



SAN DIEGO TECH CENTER

9855 Scranton Road
For Sublease | 18,988 RSF
expires March 31, 2015

landmark

cutting edge
10 building site

Property overview

You have the opportunity to locate your company and its employees within San Diego's premiere campus environment, the San Diego Tech Center. This landmark of San Diego's Technology driven past, present and future, is at the cutting edge when it comes to amenities, environment, telecommunications, and employee satisfaction. The 38-acre campus is comprised of a 5-acre Japanese garden, the Karl Strauss Brewery & Restaurant, and a fully appointed fitness facility providing for employee wellness, retention and collaboration. The 10-building site includes an 8-story office building, three 2-story buildings and five 1-story buildings offering flexibility in use and expansion capabilities for companies of any size. Take advantage of this unique opportunity to elevate your company image, recruitment abilities, employee satisfaction, and business efficiencies to the next level.



Amenities

Employees are the life blood of your company and there is no better way to improve their effectiveness, wellness and happiness than providing them with the amenity rich environment that is the San Diego Tech Center.

The on-site amenities include the following:

- Karl Strauss Brewery
- Fitness Facility
- Aerobic and Fitness Classes
- Tennis Courts
- Basketball Court
- Sand Volleyball Court
- Racquetball Courts
- Putting Green
- Swimming Pool
- Walking/Jogging Trails
- 5-acre Japanese Garden
- Shower and Locker Facility



- 1 Karl Strauss Brewery
- 2 Japanese Garden
- 3 Walking Trails
- 4 Aerobic Studio
- 5 Swimming Pool
- 6 Fitness Center
- 7 Tennis Courts
- 8 Basketball Court
- 9 Sand Volleyball Courts
- 10 Barbecue Station
- 11 Racquetball Court
- 12 Jogging Trail
- 13 Showers/lockers



volleyball courts



basketball courts



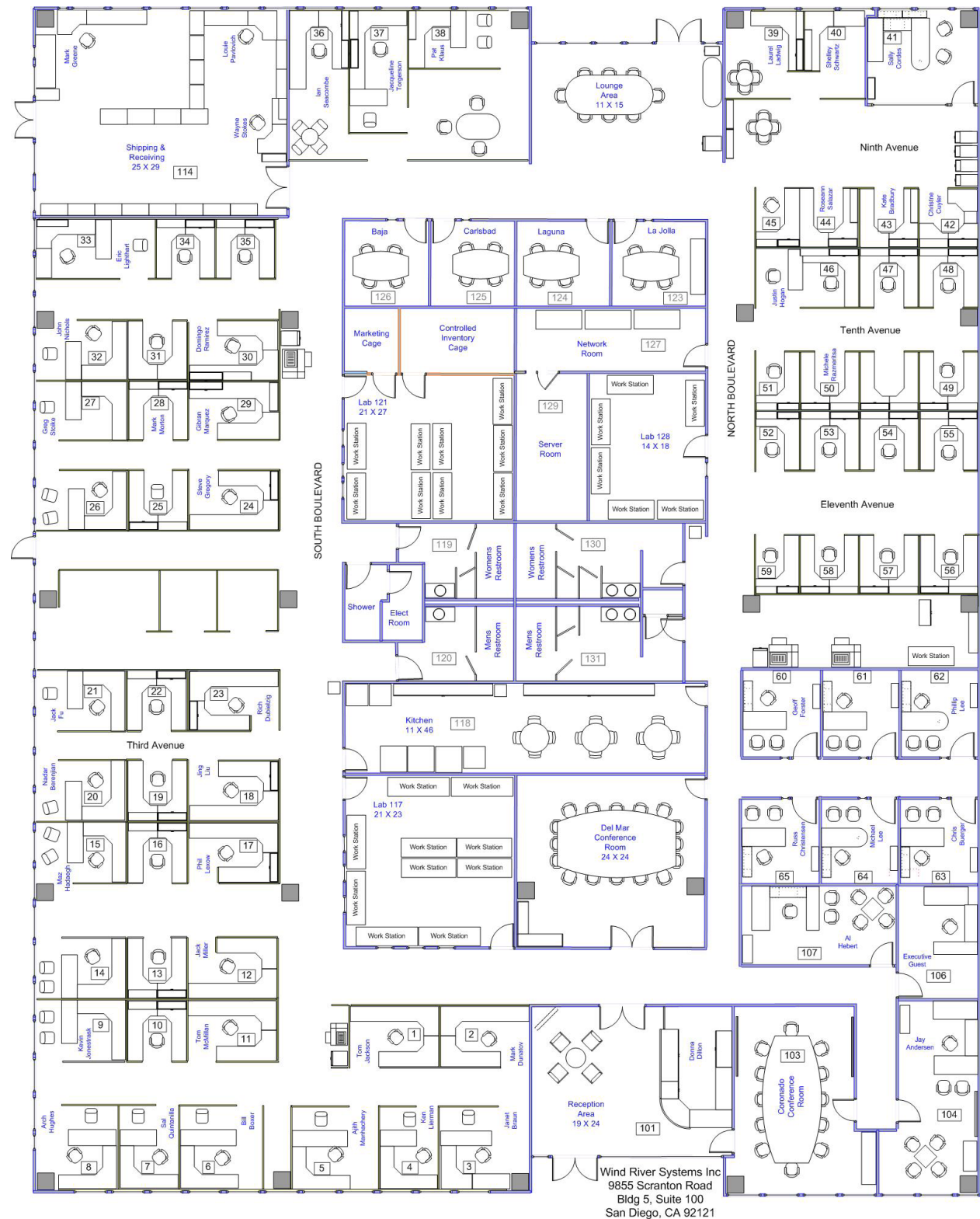
barbecue area



fitness center

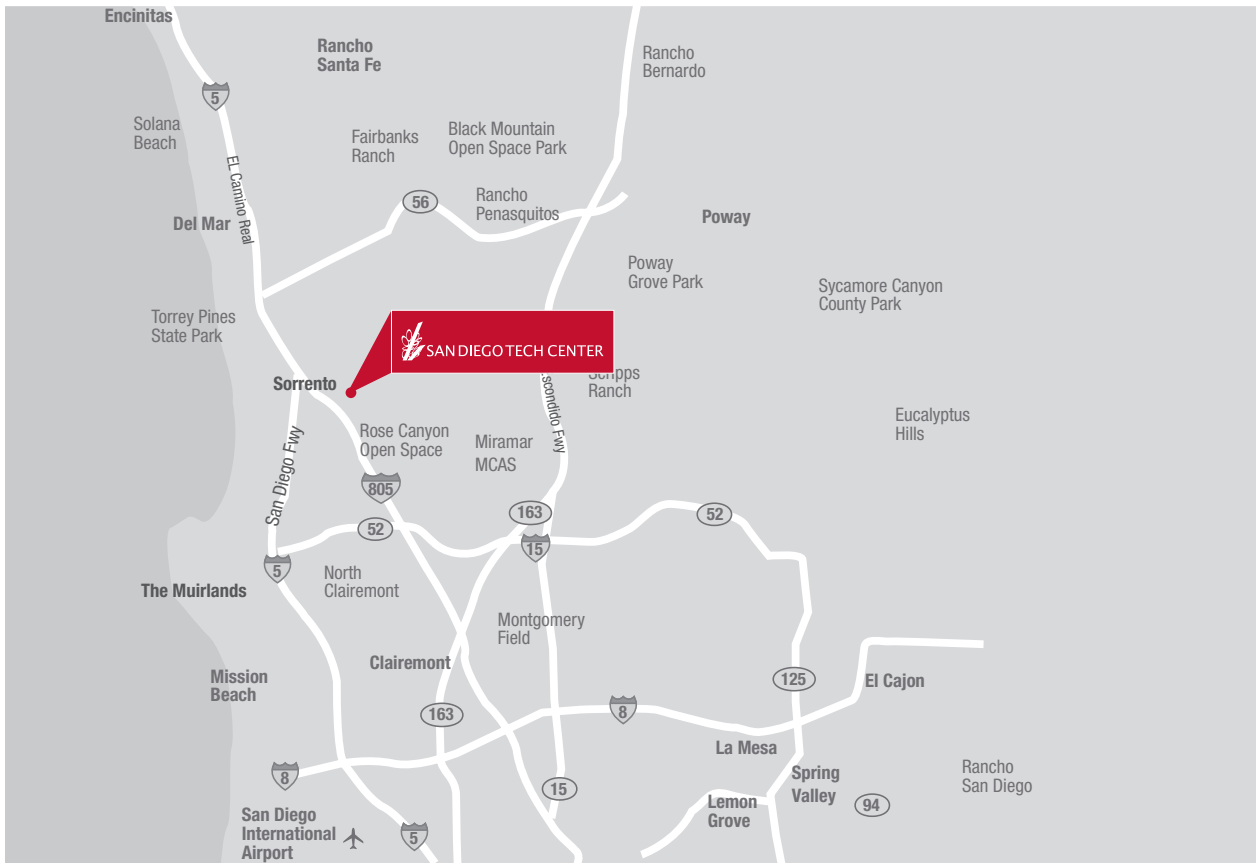
Sublease Highlights

- 18,988 rsf available for sublease
- Available January 1, 2014
- Master lease expires March 31, 2015
- Furniture & phones available
- Credit sublessor
- \$2.25/rsf + U&J



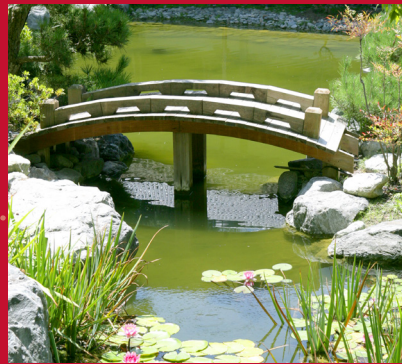
San Diego's premiere campus environment

"WHERE TECHNOLOGY SERVES MANKIND"



Telecommunications

- Fiber Optic loop with conduit to all buildings – 5 megabit connection with setup within 3-hours
- 8 fiber providers including: Verizon, AT&T, Time Warner, XO, Matrix, Cox, Teligent and Level 3
- Wireless internet access throughout the campus
- Building conference facility including Videoconferencing



Location

- Central San Diego location with direct access to I-805 via Mira Sorrento Place
- 4 miles to University of California
- 15 minutes to the Airport and Downtown San Diego
- 10 minutes to the world renowned Torrey Pines Golf Course and Life Science Hub
- Corporate neighbors include: Qualcomm, Motorola, Texas Instruments, Samsung, Cardinal Health, Sony and Novatel Wireless



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FOR ADDITIONAL INFORMATION:



Real value in a changing world

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