



2355 Northside Drive



2365 Northside Drive



2375 Northside Drive



2385 Northside Drive

Mission City Corporate Center

Mission Valley's premier campus environment

SAN DIEGO



Mission City Corporate Center

2355–2385 Northside Drive

Property overview

The opportunity to locate your company and its employees within San Diego's premier suburban campus environment exists at Mission City Corporate Center. This recently renovated landmark in Mission Valley is at the cutting-edge when it comes to amenities, environment, telecommunications and employee satisfaction. The 12.6-acre campus includes almost 2 acres of open space providing for employee wellness, retention and collaboration. The on-site responsive property management and engineering staff ensure your facility needs are addressed quickly and with minimal impact to your business. The 4-building site, which includes a 6-story office building and three 3-story buildings, offers flexibility in use and expansion capabilities for companies of any size.



Mission City Corporate Center is a unique location that will elevate your company image, recruitment abilities and employee satisfaction.



Property highlights

Mission City Corporate Center is one of the finest Class A properties in San Diego County. Employees and tenants appreciate the open space and lush landscaping offered throughout the project. The common areas of Mission City feature luxurious marble and granite interior building finishes and are first in class. The floor to ceiling window-line offers abundant natural light for employees working in the well appointed office suites.

Mission City is well positioned in the Mission Valley marketplace with access to numerous major freeways, Mission City is minutes to north county and downtown offering convenient access to employee housing.

Mission City was designed to be a park-like campus offering a rich variety of outdoor and indoor common space, providing flexible interior floor plates and individual office plans that can adapt as tenant needs change.

Convenience. Access. Amenities.



Real value in a changing world



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Employees are the life blood of a company and there is no better way to improve their effectiveness, wellness and happiness than providing them with the amenity rich environment that is offered in Mission Valley:

On-site

- Over 1.5 acres of open space in a landscaped park-like setting
- On-site property management
- Planned state of the art fitness center with shower and locker facilities
- Coffee, pastry, sandwich kiosk

Walking distance

Fenton Marketplace, a 560,000 s.f. retail center located steps away from Mission City offers:

- Trolley Station stop
- 18 specialty restaurants and retail services
- Home to Ikea, Costco and Lowes
- Public library

In and about Mission Valley

Mission City is minutes away from luxury hotels, abundant retail services, a host of dining options and thousands of new multi-family residential units. The area also offers outstanding recreational opportunities, including Riverwalk Golf Course and Qualcomm Stadium.

Conveniently located in the heart of beautiful San Diego, California



- H Hotels**
1. Extended Stay
 2. Double Tree
 3. Hilton
 4. Comfort Suites
 5. Sheraton
 6. Marriott

1 Qualcomm Stadium

- 2 Fenton Marketplace**
560,000 s.f. of retail, steps away from Mission City, with 18 specialty restaurants and retailers including:
- IHOP
 - Luna Grill
 - Islands Restaurant, Oggi's
 - Starbucks, McDonald's
 - Ikea, Costco, Lowes

- 3 Rio Vista Plaza**
- Office Depot
 - Pat & Oscar's
 - Daphne's Greek
 - Wendy's
 - Marriott Hotel
 - +9 eating establishments

- 4 Quarry Falls**
240+ acre planned mixed-use residential, shopping and commercial development

- 5 Mission Valley East**
- Rubio's
 - Pick Up Stix
 - In-N-Out
 - Taco Bell

- 6 Park in the Valley**
- Best Buy
 - Staples
 - Sammy's Woodfired Pizza
 - Starbucks
 - +5 eating establishments

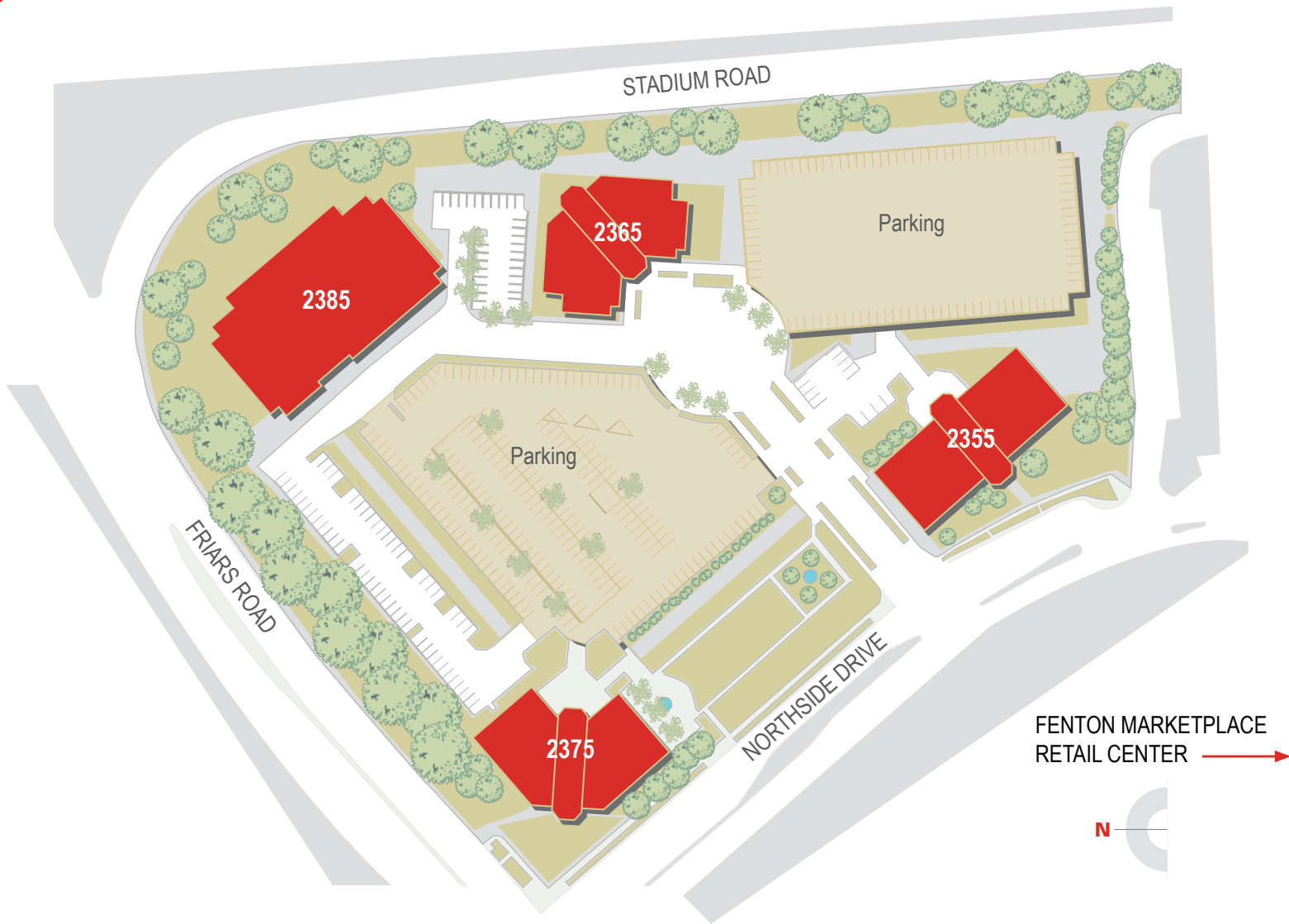
- 7 Mission Valley Center**
Over 100 stores including dining and specialty retailers:
- Target
 - Outback Steakhouse

- 8 Mission Valley Center West**
- Gordon Biersch
 - King's Fish House
 - Chipotle Mexican Grill
 - Coffee Bean & Tea Leaf
 - Fuddruggers

- 9 Hazard Center**
- Fedex/Kinkos
 - Applebees
 - All American Grill
 - Joe's Crab Shack
 - Barnes & Noble
 - Doubletree Hotel

- 10 Fashion Valley Mall**
200 stores and restaurants including:
- Bing Crosby's Restaurant
 - The Cheesecake Factory
 - PF Chang's China Bistro
 - California Pizza Kitchen
 - Pizzeria Uno
 - 6 major department stores and 12 bistro cafes

Site Plan



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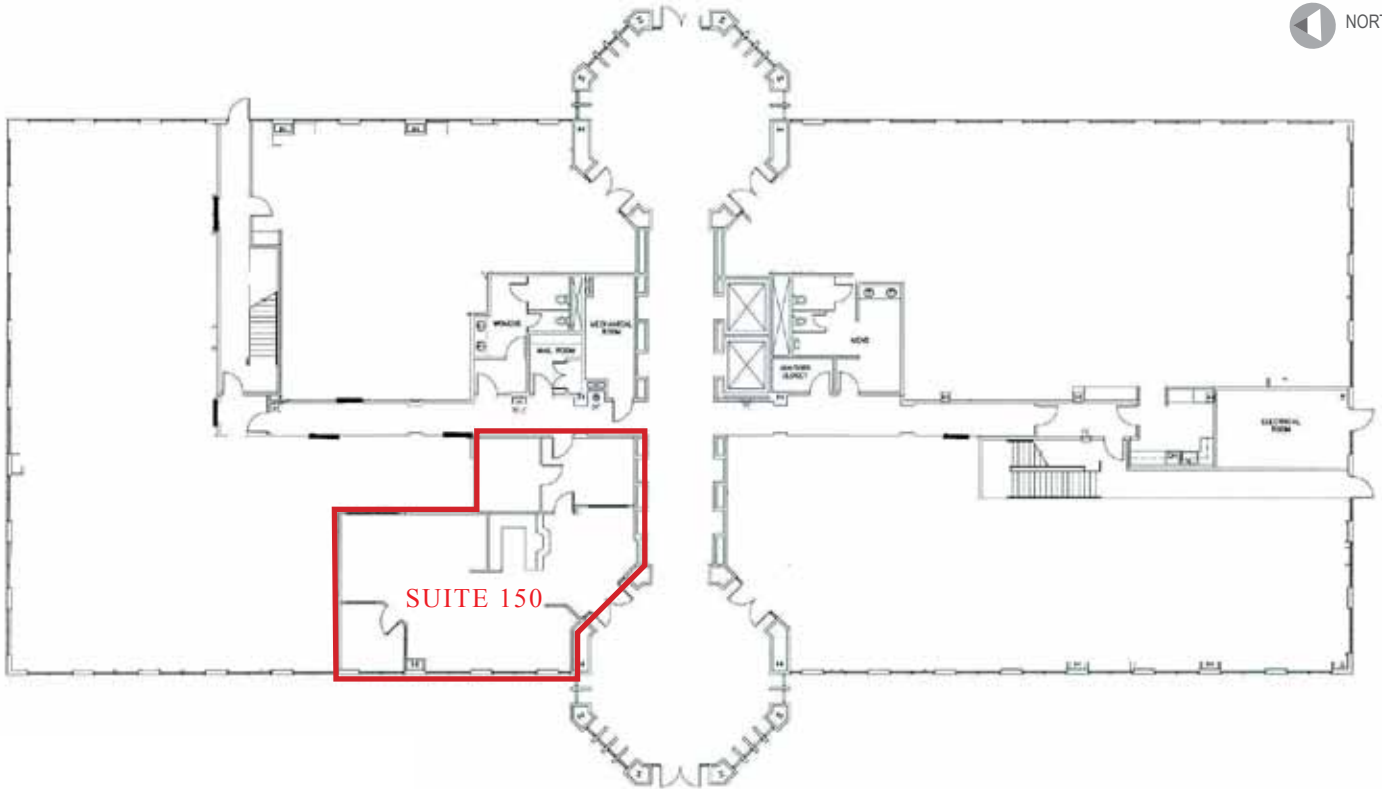
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Availability

ADDRESS/BUILDING RSF	SUITE	APPROX SF	RATE	COMMENTS
2355 Northside Drive 53,610 SF	2355 - Suite 150	1,535	\$2.50+U	Excellent first floor presence. Reception, open area, one window office and two internal offices.
	2355 - Suite 200	6,748	\$2.50+U	Large open space, kitchen, 14 window offices, various internal rooms.
	2355 - Suite 300	5,442	\$2.50+U	Double door elevator lobby entrance, 9 window offices, 3 interior offices, kitchen, built in cubes and open area.
2365 Northside Drive 96,436 SF	2365 - Suite 100	8,475	\$2.50+U	Divisible. Prestigious ground floor reception. Shell Condition.
	2365 - Suite 325	2,011	\$2.50+U	Very nice space! 5 window offices, break room, open space.
	2365 - Suite 575	2,402	\$2.50+U	Elevator lobby visibility. Abundant window-line.
2375 Northside Drive 51,516 SF	2375 - Suite 100	5,898	\$2.50+U	Available December 2012. Prominent ground floor opportunity.
	2375 - Suite 200	18,082	\$2.50+U	Available December 2012. Full floor with opportunities for building signage.
2385 Northside Drive 51,516 SF	2385 - Suite 175	5,583	\$2.50+U	Shell space.
	2385 - Suite 200	15,491	\$2.50+U	Shell space.

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SUITE 150
• 1,535 RENTABLE s.f.

FOR ADDITIONAL INFORMATION:



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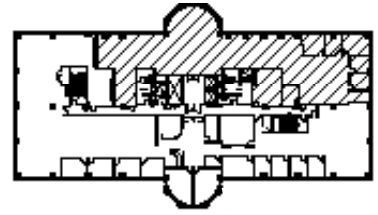
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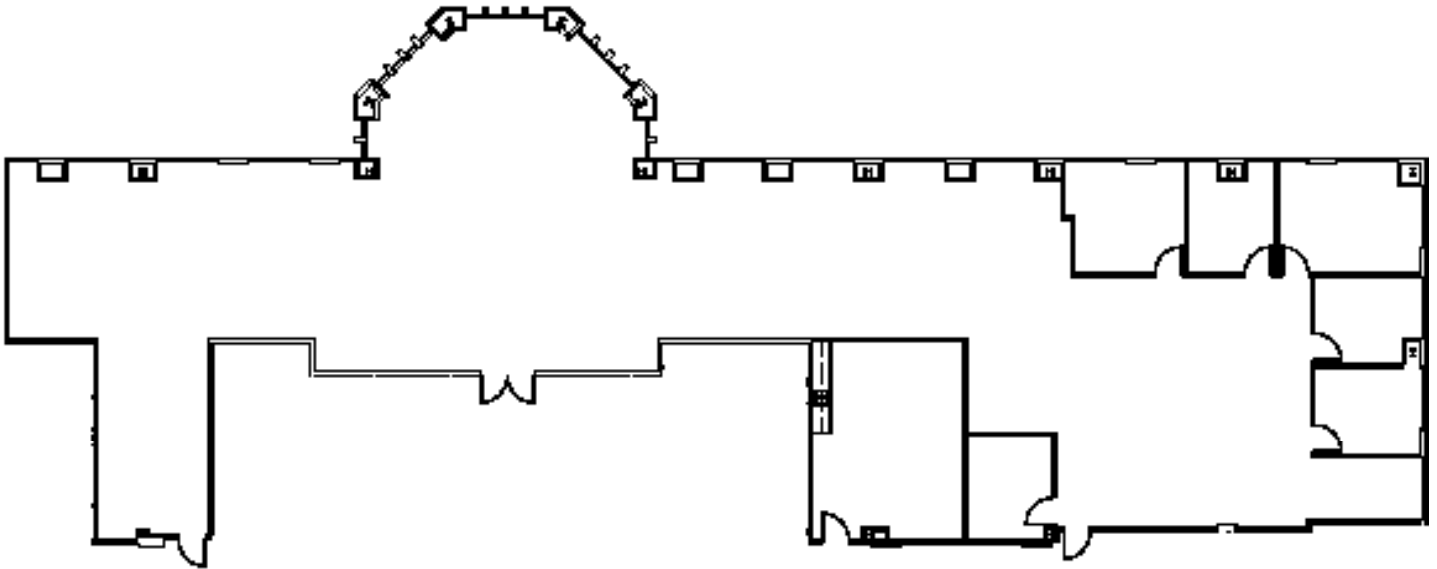
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SECOND FLOOR



SUITE 200

• 6,748 RENTABLE s.f.

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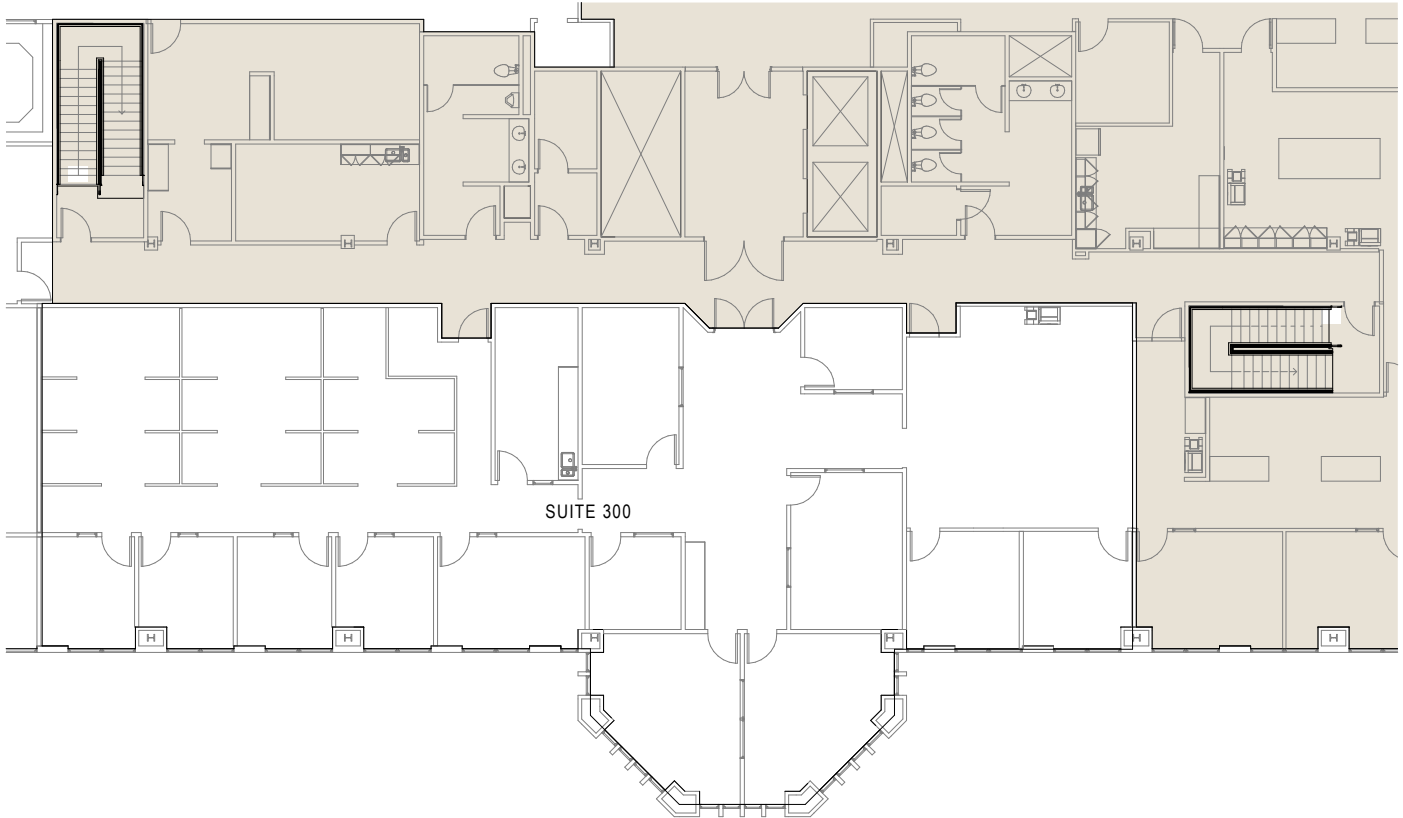
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SUITE 300
 • 5,442 RENTABLE s.f.



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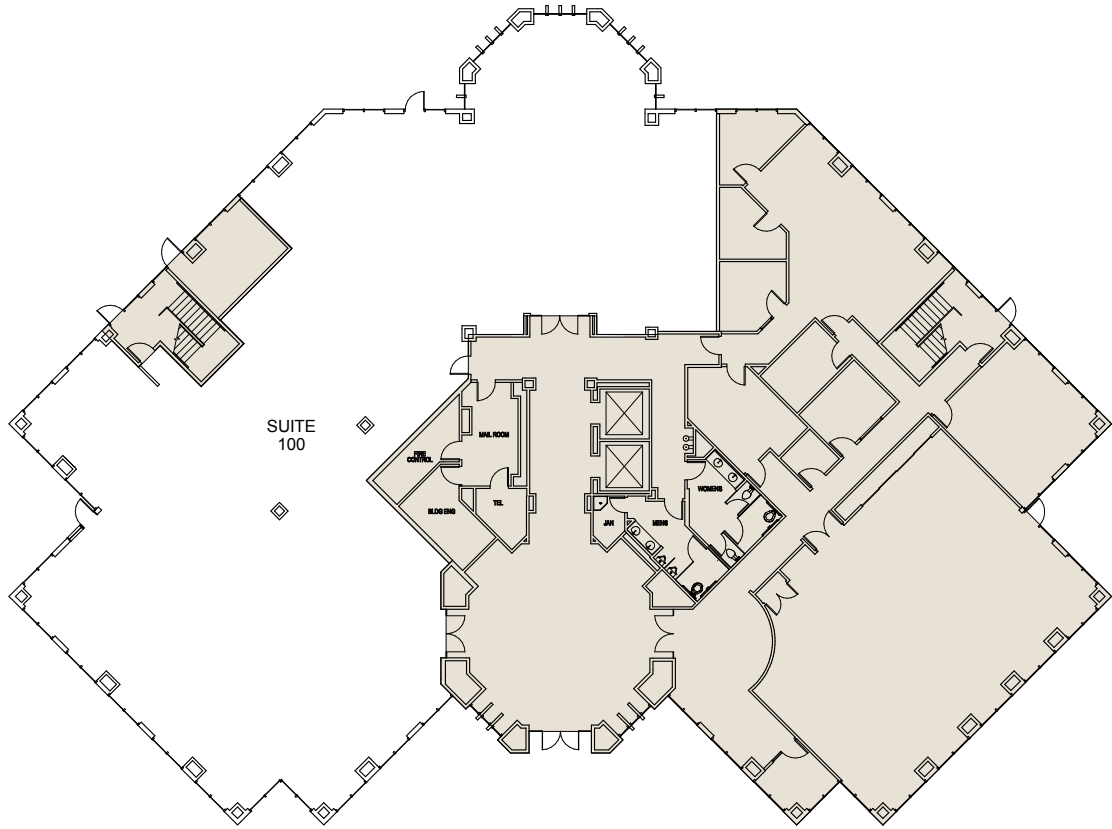
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SUITE 100

• 8,475 RENTABLE s.f.

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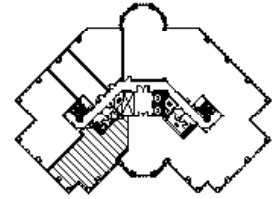
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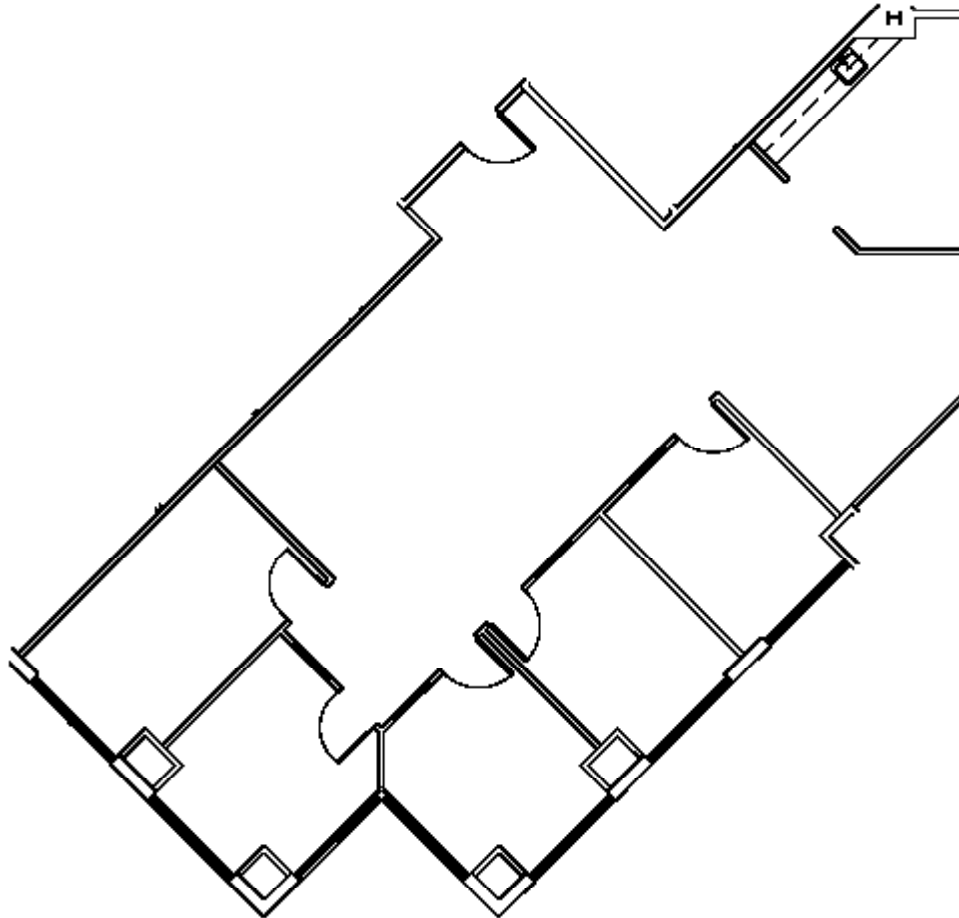
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THIRD FLOOR



SUITE 325
• 2,011 RENTABLE s.f.

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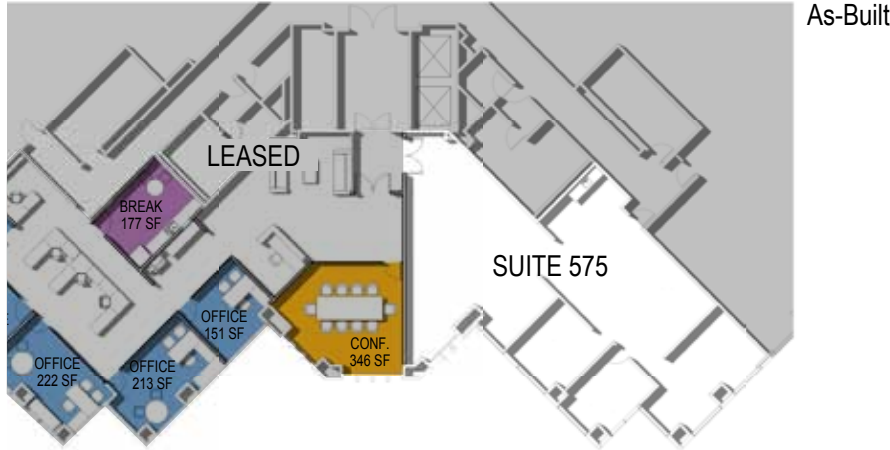
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Conceptual



SUITE 575
 • 2,402 RENTABLE s.f.



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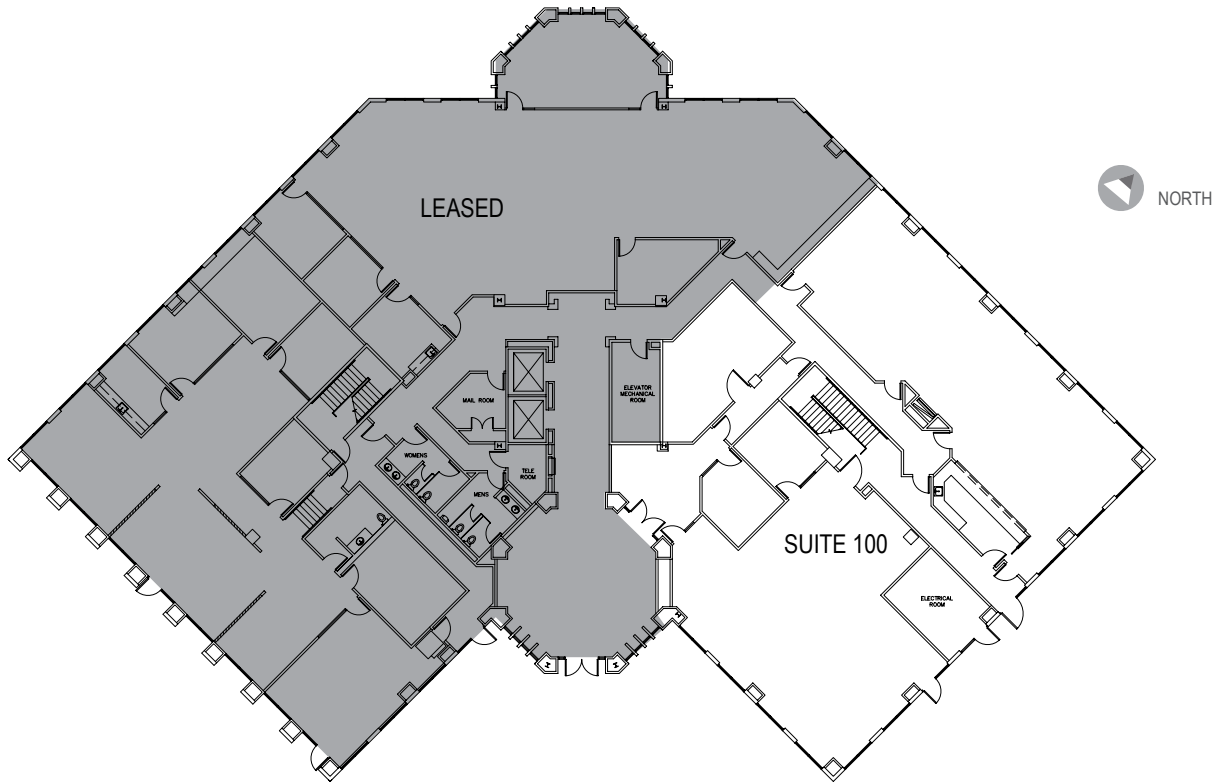
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SUITE 100
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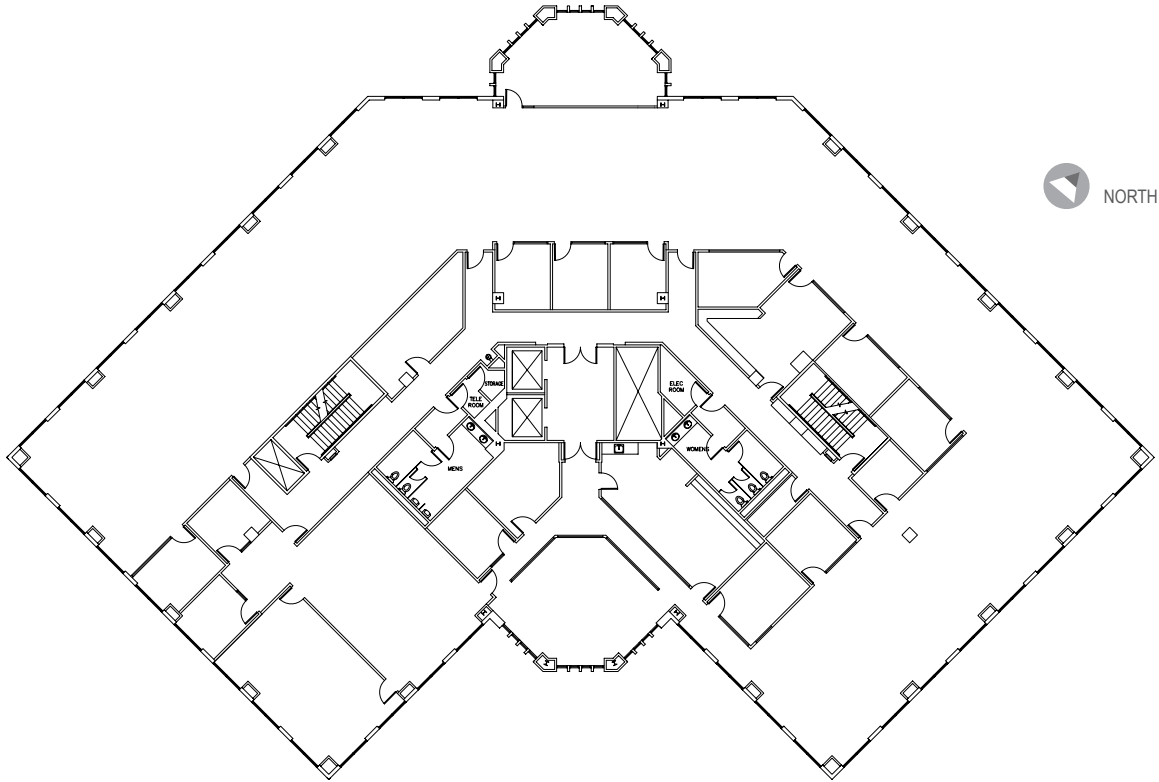
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SUITE 200-FULL FLOOR AVAILABLE

• 18,082 RENTABLE.s.f.

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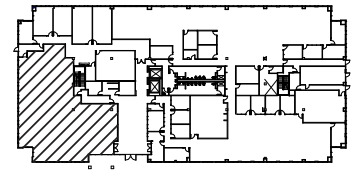
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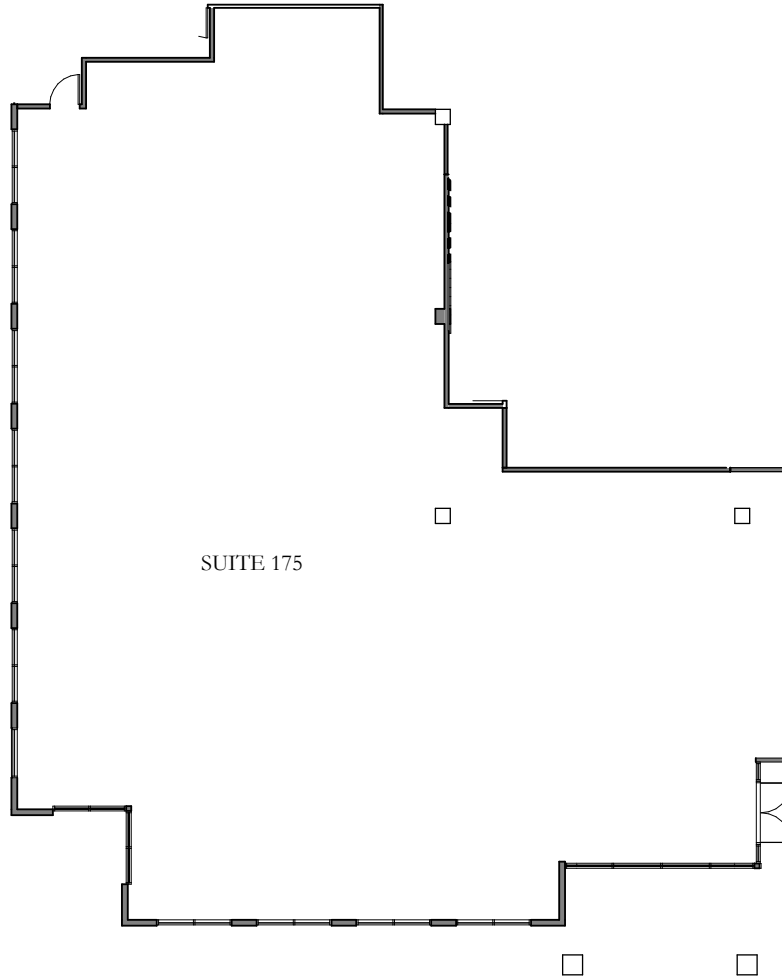
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FIRST FLOOR



SUITE 175

SUITE 175

- ±5,583 RENTABLE s.f.
- Suite is in shell condition

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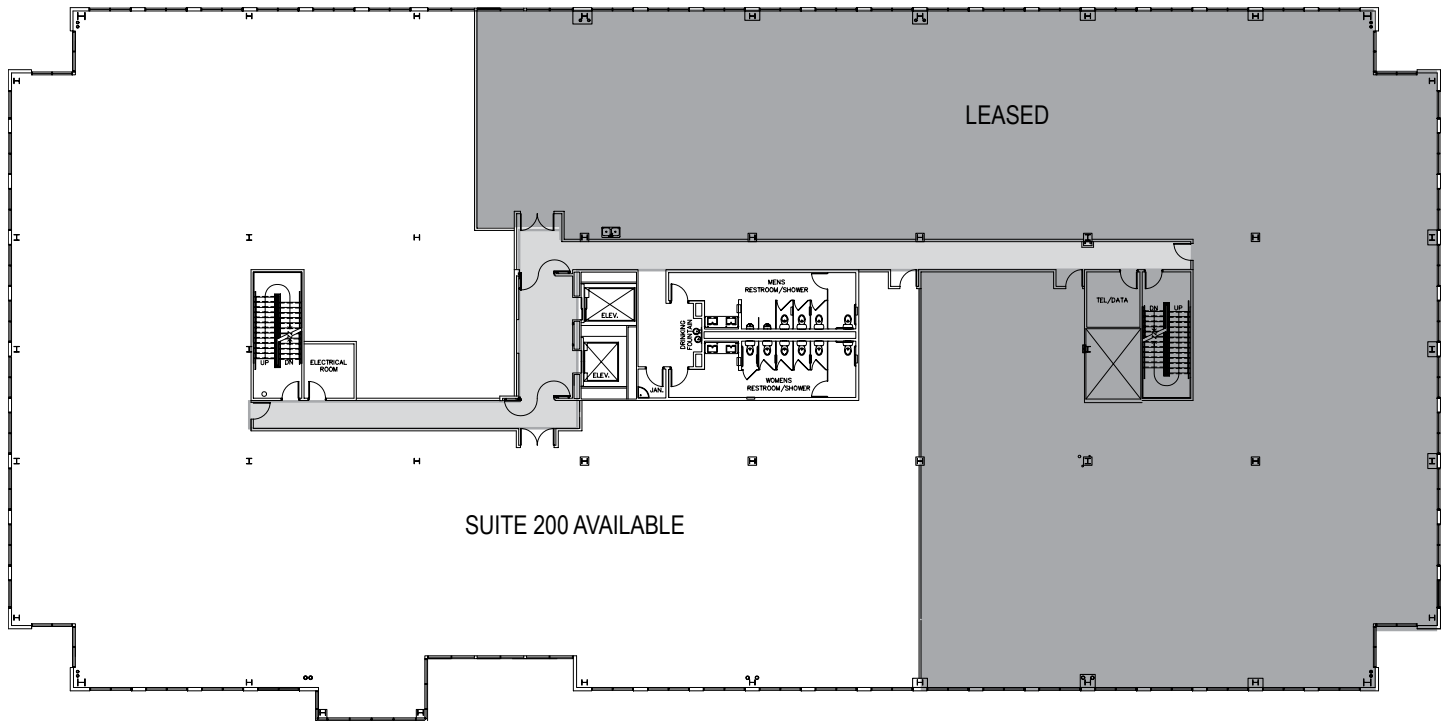
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SUITE 200

- 15,491 RENTABLE s.f.
- Suite is in shell condition

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About Kilroy Realty Corporation

More than 60 years of experience. Southern California's commercial real estate markets are among the most challenging—and rewarding—in the nation. That is just one of many lessons we've learned in the more than six decades that KRC has operated here. The Company's portfolio consists of over 15 million square feet that spans top coastal market locations from Seattle to San Diego.

A fully integrated real estate enterprise. Our experience has also taught us the wisdom of mastering all the disciplines of our profession. KRC's core management capabilities span all aspects of real estate, from land acquisition, financing and property development, to construction management, leasing activities and property operations, to long-term strategic portfolio development. This integrated approach to real estate ownership produces efficiencies throughout our company's property operations and creates a sound base from which to navigate the changing market environments that characterize a normal real estate business cycle.

In 1997, we became a publicly traded real estate investment trust, with our common stock traded on the New York Stock Exchange and, in 2001, added to the S&P Small Cap 600 Index. Public ownership enhances our access to a variety of funding sources at competitive rates and supports a strong and flexible capital structure.

A disciplined business strategy. Operating in one of the most dynamic economies in the world has shaped our business strategy at KRC. Our primary goal is to deliver a steady stream of high quality, adaptable and productive work environments for the wide range of industries attracted to the West Coast.

The resulting portfolio of office, industrial, R&D and multi-purpose properties is managed to enhance value rather than size. We regularly recycle capital from mature assets into new development, continually upgrading the quality of our portfolio while maintaining a healthy balance sheet and enhancing the potential returns we can generate for our shareholders.

A respect for long-term tenant relationships. Many of our tenants have done business with KRC for decades, turning to us again and again as their real estate needs have changed. We believe such relationships are built on a foundation of trust and experience. We take the time to understand each prospective tenant's requirements and we offer our knowledge of markets and experience in development to help create the right workplace solution for each one.

Our current tenant roster is drawn from the full range of California's diversified economy, including small, medium and large commercial enterprises in software, manufacturing, banking, entertainment, insurance, telecommunications, health care, defense, finance, engineering, technology, and other business and professional services.

An innovator in work spaces. Southern California's fast-paced, knowledge-based economy has fundamentally altered concepts of design and amenities in commercial real estate here and throughout the West Coast. KRC has been an innovator in rethinking the work environment.

Mission City Corporate Center is designed like many of our properties, in a relaxed, campus-style setting with a rich variety of outdoor and indoor common space, flexible interior floor plates and individual office plans that can adapt as tenant needs change.

We equip our properties with state-of-the-market infrastructure and amenities, often accommodating the specific needs of individual tenants.

A commitment to sustainable practices. As long-term owners of our properties, we share a common interest with our tenants for work environments that optimize resource use and minimize their impact on the environment. KRC has become a leading proponent of LEED-certified design, development and property operation.

The Leadership in Energy Efficient and Environmental Design certification process is designed to address the entire lifecycle of a property and takes into account such issues as site design, low-impact development, water and energy efficiency, indoor environmental quality, materials and resources used in construction, and innovative responses to unique building or site conditions.

We believe these efforts reward our tenants with a superior workplace environment that can generate higher productivity, superior employee retention and a more successful recruiting experience.

www.kilroyrealty.com

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K I L R O Y
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