

9514 TOWNE CENTRE

A DEVELOPMENT OF COAST INCOME PROPERTIES

CORPORATE HQ/OFFICE OR BIOTECH BUILDING AVAILABLE FOR LEASE | 51,086 SF



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BUILDING SPECIFICATIONS

BUILDING ADDRESS:	9514 Towne Centre Drive San Diego, CA 92121	HVAC:	3 roof-top mounted VAV units
BUILDING SIZE:	51,086 sf	FIRE SPRINKLER SYSTEM:	Fully Wet Pipe Automatic Fire Sprinkler System to density of .33/3,000
TYPICAL FLOOR SIZE:	Approximately 17,000 sf	LOADING:	Service area with double man door access
TOTAL STORIES:	3	ELEVATORS:	Two 3,500 lbs. capacity and one 5,000 lbs. capacity
ASKING RENTAL RATE:	Negotiable	PARKING SPACES/RATIO:	3/1,000 sf - surface and garage
BUILDING USE:	Corporate HQ/Office or Biotech	PARKING CHARGES:	None
BUILDING TYPE:	Steel framed building shall be Type II B non-rated	ZONING:	IP-1-1 (Scientific Research)
BUILDING HEIGHT:	48'-0" from grade at first floor	SITE AREA:	1.96 acres - 85,377 sf
BUILDING DIMENSIONS:	Approximately 123'-0" x 172'-2"	DRIVE AISLE WIDTHS:	24'-0" Minimum, 26' Fire Lanes
FLOOR TO FLOOR HEIGHT:	16'-0" @ all levels above grade and 13'-0" below grade	SUSTAINABILITY:	Designed to be LEED Silver Certified
TYPICAL DROP CEILING HEIGHT:	11'-0" to clear finish ceiling in all areas	ARCHITECT:	Pacific Cornerstone Architects
POWER:	277/480 Volt, 3 phase, 4 wire, 4000 amp service	DEVELOPER:	Coast Income Properties

SITE PLAN



FOR INFORMATION, PLEASE CONTACT:

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STEVE CENTER

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RESTAURANTS

- 1 Rock Bottom Brewery
- 2 El Torito Mexican Restaurant
- 3 Humphrey's La Jolla Grill
- 4 Harry's Bar and Grill
- 5 Donovan's Steak and Chop House
- 6 Specialty's Café and Bakery
- 7 Cozymel's Coastal Mexican Grill
- 8 PF Chang's China Bistro
- 9 Sunflower's Café & Bakery
- 10 UCSD Price Center Food Court

Panda Express, Rubio's Round Table Pizza, Subway Wendy's

11 La Jolla Village Center

BJ's Pizza, Rubio's, Elijah's Delicatessen, Flame Broiler, TGI Friday's

12 La Jolla Village Square

California Pizza Kitchen, Chipotle, Croutons, Daphne's, Fin's, Island's, Ginza Sushi, Pick Up Stix, Z pizza, Starbucks

13 Aventine's Restaurant Row

Café Japengo, Melting Pot, Fleming's Steakhouse, Blue Coral Seafood

14 Regents Park Row

Einstein Bros. Bagel, L&L Hawaiian BBQ, Nozomi, Papa John's Pizza, Regents Pizzeria, Submarina

15 Costa Verde Center

Apollonia Greek Bistro, Coco's, Five Guys, McDonald's, Roy's La Jolla, Sammy's Woodfired Pizza, Subway, La Jolla Stripclub

RESTAURANTS

16 Westfield UTC

Boudin's, Backyard Grill, Burger King, Cinnabon, Sbarro, Great Gyros, Great Kahn, Hot Dog on a Stick, Le Petit Bistro, Miami Grill

17 Renaissance Towne Centre

JZ Hot Dogs & Burgers, Edo Sushi, Quizno's, Rubio's

RETAIL

1 La Jolla Village Center

Whole Foods, Aaron Brother's, Savon

2 La Jolla Village Square

Trader Joes, Ralphs, PetSmart AMC Theaters, Cost Plus, World Market, Best Buy, DSW Shoes, Staples

3 Costa Verde Center

Bristol Farms, Bookstar, US Post Office, Costa Verde Car Wash, La Jolla Cleaners

4 Westfield UTC (anchors)

Nordstrom, Macy's, Sears, Crate & Barrel, 24 Hour Fitness

5 Renaissance Towne Centre

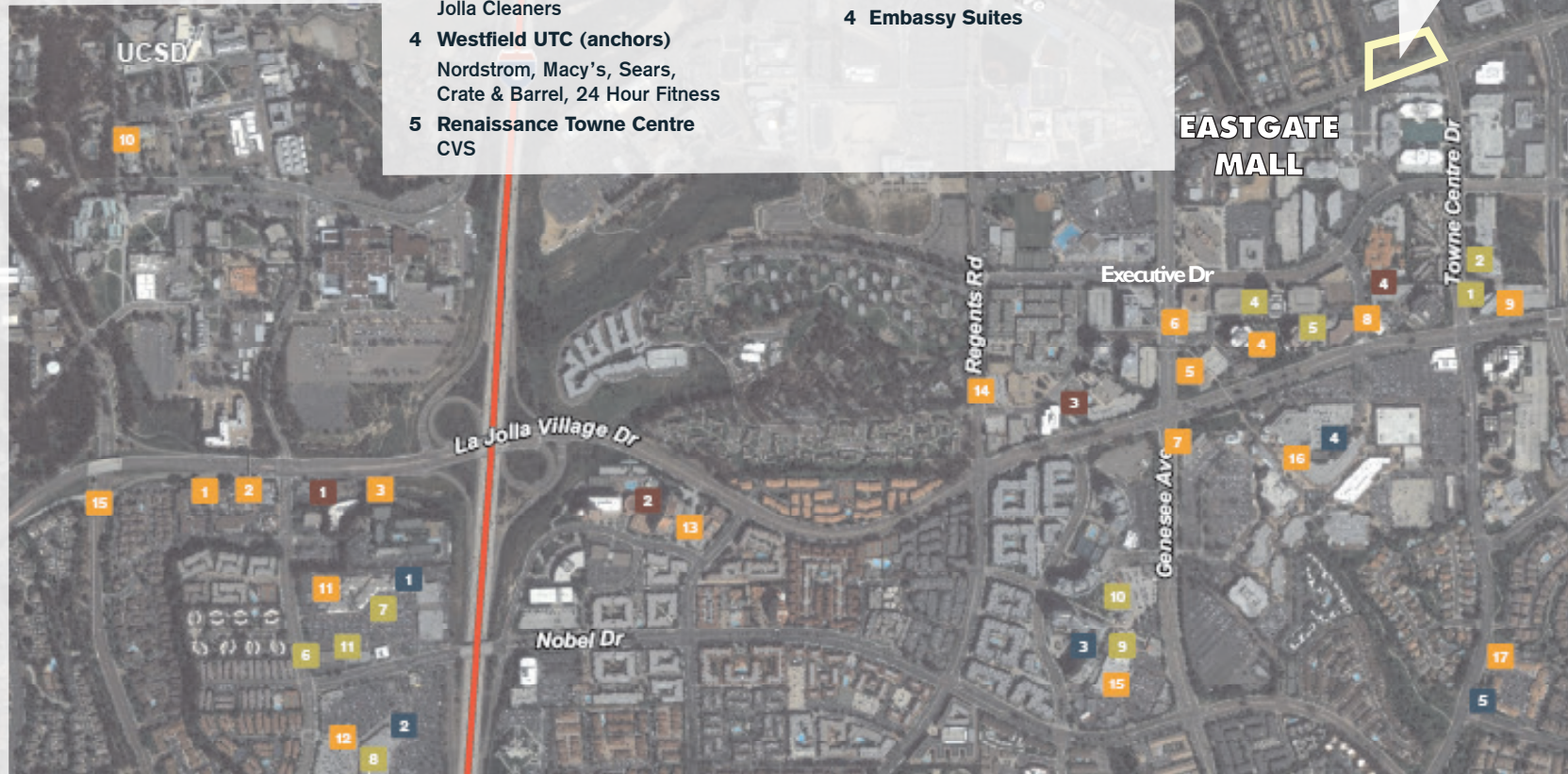
CVS

BANKS

- 1 Union Bank of CA
- 2 Comerica Bank
- 3 Sunrise Bank
- 4 Wells Fargo Bank
- 5 Bank of America

HOTELS

- 1 Radisson Hotel- La Jolla
- 2 Hyatt Regency La Jolla
- 3 San Diego Marriott La Jolla
- 4 Embassy Suites



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