



4535, 4545, 4550 Towne Centre Court & 9775 Towne Centre Drive | San Diego, California, 92121



**Campus living in UTC**





 **towne centre**  
TECHNOLOGY PARK

Towne Centre Technology Park is a 287,478 s.f., four-building corporate headquarters office and life science campus located in the heart of San Diego's most prestigious submarket of University Towne Center, an area renowned for its first class area amenities, major research and health institutions, hospitals, and the University of California San Diego. Minutes from La Jolla, Del Mar and the Pacific Ocean, this campus offers proximity to all points of the county with direct access to major freeways. San Diego's best shopping, dining and lodging venues are within blocks of the campus. There is an abundance of executive and workforce housing nearby in the communities of La Jolla, Del Mar and Rancho Santa Fe.





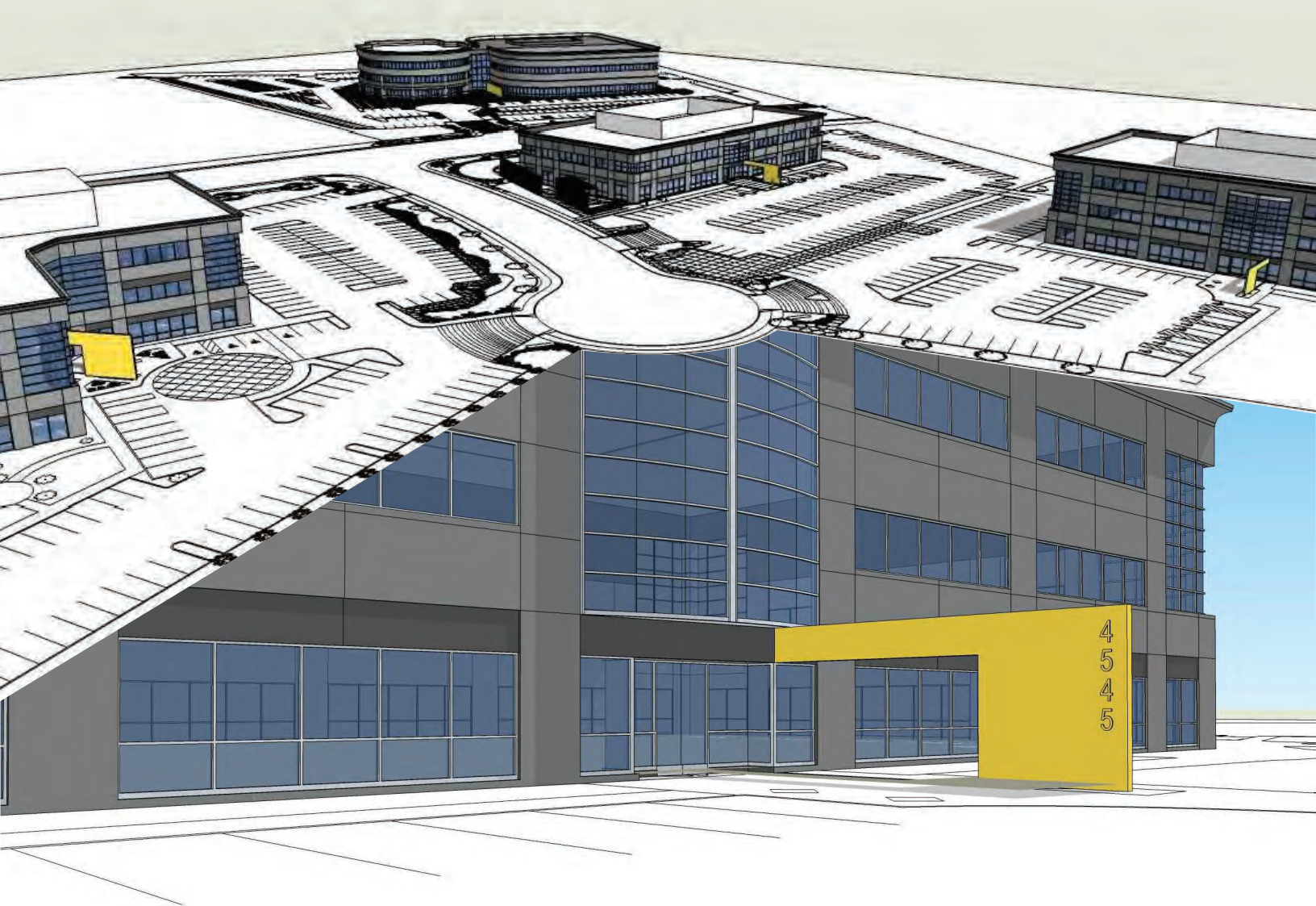
**287,478** square foot corporate headquarters office  
and life science **campus** in UTC





## towne centre TECHNOLOGY PARK

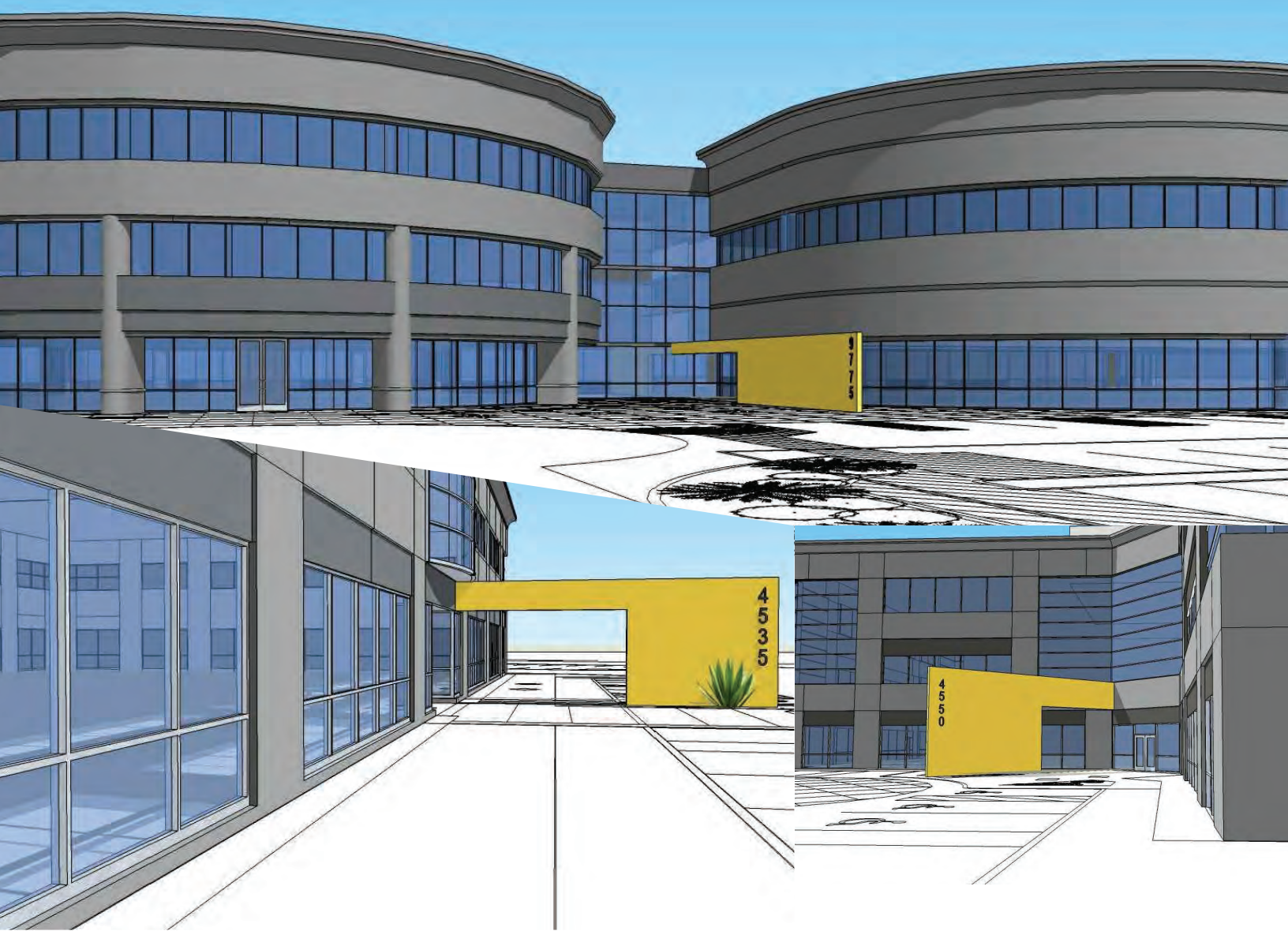
- Four building campus totaling 287,478 square feet
- Located in the heart of San Diego's University Towne Centre/ Golden Triangle
- Easy access to I-5, I-805 and Highway 52
- Minutes from downtown San Diego and the airport
- Park-like campus setting including plaza area with outdoor seating and canyon views
- Buildings linked by network of fiber optic, cable and telephone services
- Several major hotels in the nearby vicinity
- Walking distance to casual and fine dining, health clubs and UTC shopping mall
- Near the desirable neighborhoods of La Jolla, Carmel Valley, Del Mar and Rancho Santa Fe
- 879 parking stalls; 3.4/1,000 u.s.f. (expandable)



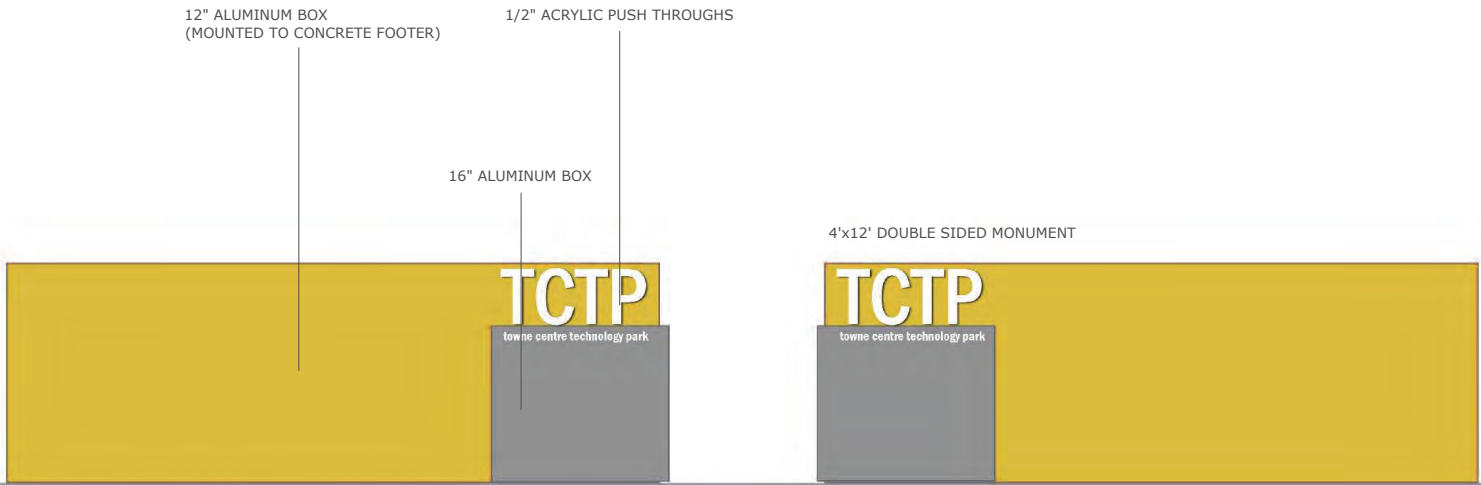
## New project improvements!

Repainting of the building exteriors • New entry points  
New modern landscape • Demo of old improvements • New project signage throughout the campus

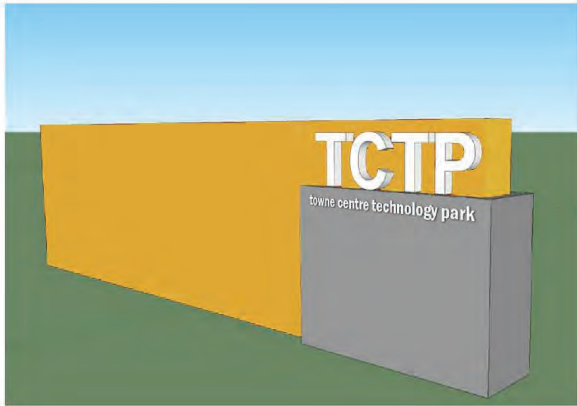




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**A** two sided monument TCTP campus entry







4535 Towne Centre Court  
**41,924 square feet** available now

# 4535 Towne Centre Court

Building Size: 41,924 s.f.

Floor plate size: +/- 20,735 s.f.

Year Built: 1998

Elevator: one hydraulic

Zoning: IP-1-1

Parcel Size: 2.63 acres

Construction Type: Steel frame

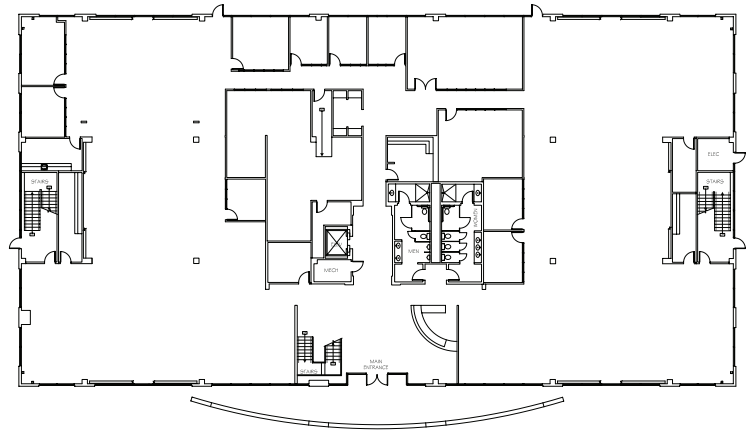
Signage: Building top

Parking: 133 parking stalls; 3.5/1,000 u.s.f. (expandable)



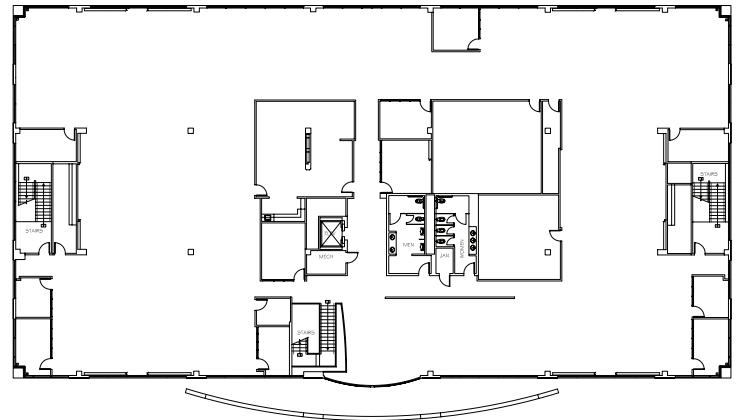
20,896 RSF

1<sup>st</sup> Floor



21,028

2<sup>nd</sup> Floor



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4545 Towne Centre Court  
**62,472 square feet** available March 2015



## New project improvements!

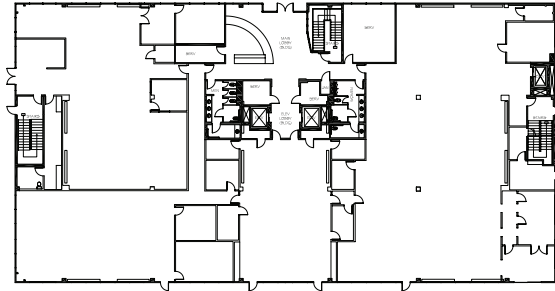
Repainting of the building exteriors • New entry points  
New modern landscape • Demo of old improvements • New project signage throughout the campus



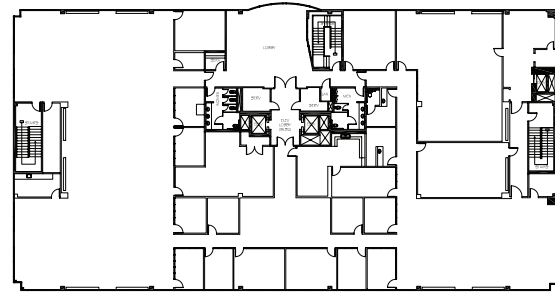
# 4545 Towne Centre Court

Building Size: 62,472 s.f.  
 Floor plate size: +/- 20,816 s.f.  
 Year Built: 1998  
 Elevator: two hydraulic  
 Zoning: IP-1-1  
 Parcel Size: 5.71 acres  
 Construction Type: Steel frame  
 Signage: Building top  
 Parking: 202 parking stalls; 3.7/1,000 u.s.f. (expandable)

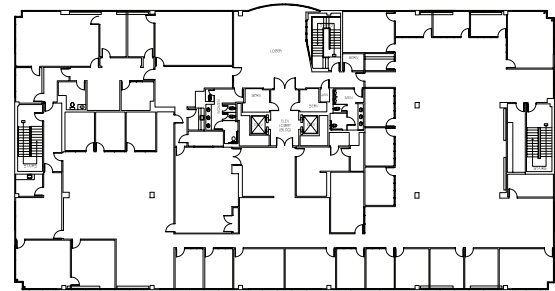
FLOOR	RENTABLE SF	LEASE RATE	AVAILABLE
1st	20,756	\$2.30 NNN	3/2015
2nd	20,847	\$2.30 NNN	3/2015
3rd	20,869	\$2.30 NNN	3/2015



1<sup>st</sup> Floor  
20,756 RSF



2<sup>nd</sup> Floor  
20,847 RSF



3<sup>rd</sup> Floor  
20,869 RSF



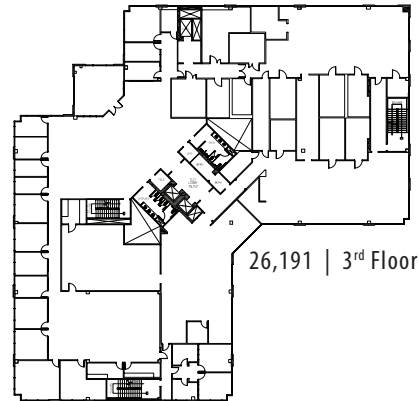
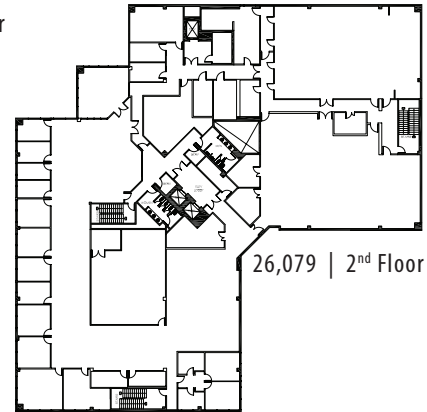
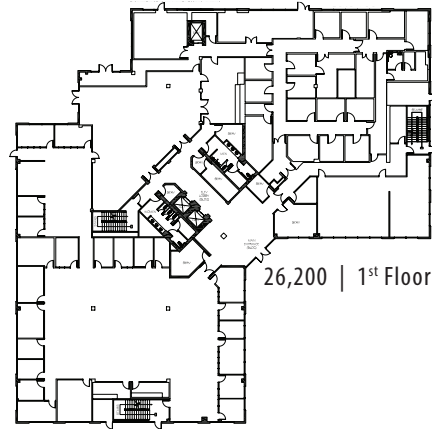


4550 Towne Centre Court  
**78,470 square feet** available now



# 4550 Towne Centre Court

Building Size: 78,470 s.f.  
 Floor plate size: +/- 26,053 s.f.  
 Year Built: 1998  
 Elevator: three hydraulic  
 Zoning: IP-1-1  
 Parcel Size: 4.01 acres  
 Construction type: Steel frame  
 Signage: Building top  
 Parking: 226 parking stalls; 3.2/1,000 u.s.f. (expandable)



FLOOR	RENTABLE SF	LEASE RATE	AVAILABLE
1st	26,200	\$2.80 NNN	Now
2nd	26,079	\$2.80 NNN	Now
3rd	26,191	\$2.80 NNN	Now





9775 Towne Centre Drive  
**104,519 square feet** available now

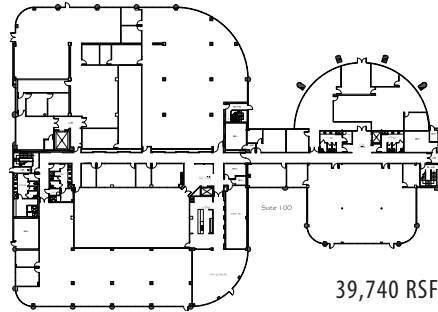


# 9775 Towne Centre Drive

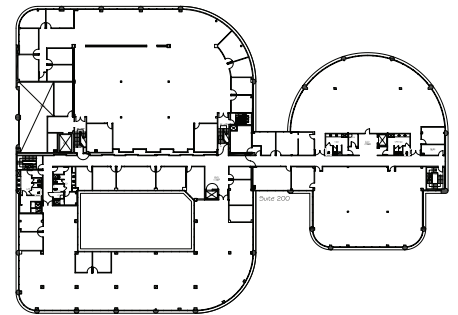
Building Size: 104,519 s.f.  
 Floor plate size: +/- 35,000 s.f.  
 Year Built: 1986  
 Elevator: three hydraulic  
 Zoning: IP-1-1  
 Parcel Size: 12.25 acres  
 Construction type: Steel frame  
 Signage: Freeway visible building top  
 Parking: 318 parking stalls; 3.5/1,000 u.s.f. (expandable)

FLOOR	RENTABLE SF	LEASE RATE	AVAILABLE
1st	38,817	\$1.85 NNN	Now
2nd	39,740	\$1.85 NNN	Now
3rd	25,961	\$1.85 NNN	Now

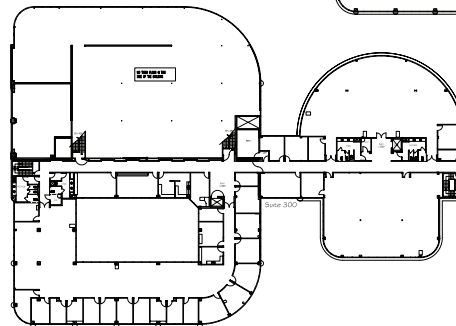
38,817 RSF | 1<sup>st</sup> Floor



39,740 RSF | 2<sup>nd</sup> Floor



25,961 RSF | 3<sup>rd</sup> Floor





Towne Centre Technology Park

● **RETAIL**

- 1. Regional Mall – Westfield
- 2. Costa Verde
- 3. La Jolla Village Square
- 4. Villa Norte Shopping Center

● **HIGH END DINING / RESTAURANTS**

- 5. Roy's
- 6. Flemings
- 7. Donovan's
- 8. Harry's Bar & American Grill

9. Cafe Japengo

- 10. P.F. Changs
- 11. Melting Pot
- 12. Truluck's
- 13. Sammy's Wood Fired Pizza
- 14. Cozymel's Mexican Grill
- 15. California Pizza Kitchen
- 16. BJ's Restaurant
- 17. Rock Bottom Brewery
- 18. El Torito
- 19. Islands

● **PERSONAL HEALTH**

- 20. Sporting Club
- 21. 24 Hour Fitness

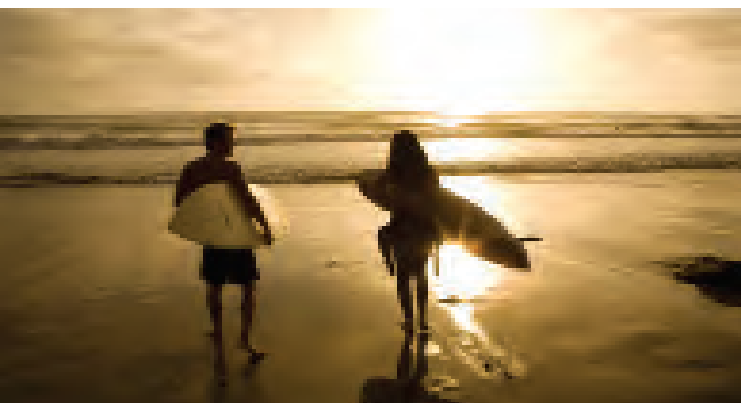
● **HOTELS**

- 22. Marriott San Diego La Jolla
- 23. Embassy Suites Hotel SD
- 24. Hyatt Regency La Jolla at Aventine
- 25. Sheraton La Jolla Hotel
- 26. Residence Inn – San Diego
- 27. Estancia La Jolla Hotel & Spa





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TECHNOLOGY PARK



Situated within the heart of **UTC**,  
an **amenity rich** environment

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