



BUILDING 2 - LOT 6

BUILD-TO-SUIT FOR LEASE

SITE FEATURES:

Size:	6.69 acres
Building Type:	Corp HQ, Technology, Office and R&D
Parking:	4:1,000 (expandable)



BUILDING FEATURES:

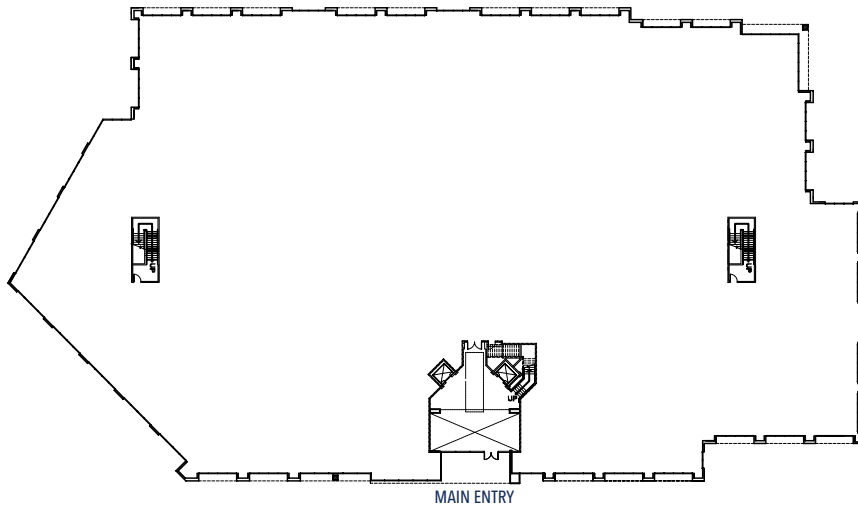
Stories:	2
Minimum Suite Size:	61,709 SF
Conceptual Size:	123,418 SF
1st Floor Clearance:	15 FT
Loading:	Dock or grade
Date Available:	Shell complete 12 months from lease execution

TECHNOLOGY PARK FEATURES:

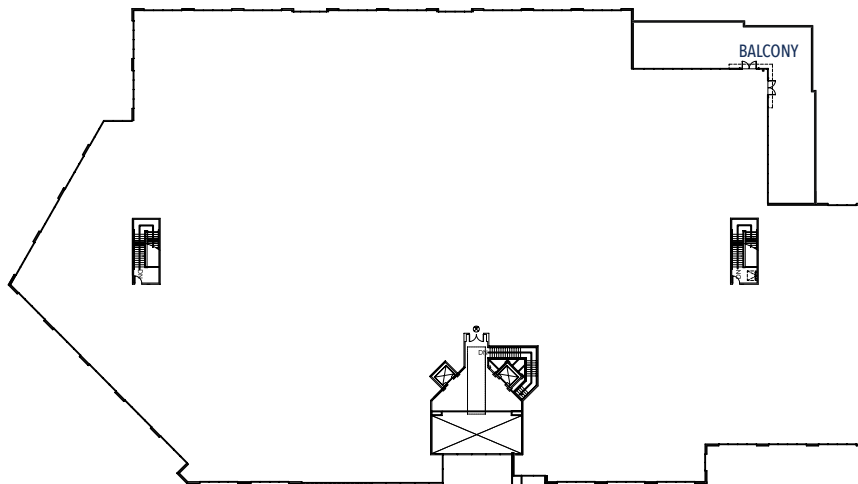
- Designed for LEED certification
- Fitness, biking, and parcourse trails onsite
- Park and Sports Field on adjacent Lot 5
- Outdoor work and break areas with Wifi for connectivity
- Campus fitness center proposed
- Onsite dining proposed
- Walking distance to Lake Miramar for aquatic and outdoor recreational activities
- 24-acres of open space and park area
- Located on a MTS bus route
- Entitled for over 1M SF
- Abundant retail and restaurant amenities nearby

Conceptual Plan ▲

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CONCEPTUAL FIRST FLOOR - 61,709 SF



CONCEPTUAL SECOND FLOOR - 61,709 SF



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