

3530, 3550, 3570 CAMINO DEL RIO NORTH SAN DIEGO

MISSION VALLEY OFFICE.

REDEFINED.



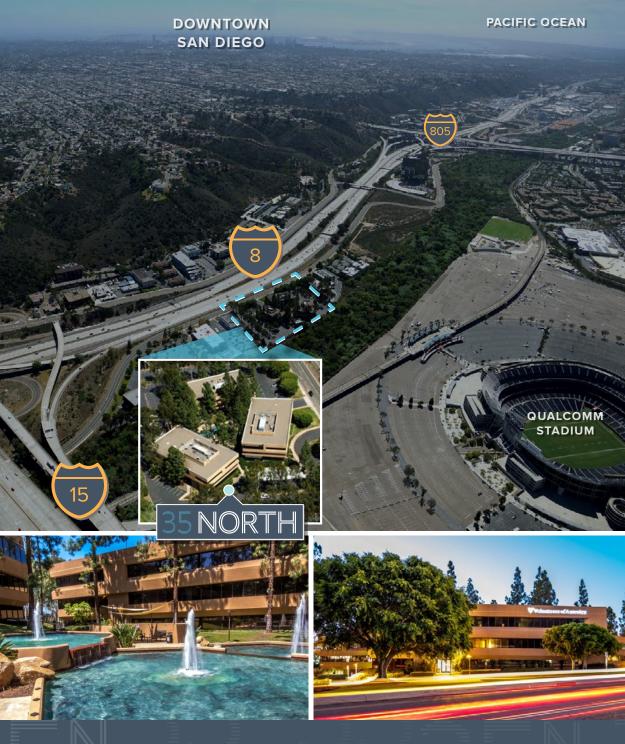
PROJECT OVERVIEW

35North is a three building, 4.2 acre office campus located in San Diego's most central office submarket. 35North offers prime visibility and access to several major freeways while providing a relaxing campus environment along the scenic San Diego River.

The project will soon undergo dramatic renovations to enhance and modernize the interior and exterior common areas, which include a large central courtyard for gathering and collaborating.

HighBrook Investors and Cypress Office Properties are pleased to present Mission Valley's newest offering - 35North.

SPACE AVAILABILITIES RANGE FROM 1,243 - 2,787 RENTABLE SQUARE FEET



OFFICEAT35NORTH.COM

CUSHMAN & WAKEFIELD

For leasing information, please contact: **DEREK HULSE** derek.hulse@cushwake.com 858.334.4005 CA Lic. #01740180

PHILIP ROBERTS

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HAPPENING NOW AT 35NORTH

CAMPUS COURTYARD

Revitalization of the central campus courtyard, including abundant, new shaded seating areas, fountain modernization and improved wayfinding.

BUILDING EXTERIORS

LOBBY INTERIORS

restroom enhancements.

WELLNESS FACILITY

finish upgrades throughout.

Painting and entrance enhancement of all three building exteriors, complete with branding and new signage.

Modernization and improved finishes, lighting and furnishings in all three building lobbies, as well as

Renovation to the existing wellness facility to include: locker room upgrades, the introduction of a dedicated, complimentary fitness center and



















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PREFERRED LOCATION

Mission Valley is evolving into one of San Diego's premier live/work/play communities. Over 4,000 residential units are under construction and several thousand more are slated for future development. Mission Valley's community plan is currently being updated, which will allow for the further evolvement of a live/work/play environment where residents and employees will have the ability to bike, ride or walk seamlessly from their home to their office and to the many retail and entertainment amenities throughout the valley.

HIGHLIGHTS

- Easy access to the 8 freeway, interstate 15, the 805, and highway 163
- Highly visible corporate presence, with over 200,000 AADT from the 8 freeway
- Bus Station 1 minute walk
- Mission San Diego Trolley Station 10 minute walk
- Strong surrounding amenity base of restaurants and shopping
- Central location



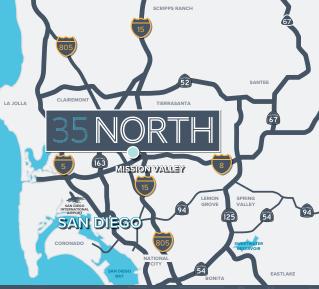
QUALCOMM STADIUM 1.5 miles

BALBOA PARK

6.1 miles

DOWNTOWN SAN DIEGO 7.3 miles

SAN DIEGO INTERNATIONAL AIRPORT 9.3 miles



CUSHM

WAKEF

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SPACE AVAILABILITIES

SPACE AVAILABILITIES RANGE FROM 1,243 - 2,787 SQUARE FEET

3530

SUITE	105	2,787 RSF
SUITE	204	1,463 RSF
SUITE	206	1,243 RSF

3550

SUITE	112	1,846 RSF
SUITE	300	1,387 RSF

3570

SUITE	102	1,508 RSF
SUITE	105	1,398 RSF



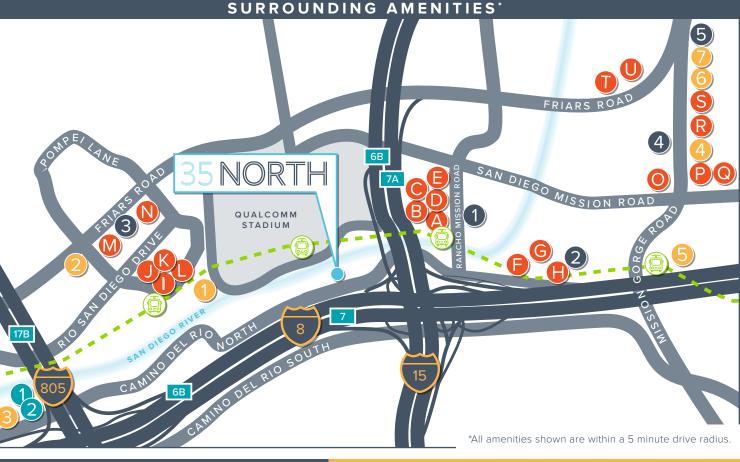
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RESTAURANTS

- Mission Taco, Burrito Santana
- Chicago Bros Pizzeria
- Village Café
- Chiba Japanese
- McGregor's Grill & Ale House
- San Diego Blenders
-) Starbucks
- Osaka Japanese & Sushi
- Oggi's Pizza & Brewing Company
-) Starbucks
- Luna Grill
- Subway, Dragon Chinese Cuisine, Cold Stone Creamery, IHOP
- Islands
- Sushi Kuchi
- Sombrero Mexican Food
- A Brooklyn Pizzeria
-) Kawaii Sushi
- The Purple Mint Vegetarian Bistro
- Souplantation
- Filippi's Pizza Grotto
- San Diego Brewing Company, Rubio's, Jamba Juice, Starbucks



GAS + GROCERY



LODGING

2

USA Gasoline Vons

5

San Diego Public Library

BANKS + SERVICES

- SDCCU Mission Valley Branch, USAA Financial Center, Comerica Bank
- Chase
- US Post Office
 - California Bank of Trust

CUSHMAN & WAKEFIELD

- Bank of America
- City National Bank

PUBLIC TRANSPORTATION



MTS Trolley Stations / Green Line

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San Diego Marriott Mission Valley

Spring Hill Suites Mission Valley

EXTENDED FACTS

PROJECT ADDRESS	3530, 3550, & 3570 Camino del Rio North I San Diego, CA
OWNERSHIP	HighBrook Investors & Cypress Office Properties
YEAR BUILT / YEAR RENOVATED	1981 / 2016 (currently in strategic planning)
RENTABLE BUILDING AREA	3530 : 31,873 SF 3550 : 31,422 SF 3570 : 31,406 SF
SITE (ACREAGE)	4.27
STORIES	Three (3) stories per building
ELEVATORS	Each building is served with one Otis hydraulic passenger elevator (3,000 lbs.).
ELECTRICAL	Each building is provided with 800-amp electrical service, which is supplied by a 600 volt, three pull system.
HVAC	3530: 70 ton Trane Chiller 3550: 70 ton McQuay Chiller 3570: 70 ton Trane Chiller
FIBER	Redundant fiber by two vendors (Qwest/Time Warner)
INTERNET CAPABILITY	High speed cable and fiber optics service
SECURITY	The entire campus has a Kantec key card system for after-hours secured access.
INGRESS/EGRESS	Ingress and egress is available from four curb cuts on Camino del Rio North
PUBLIC TRANSPORTATION	Bus Station - 1 minute walk // Mission San Diego Trolley Station - 10 minute walk
SUMMARY OF ON-SITE AMENITIES	- Urban, Campus Courtyard <i>(coming late 2016)</i> - Wellness Facility (including a racquetball court, brand new complimentary fitness center, and lockers/showers)

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- On-Site Cafe

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