



2355 Northside Drive



2365 Northside Drive



2375 Northside Drive



2385 Northside Drive

# Mission City Corporate Center

Mission Valley's premier campus environment

SAN DIEGO



# Mission City Corporate Center

2355 - 2385 Northside Drive

## Property overview

The opportunity to locate your company and its employees within San Diego's premier suburban campus environment exists at Mission City Corporate Center. This recently renovated landmark in Mission Valley is at the cutting-edge when it comes to amenities, environment, telecommunications and employee satisfaction. The 12.6-acre campus includes almost 2 acres of open space providing for employee wellness, retention and collaboration. The on-site responsive property management and engineering staff ensure your facility needs are addressed quickly and with minimal impact to your business. The 4-building site, which includes a 6-story office building and three 3-story buildings, offers flexibility in use and expansion capabilities for companies of any size.



*Mission City Corporate Center is a unique location that will elevate your company image, recruitment abilities and employee satisfaction.*



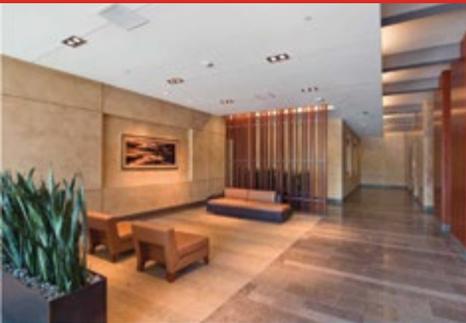
# Mission City Corporate Center

2355 - 2385 Northside Drive

## Property highlights

Mission City Corporate Center is one of the finest Class A properties in San Diego County. Employees and tenants appreciate the open space and lush landscaping offered throughout the project. The common areas of Mission City feature luxurious marble and granite interior building finishes and are first in class. The floor to ceiling window-line offers abundant natural light for employees working in the well appointed office suites. Mission City is well positioned in the Mission Valley marketplace with access to numerous major freeways, Mission City is minutes to north county and downtown offering convenient access to employee housing.

Convenience. Access. Amenities.



*Mission City was designed to be a park-like campus offering a rich variety of outdoor and indoor common space, providing flexible interior floor plates and individual office plans that can adapt as tenant needs change.*

# Mission City Corporate Center

2355 - 2385 Northside Drive

*Conveniently located in the heart of beautiful San Diego, California*



- H** Hotels
1. Extended Stay
  2. Double Tree
  3. Hilton
  4. Comfort Suites
  5. Sheraton
  6. Marriott

- 1** Qualcomm Stadium

- 2** Fenton Marketplace  
IHOP  
Luna Grill  
Islands Restaurant, Oggi's  
Starbucks, McDonald's  
IKEA, Costco, Lowes

- 3** Rio Vista Plaza  
Office Depot  
Pat & Oscar's  
Daphne's Greek  
Wendy's  
Marriott Hotel
- 4** Quarry Falls  
240+ acre planned mixed-use  
residential, shopping and  
commercial development

- 5** Mission Valley East  
Rubio's  
Pick Up Stix  
In-N-Out  
Taco Bell

- 6** Park in the Valley  
Best Buy  
Staples  
Sammy's Woodfired Pizza  
Starbucks

- 7** Mission Valley Center  
Target  
Outback Steakhouse

- 8** Mission Valley Center West  
Gordon Biersch  
King's Fish House  
Chipotle Mexican Grill  
Coffee Bean & Tea Leaf  
Fuddruckers

- 9** Hazard Center  
Fedex/Kinkos  
Applebees  
All American Grill  
Joe's Crab Shack  
Barnes & Noble  
Doubletree Hotel

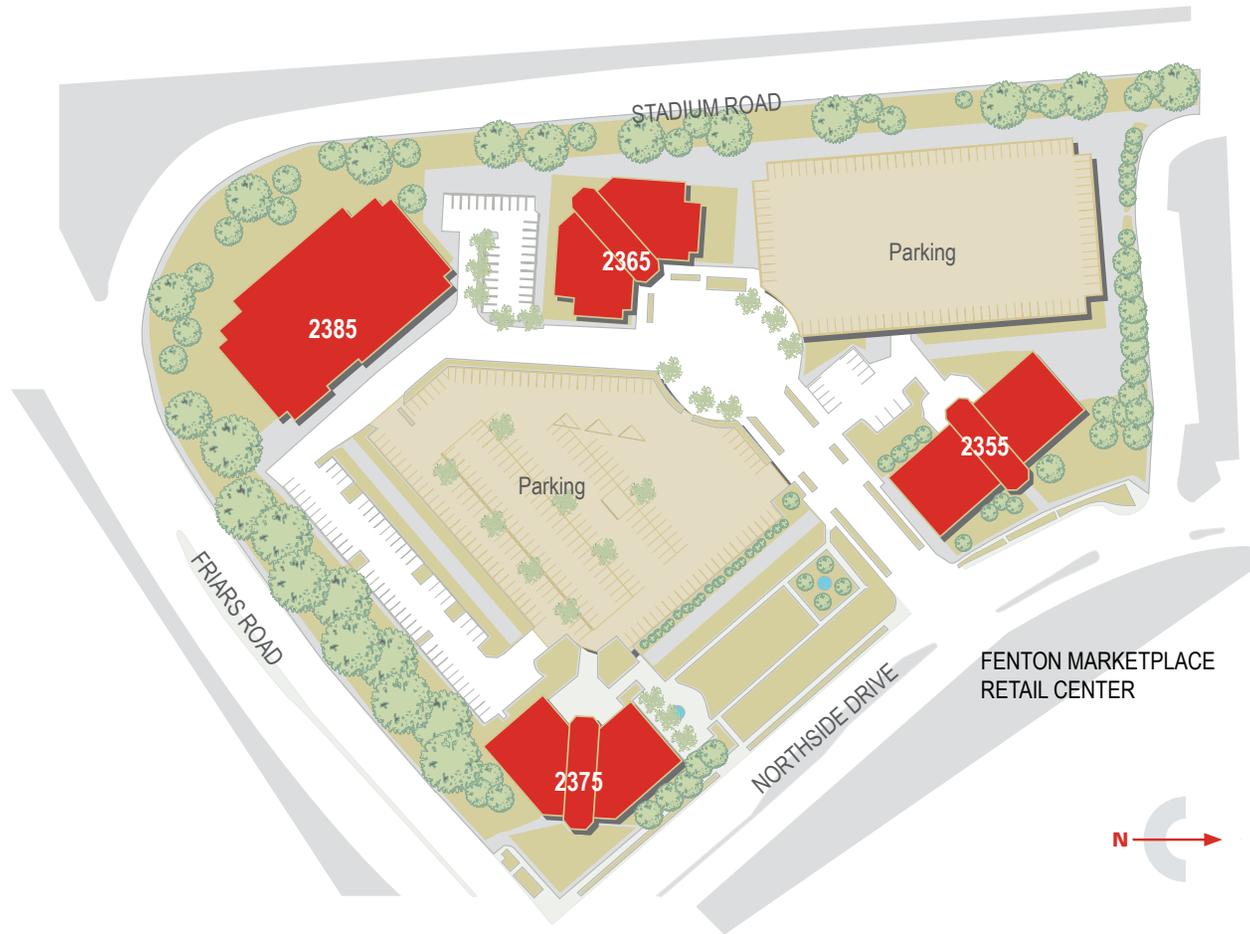
- 10** Fashion Valley Mall  
Bing Crosby's Restaurant  
The Cheesecake Factory  
PF Chang's China Bistro  
California Pizza Kitchen  
Pizzeria Uno



# Mission City Corporate Center

2355 - 2385 Northside Drive

## Site Plan



2355 Northside Drive



2365 Northside Drive



2375 Northside Drive



2385 Northside Drive

# Mission City Corporate Center

2355 - 2385 Northside Drive

## Availability

ADDRESS/BUILDING RSF	SUITE	APPROX SF	RATE	COMMENTS
2355 Northside Drive 53,610 SF	2355 - Suite 200	6,748	\$2.60+U	Double door entry off lobby. Open area, 4 window line offices, kitchen and storage.
2365 Northside Drive 96,436 SF	2365 - Suite 300*	12,084	\$2.60+U	Available 7/1/14. Contiguous with suite 325 for up to 14,095 RSF.
	2365 - Suite 325*	2,011	\$2.60+U	Great suite! Currently built out with 5 window offices, kitchen and open area. Contiguous with suite 300 for up to 14,095 RSF.
	2365 - Suite 400*	16,427	\$2.60+U	Available 7/1/14. Full floor available!
2375 Northside Drive 51,516 SF	2375 - Suite 350	4,196	\$2.60+U	Double door entry, 6 offices, conference room, kitchen and open area.
2385 Northside Drive 89,023 SF	Fully Leased			

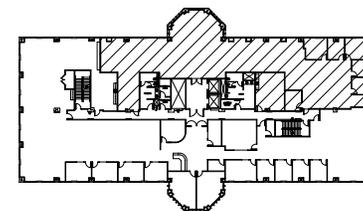
\*Suites 300 & 325 are contiguous for 14,095 RSF.

\*3rd and 4th floors are contiguous for up to 30,522 RSF.

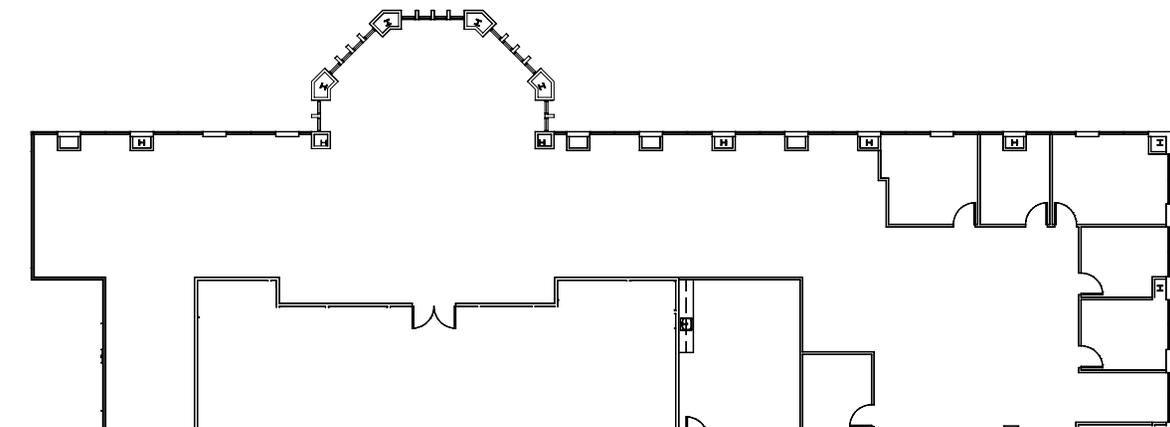


# Mission City Corporate Center

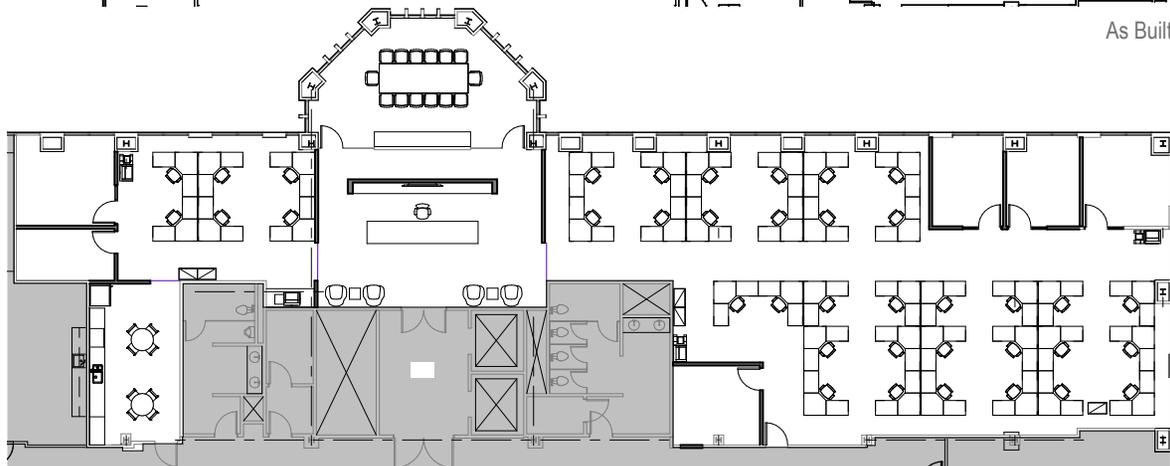
2355 Northside Drive



SECOND FLOOR



As Built



Hypothetical Build Out



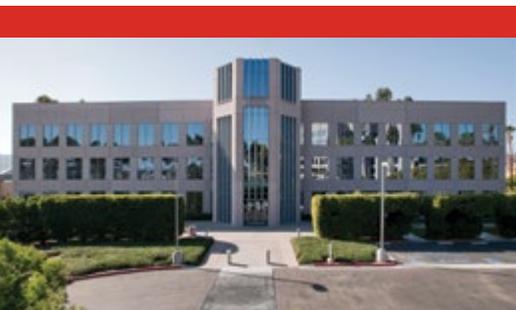
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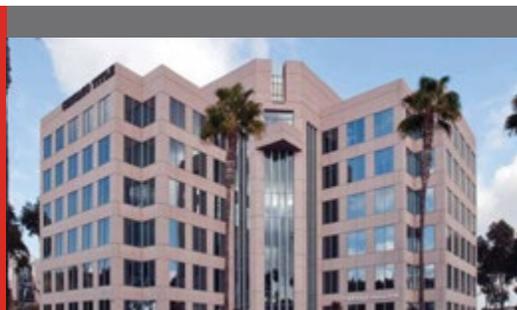
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SUITE 200 • 6,748 RENTABLE s.f.



2355 Northside Drive



2365 Northside Drive



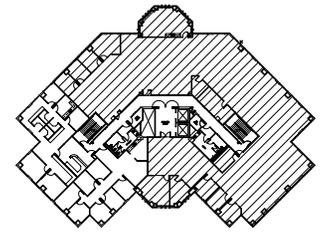
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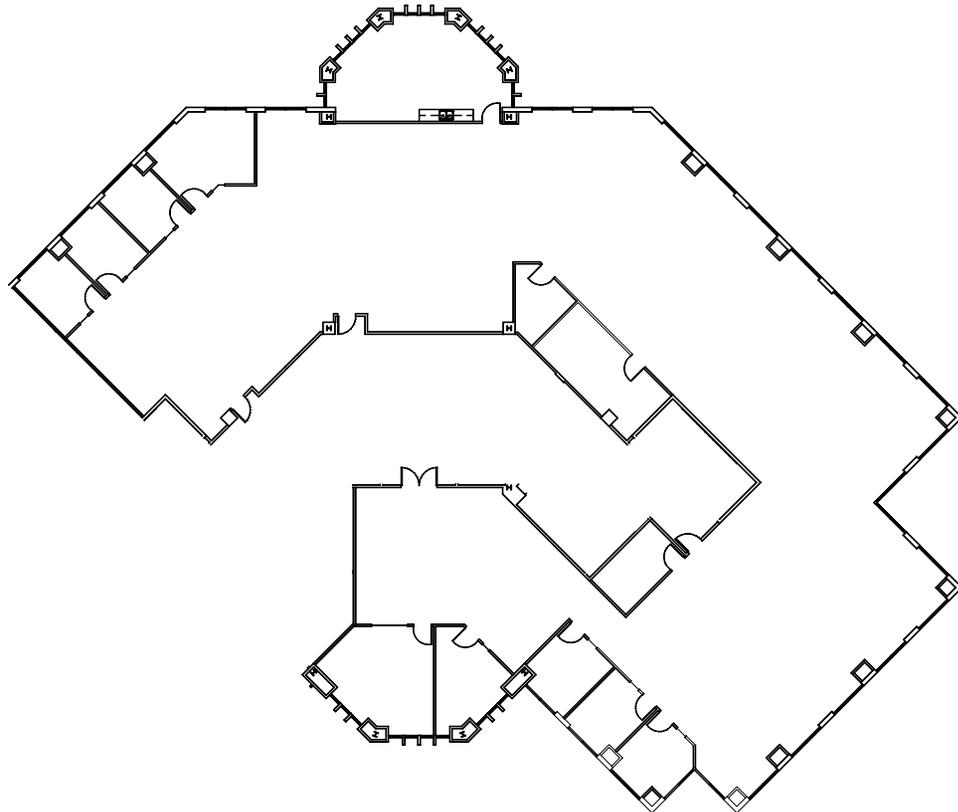
2385 Northside Drive

# Mission City Corporate Center

2365 Northside Drive



THIRD FLOOR



As Built



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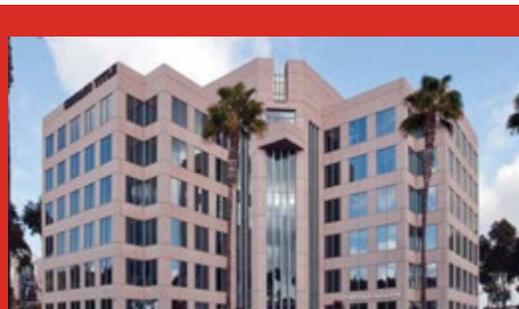
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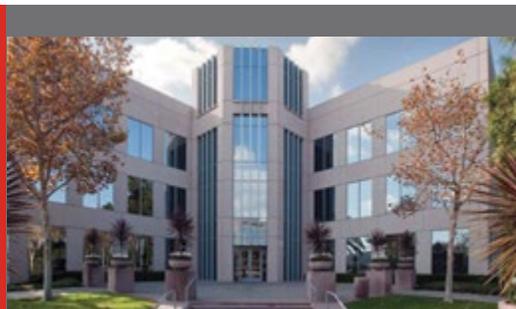
SUITE 300 • 12,084 RENTABLE s.f.



2355 Northside Drive



2365 Northside Drive



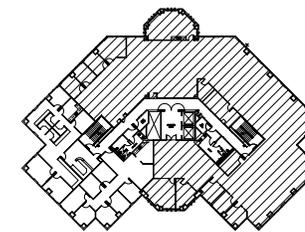
2375 Northside Drive



2385 Northside Drive

# Mission City Corporate Center

2365 Northside Drive



THIRD FLOOR



Hypothetical Build Out  
4 offices  
22 workstations

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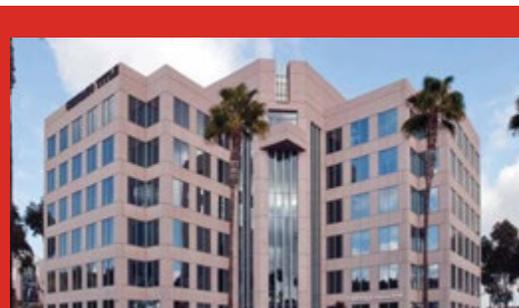
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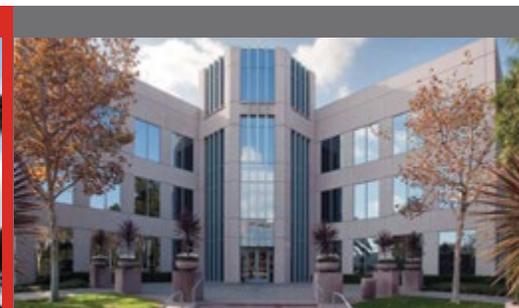
SUITE 300 & 325 • 14,095 RENTABLE s.f.



2355 Northside Drive



2365 Northside Drive



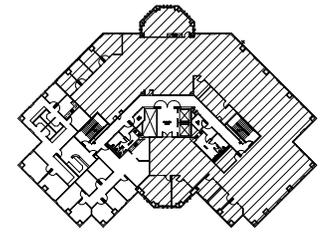
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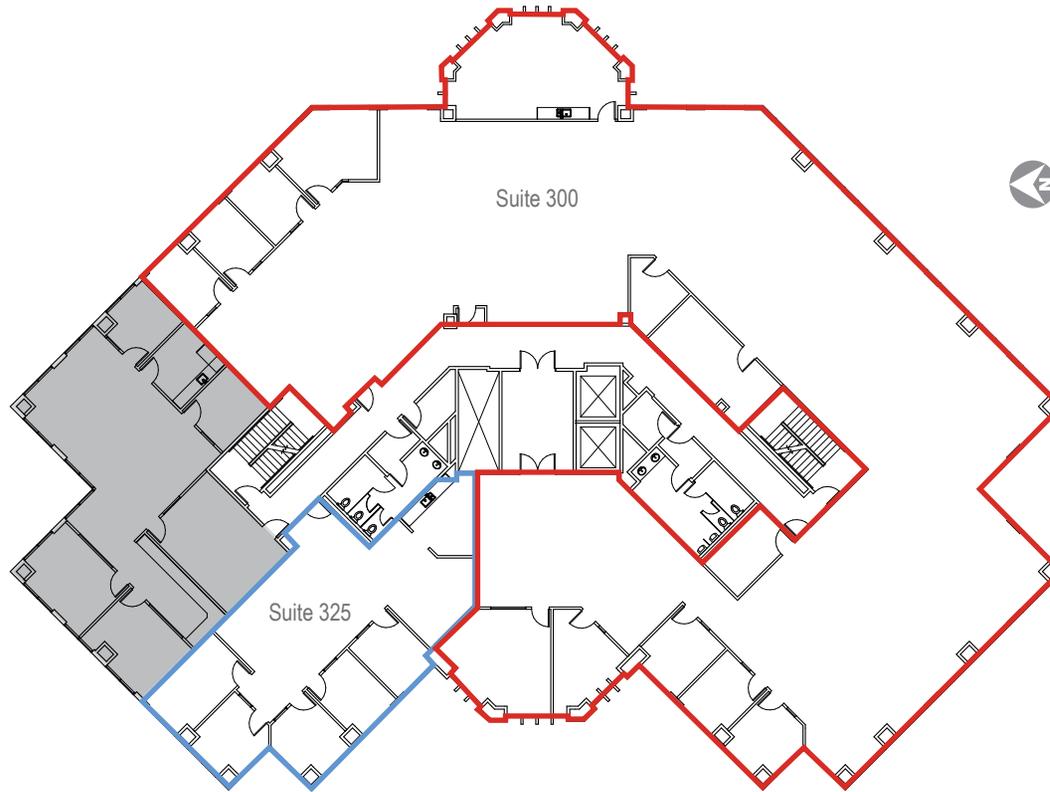
2385 Northside Drive

# Mission City Corporate Center

2365 Northside Drive



THIRD FLOOR



3rd floor As-Built

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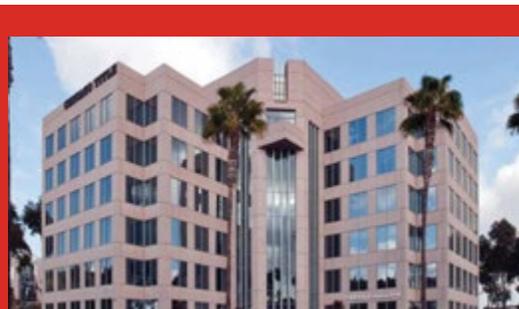
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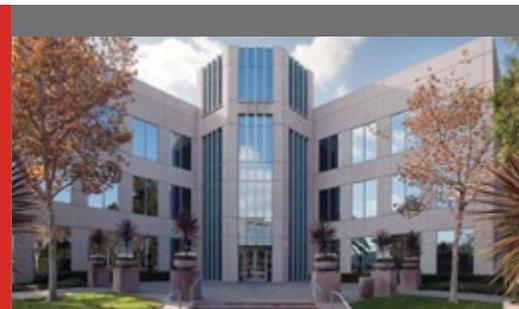
14,095 RENTABLE s.f. Contiguous Available



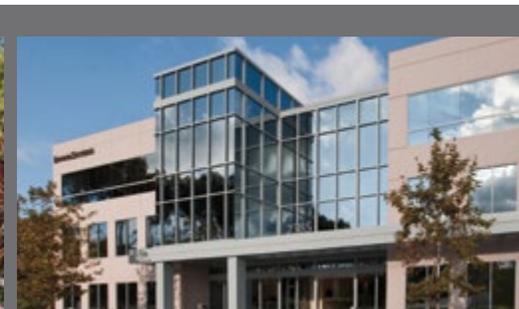
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2365 Northside Drive



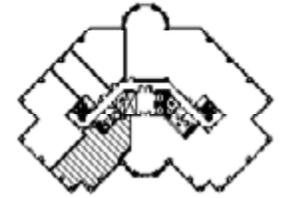
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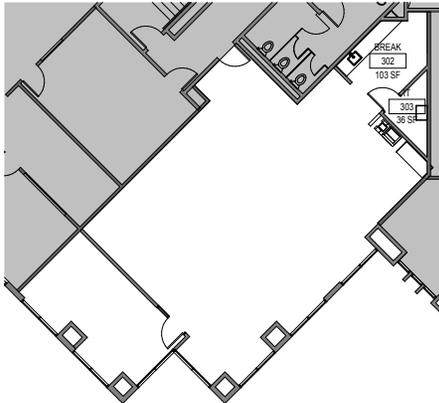
2385 Northside Drive

# Mission City Corporate Center

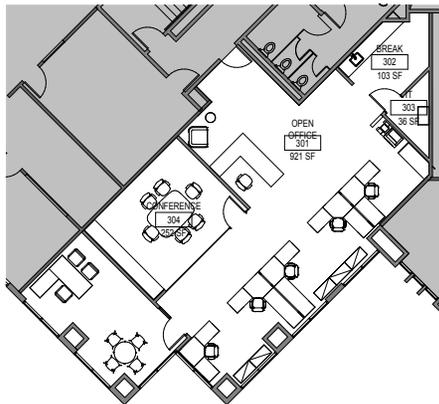
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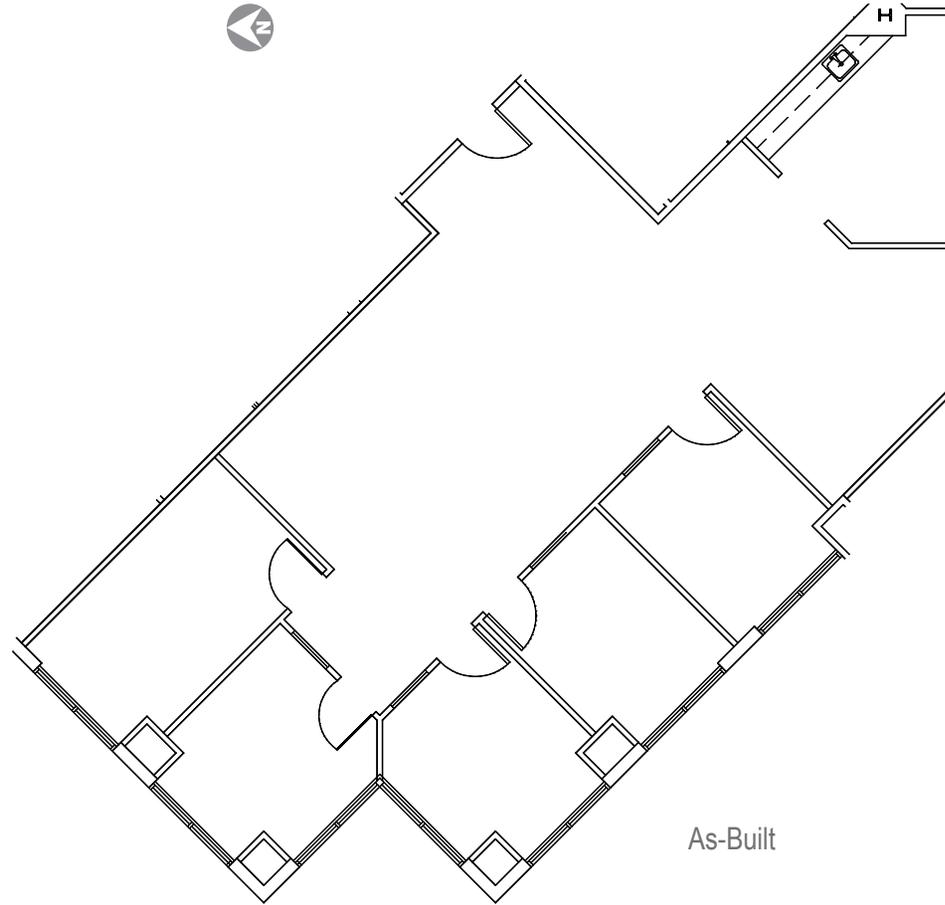
THIRD FLOOR



Hypothetical Build Out



Marketing Plan



As-Built

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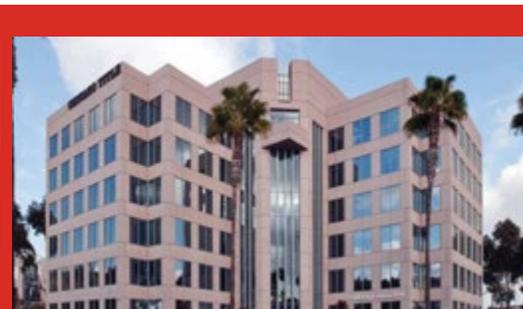
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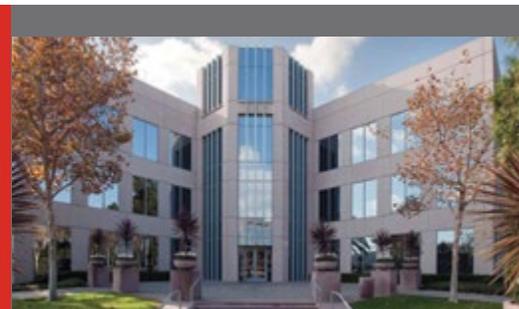
**SUITE 325 • 2,011 RENTABLE s.f.**



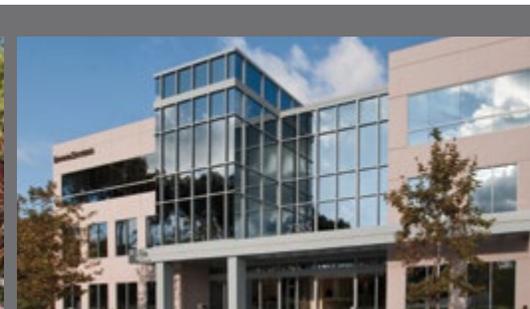
2355 Northside Drive



2365 Northside Drive



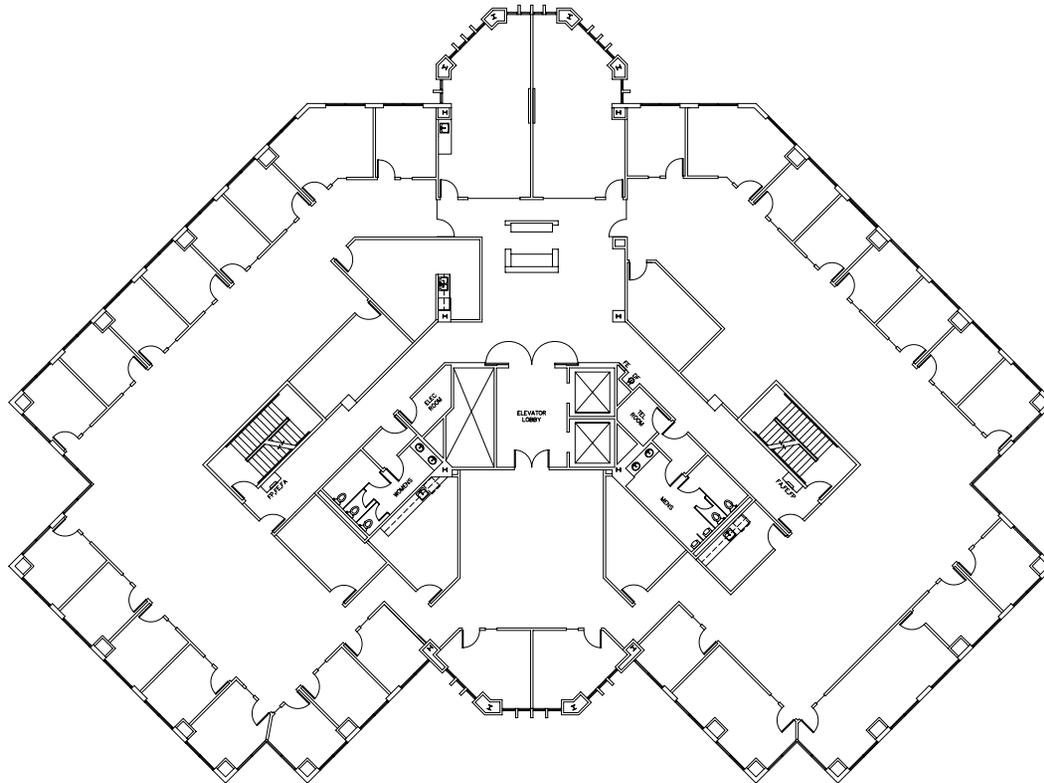
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As Built

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SUITE 400 • 16,427 RENTABLE s.f.



2355 Northside Drive



2365 Northside Drive



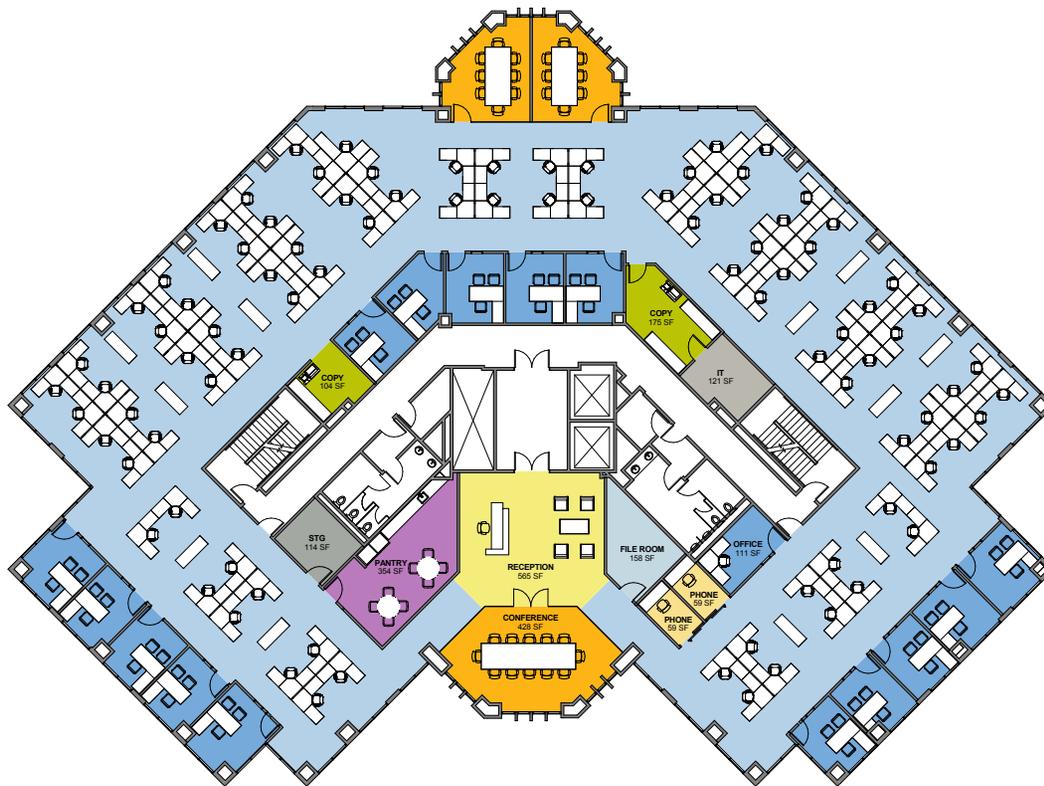
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Hypothetical Build Out

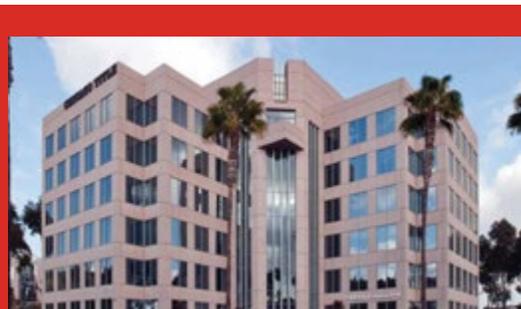
16 Offices

90 workstations

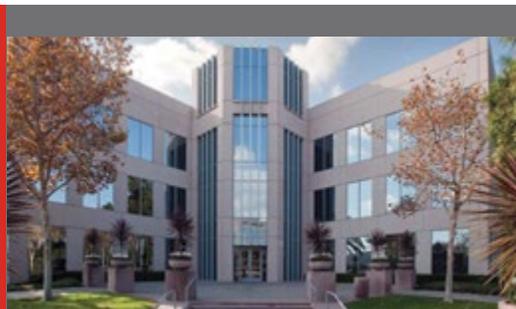
SUITE 400 • 16,427 RENTABLE s.f.



2355 Northside Drive



2365 Northside Drive



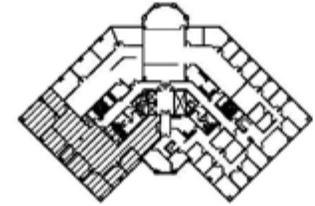
2375 Northside Drive



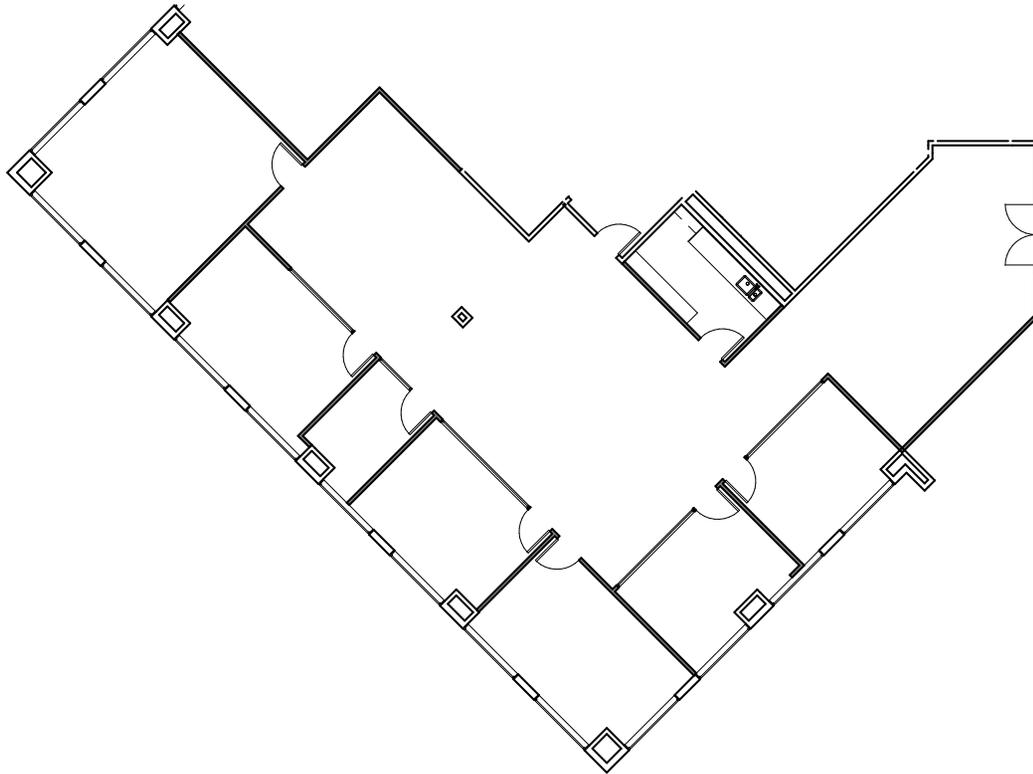
2385 Northside Drive

# Mission City Corporate Center

2375 Northside Drive



THIRD FLOOR



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SUITE 350 • 4,196 RENTABLE.s.f.



2355 Northside Drive



2365 Northside Drive



2375 Northside Drive



2385 Northside Drive

# About Kilroy Realty Corporation

**More than 60 years of experience.** Southern California's commercial real estate markets are among the most challenging—and rewarding—in the nation. That is just one of many lessons we've learned in the more than six decades that KRC has operated here. The Company's portfolio consists of over 15 million square feet that spans top coastal market locations from Seattle to San Diego.

**A fully integrated real estate enterprise.** Our experience has also taught us the wisdom of mastering all the disciplines of our profession. KRC's core management capabilities span all aspects of real estate, from land acquisition, financing and property development, to construction management, leasing activities and property operations, to long-term strategic portfolio development. This integrated approach to real estate ownership produces efficiencies throughout our company's property operations and creates a sound base from which to navigate the changing market environments that characterize a normal real estate business cycle.

In 1997, we became a publicly traded real estate investment trust, with our common stock traded on the New York Stock Exchange and, in 2001, added to the S&P Small Cap 600 Index. Public ownership enhances our access to a variety of funding sources at competitive rates and supports a strong and flexible capital structure.

**A disciplined business strategy.** Operating in one of the most dynamic economies in the world has shaped our business strategy at KRC. Our primary goal is to deliver a steady stream of high quality, adaptable and productive work environments for the wide range of industries attracted to the West Coast. The resulting portfolio of office, industrial, R&D and multi-purpose properties is managed to enhance value rather than size. We regularly recycle capital from mature assets into new development, continually upgrading the quality of our portfolio while maintaining a healthy balance sheet and enhancing the potential returns we can generate for our shareholders.

**A respect for long-term tenant relationships.** Many of our tenants have done business with KRC for decades, turning to us again and again as their real estate needs have changed. We believe such relationships are built on a foundation of trust and experience. We take the time to understand each prospective tenant's requirements and we offer our knowledge of markets and experience in development to help create the right workplace solution for each one.

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San Diego, CA 92121  
+1 858 410 1200

Our current tenant roster is drawn from the full range of California's diversified economy, including small, medium and large commercial enterprises in software, manufacturing, banking, entertainment, insurance, telecommunications, health care, defense, finance, engineering, technology, and other business and professional services.

**An innovator in work spaces.** Southern California's fast-paced, knowledge-based economy has fundamentally altered concepts of design and amenities in commercial real estate here and throughout the West Coast. KRC has been an innovator in rethinking the work environment.

Mission City Corporate Center is designed like many of our properties, in a relaxed, campus-style setting with a rich variety of outdoor and indoor common space, flexible interior floor plates and individual office plans that can adapt as tenant needs change. We equip our properties with state-of-the-market infrastructure and amenities, often accommodating the specific needs of individual tenants.

**A commitment to sustainable practices.** As long-term owners of our properties, we share a common interest with our tenants for work environments that optimize resource use and minimize their impact on the environment. KRC has become a leading proponent of LEED-certified design, development and property operation.

The Leadership in Energy Efficient and Environmental Design certification process is designed to address the entire lifecycle of a property and takes into account such issues as site design, low-impact development, water and energy efficiency, indoor environmental quality, materials and resources used in construction, and innovative responses to unique building or site conditions.

We believe these efforts reward our tenants with a superior workplace environment that can generate higher productivity, superior employee retention and a more successful recruiting experience.

[www.kilroyrealty.com](http://www.kilroyrealty.com)



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