

SAN DIEGO TECH CENTER

SORRENTO MESA



San Diego's Premier Campus Environment

San Diego Tech Center is an award-winning, iconic project located in the heart of San Diego's thriving technology hub in Sorrento Mesa. The campus features eleven buildings totaling 655,643 square feet and is comprised of one institutional quality, Class 'A' office tower and eight low-rise office/R&D buildings, as well as the Karl Strauss Restaurant and Brewery and a private Fitness Center. The property sits at the junction of two major freeways, the I-805 and the I-5. San Diego Tech Center is home to an array of internationally and nationally recognized tenants, including Sony, Qualcomm, Samsung, and Olympus.

San Diego Tech Center features an abundance of amenities that make this campus an ideal and productive location for high value employees. Some of the amenities are an award-winning 7-acre Japanese garden featuring a koi pond and waterfall, on-site Karl Strauss Restaurant and Brewery, multi-lane swimming pool, two tennis courts, two sand volleyball courts, racquetball court, basketball court, a half-mile walking and jogging path, campus-wide wireless internet access, electric vehicle charging stations, private Fitness Center and Yoga Studio with classes offered throughout the day, on-site fitness director, and on-site massage therapist.

San Diego Tech Center is owned by The Lionstone Group & Locale Advisors and managed by Avison Young.

For more information, please contact:

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- Karl Strauss Brewery & Restaurant
- Japanese Garden
- Fitness Center

- Swimming Pool
- Tennis
- Sand Volleyball

- Showers & Lockers
- Walking Trails
- Racquetball



KARL STRAUSS BREWING CO.



SWIMMING POOL



FITNESS CENTER



EV CHARGING STATIONS

CORPORATE HEADQUARTERS OPPORTUNITY | 115,659 CONTIGUOUS SQUARE FEET



115,659 SQUARE FEET
*Recent spec suite renovations.

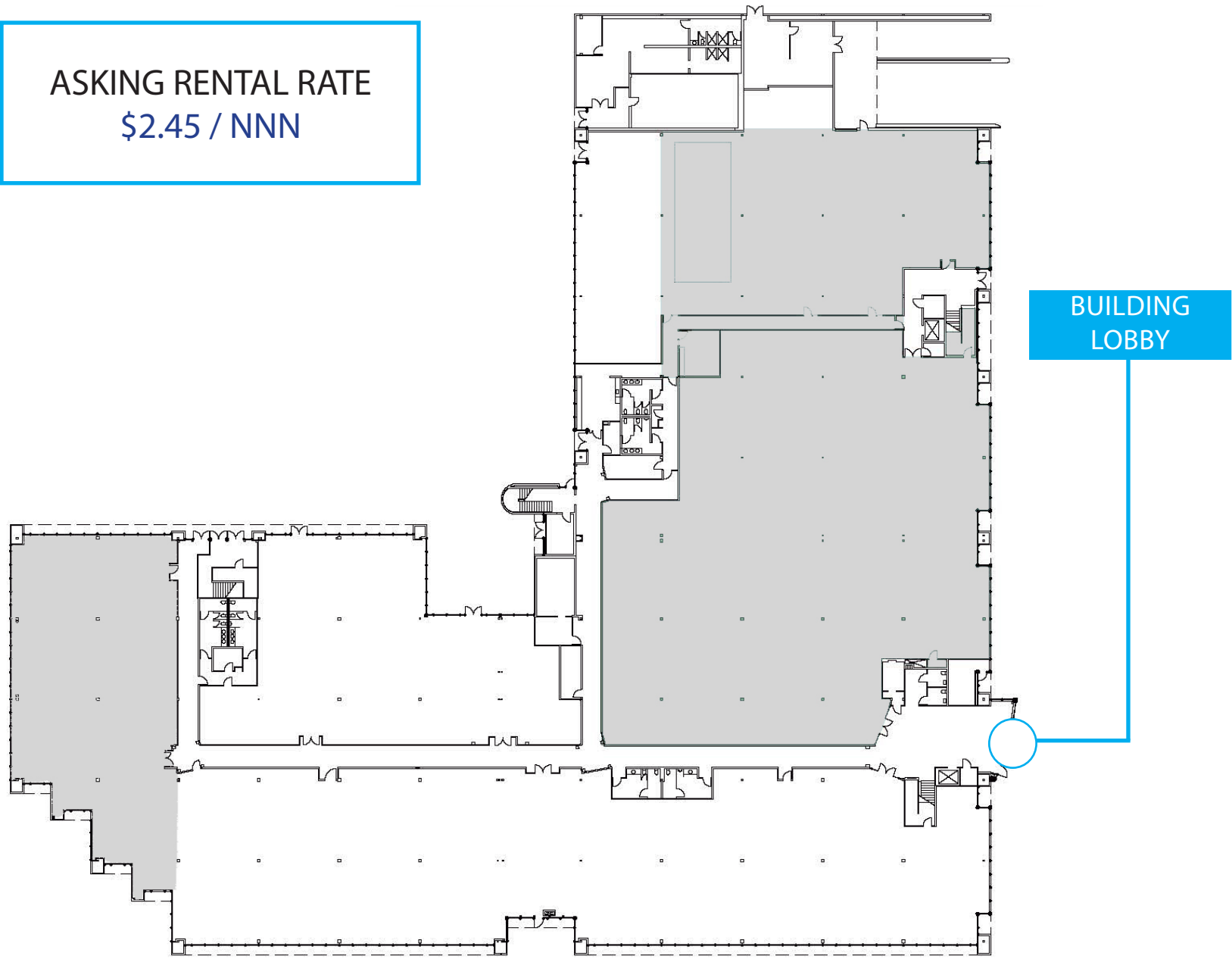


9645 SCRANTON ROAD
115,659 SQUARE FEET



FLOOR 1
38,234 SQUARE FEET

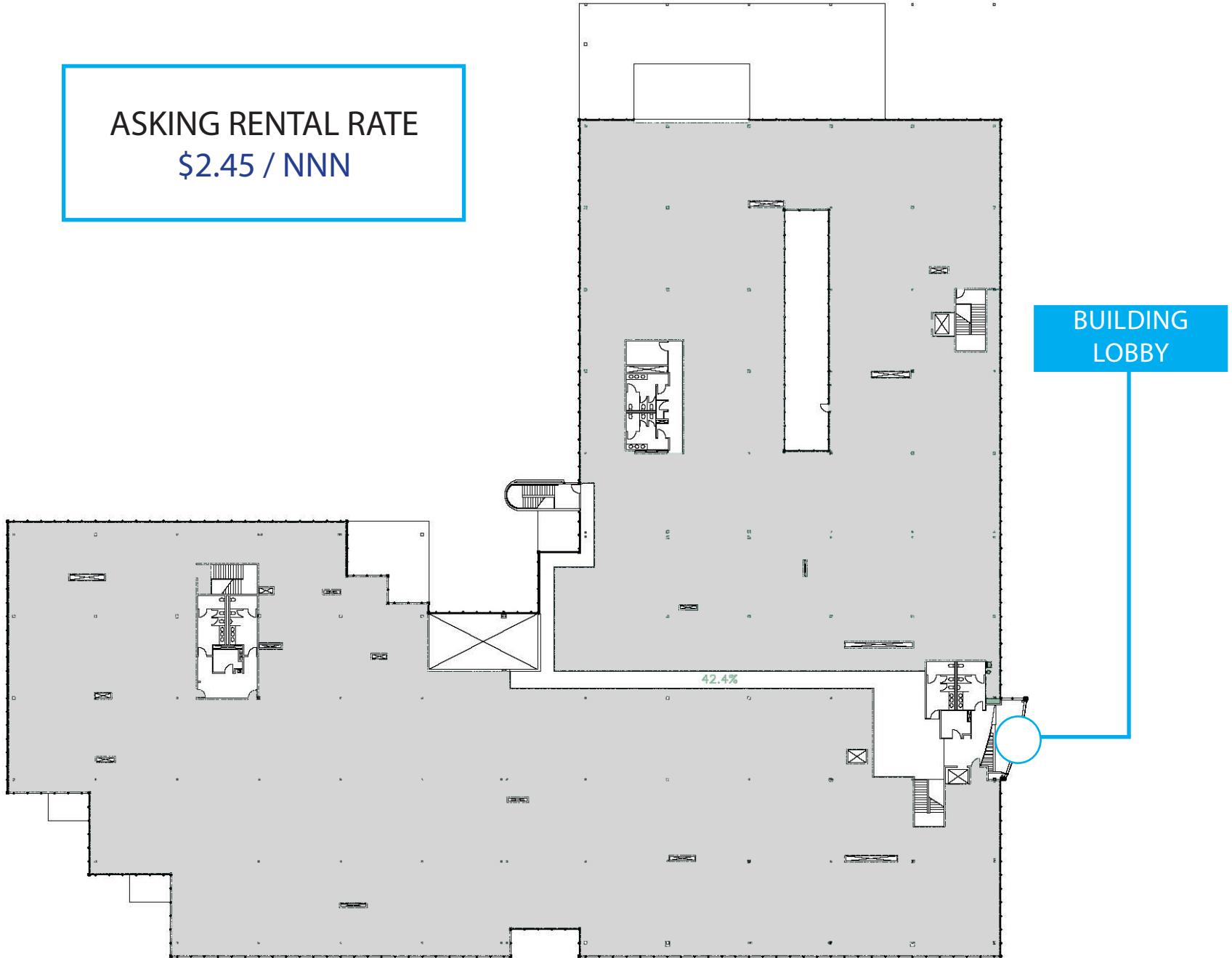
ASKING RENTAL RATE
\$2.45 / NNN



BUILDING
LOBBY

FLOOR 2
77,425 SQUARE FEET

ASKING RENTAL RATE
\$2.45 / NNN





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