

# BRESSI RANCH CARLSBAD, CALIFORNIA

## OVERVIEW

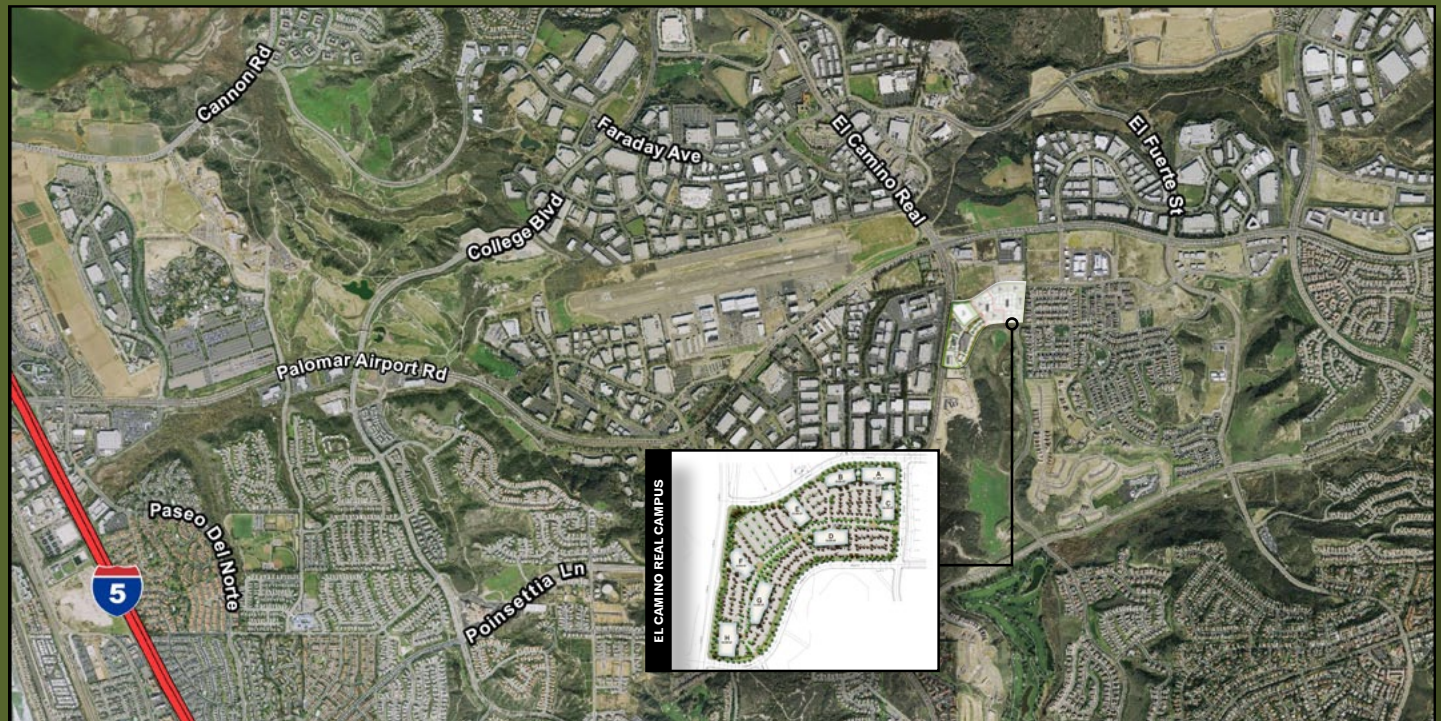
### OVERVIEW

- Master-planned office, corporate headquarters and life science environment
- Flexible design with ability to accommodate office and/or lab requirements
- Individual buildings accommodating requirements of 40,000 SF to 390,000 SF
- Fronting Palomar Airport Road and El Camino Real
- Build-to-suit
- 4/1000 parking ratio
- Full two-story high-image buildings

### EL CAMINO REAL CAMPUS

Consists of eight freestanding buildings totaling 390,000 SF

- Phase I: Bldg F – 42,000 SF  
Bldg G – 61,000 SF
- Significant pre-development design completed to shorten delivery time



### BRESSI RANCH CAMPUSES

A DEVELOPMENT BY



**JOHN HOFFMANN**  
760.402.8950  
john.hoffmann@cushwake.com  
CA License No. 01023816

**RON KING**  
760.517.5830  
ron.king@cushwake.com  
CA License No. 00868661

**MICKEY MORERA**  
858.558.5639  
mickey.morera@cushwake.com  
CA License No. 00950071

Cushman & Wakefield  
of San Diego, CA  
5800 Armada Drive, Ste 101  
Carlsbad, CA 92008  
License No. 01329963



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## EL CAMINO REAL CAMPUS

### PHASE I

BLDG	GSF
f	42,000
g	61,000
h (phase 1a)	60,500
Total building area	163,500
Total parking spaces	654
Total land area (acres)	10.07

### PHASE 2

BLDG	GSF
a	51,500
b	39,500
c	40,500
Total building area	131,500
Total parking spaces	526
Total land area (acres)	7.04

### PHASE 3

BLDG	GSF
d	53,000
e	42,000
Total building area	95,000
Total parking spaces	380
Total land area (acres)	5.97

### PROJECT TOTALS

Total building area	390,000
Total parking spaces	1,560
Total land area (acres)	23.08



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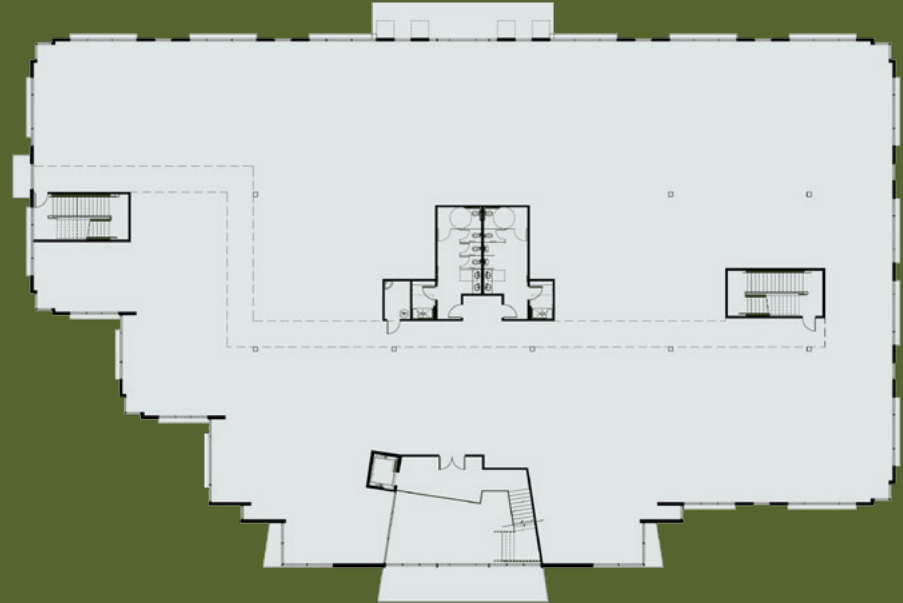
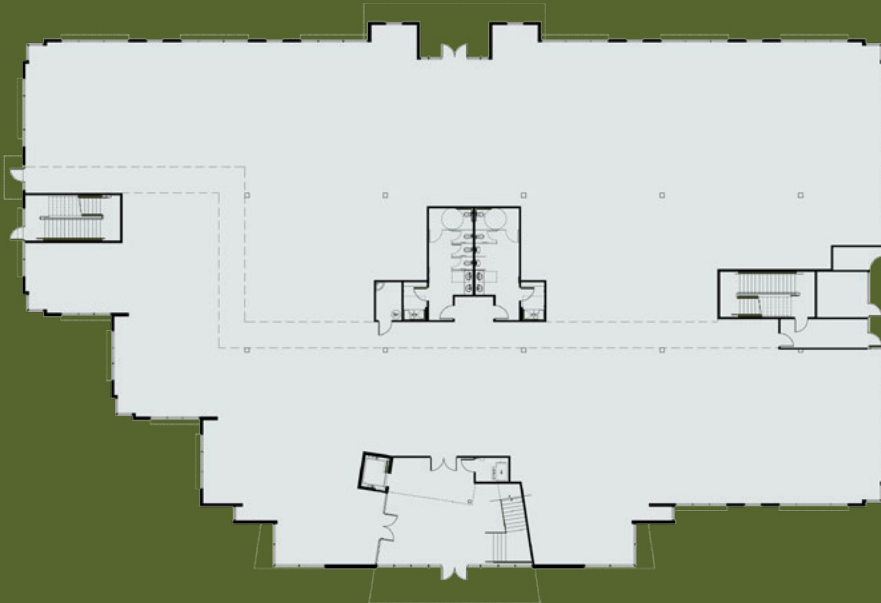
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EL CAMINO REAL CAMPUS

FIRST FLOOR 21,800 GSF

SECOND FLOOR 20,200 GSF



# Building F

**JOHN HOFFMANN**  
760.402.8950  
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CA License No. 1023816

**RON KING**  
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ron.king@cushwake.com  
CA License No. 00868661

**MICKEY MORERA**  
858.558.5639  
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CA License No. 950071



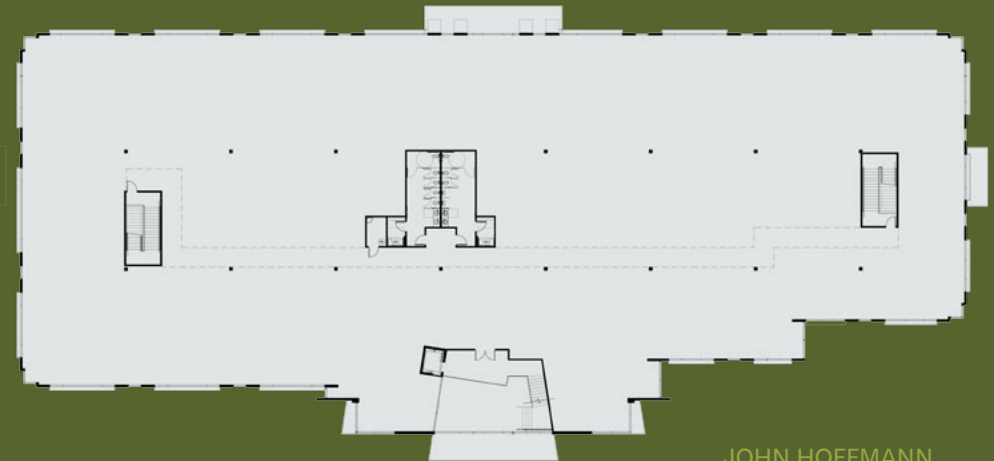
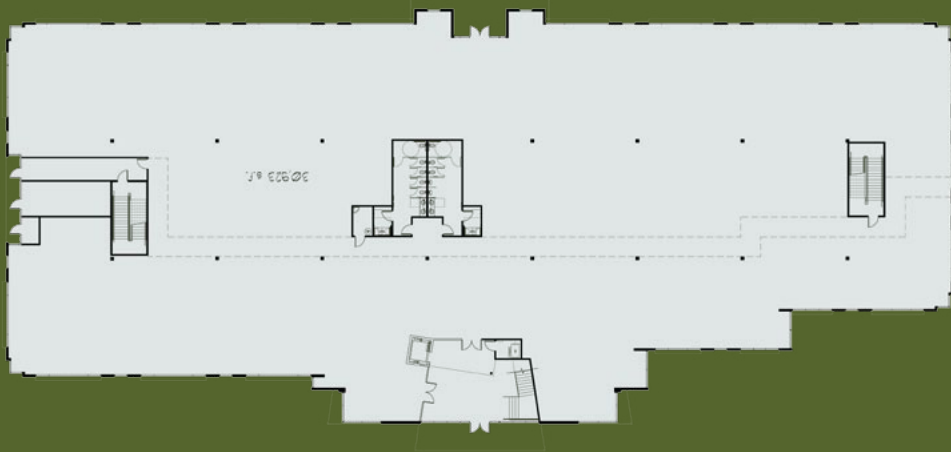
# BRESSI RANCH

CARLSBAD, CALIFORNIA

EL CAMINO REAL CAMPUS

FIRST FLOOR 29,700 GSF

SECOND FLOOR 31,300 GSF



# Building G

**JOHN HOFFMANN**  
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# BRESSI RANCH CARLSBAD, CALIFORNIA

AERIAL



- Bressi Ranch Village Center**
- 4G Verizon Wireless
  - The Bar Method
  - Board & Brew
  - Carlsbad Optometry
  - Chase
  - Elevation Burger Carlsbad
  - European Wax Center
  - Frosts
  - Gateway Dental
  - Happiness Nails & Spa
  - Hendo's Local Pizza & Pints
  - Kyss Boutique
  - Luna Grill
  - ollie & me...simply baby
  - Peet's Coffee & Tea
  - Perfectly At Home
  - Postal Annex
  - Premier Cleaners
  - Rubio's Fresh Mexican Grill
  - Souplantation Express
  - Stater Bros. Markets
  - Stater Bros. Super Rx Pharmacy
  - Supercuts
  - Tommy V's Urban Kitchen & Bar
  - Trader Joe's
  - TWIG hair lounge
  - Unleashed by Petco
  - Xtreme Frozen Yogurt

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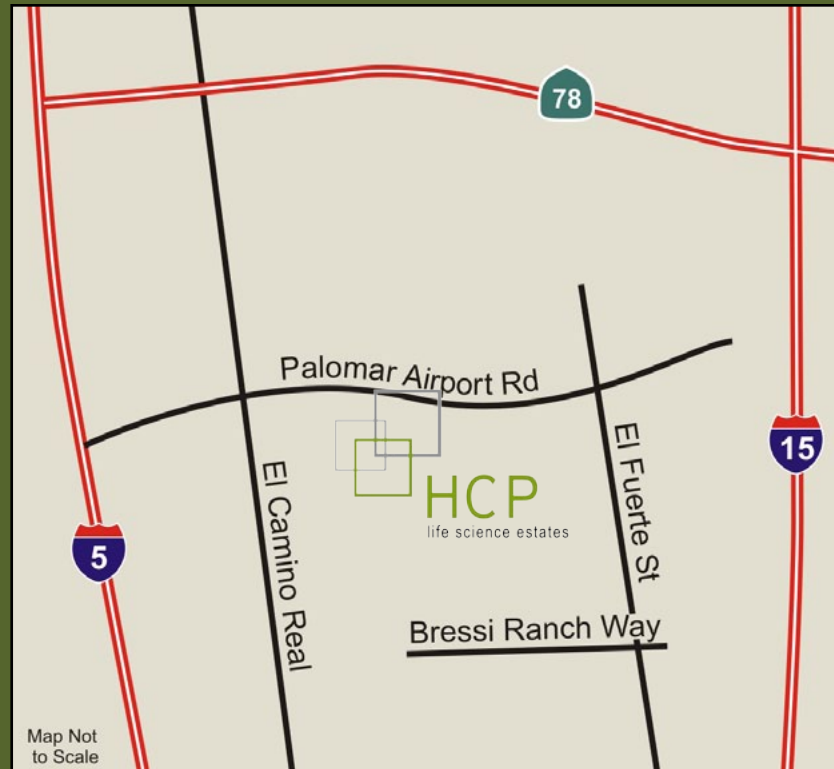
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 858.558.5639  
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LOCATION MAP



**JOHN HOFFMANN**  
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