



BUILD. INNOVATE. INSPIRE

THE FUTURE OF THE SAN DIEGO TECH CENTER





THE PRESENT

- 10 existing buildings
- Qualcomm does/will occupy 152,000 r.s.f.
- 645,000 square feet
- 5-acre Japanese garden
- Karl Strauss Brewery & Restaurant
- Amenity rich campus environment:
 - Fully equipped fitness facility
 - Aerobics studio
 - Heated swimming pool
 - Tennis, basketball, raquetball & volleyball courts
 - Putting green
 - Barbecue station
 - Walking and jogging trails
 - Shower & locker facility with sauna & steam room

\$3.5 million in upgrades underway including:

- LEED Silver certification – 9605 Scranton
- Re-painting of all building exteriors
- Karl Strauss restaurant modernization
- Modernized gym with all new equipment
- Renovated aerobics studio
- Updated signage plan
- Refreshed landscape



THE FUTURE | PHASES I, II & III

Three class A office buildings totaling 864,000 s.f.

Phase I	342,000 s.f.	Q4 2014
Phase II	342,000 s.f.	Q4 2015
Phase III	180,000 s.f.	Q4 2016

Three parking structures providing 4,329 parking stalls

LEED Gold **certification**, unparalleled **scalability** (1.32 mm, sf), fastest delivery, freeway **identity**, great **proximity**



THE FUTURE | PHASES I, II & III





THE FUTURE | PHASES I, II, III & IV





THE FUTURE | PHASE I



- Delivery by Q4 2014
- 14 month construction timeline
- Permit in hand

CLASS A OFFICE BUILDING

- 342,000 s.f.
- 12 floors
- 28,500 rsf floorplates designed to support offices & electronics lab functions
- LEED Gold certification
- Freeway visible

PARKING STRUCTURE

- 5.5 floors
- 1,655 parking spaces

Sorrento Mesa area **improvements** to include the **widening of Scranton Road** and straightening of Photon Way



SAN DIEGO TECH CENTER

THE FUTURE | PHASE I



 JONES LANG
LASALLE

Real value in a changing world



SAN DIEGO TECH CENTER

THE FUTURE | PHASE I



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outdoor seating area



rooftop patio



view from I-805



THE FUTURE | PHASE I & II

- Delivery by Q4 2015
- 14 month construction timeline
- Permit ready

CLASS A OFFICE BUILDING

- 342,000 s.f.
- 12 floors
- LEED Gold certification

PARKING STRUCTURE

- 8 floors
- 1,490 parking spaces

Phases I & II
total 684,000 s.f. with
Phase I delivering by
Q4 2014 and Phase II
by Q4 2015



SAN DIEGO TECH CENTER

THE FUTURE | PHASE I & II





SAN DIEGO TECH CENTER

THE FUTURE | PHASE I & II



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SAN DIEGO TECH CENTER



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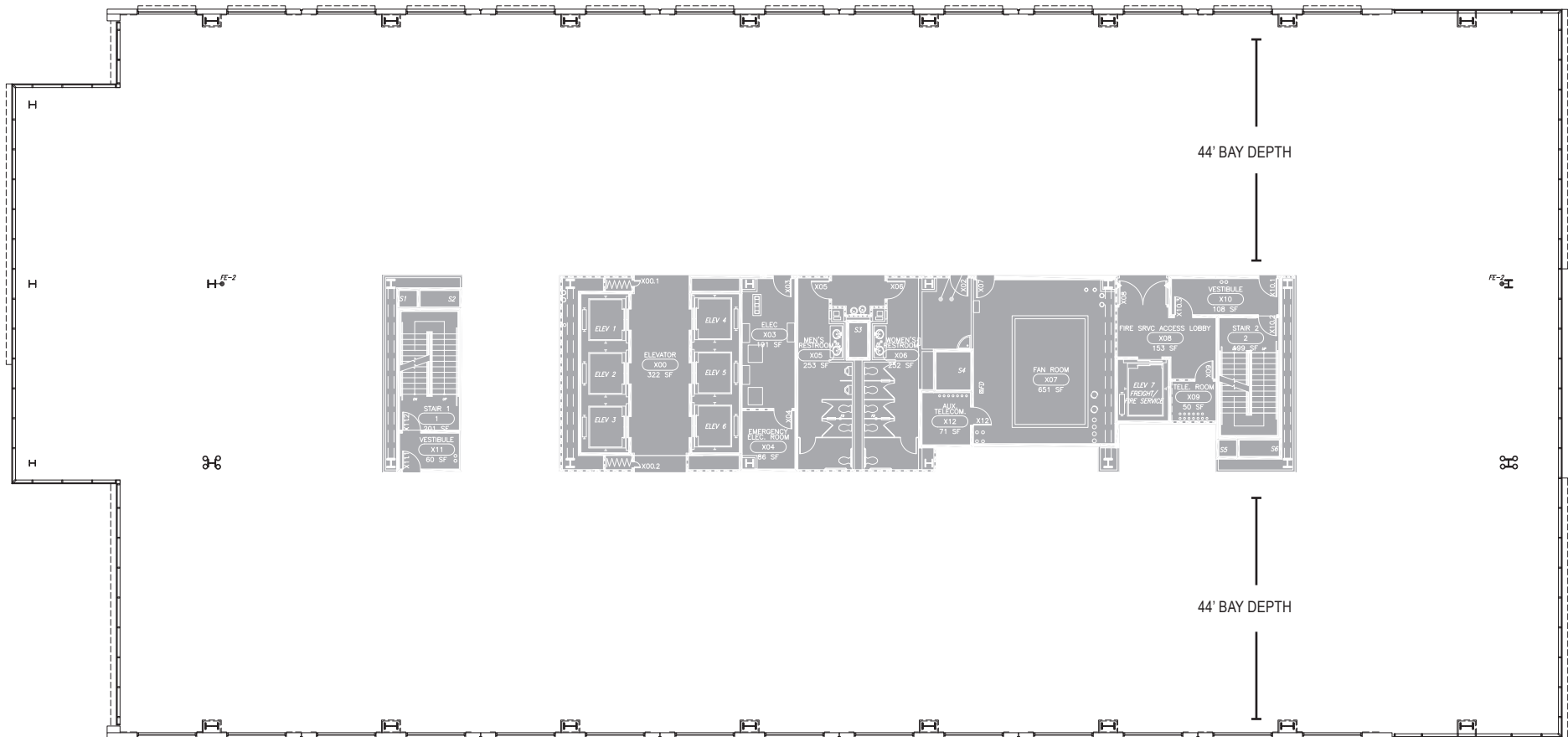


PHASE I & II BUILDING SPECS

ADDRESS	9755 and 9745 Scranton Road, San Diego, CA 92121
BUILDING SIZE	342,000 s.f.
TYPICAL FLOORPLATE SIZE	28,500 s.f.
TOTAL FLOORS	12 floors
BUILDING HEIGHT	177'
LOBBY	1-story with 13'-15' ceiling height
FLOOR TO FLOOR HEIGHT	13'-6"
FINISHED CEILING HEIGHTS	9'-0"
FLOOR TO CEILING WINDOW LINE	Yes
BAY DEPTH	44'
FLOOR LOAD	80 lb. psf live load; specialty bays at 125 lbs. psf live load
ELEVATORS	6 passenger, 1 service per building
HVAC	2 VFD chillers; VAV boxes on each floor; 100 tons per floor plus 25 tons per floor for 24/7 use
POWER CAPACITY	6,000 Amps 480/277-volt, 3-phase, 4-wire. 7 watts/sf for tenant loads
EMERGENCY GENERATOR	900 kW generator (provided by Tenant)
SOLAR PANELS	270 kW photovoltaic system mounted on parking structure shade structures
LEED CERTIFICATION	LEED Gold certification
ARCHITECT	Delawie
DEVELOPER	Beacon Capital Partners

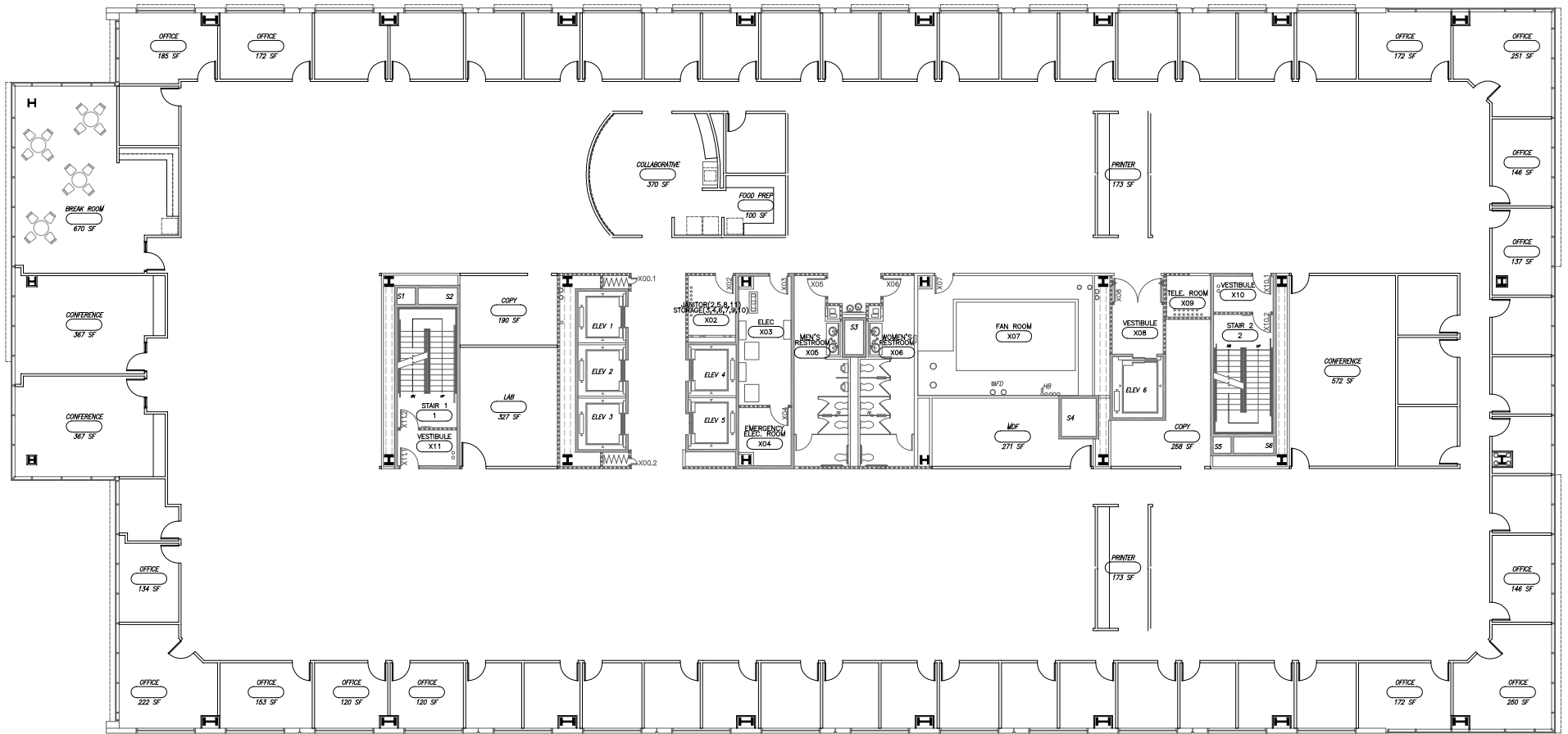


TYPICAL FLOORPLATE - 28,500 SF





HYPOTHETICAL FLOORPLATE - 28,500 SF





SORRENTO MESA ROAD IMPROVEMENTS

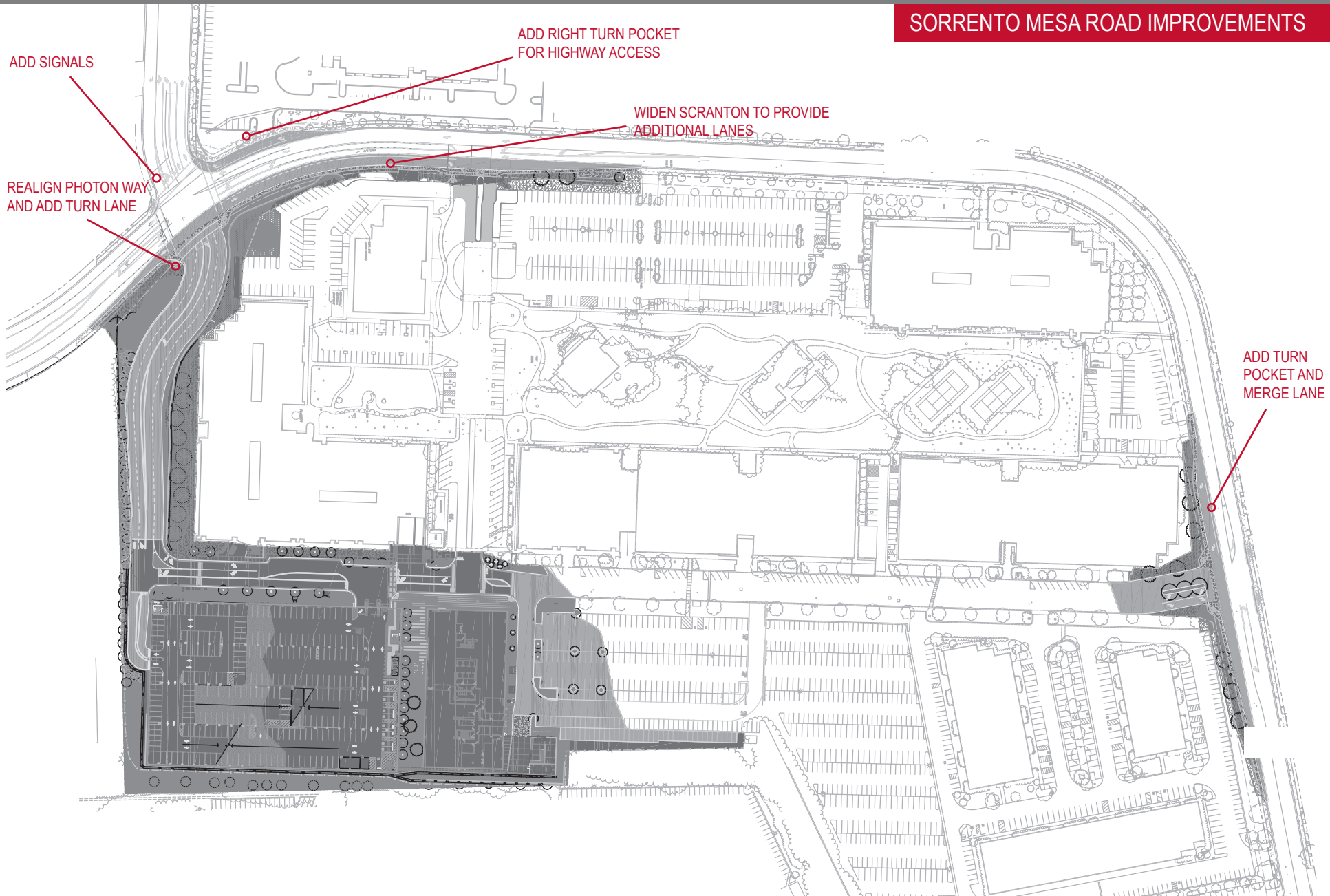
ADD SIGNALS

ADD RIGHT TURN POCKET FOR HIGHWAY ACCESS

WIDEN SCRANTON TO PROVIDE ADDITIONAL LANES

REALIGN PHOTON WAY AND ADD TURN LANE

ADD TURN POCKET AND MERGE LANE





ON-SITE AMENITIES



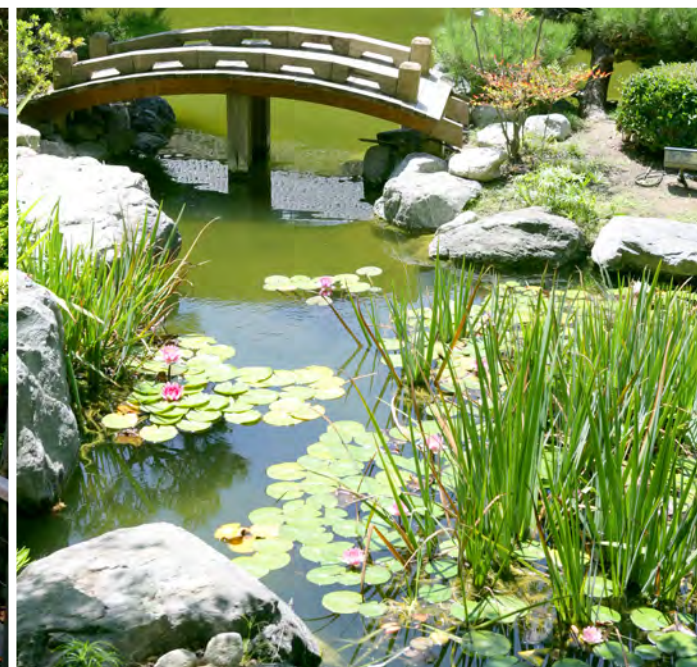
Employees are the life blood of your company and there is no better way to improve their effectiveness, wellness and happiness than providing them with the amenity rich environment that is the San Diego Tech Center. The on-site amenities include the following:



- 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



ON-SITE AMENITIES





- 1/10 mile from San Diego Tech Center
- 3/10 mile from San Diego Tech Center
- 1/2 mile from San Diego Tech Center



AREA AMENITIES

1 HOTELS

Courtyard Hotel, Marriott Hotel

2 RESTAURANTS, FAST FOOD, BANKS, SERVICE RETAIL, GAS AND FITNESS

Adecco, Bank of America, Busters-Windy City Dogs, Chicks Natural, Cleaners, Cookies By Design, Fiesta Mexican Grille, Gasoline & Car Wash, General & Cosmetic Dentistry, Island Grill Tiki Hut, Jamba Juice, Kabui West-House of Kabobs, McDonald's, Optometrist, Orchids Nails & Spa, Pascucci, Pho Station-Vietnamese Cuisine, Power Hour Fitness, Quiznos Sub, Salon Sol, Sipz Vegetarian Express, Sitar Indian Cuisine, Sorrento Wine & Spirits, Starbucks Coffee, Sushi Town, Thai Chada, The Greek Café, Tokyo Express, Verizon Wireless, Washington Mutual

3 RESTAURANTS, FAST FOOD, BANKS AND SERVICE RETAIL

Bakery, Croutons Restaurant, Rubios, Starbucks Coffee, Subway, Wells Fargo

4 RESTAURANTS AND HOTELS

Chili's Grill & Bar, Country Inn & Suites, Holiday Inn Express

5 RESTAURANTS, FAST FOOD, SERVICE RETAIL AND CHILD CARE

Cleaners, Florist, Hanaya Sushi, Kings Garden, Knowledge Beginnings Child Care, Nicos Taco Shop, Segue Body Wraps, Submarina, Sunrise Café, The Grille Deli Market

6 RESTAURANTS AND HOTELS

Oasis Grille, Woodfin Suites Hotel



DEVELOPER | BEACON CAPITAL PARTNERS

Beacon Capital Partners is a private real estate investment firm with a seasoned team of professionals and proven experience generating value-added returns through investments in high-quality office properties.

Beacon traces its history back over 65 years of developing, owning, and operating real estate. Beacon Capital Partners was formed in 1998 by the senior management team of Beacon Properties Corporation, following their sale in 1997 of the NYSE-traded office REIT to Equity Office Properties Trust.

Since its inception in 1998, Beacon has raised over \$11 billion of equity for office real estate investment. Beacon's investors consist of institutions from around the world, including public and private pension funds, major endowments and foundations, sovereign wealth funds, and insurance companies.

A key factor in Beacon's success has been its ability to differentiate itself through its relationships, reputation, and speed of execution.

One of Beacon's greatest strengths is the quality and experience of its team, which has hands-on experience across multiple real estate cycles. Over 70 professionals are involved in implementing the firm's investment strategy and actively managing the investment properties on behalf of its investors. These skilled professionals provide Beacon and its investors with a broad perspective and expertise in acquisitions, dispositions, asset management, leasing, development, financing, tax, accounting, and investor communications.

Beacon is based in Boston and has offices in Los Angeles, New York, San Francisco, Seattle, Washington, D.C., London, Luxembourg, and Paris.

ARCHITECT | DELAWIE

Delawie's philosophy towards architectural design is that we strive to create an experience that aligns with the client's visions while being conscious of the project's style, priorities and budget.

Among Delawie's areas of expertise is design for corporate and advanced technology clients. Our corporate portfolio includes headquarters, campuses, stand-alone, speculative and build-to-suit buildings, and tenant improvements. Our corporate campuses create identity, culture, and influence the quality of life by instilling pride among the employees and shareholders. This is reflected in firm commissions for the Pfizer Global Research Center in La Jolla, Qualcomm Incorporated headquarters, Biosite Incorporated campus, and the San Diego Tech Center Expansion and Master Plan. These commissions range from 500,000 square feet to several million square feet.

Delawie's advanced technology experience began in 1994 with the commission of Hewlett Packard's Ink Jet Assembly Facility. Since then we have designed over five million square feet of space for a variety of advanced technology clients, including Hewlett Packard, Kyocera, Ericsson Wireless Communications, Cricket Communication, and Leap Wireless. Our main advanced technology client is Qualcomm Incorporated, for whom we have been designing and continue to design projects worldwide since 1994.

LEASING | JONES LANG LASALLE

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