

the new

Innovation POINT

Renovation underway
DELIVERING AUGUST
2012



I-15 CORRIDOR'S NEWEST CORPORATE OFFICE CAMPUS

15025 INNOVATION DRIVE • SAN DIEGO, CA

56,000-84,000 s.f. corporate office campus

Professionally managed by

 theMullercompany

Exclusively leased by

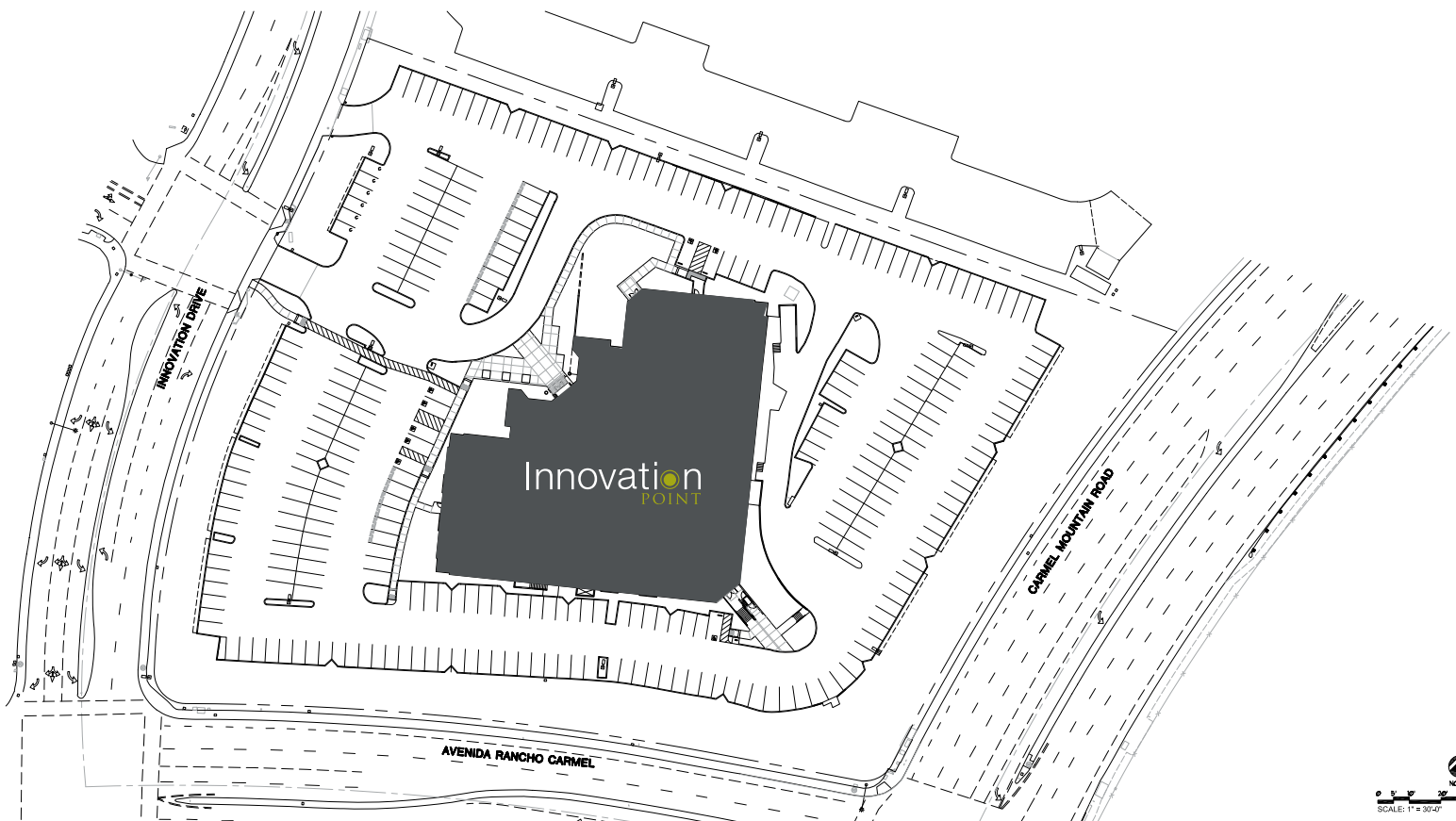
 JONES LANG
LASALLE®

Real value in a changing world

the new

Innovation POINT

SITE PLAN



Project

- Completely renovated campus delivering August 2012
- New building systems, windows, interior finishes, hardscape and landscape
- Panoramic views from the elevated site
- 5.0/1,000 parking available

Building

- New dramatic re-designed entry
- Efficient 28,000 s.f. floorplates
- 10.5' ceiling height on 2nd floor
- 2-story internal stairwell
- Skylights provide additional natural light

Location

- Prominent corner location — over 45,000 cars per day
- Walking distance to restaurants, hotels and retail amenities
- Immediate access to the I-15 freeway

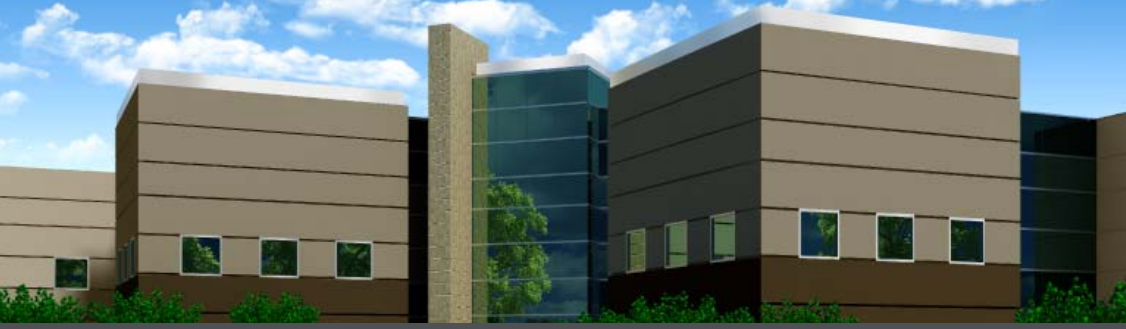
Leasing contacts

Jay Alexander, SIOR
License # 01019910
+1 858 410 1188
jay.alexander@am.jll.com

Tim Olson
License # 01364117
+1 858 410 1253
t.olson@am.jll.com

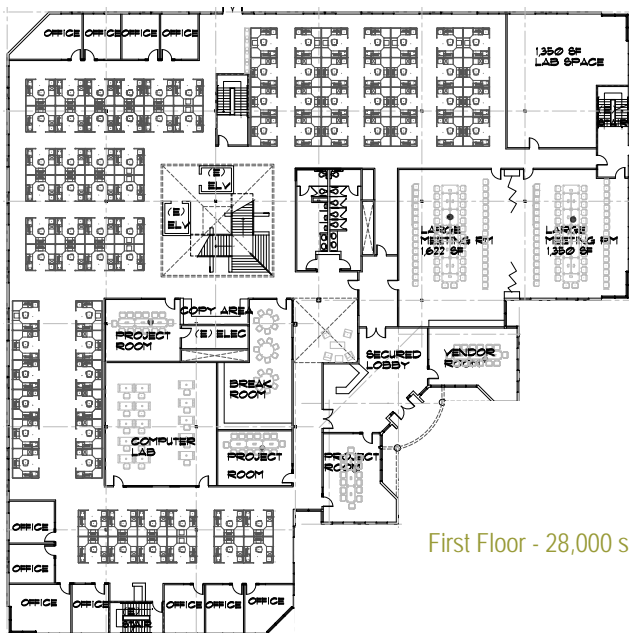


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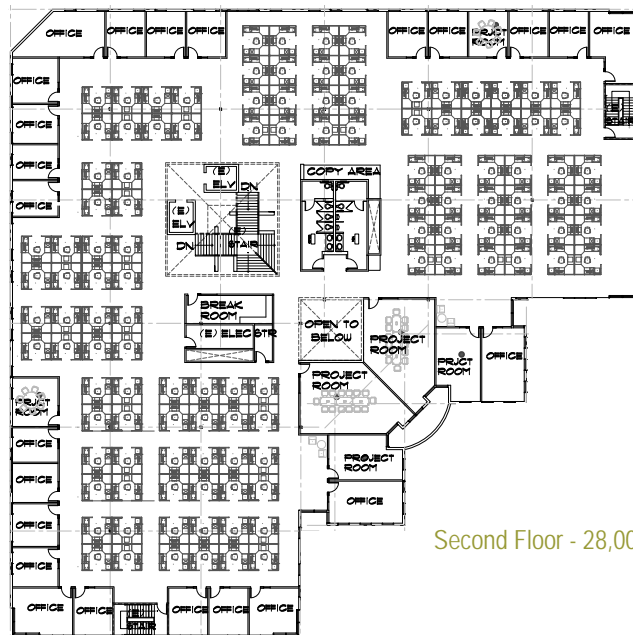


FLOOR PLANS

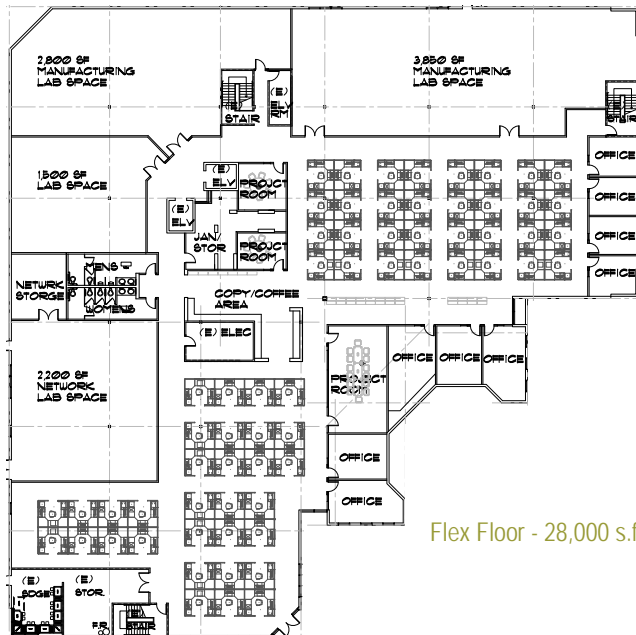
15025 INNOVATION DRIVE
• SAN DIEGO, CA



First Floor - 28,000 s.f.



Second Floor - 28,000 s.f.



Flex Floor - 28,000 s.f.

- Flex Floor
- Ground floor can be leased immediately or left vacant for future expansion
- The space offers flexible use:
 - Storage/warehouse using existing loading area
 - Office and conference facilities
 - Lab space
 - Workout facility
 - Large break room with outdoor patio

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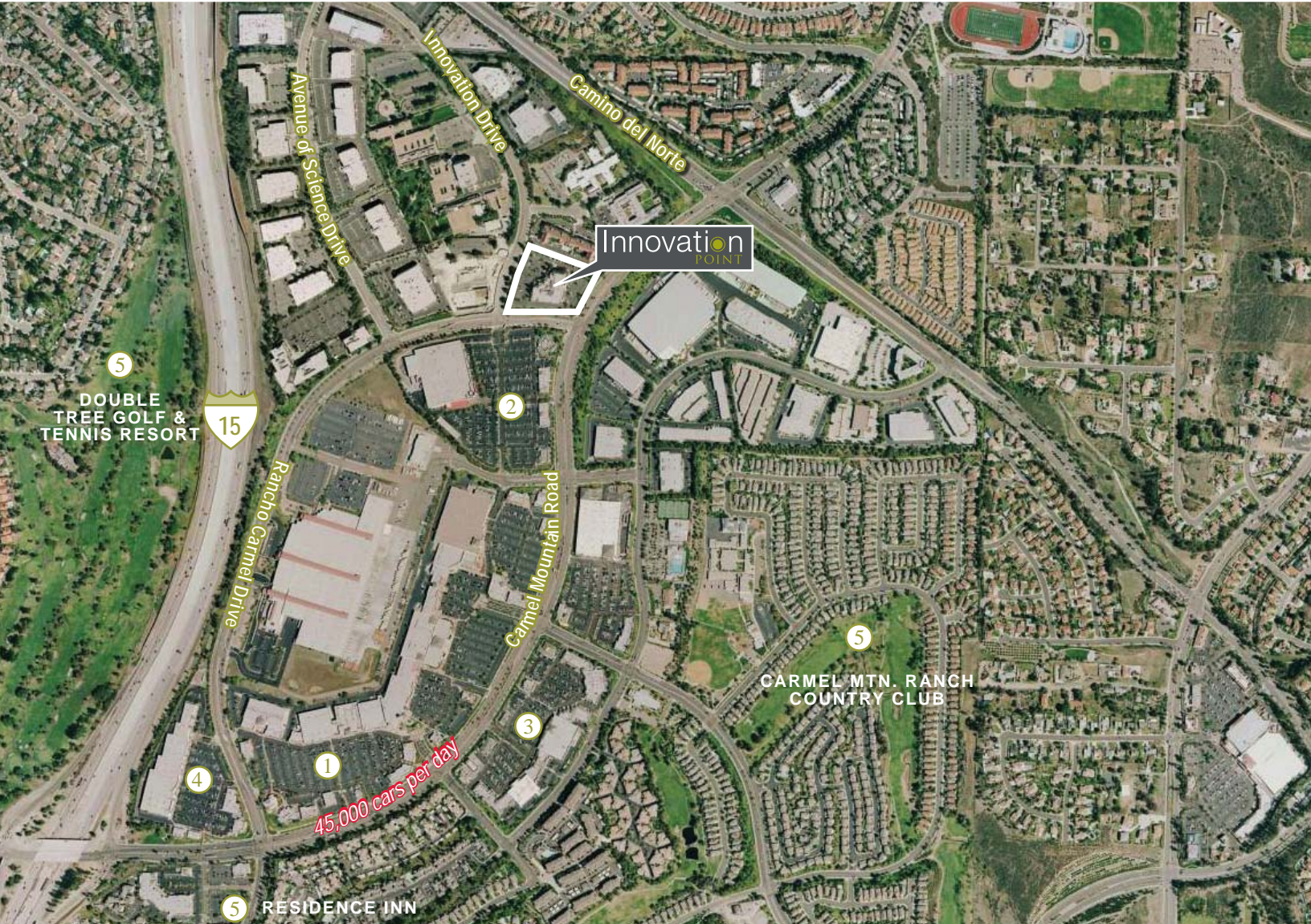


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1 CARMEL MOUNTAIN PLAZA

- Pacific Theatres
- Target
- Marshalls
- In-N-Out

2 SHOPS @ COSTCO PLAZA

- Costco
- Claim Jumper
- Islands Restaurant

3 CARMEL MTN RANCH TOWN CENTER

- Ralphs
- Rite-Aid
- Bank of America

4 CARMEL COURTYARD

- California Pizza Kitchen
- Borders
- Staples

5 HOTELS AND RESORTS

- Double Tree Golf & Tennis Resort
- Residence Inn
- Carmel Mtn. Ranch Country Club



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Jones Lang LaSalle, Inc.

4747 Executive Drive Suite 400
San Diego California 92121
+1 858 410 1200

www.us.joneslanglasalle.com

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