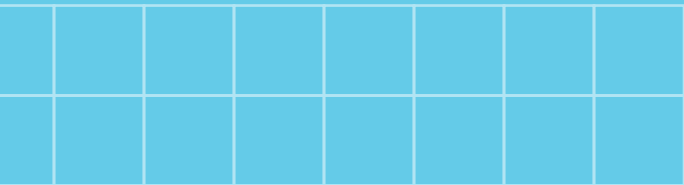
FEATURED FOOD TRUCKS IN GOVERNOR PARK



5015 SHOREHAM IS IN WALKING
DISTANCE OF SAN DIEGO'S TOP
GOURMET FOOD TRUCKS.



SITE PLAN



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