



KILROY CENTRE DEL MAR
3579-3811 Valley Centre Drive
Del Mar Heights' Premier Class A Office Development

**NEW State-of-the-Art
SPEC SUITE Underway
3,069 Square Feet**

Join these prestigious firms who have chosen
KILROY CENTRE DEL MAR...





ABOUT KILROY CENTRE DEL MAR

KILROY CENTRE DEL MAR offers the perfect balance between quality of life and quality work environment. The intimate campus is surrounded by world-class recreation and lifestyle choices, plus abundant amenities in a location that represents the best of Southern California living.






- ▶ Winner of Multiple TOBY Awards* (2009-2015), including the prestigious International TOBY Award in 2015.
- ▶ Five (5), Sleek Class "A" Office Buildings Totaling Approximately 536,000 Square Feet
- ▶ 19 Acre Site - Constructed in 2002
- ▶ Flexible Building Floorplates Provide a Diverse Range of Occupancy Solutions
- ▶ Unparalleled Freeway Visibility/Signage at Intersection of I-5 & SR-56
- ▶ On-site Fitness Center with Shower and Locker Facilities
- ▶ On-site Cafe with Several Other Restaurants in Close Walking Distance
- ▶ Abundant Mix of Nearby Dining, Shopping, Hotels, and Business Services
- ▶ Excellent Ingress/Egress with Access to All Parts of San Diego County via SR-56, I-5, I-805, & I-15
- ▶ Abundant IT Infrastructure Including Multiple Fiber Providers & Free WiFi in Select Locations Throughout Project
- ▶ State-of-the-Art Building Security Systems (24-hour Staff)
- ▶ 4.0/1,000 rsf Parking Ratio (expandable) - 50% Surface, 50% Structured Covered, Reserved Parking: \$150/space/mo.
- ▶ Natural Setting of Dramatic Canyon Vistas and Exceptional Views
- ▶ Newly Upgraded Building and Capital Improvement Projects, Including New Lobby & Restroom Finishes, New Landscaping and Installation of Electronic Vehicle Charging Stations
- ▶ Kilroy was recently named North American Sustainability Leader for the third year in a row.
- ▶ Kilroy Realty Offers Flexibility with Portfolio of Nearly 2 million Sq. Ft. in Immediate Vicinity

* "The Office Building of the Year (TOBY) Awards are the most prestigious and comprehensive programs of their kind in the commercial real estate industry recognizing quality in office buildings and rewarding excellence in office building management. The TOBYs celebrate the highest honors the commercial real estate industry can bestow. During the competitions, all facets of a building's operations are thoroughly evaluated. A team of expert industry professionals conduct a comprehensive building inspection. Judging is based on community impact, tenant/employee relations programs, energy management systems, accessibility for disabled people, emergency evacuation procedures, environmentally sustainable practices, technology and unique features, building personnel training programs and overall quality indicators."





CURRENT AVAILABILITIES

		BUILDING SQ. FT.	AVAILABLE SQ. FT.	ASKING LEASE RATE	DESCRIPTION
	BUILDING 1 3579 Valley Centre Drive	52,375 (3-stories)	-	-	Fully leased.
	Primary Tenant: Foley & Lardner, Wells Fargo				
	BUILDING 2 3611 Valley Centre Drive	127,775 (5-stories)	-	-	Fully leased.
	Primary Tenant: Everbank, Acadia Pharmaceuticals				
	BUILDING 3 3661 Valley Centre Drive	129,100 (5-stories)	± 22,010 (Divisible)	Negotiable	Second floor suites. Fitness center and cafe on ground floor of building. Suite 200 includes private balcony. Outstanding natural light throughout. Combination of finished / above standard improvements, as well as "shell" space offerings.
	Primary Tenant: FICO, Kilroy Realty and Mitsubishi		Suite 200: 6,150 SF Suite 250: 12,791 SF Suite 275: 3,069 SF (SPEC SUITE CONSTRUCTION UNDERWAY) *Suite 200 and 250 are contiguous to 18,941 SF		
	BUILDING 4 3721 Valley Centre Drive	114,780 (5-stories)	-	-	Fully leased.
	Primary Tenant: Volcano, Retrophin				
	BUILDING 5 3811 Valley Centre Drive	112,067 (5-stories)	-	-	Fully leased/occupied by Scripps Health.
	Primary Tenant: Scripps Health				

BUILDING 1 (3579 VALLEY CENTRE DRIVE)

BUILDING DESCRIPTION/TYPE	3-STORY CLASS "A" OFFICE
BUILDING SIZE	52,375 RENTABLE SQUARE FEET
PARKING RATIO	4.0/1,000 USF (EXPANDABLE) -SURFACE AND STRUCTURE (COVERED, RESERVED PARKING CHARGE \$150/MO.)
CORE FACTOR	19%
COLUMN SPACING	30' X 30' (MIN.) / 34' X 30' (MAX.)
TYPICAL BAY DEPTHS	52' TO 127'
FLOOR LOADS	80 LBS./SF LIVE (20 LBS./SF DEAD)
FINISHED CEILING HEIGHTS	1ST FLOOR (9'-11'), 2ND-3RD FLOOR (9')
CLEAR HEIGHTS	1ST FLOOR (16'), 2ND-3RD FLOOR (14')
ELECTRICAL	12 WATTS/SF
POWER	1,100 AMPS
FIBER OPTICS	TW TELECOM, TIME WARNER, COX & AT&T
HVAC/MECHANICAL	COOLING TOWER WITH HEAT PUMP UNITS (VAV)
SPRINKLERED	FULLY, WET PIPE

BUILDINGS 2-5 (3611-3811 VALLEY CENTRE DRIVE)

BUILDING DESCRIPTION/TYPE	5-STORY CLASS "A" OFFICE
PARKING RATIO	4.0/1,000 USF (EXPANDABLE) -SURFACE AND STRUCTURE (COVERED, RESERVED PARKING CHARGE \$150/MO.)
CORE FACTOR	VARIABLE
COLUMN SPACING	30' X 30' (MIN.) / 34' X 30' (MAX.)
TYPICAL BAY DEPTHS	34' TO 69'
FLOOR LOADS	80 LBS./SF LIVE (20 LBS./SF DEAD)
FINISHED CEILING HEIGHTS	1ST FLOOR (9'-11'), 2ND-5TH FLOOR (9')
CLEAR HEIGHTS	1ST FLOOR (16'), 2ND-5TH FLOOR (14')
ELECTRICAL	12 WATTS/SF
POWER	3,000 - 4,000 AMPS
FIBER OPTICS	TW TELECOM, TIME WARNER, COX & AT&T
HVAC/MECHANICAL	5 - 70 TON MCQUAY ROOF TOP/VAV UNITS AND JOHNSON CONTROLS BUILDING AUTOMATION SYSTEM
SPRINKLERED	FULLY, WET PIPE

BUILDING SPECIFICATIONS/FEATURES



NEWLY UPGRADED LOBBIES/Common Area



MAIN LOBBY (2-STORY ENTRANCE)



MAIN LOBBY (2-STORY ENTRANCE WITH NEW INTERACTIVE DIRECTORY BOARD)



MAIN LOBBY (ELEVATOR CORRIDOR/FEATURE WALL)



MAIN LOBBY (SECONDARY ENTRANCE)





NEWLY UPGRADED EXTERIOR COMMON AREA/LANDSCAPING



OUTDOOR SEATING/COURTYARD



EXTERIOR PATIO/EATING AREA



LANDSCAPING UPGRADES

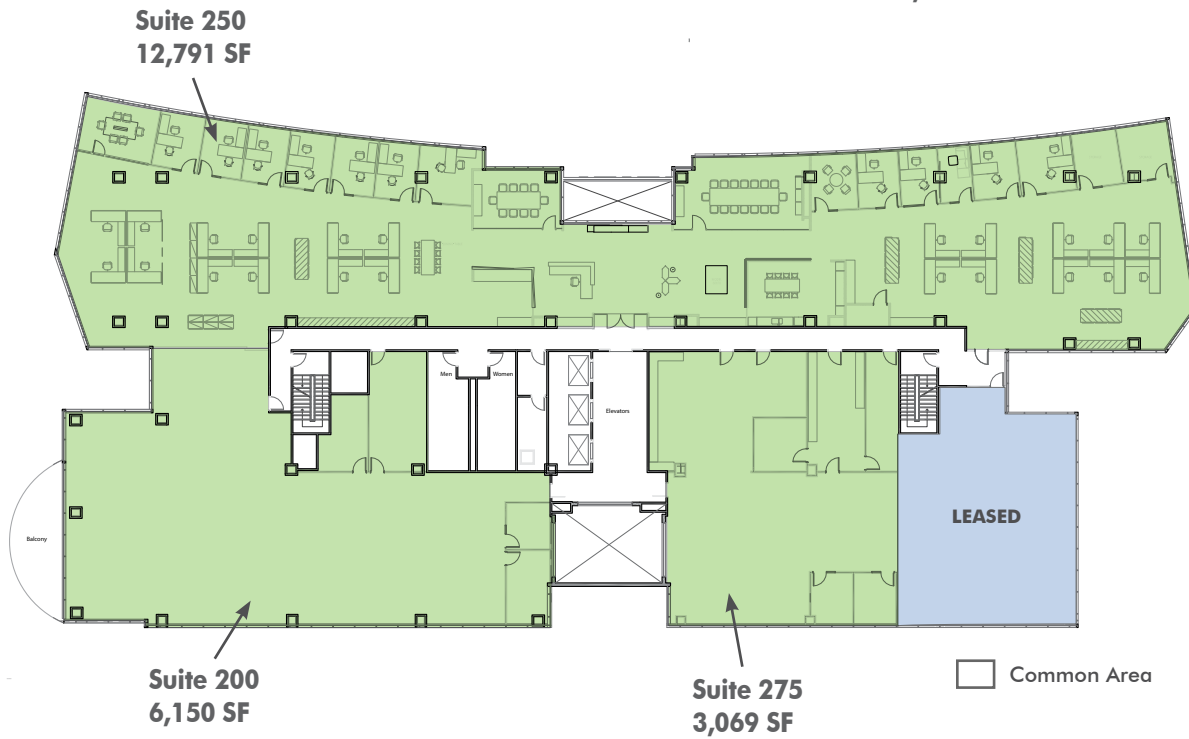


LANDSCAPING UPGRADES





FLOOR PLANS | 3661 Valley Centre Drive | **Second Floor** | Suite 200: 6,150 SF Available
 Suite 250: 12,791 SF Available
 Suite 275: 3,069 SF Available



CURRENT IMPROVEMENTS - Suite 200

- Newly demolished space
- Improvements to suite
- Private Balcony

CURRENT IMPROVEMENTS - Suite 250

- 11 Private Offices
- 3 Conference Rooms
- Open Area
- Break Area

Suite 275

SPEC SUITE CONSTRUCTION UNDERWAY



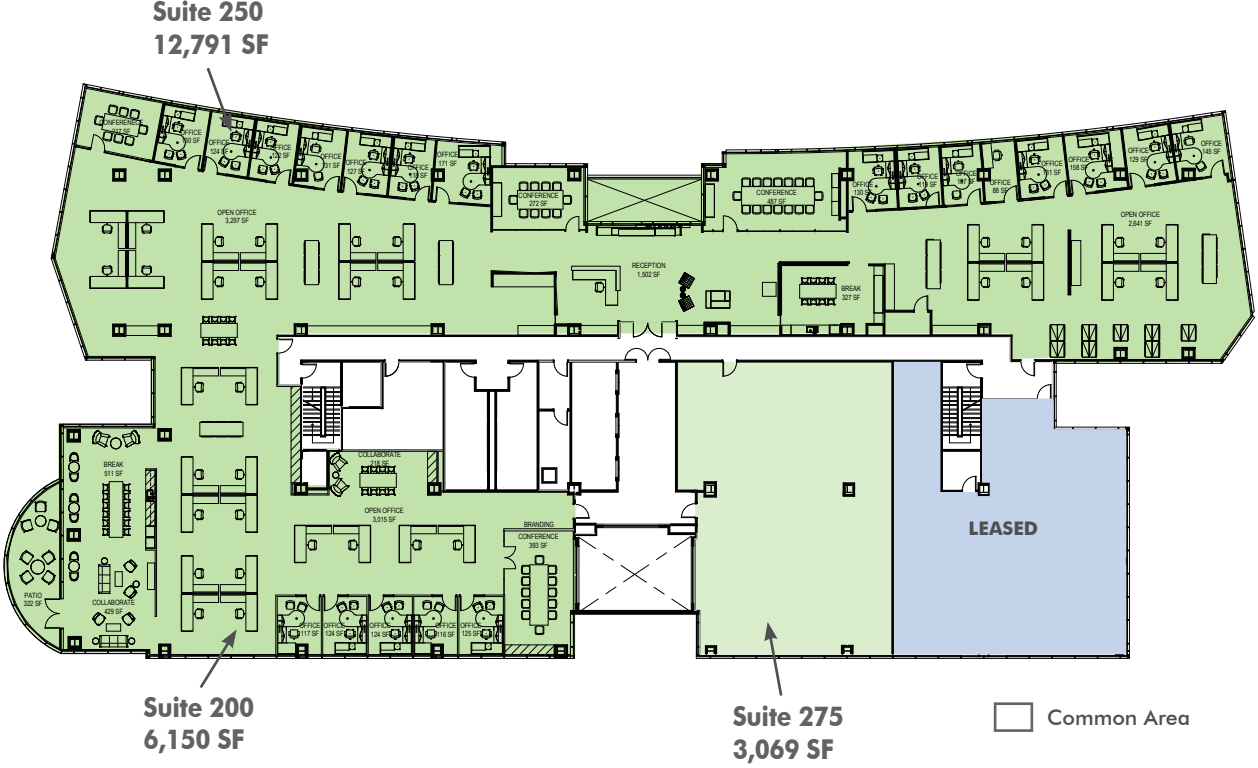
HYPOTHETICAL FLOOR PLANS

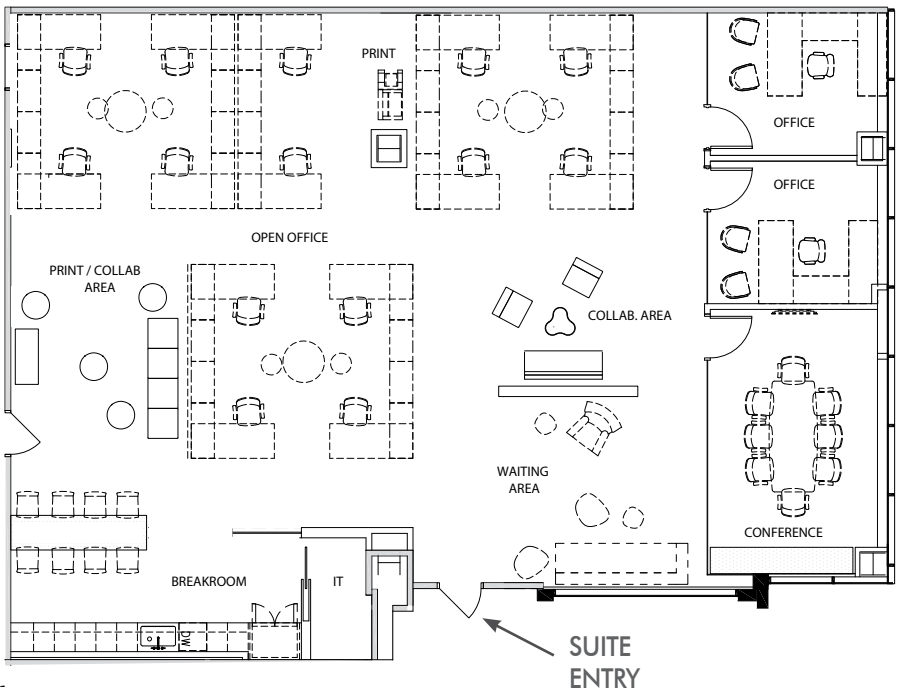
3661 Valley Centre Drive

Second Floor

Suite 200: 6,150 SF Available
Suite 250: 12,791 SF Available
TOTAL 18,941 SF Available

Suite 275: 3,069 SF Available





SPEC SUITE
Construction
Underway



1 MARRIOTT - DEL MAR & ARTERRA RESTAURANT



2 HAMPTON INN SAN DIEGO - DEL MAR



3 DOUBLETREE HOTEL SAN DIEGO - DEL MAR



4 SHELL GAS STATION & DELICATESSEN



5 STARBUCKS COFFEE



6 CHIPOTLE MEXICAN GRILL/ MISSION FED CREDIT UNION



7 PIAZZA CARMEL



9 THE GRAND DEL MAR GOLF RESORT



11 CARMEL KNOLLS PARK



8 CARMEL DEL MAR PARK



10 PACIFIC ATHLETIC CLUB



12 CARMEL CREEK NEIGHBORHOOD PARK



13 CARMEL COUNTRY PLAZA



14 DEL MAR HIGHLANDS TOWN CENTER



15 DEL MAR HEIGHTS VILLAGE



16 DEL MAR RACE TRACK / DEL MAR BEACHES



17 ONE PASEO - FUTURE MIXED-USE DEVELOPMENT



18 RESIDENCE INN BY MARRIOTT





KC DM

PROPERTY LOCATOR MAP & EXPANSION OPPORTUNITIES





SINCE 1947...DECADES OF EXPERIENCE AT YOUR SERVICE

Kilroy Realty Corporation (NYSE:KRC) has built deep experience within West Coast commercial real estate markets by serving a range of dynamic industries over an ever-evolving business

landscape for over 65 years. Their premium commercial properties total more than 14 million square feet, spanning from Seattle to San Diego.

A MAGNET FOR INNOVATION

Kilroy knows that when looking for commercial real estate, businesses aren't just looking for a building, but an environment that reflects their culture. Their primary goal is to provide premium, adaptable and productive work environments for a wide range of client industries, including technology, media, telecommunications, engineering, entertainment, healthcare, biotechnology, and professional services. Location is everything, which is why their properties are at the center of vibrant business communities that offer a unique quality of life for their clients' employees.

OUTSTANDING CLIENT RELATIONSHIPS

Many of KRC tenants have done business with them for decades. In a way, you could say they've grown up with them. These relationships are built on a history of trust and experience, so they take the time to understand each prospective client's needs and offer their knowledge and experience to help create the right workplace solution for each one.

WORKSPACES YOU WANT TO BE IN

Kilroy does everything they can to accommodate the needs of their clients. That's why they design many of their properties in relaxed, campus-style settings that feature outdoor and indoor common spaces, flexible interior floor plates and adaptable office plans. Of course, state-of-the-market infrastructure and amenities always come standard. They believe these efforts increase productivity and employee retention while creating a more successful recruiting experience.

SUSTAINABILITY IS IN THEIR DNA

Kilroy shares a common interest with their clients for work environments that optimize resources and minimize the impact on the environment. That's why they have become a leading proponent of LEED-certified design, development and property operation. They build all of their new development projects to LEED specifications, some of which have received Gold or Silver certification levels. Kilroy was recently named North American Sustainability Leader for the third year in a row.





Click
or
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