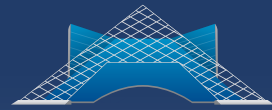


# ICONIC BUILDING TURNED INNOVATIVE CAMPUS

7310 MIRAMAR ROAD, SAN DIEGO, CA 92126



*INNOVATIONCENTER*

San Diego

\$10,000  
**BROKER BONUS**

FOR LEASING THE ENTIRE 5TH FLOOR  
EXPIRING JUNE 30TH, 2020

\$50 GIFT CARD  
FOR A TOUR WITH A QUALIFIED TENANT  
EXPIRING JUNE 30TH, 2020

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**CBRE**



# PROPERTY *FEATURES*



131,218 SF, Class A, 6-story building  
available for lease



Porters Bar - OPEN NOW  
Featuring 32 taps



Retail amenities nearby



Elevator served



5.5/1,000 SF parking - (200 covered)  
highest parking ratio in the submarket



Extensive glass line with floor to  
ceiling windows



High visibility iconic location  
(42,200 cars per day)



High ceilings with exposed  
ducting



Mediterranean Kitchen Lounge  
OPEN NOW



Building and Monument signage  
available



Atrium style design with abundant  
natural light



Less than 4 miles away from UTC and  
on average over \$1.00/SF less in rent



On-site cafe



Gym with showers/lockers



Training/conference facilities



Campus-style  
environment  
with atrium seating



Conveniently located only 4 minutes from I-805, 6 minutes from UTC  
and 8 minutes from I-15



# NEW COMMON AREA FEATURES

RESTAURANT & BAR



COMMON COLLABORATION AREA

## INNOVATIVE



**ADVANTAGES** to any company for employee retention and recruitment.



**CAMPUS STYLE ENVIRONMENT** - fitness facilities and a new restaurant and bar, turning the atrium into a vibrant destination for tenants and the surrounding community.



**CORPORATE SOLUTIONS** - allowing tenants to focus on their core business by providing supporting services such as: a 3,000 SF training center, conference room, legal and business services available.



OPEN ATRIUM



# COMMON AREA AMENITIES

PORTERS BAR - NOW OPEN



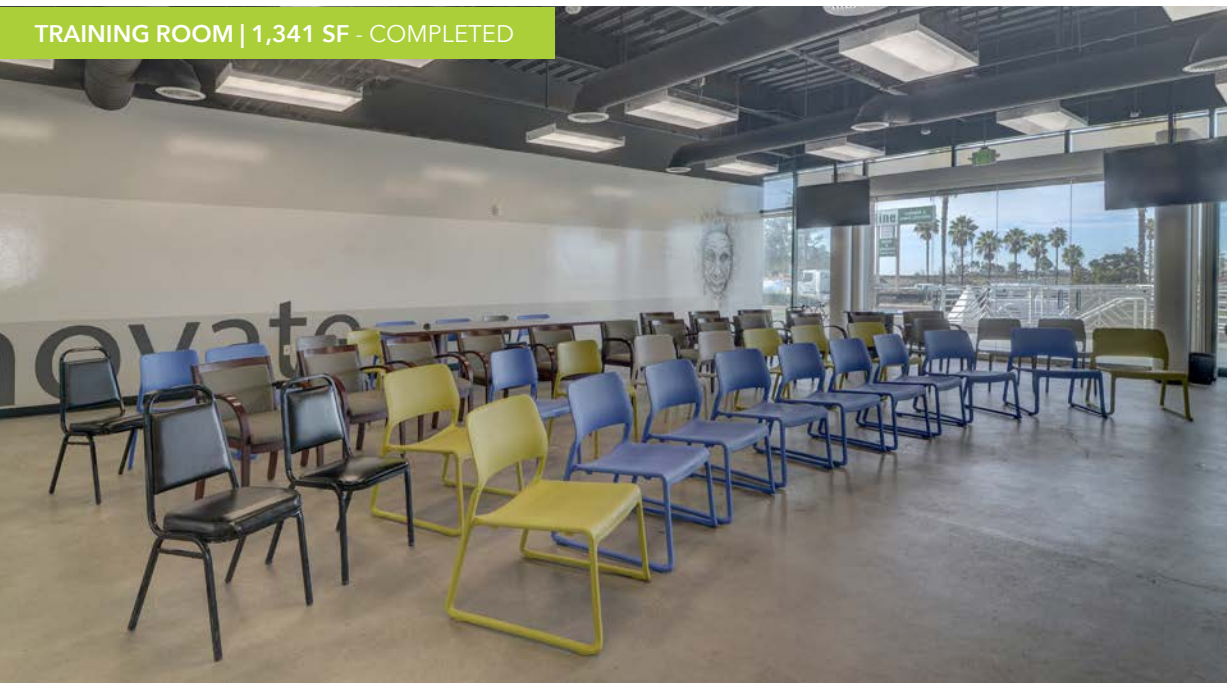
CONFERENCE ROOM | 179 SF - COMPLETED



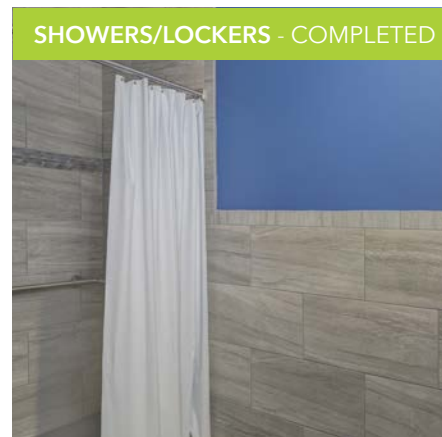
MEDITERRANEAN KITCHEN LOUNGE - NOW OPEN



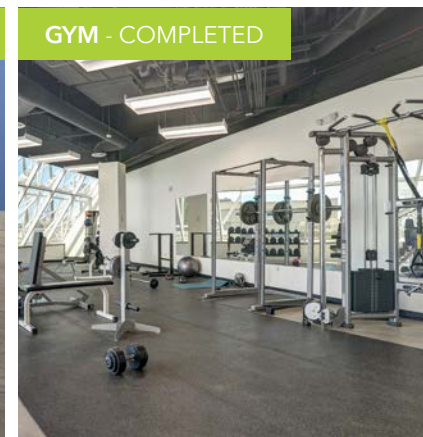
TRAINING ROOM | 1,341 SF - COMPLETED



SHOWERS/LOCKERS - COMPLETED



GYM - COMPLETED





# INTERIOR PHOTOS

SUITE 220



SUITE 220



SUITE 150



SUITE 150





# FLOOR PLAN | GROUND FLOOR

12,384 RSF | Rate: Negotiable

SUITE	RSF	COMMENTS
Suite 150	6,735	Creative office/Retail space - available with 30 day notice
Suite 150	100 - 6,735	Coworking Space. Divisible down to 100 SF. Individual desks are available for \$450/desk per month.

- 1 Main Elevators
- 2 Common Area Training Room
- 3 Common Area Conference Room
- 4 Cafe
- 5 Showers/Locker Rooms
- 6 Common Area Gym
- 7 Porters Bar



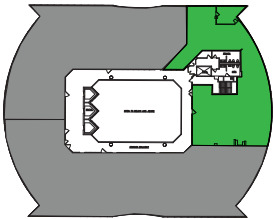
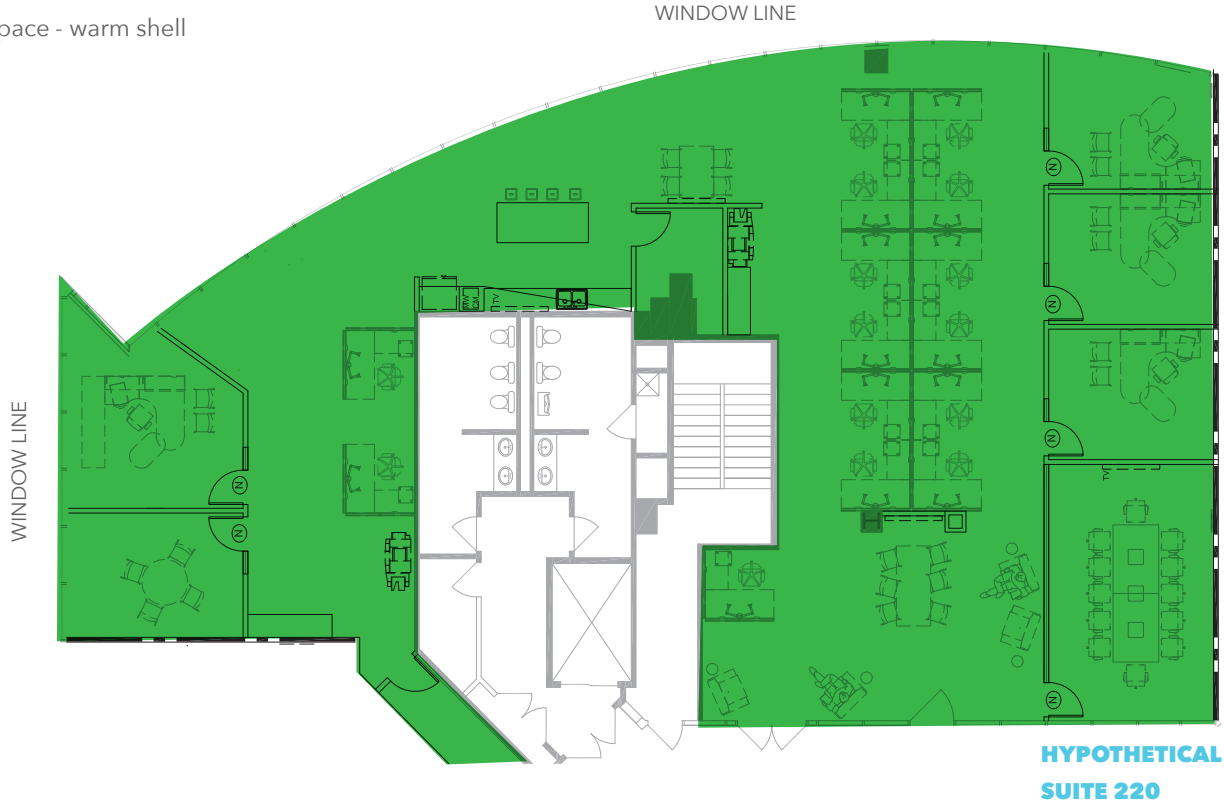
## LEGEND

- Spec suite - creative office
- Spec suite - traditional office
- Warm shell - exposed ceiling
- Existing traditional office
- Leased

# FLOOR PLAN | SECOND FLOOR

7,679 RSF | Rate: Negotiable

SUITE	RSF	COMMENTS
Suite 220	7,679	Creative office space - warm shell



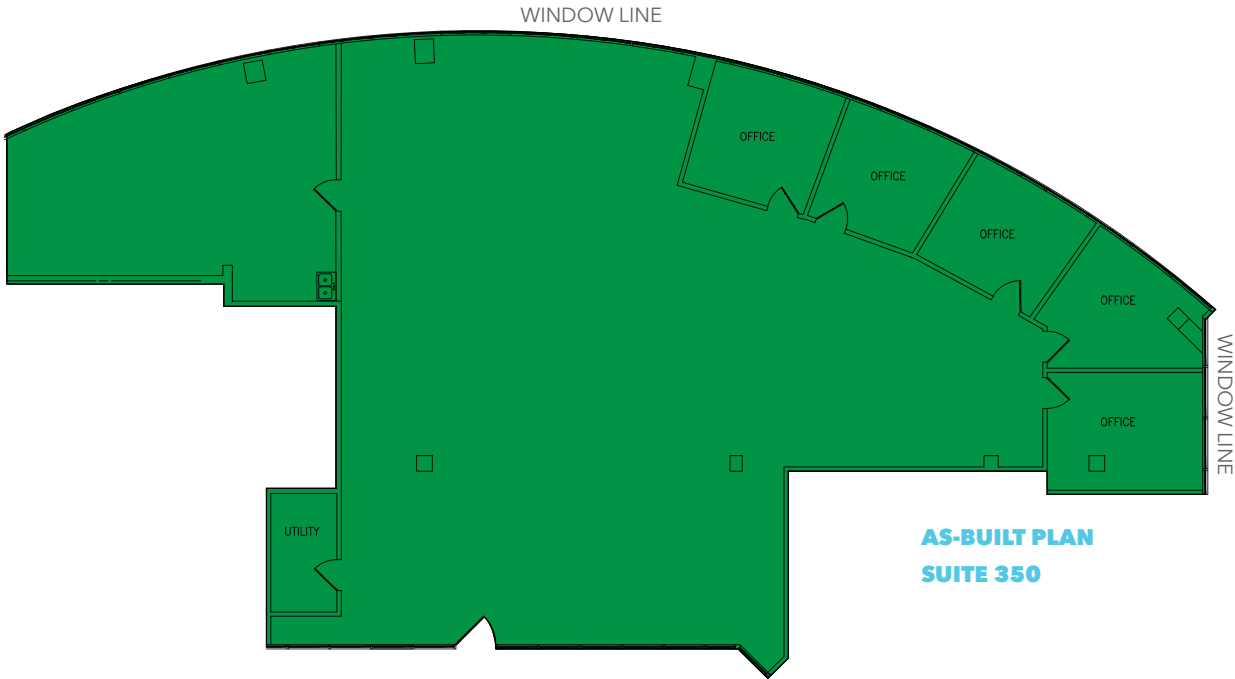
## LEGEND

- Spec suite - creative office
- Spec suite - traditional office
- Warm shell - exposed ceiling
- Existing traditional office
- Leased

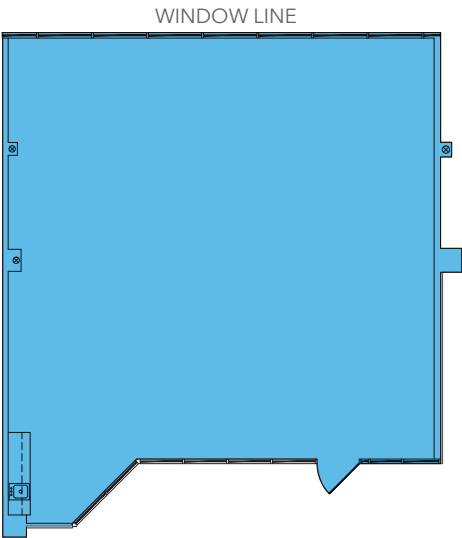
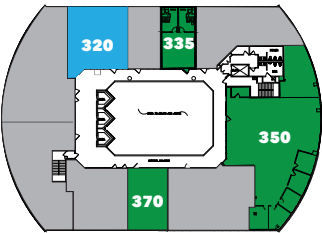
# FLOOR PLAN | *THIRD FLOOR*

7,368 RSF | Rate: Negotiable

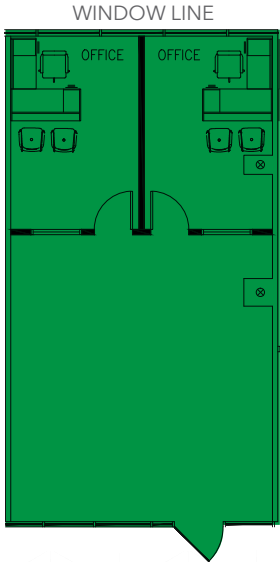
SUITE	APPROX. RSF	COMMENTS
Suite 320	1,924	Large open area with wet bar
Suite 335	1,015	2 offices and open area
Suite 350	5,237	5 offices and open area
Suite 370	1,116	2 offices, breakroom and open area



AS-BUILT PLAN SUITE 320



AS-BUILT PLAN SUITE 335



SUITE 370

FLOOR PLAN PENDING

## LEGEND

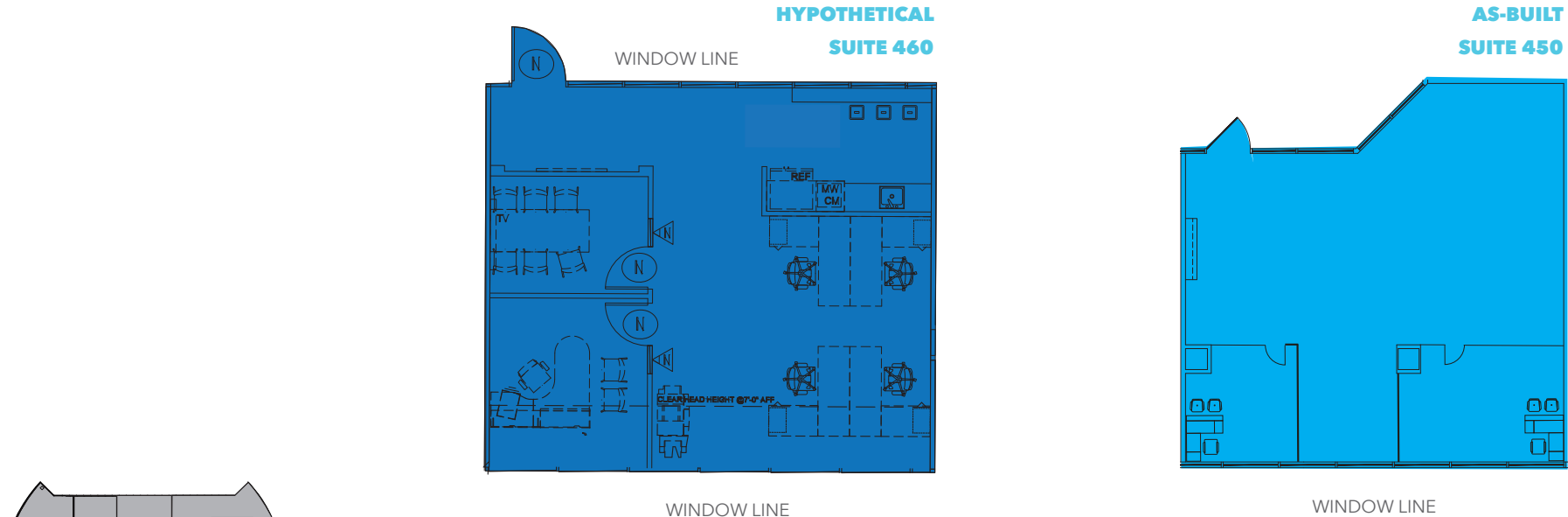
- Spec suite - creative office
- Spec suite - traditional office
- Warm shell - exposed ceiling
- Existing traditional office
- Leased



# FLOOR PLAN | *FOURTH FLOOR*

7,368 RSF | Rate: Negotiable

SUITE	APPROX. RSF	COMMENTS
Suite 450	1,297	2 window line offices, break area and open office area
Suite 460	1,200	Large open area. Proposed plan available



## LEGEND

- Spec suite - creative office
- Spec suite - traditional office
- Warm shell - exposed ceiling
- Existing traditional office
- Leased

# FLOOR PLAN | FIFTH FLOOR

20,702 RSF | Rate: Negotiable

## SUITE

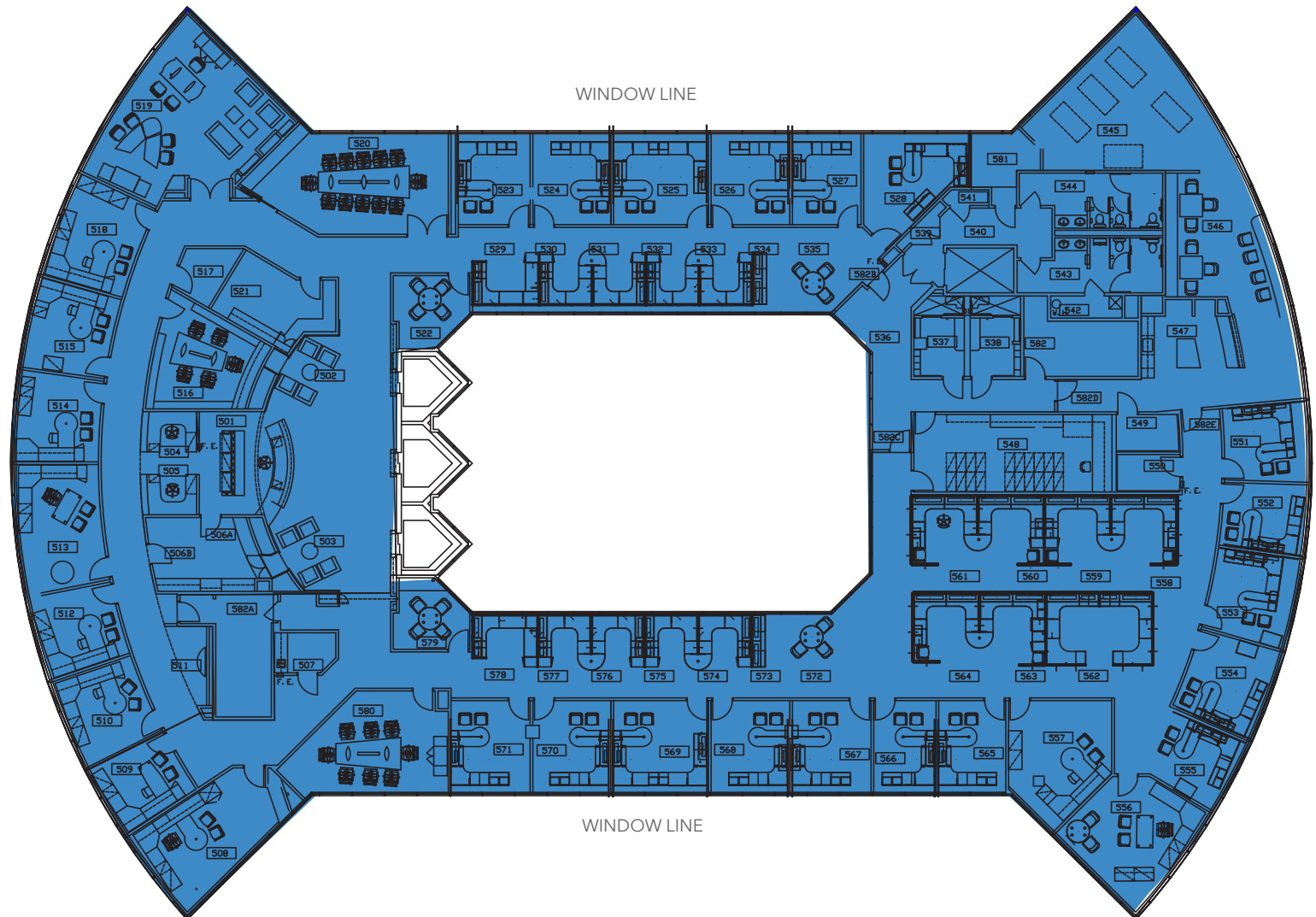
5th Floor

## APPROX. RSF

20,702

## COMMENTS

Drop ceilings. Furniture negotiable. Available 60 days.  
\$10,000 Broker Bonus for leasing the entire 5th floor Expires 06/30/20.

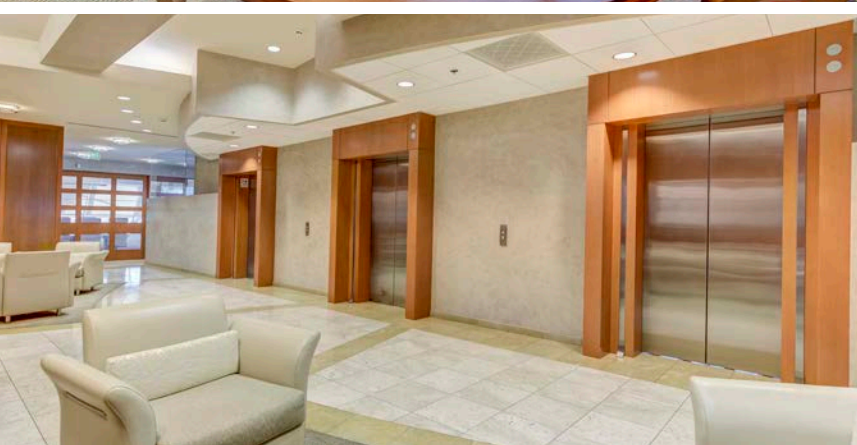
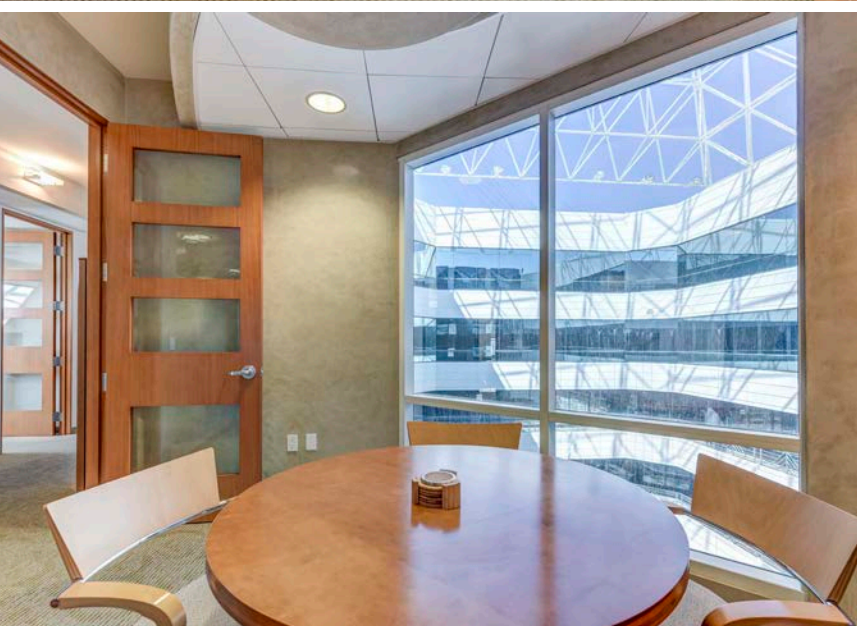


## LEGEND

- Spec suite - creative office
- Spec suite - traditional office
- Warm shell - exposed ceiling
- Existing traditional office
- Leased



# 5TH FLOOR *INTERIOR*





# LOCATION



ADDITIONAL ENTRANCE  
VIA SIDEWALK

SECONDARY  
MAIN ENTRANCE

MAIN ENTRANCE

AMENITIES PATIO  
WITH OUTDOOR  
SEATING

ADDITIONAL ENTRANCE

SUBTERRANEAN  
PARKING  
ENTRANCE

MIRAMAR ROAD

CARROLL ROAD



# INGRESS/ EGRESS

UTC - 3.5 Miles

Sorrento Mesa - 3.2 Miles



CARROLL ROAD

KENAMAR DRIVE

TRADE STREET

MIRAMAR ROAD

	DISTANCE	DRIVE TIME
I-805	2.7 miles	4 minutes
Mira Mesa & Scranton Rd.	3.2 miles	6 minutes
UTC Mall	3.5 miles	6 minutes
I-15	4 miles	8 minutes
Del Mar Heights (Carmel Valley Rd. & Hwy. 56)	10.8 miles	13 minutes
I-5 across La Jolla Village Dr. to Miramar Rd.	4.4 miles	8 minutes



# LOCAL AMENITIES

## AMENITIES

- |                             |                          |
|-----------------------------|--------------------------|
| 1 Ballast Point Brewing Co. | 14 House of Bites        |
| 2 Pure Project              | 15 Rigoberto's Taco Shop |
| 3 Reckless Brewing Co.      | 16 Cutwater Spirits      |
| 4 Amplified Ale Works       | 17 SDRC Raceway          |
| 5 Duck Foot Brewing Co.     | 18 32 North Brewing      |
| 6 Natsumi Sushi             | 19 AleSmith Brewing Co.  |
| 7 Simas Grill and Deli      | 20 Starbucks             |
| 8 Chung Hing                | 21 Rockin' Jump          |
| 9 Hanna Garden              | 22 KFC                   |
| 10 LouZiana Food            | 23 McDonald's            |
| 11 Miramar Cafe             | 24 Taco Bell             |
| 12 Tony's Fresh Mexican     | 25 CrossFit              |
| 13 Supernatural Sandwiches  |                          |







## ABOUT AREI

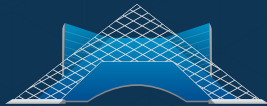
AREI, founded in 2010 and based in La Jolla-California, is capitalizing on distressed real estate opportunities in different asset classes with a primary focus on residential, and a secondary focus on commercial real estate. We seek to capture absolute cash-on-cash returns with the preservation of capital as our first objective. When needed, AREI will implement asset enhancement programs, to ensure that the condition of all property is above expectations and thus mutually agreeable for both the tenant and AREI.

We are sensitive to the current economic landscape and view ourselves as a partner with others in every transaction we undertake- especially the local community. We specifically seek out local agents, trades/services people, and other local representatives in order to leave a positive economic footprint in every community where we have a presence.

In addition to hard assets AREI will also, in certain circumstances, acquire discounted performing and non-performing debt through lender disposition programs. Our intent is to always work with the existing borrower by recasting the loan in some fashion in order to keep individuals in their homes and/or places of business.

AREI maintains nationwide relationships with lenders, and respected intermediaries, and will often acquire portfolios in bulk. We regard ourselves as long term investors and intend to generate ongoing cash flow from rental income. We are dedicated to achieving our goals and are committed to uncovering areas of investment that are win-win for all participants and stakeholders.

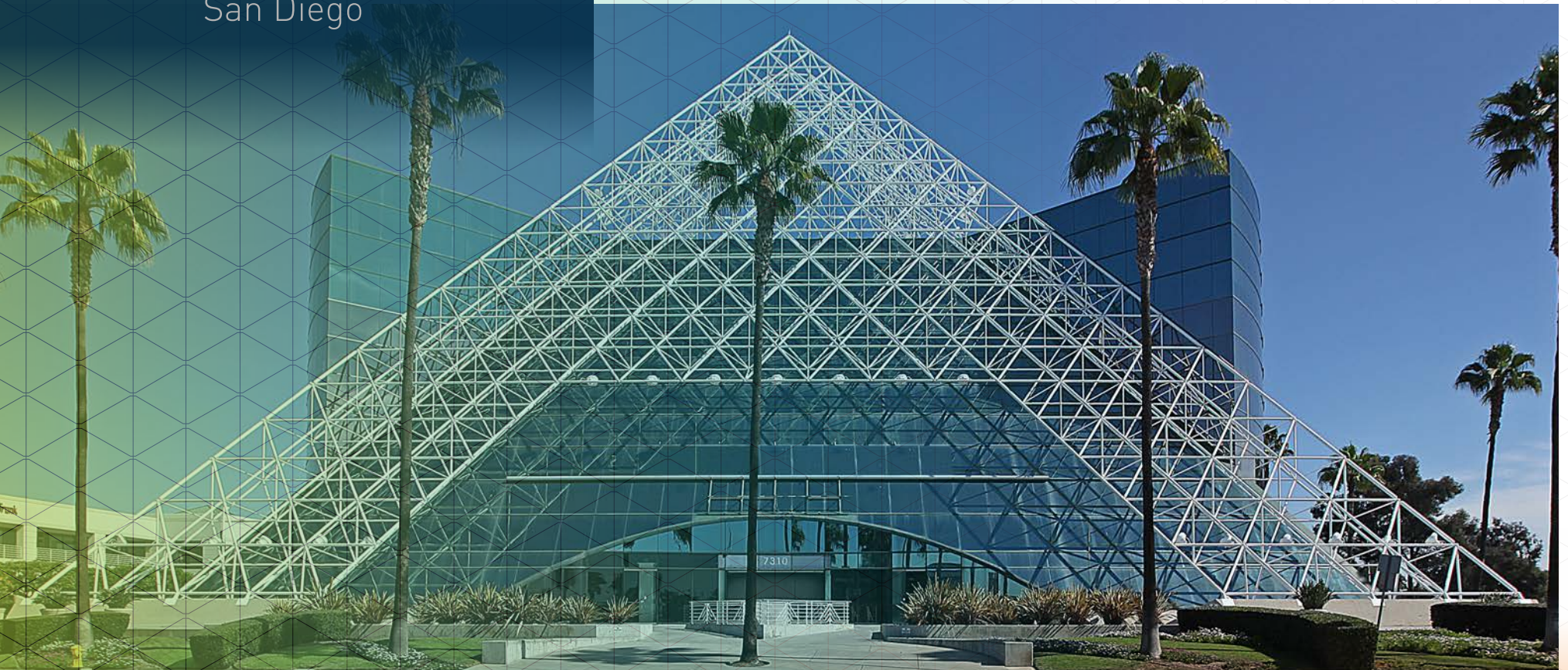




**INNOVATIONCENTER**  
San Diego

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**CBRE**