



# BUILDING 1 - LOTS 7 & 8

## BUILD-TO-SUIT FOR LEASE

### SITE FEATURES:

Size:	12.8 combined acres
Building Type:	Corp HQ, Technology, Office and R&D
Parking:	4:1,000 (expandable)
Access:	3 exclusive driveways to the site



Conceptual Plan ▲

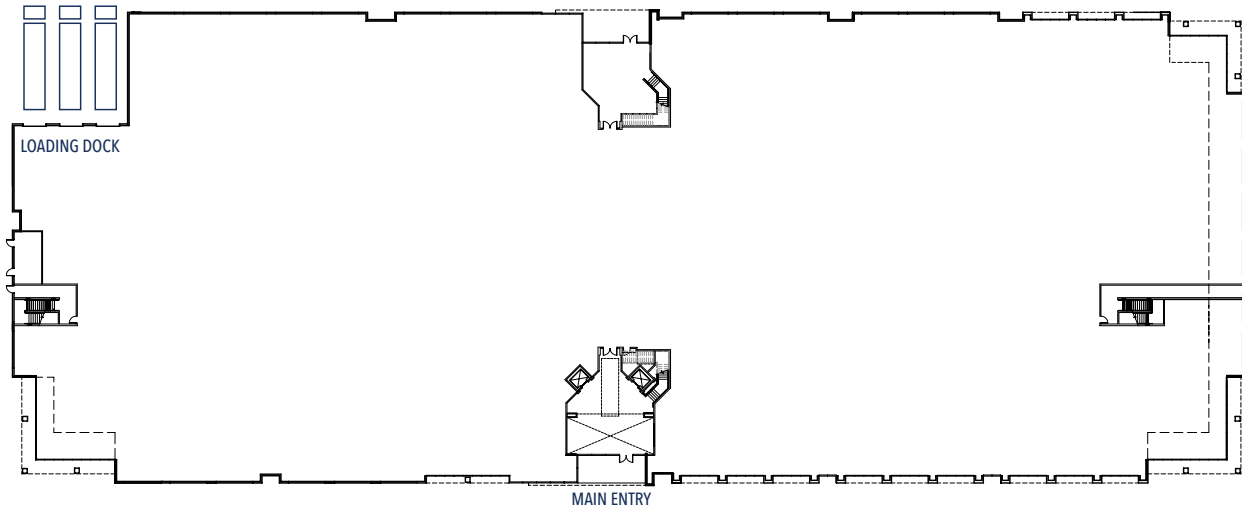
### BUILDING FEATURES:

Stories:	2
Minimum Suite Size:	80,000 SF
Total Square Feet:	214,000 SF
1st Floor Clearance:	15 FT
Loading:	Dock or grade
Date Available:	Shell complete 12 months from lease execution

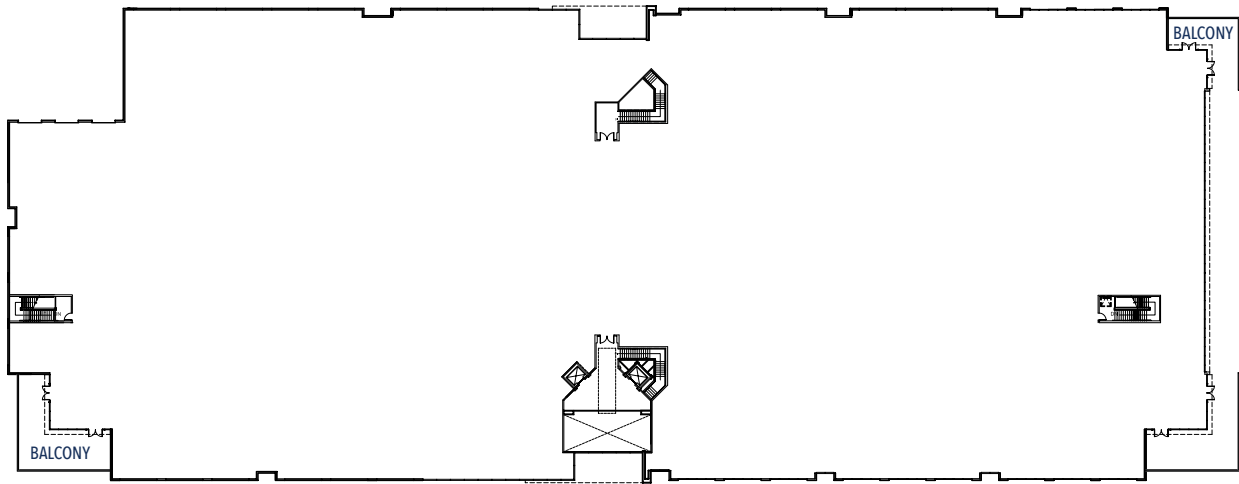
### TECHNOLOGY PARK FEATURES:

- 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

**LOTS 7 & 8**  
BUILD-TO-SUIT FOR LEASE



**CONCEPTUAL FIRST FLOOR - 107,000 SF**



**CONCEPTUAL SECOND FLOOR - 107,000 SF**



**CBRE**

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# 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:

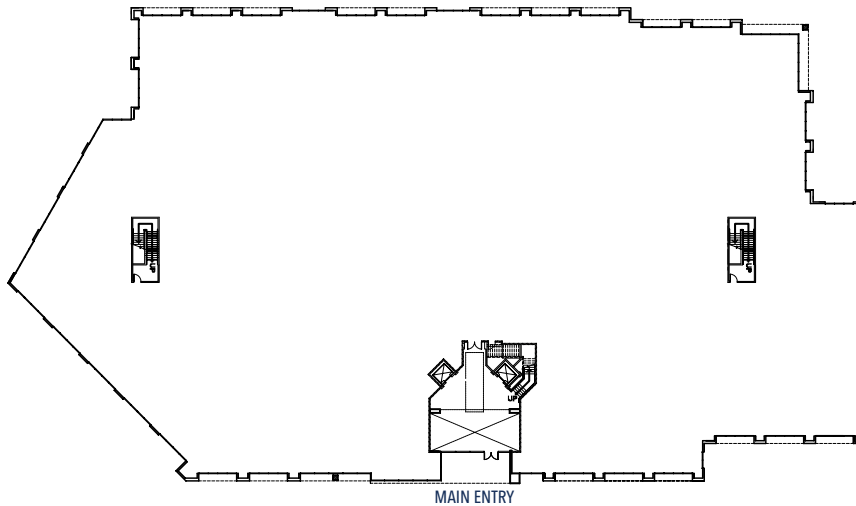
Stories:	2
Minimum Suite Size:	61,709 SF
Conceptual Size:	123,418 SF
1st Floor Clearance:	15 FT
Loading:	Dock or grade
Date Available:	Shell complete 12 months from lease execution

### TECHNOLOGY PARK FEATURES:

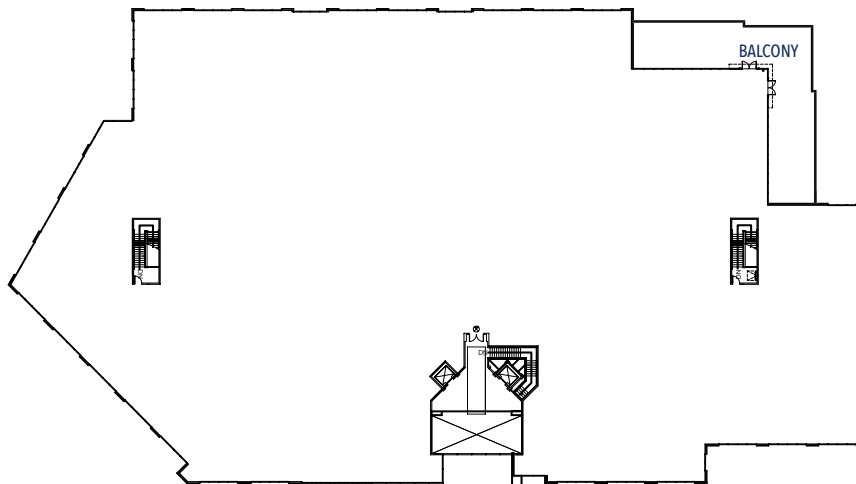
- Designed for LEED certification
- Fitness, biking, and parcourse trails onsite
- Park and Sports Field on adjacent Lot 5
- Outdoor work and break areas with Wifi for connectivity
- Campus fitness center proposed
- Onsite dining proposed
- Walking distance to Lake Miramar for aquatic and outdoor recreational 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 ▲

**LOT 6**  
**BUILD-TO-SUIT FOR LEASE**



**CONCEPTUAL FIRST FLOOR - 61,709 SF**



**CONCEPTUAL SECOND FLOOR - 61,709 SF**



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