

# 12230

WORLD TRADE DRIVE



Newly refreshed

Exterior renovations are complete!



# 12230

Interior lobby and exterior recently renovated

WORLD TRADE DRIVE



## RENOVATIONS COMPLETED

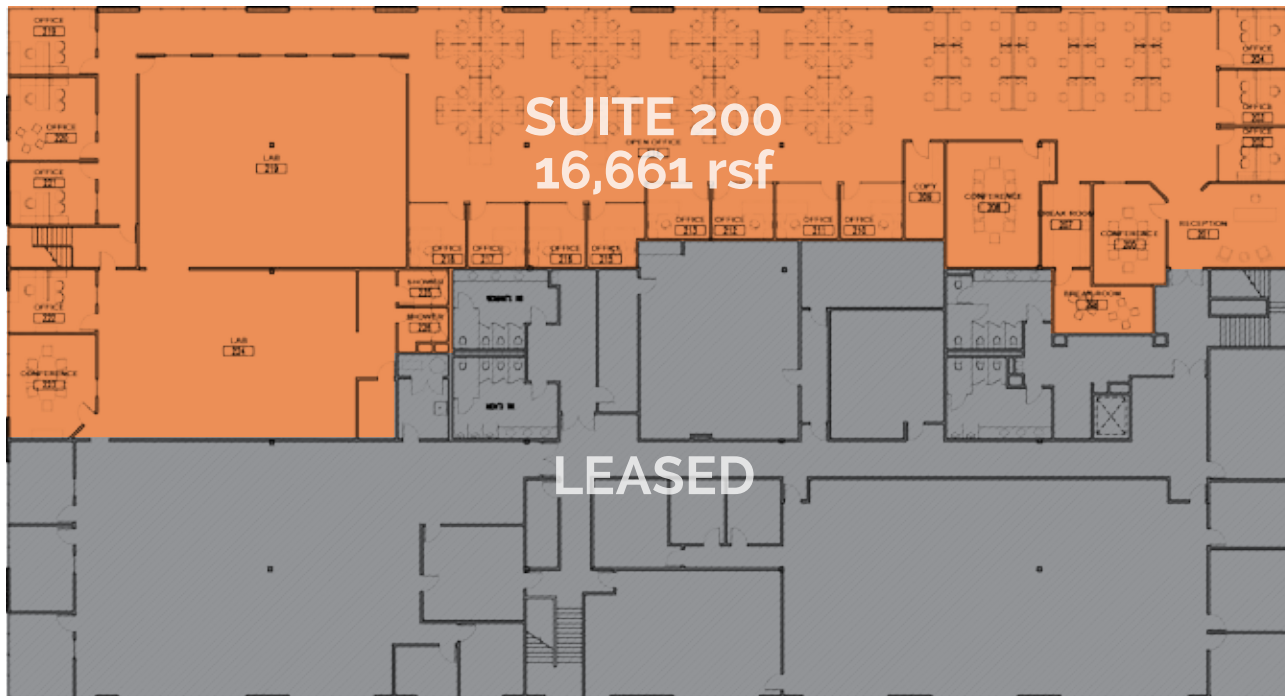
- Updated modern landscaping
- New eye catching entry element
- New exterior paint
- Clean and contemporary lobby retrofit
- Updated lighting
- New carpet and paint in corridors
- High impact lobby signage
- Modern doors in lobby
- Upgraded directory signage



# 12230

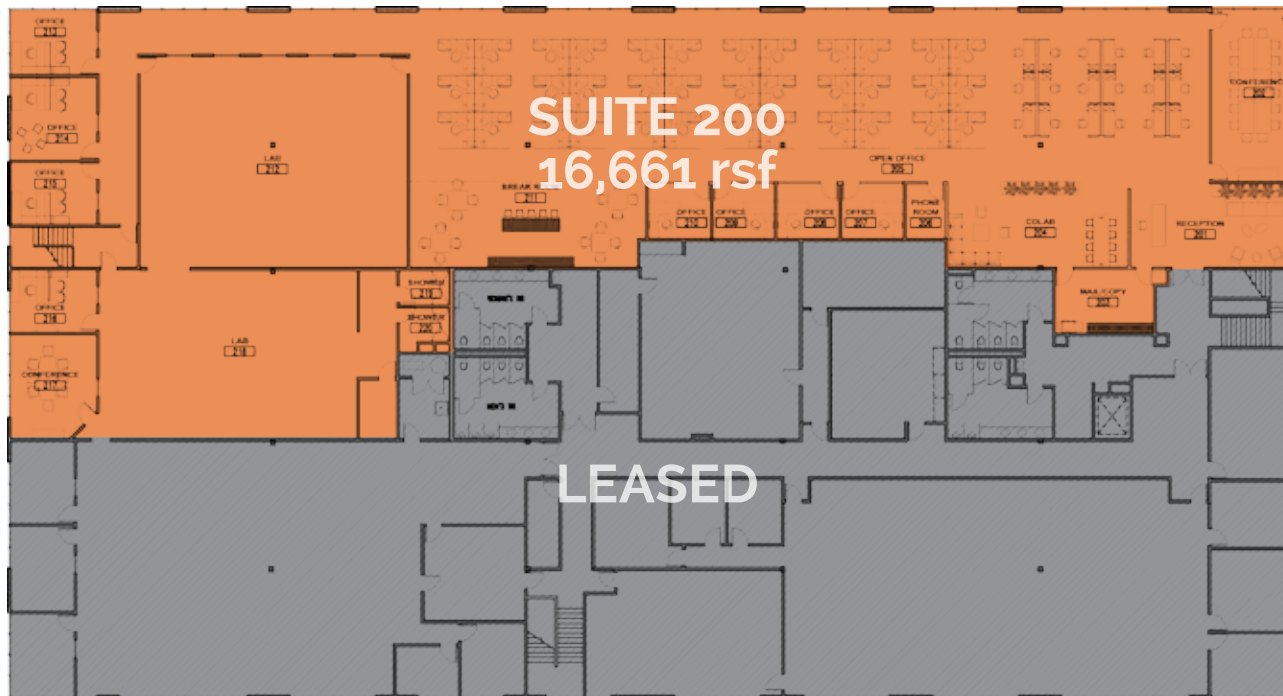
WORLD TRADE DRIVE

## 2nd Floor | Existing



- Approximately 16,661 rsf
- \$1.95 +U
- Available Nov 1, 2016
- Flexible space plan
- Can be leased cost effectively in its current configuration
- Landlord can reconfigure to tenant's needs
- Building lobby, common areas, and exterior recently renovated
- 4+/1,000 parking ratio

## 2nd Floor | Renovation Option A (existing labs)

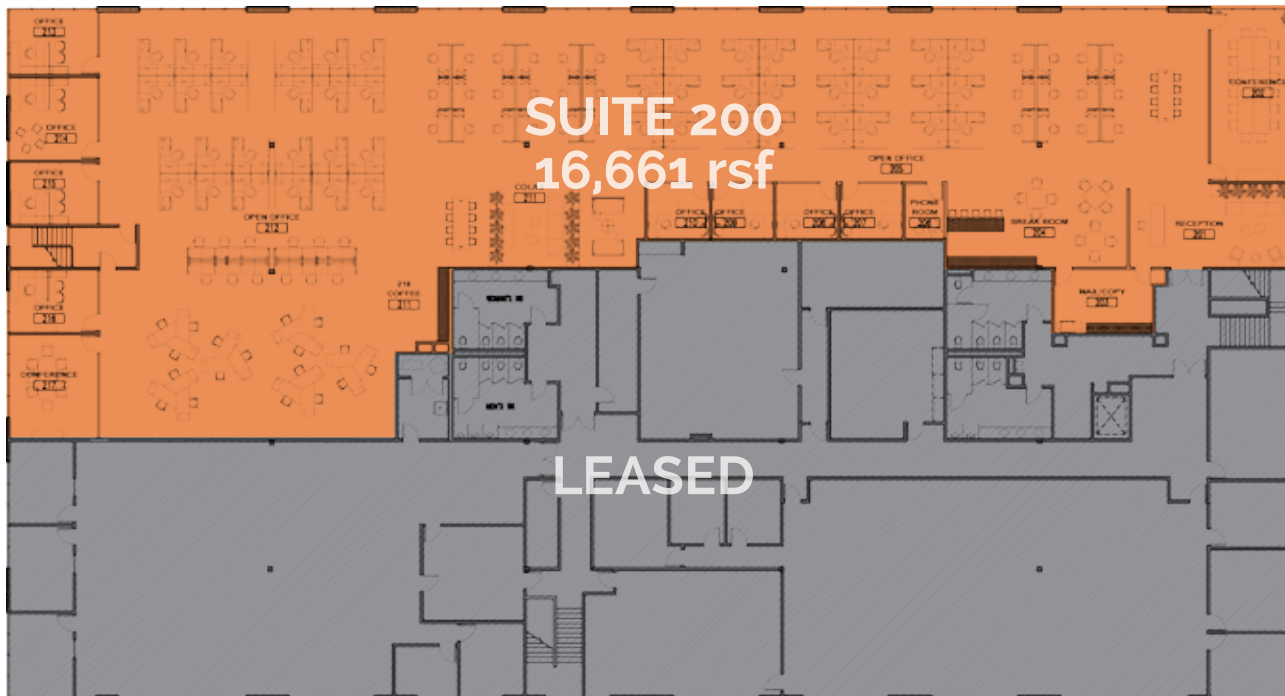


- Approximately 16,661 rsf
- \$1.95 +U
- Available Nov 1, 2016
- Flexible space plan
- Can be leased cost effectively in its current configuration
- Landlord can reconfigure to tenant's needs
- Building lobby, common areas, and exterior recently renovated
- 4+/1,000 parking ratio
- Open space
- Expansive window line
- High quality existing labs

# 12230

WORLD TRADE DRIVE

## 2nd Floor | Renovation Option B (no labs)



- Approximately 16,661 rsf
- \$1.95 +U
- Available Nov 1, 2016
- Flexible space plan
- Can be leased cost effectively in its current configuration
- Landlord can reconfigure to tenant's needs
- Building lobby, common areas, and exterior recently renovated
- 4+/1,000 parking ratio
- Open space
- Expansive window line
- Can remove existing labs to create open office

Close proximity to retail



## NEARBY AMENITIES

### ① Carmel Mountain Plaza

- Pacific Theaters
- Target
- Marshalls
- In-N-Out

### ④ Carmel Courtyard

- California Pizza Kitchen
- Borders
- Staples

### ② Shops @ Costco Plaza

- Costco
- Claim Jumper
- Islands Restaurant

### ⑤ Hotels and resorts

- Double Tree Golf & Tennis Resort
- Residence Inn
- Carmel Mountain Ranch Country Club

### ③ Carmel Mountain Ranch Town Center

- Ralphs
- Rite-Aid
- Bank of America



## PROJECT HIGHLIGHTS

- Entire exterior, lobby, and common areas recently refurbished
- Expansive window line
- **Above standard, 4.5 parking spaces per 1,000 sq. ft. leased**
- Can be leased cost effectively as-is, immediately
- Tenant Improvement allowance available for creative and modern office environments

## LOCATION

- Walking distance to over 1 million sq. ft. of retail amenities
- Quick freeway access from I-15 via Camino del Norte and Carmel Mountain Road
- Proximity to an abundance of executive and workforce housing
- Adjacent to many of San Diego's most successful corporations
- Less than 30 minutes to the San Diego International Airport

## PROJECT SPECIFICATIONS

SIZE	60,120 sq. ft.
AVAILABLE SPACE	Suite 200: 16,661 sq. ft.
ZONING	IL-2-1
NUMBER OF STORIES	Two
CEILING HEIGHTS	Floor to floor   15' Existing drop ceiling   9'
PARKING	4.5/1,000
ELECTRICAL	1600A, 480V, 3-phase to building
INTERNET PROVIDERS	Fiber available via Cox, AT&T, and Time Warner Cable

12230

WORLD TRADE DRIVE

Newly refreshed

For more information, please contact:

Jay Alexander

+1 858 410 1188

[jay.alexander@am.jll.com](mailto:jay.alexander@am.jll.com)

License no. 01019910

Tim Olson

+1 858 410 1253

[t.olson@am.jll.com](mailto:t.olson@am.jll.com)

License no. 01364117