

SORRENTO GATEWAY

BUILD TO SUIT CLASS A OFFICE & LAB



4930 DIRECTORS PLACE | SAN DIEGO | CA | 92121

CBRE



SORRENTO GATEWAY

4930 DIRECTORS PLACE
151,500 SQ. FT. (PLANNED)

LUSK BLVD

Utmost Corporate Security
- Single point of access (gated)
- No contiguous neighbors



DIRECTORS PLACE

***Unmatched Signage
Visibility
to 180,000+ vehicles daily**



VISTA SORRENTO PKWY

*** LAND SITE SITS APPROXIMATELY 150 FEET HIGHER THAN THE FREEWAY**

SORRENTO GATEWAY



4930 DIRECTORS PLACE
SAN DIEGO, CA 92121

NEW 5-STORY CLASS "A" OFFICE/R&D DEVELOPMENT
± 151,500 SQUARE FEET



Building Size
±151,500 Square Feet
(Additional 15,000 SF can be made available
via subterranean build out)



Typical Floor Size
±30,000 Square Feet



Total Stories
5



Power
4000 Amp, 277/480 Volt, 3 Phase, 4 Wire



Parking Spaces/Ratio
3.00/1,000 RSF
(Expandable with additional level of
underground parking)



Zoning/Site Area
IL-2-1 / 4.4 net acres



Building Flexibility
Area for backup generator, increased
roof load capacity, etc.



Amenities
On site Cafe and Fitness Center



Typical Column Spacing
40' x 30'



Elevator
3 (2 passenger, 1 freight) - likely 3,500 lb.
capacity



Fiber Optic/Cable
AT&T, Time Warner

SORRENTO GATEWAY



SORRENTO GATEWAY | SITE PLAN

OUTDOOR SEATING,
COLLABORATION
AREAS

OUTDOOR KITCHEN,
DINING AREA

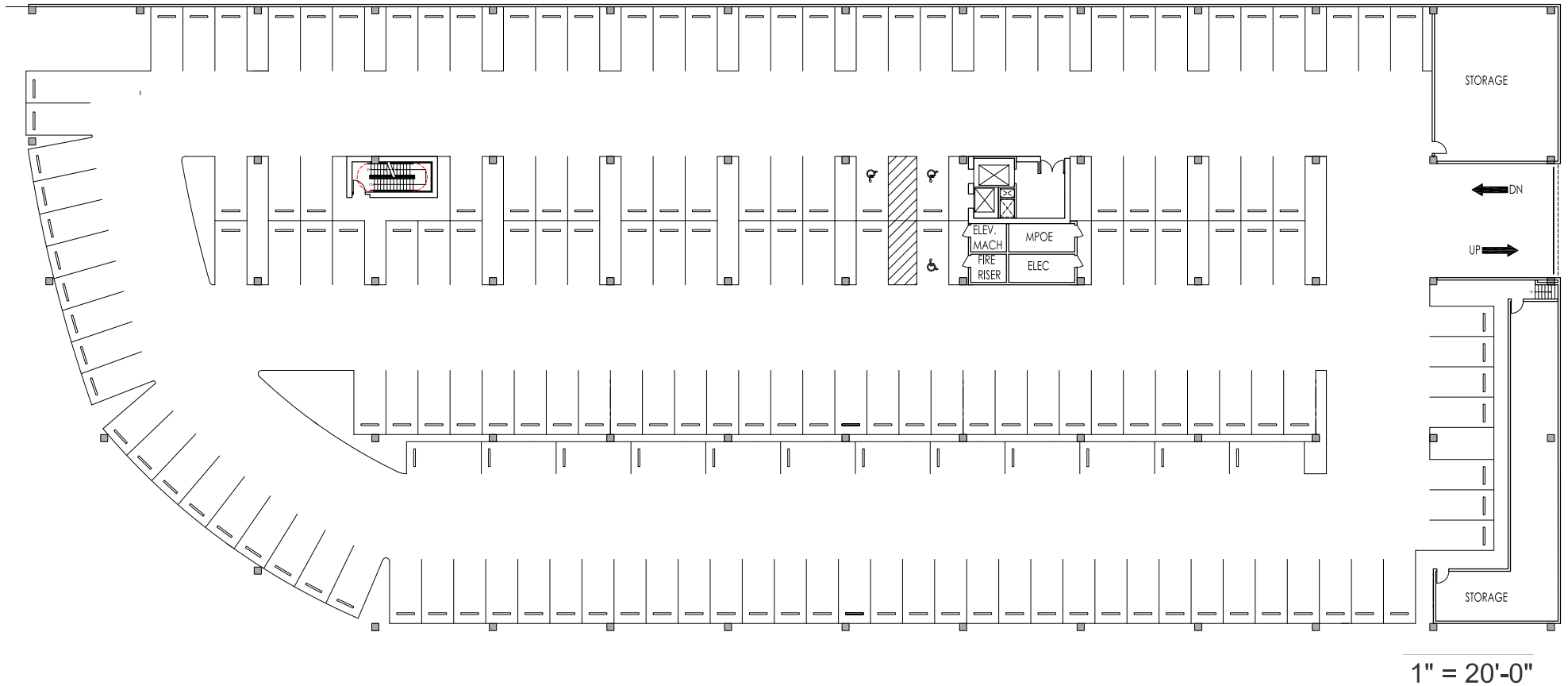
POTENTIAL SECURED
ACCESS
(SINGLE POINT OF ENTRY)

FITNESS
CENTER/
LOUNGE

MAIN VISITOR ENTRANCE

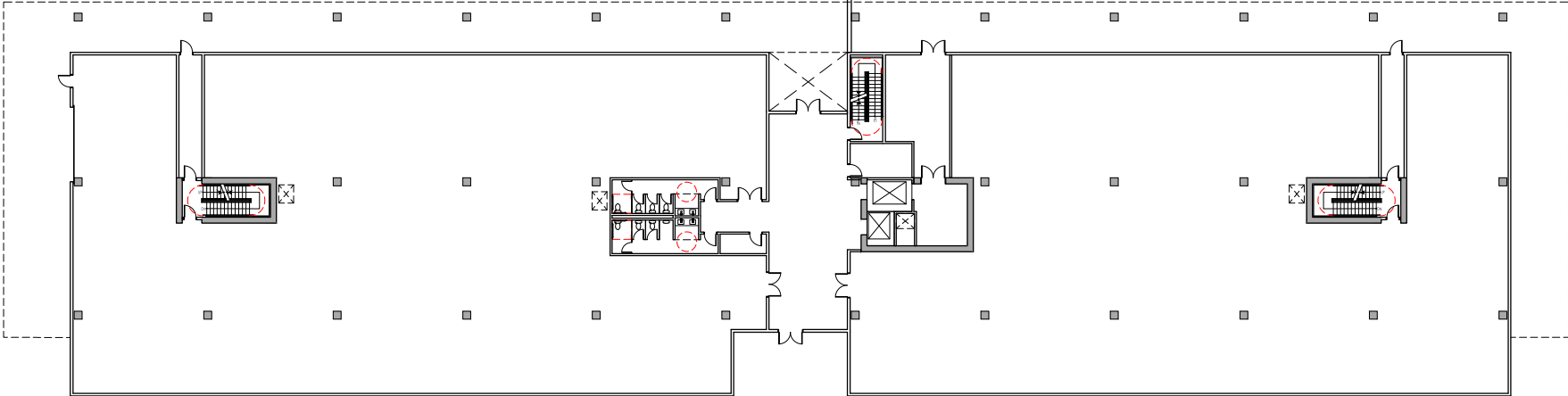
DIRECTORS PLACE

SORRENTO GATEWAY | UNDERGROUND PARKING LEVEL 1

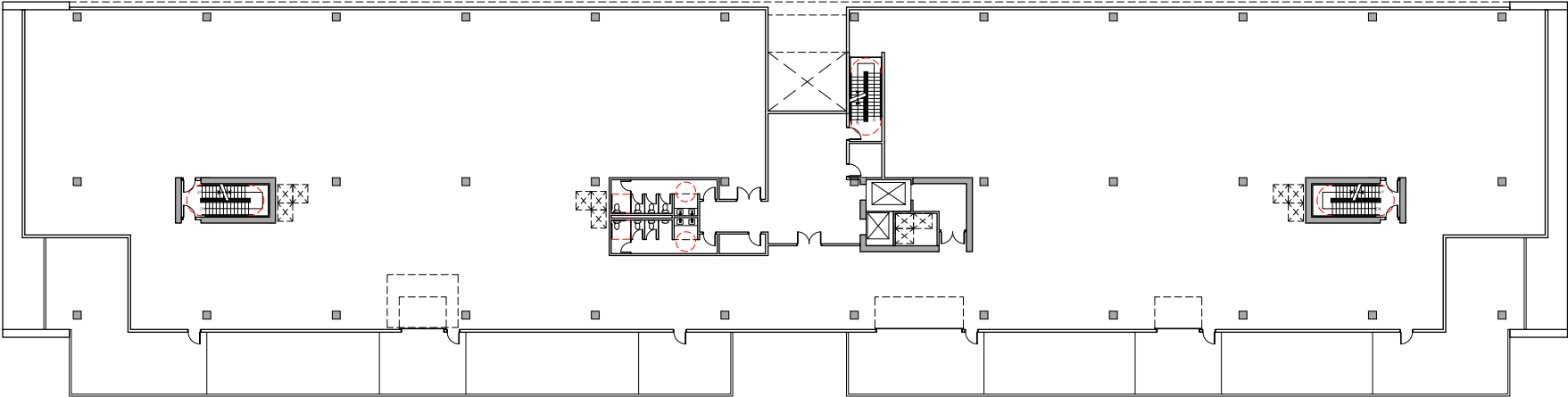


SORRENTO GATEWAY | FLOORS 1 & 2

LEVEL 1



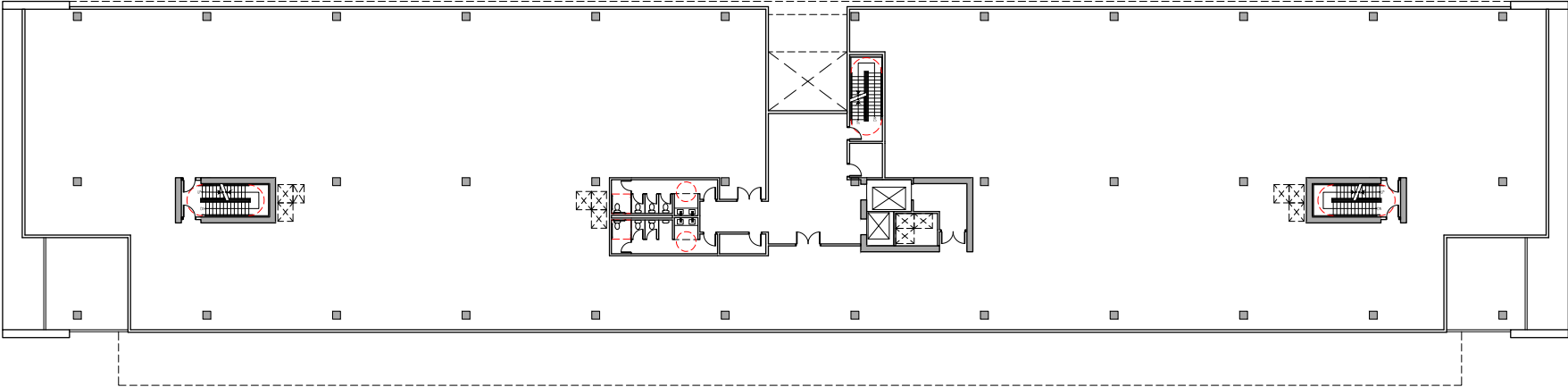
LEVEL 2



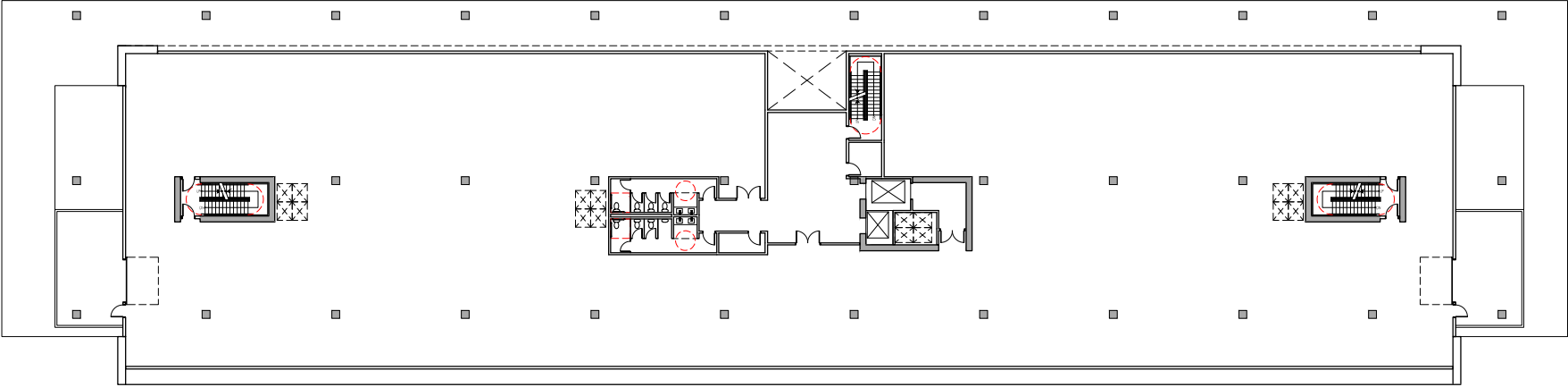
Scale 1" = 30'-0"

SORRENTO GATEWAY | FLOORS 3-5

LEVELS 3-4



LEVEL 5



Scale 1" = 30'-0"



HCP HCP PORTFOLIO OVERVIEW

HCP, Inc. is a fully integrated real estate investment trust (REIT) that invests primarily in real estate serving the healthcare industry in the United States. HCP owns a large-scale portfolio diversified across multiple sectors, led by life science, medical office, and senior housing. Recognized as a global leader in sustainability, HCP has been a publicly-traded company since 1985 and was the first healthcare REIT selected to the S&P 500 index.



STRONG, STABILIZED REIT

S&P 500 REIT with real estate portfolio valued at over \$20B.

33+ years as a public company

Over 25M sq. ft. of R&D and Office buildings throughout the U.S.

SUSTAINABLE GROWTH



Environmental Responsibility



Social Responsibility



Corporate Governance Responsibility



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