

9800 & 9855
Summers Ridge Road

Sorrento Mesa's premier corporate campus



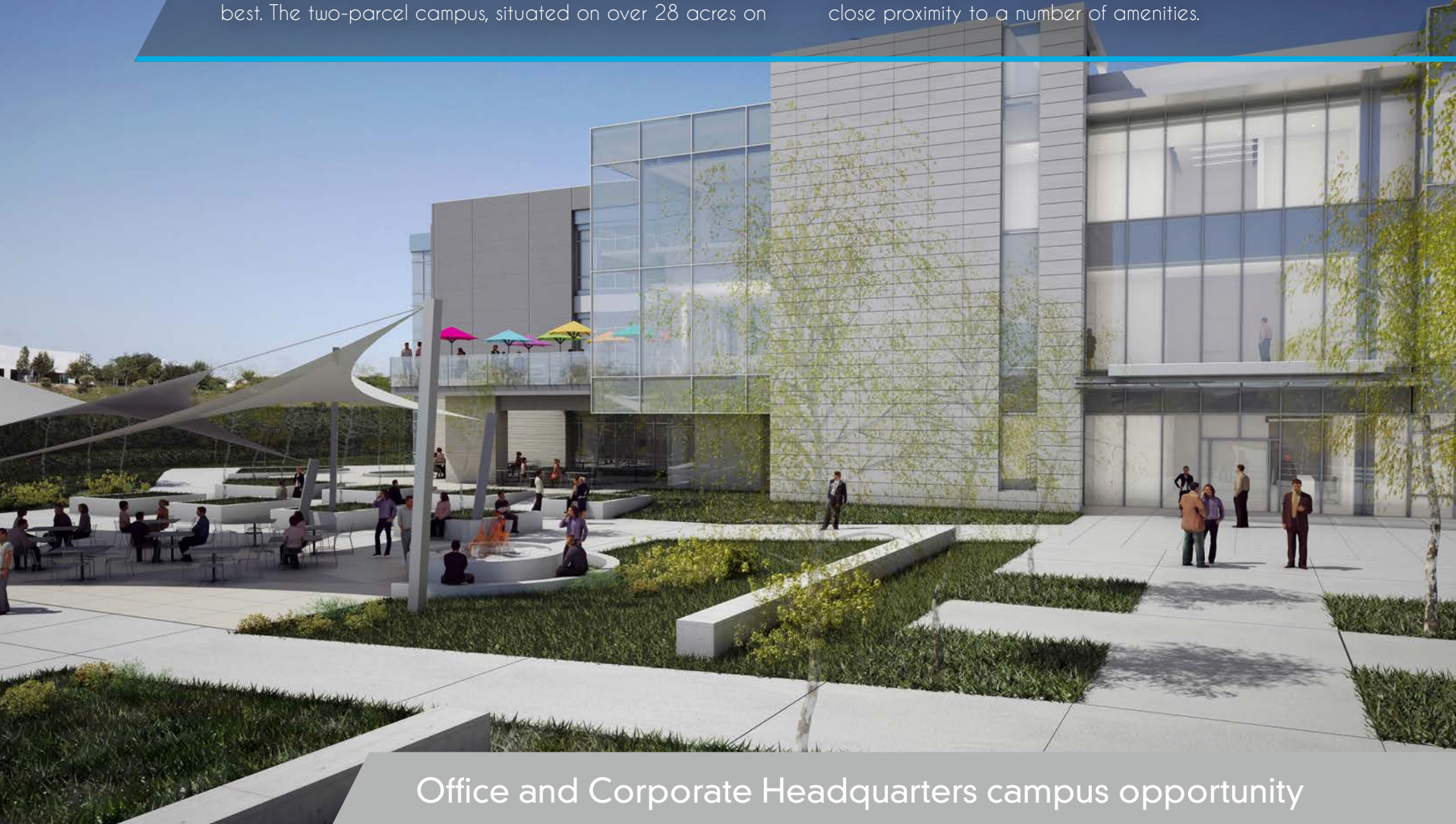
Office and R&D/Flex development opportunity



class a campus

9800 Summers Ridge Road (Lot 5) and 9855 Summers Ridge Road (Lot 9) is a scalable Sorrento Mesa corporate campus suited for a variety of companies demanding the best. The two-parcel campus, situated on over 28 acres on

Summers Ridge Road, offers development opportunities for both office and R&D/Flex uses. The opportunity provides San Diego companies with an ideal central San Diego setting and is within close proximity to a number of amenities.



Office and Corporate Headquarters campus opportunity

area amenities

1. Sorrento Plaza
2. Sorrento Court
3. Courtyard by Marriott
4. Karl Strauss
5. Chili's

6. Come on In! Deli
7. Holiday Inn Express
8. Country Inn & Suites
9. Hyatt House
10. Sorrento Mesa Crossroads

11. Homestead Suites
12. Residence Inn
13. Dominic's Deli
14. The Winesellar & Brasserie

15. Centerpark Café
16. Staybridge Suites
17. Plaza Sorrento



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Proximity to:
UCSD: 5 minutes
Airport: 20 minutes
Downtown: 20 minutes

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CORPORATE NEIGHBORS

Ideally suited to meet the demands of Sorrento Mesa's growing technology tenant base, the campus will feature state-of-the-art mechanical systems, superior floor loading. Advanced sustainability standards, substantial on-site parking, on-site amenities, high-end creative finishes.



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The Opportunity: Sorrento Mesa's prominent corporate campus

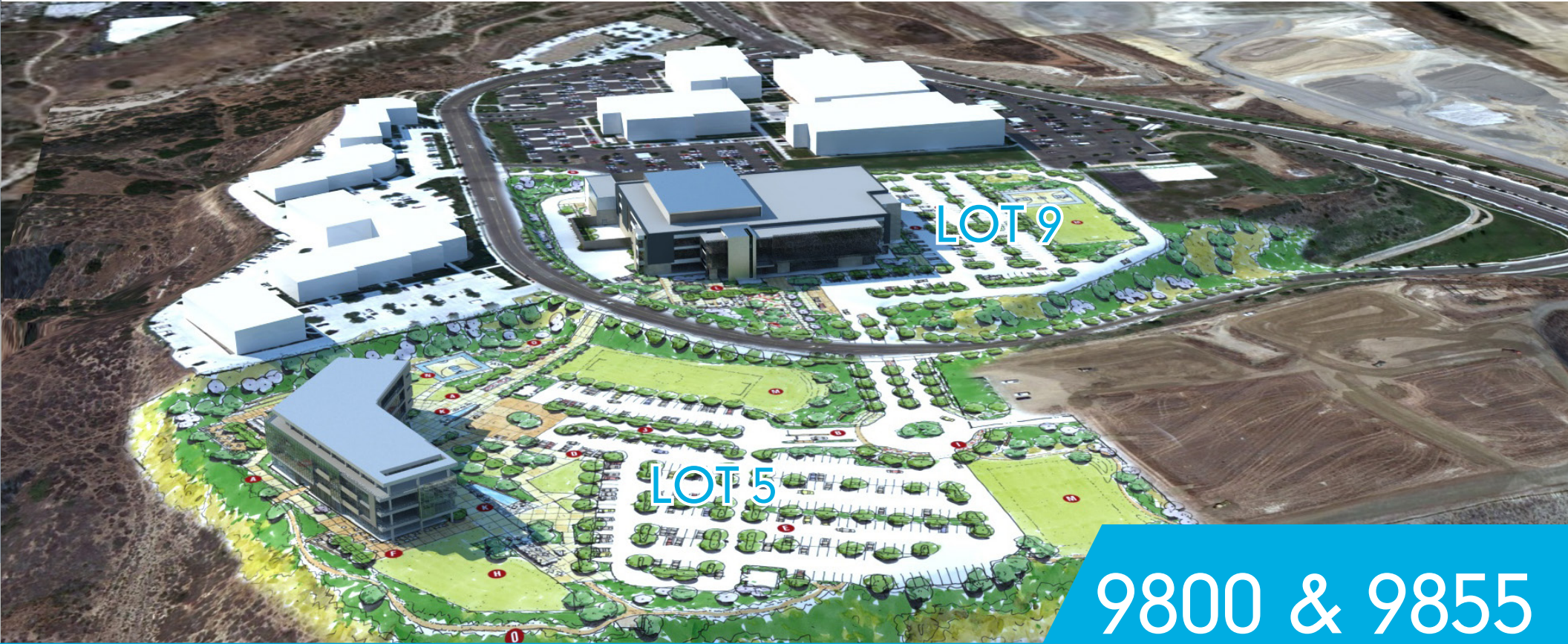
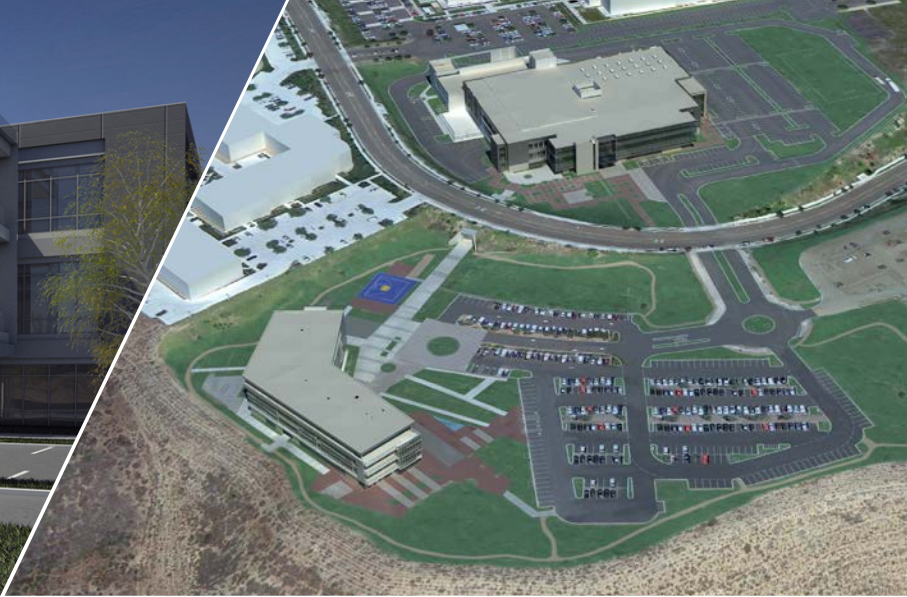
DEVELOPMENT SCENARIOS

Scenario	Primary Use	# of bldgs.	Total Development s.f.	Parking Ratio	Parking Allocation	Comments
A	R&D/Flex	2	343,000	3.09/1,000	100% surface	Keep existing Lot 9 building (241k SF) and convert 84k SF to office use. Build one new 102k SF, 4-floor building on Lot 5. All parking is surface parked.
B	R&D/Flex	3	618,000	3.28/1,000	52% surface, 48% structure	Keep existing Lot 9 building and convert 84k SF to office use. Build one new 105k SF, 4-floor building on Lot 9. Build one new 272k SF, 6-floor office building on Lot 5. Build one new 5-floor parking structure on Lot 9 and 1 new 5-floor parking structure on Lot 5.
C	Office	4	402,000	4.0/1,000	51% surface, 49% structure	Demolish existing steel framing and build three new 100k SF, 4-story office buildings on Lot 9. Build one 5-floor parking structure on Lot 9 to support new buildings. Build one new 102k SF, 4-floor office building on Lot 5, all parking is surface parked on Lot 5.
D	Office	3	522,000	3.97/1,000	61% surface, 39% structure	Demolish existing steel framing and build two new 125k SF, 4-story office buildings on Lot 9. Build one 2-floor parking structure on Lot 9 to support new buildings. Build one new 272k SF, 6-floor office building on Lot 5. Build one new 5-floor parking structure on Lot 5.

* Lot 5 address is 9800 Summers Ridge Road. Lot 9 address is 9855 Summers Ridge Road.

Office and R&D/Flex development opportunity





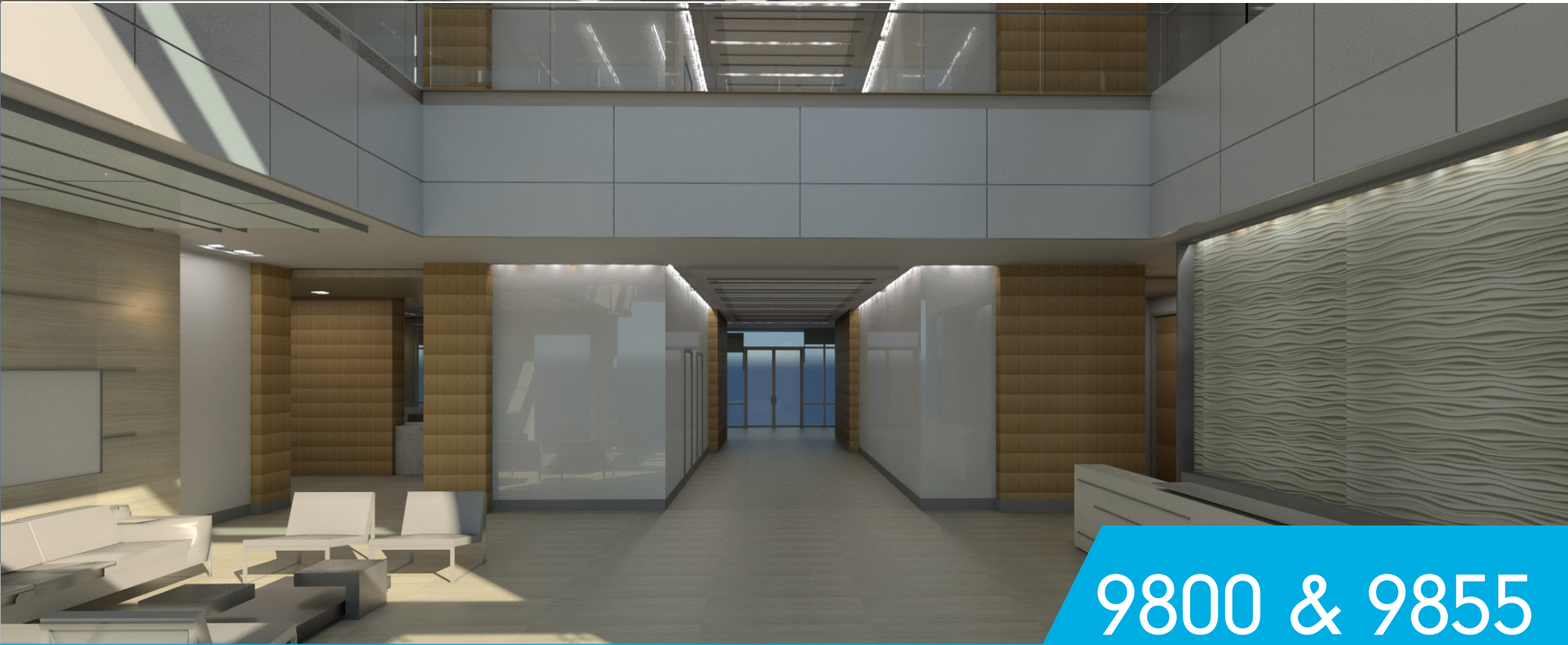
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SPECTACULAR VIEWS

There are stunning views from floor-to-ceiling glass and second floor employee indoor/outdoor break area overlooking the canyon, Sorrento Mesa and UTC.



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