

ENCINITAS (15) Location **RANCHO BERNARDO** SOLANA BEACH **POWAY** DELMAR 56 CARMEL **VALLEY SCRIPPS** 15 **RANCH SORRENTO** 805 **VALLEY** MIRAMAR UTC **AIR STATION** SANTEE LAJOLLA **CLAIREMONT KEARNY** 5 MESA MESA 8 PACIFIC 125 ELCAJON BEACH 8 8 LAMESA SAN DIEGO INTERNATIONAL SAN 94 DIEGO AIRPORT POINT LEMON DOWNTOWN LOMA GROVE CORONADO 805 NATIONAL 2 | 10225 Willow Creek Rd CITY

Building Specs

Water	2" meter with 21/2" feed
Gas	2"
Electrical	4,000 amps; new 277/480v transformer
Generator	Permitted and ready for up to a 2 MW generator, pending Tenant requirements
Sewer	6"
Floor-to-floor	Existing is 14' with the ability to accommodate up to 28' in selected areas
HVAC	Project will be ready to support mechanical units for lab and manufacturing use.
Loading	6 dock high and one grade level positions
Parking	133 surface spaces & 22 carport stalls (2.2/1,000 sf)
Elevator	One [spec] hydraulic elevator (installed 2014) plus a dumbwaiter in the loading area (possible converstion to freight elevator)

Retail + Corporate Neighbors

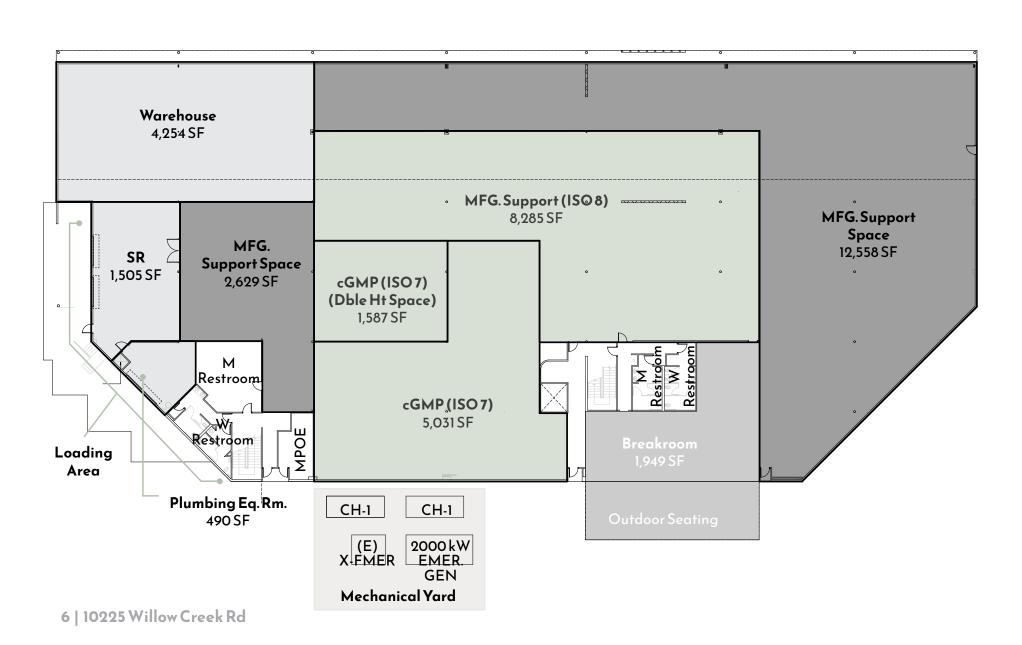




Conceptual Floor Plans

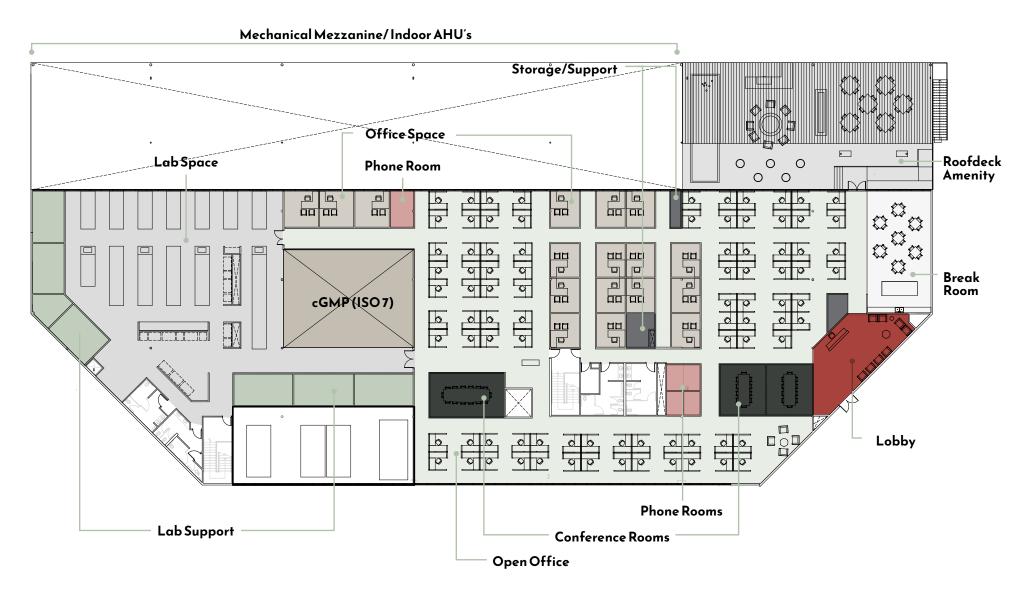
1st floor - 45,976 SF

Conceptual plans for potential cGMP use developed by FPBA. Note that the building's current state is demolished shell condition.



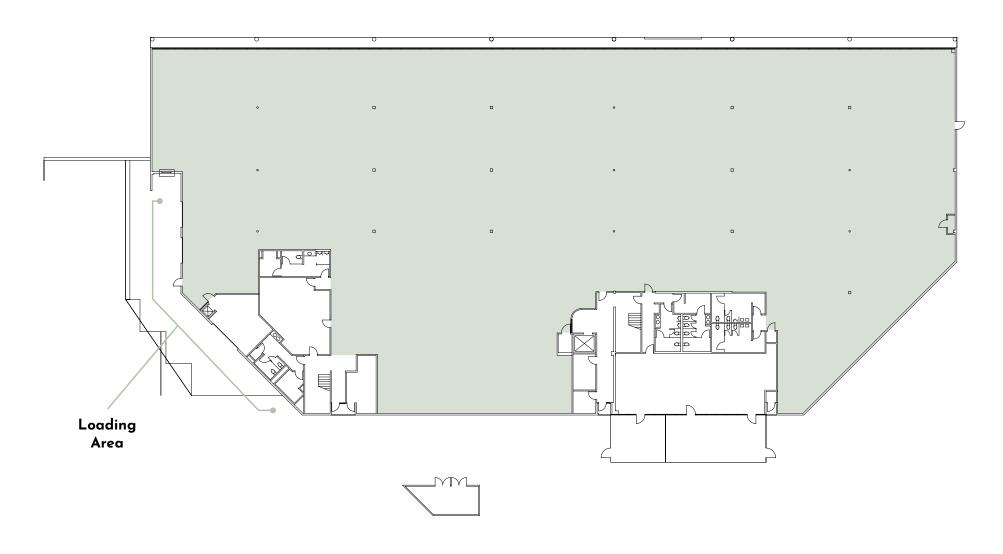
Conceptual Floor Plans

2nd floor - 29,143 SF



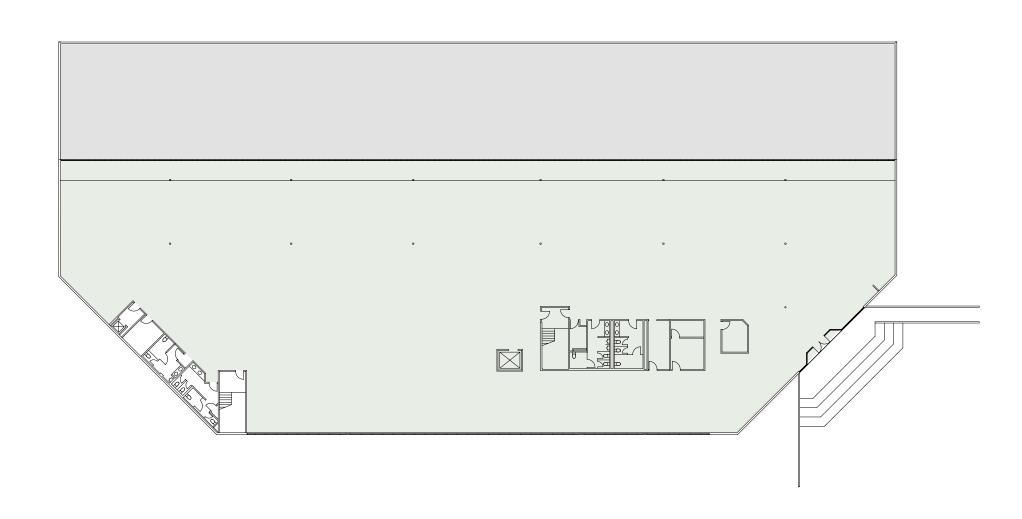
As Built Floor Plans

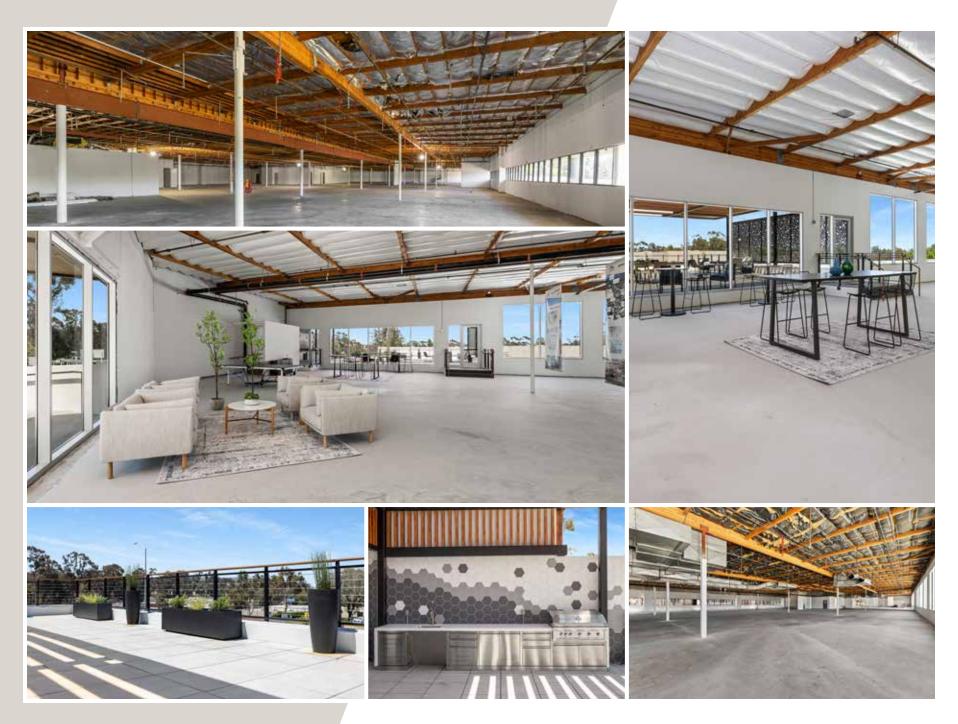
1st floor - 45,976 SF



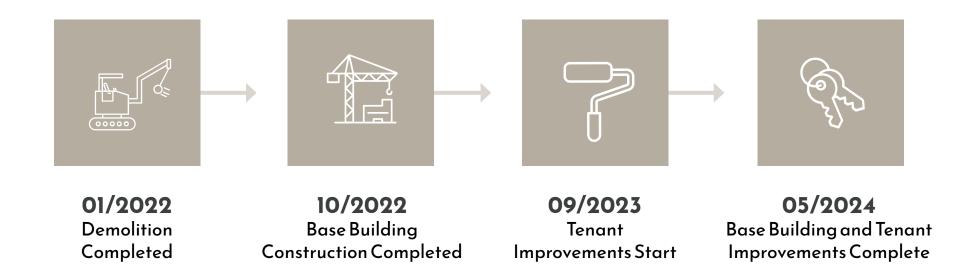
As Built Floor Plans

2nd floor - 29,143 SF





Construction Timeline



Project Team











Amenities



- 1 Juneshine
- Harland Brewing Co.
- **Eucalyptus Square**
 - Chez Nouz
 - Todo Sushi
 - Subway
 - Carl's Jr.
 - Green Burrito
- Scripps Ranch Village Shopping Center
 - Starbucks - Consuelos Mexican
 - Vons - Zpizza
 - Little Italy Bar & Grill - Postel Annex
 - Wells Fargo - US Bank
 - -Chase
 - Scripps Retail Plaza
 - Trader Joe's - Himalayan Restaurant
 - Board & Brew - Kappa Sushi
 - Bruski Burgers & Beer - Gyu-Kaku Japanese
 - Family Dentistry **BBQ**
 - Super Cuts

Mira Mesa Market Center

- On the Border - Barnes & Noble
- Buca di Beppo - Old Navy - Panera Bread - ULTA
- Edwards IMAX - Islands
- Rubio's - FedEx Office
- Pick up Stix -CVS
- (6) Jamba Juice - Mimi's Cafe - Coldstone - BBVA Compass
 - Starbucks - Jersey Mike's
 - Daphne's Greek Cafe - Home Depot
 - -O's American Cafe
- Mira Mesa Shopping Center
 - Subway - Kebab Shop
 - Shell - US Bank
 - -In N Out
- The Hub at Scripps Ranch
 - -Pacific Dental Services
 - -Starbucks,
 - -Big Cheech's Chicken N' Waffles and Sliders



Luminous Capital Management will be substantially modernizing the building exterior, landscape, core and shell of base building infrastructure to accommodate Life Science/GMP users.

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