



MISSION CITY

2355-2385 Northside Drive



MISSION CITY



**SPEC SUITES
AVAILABLE**



CEILING HEIGHT

2385: 15' First Floor, 14' Floor 2-3
2355, 2365, 2375: 15'6" First
Floor, 13'6" Floors 2-6

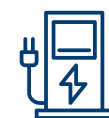


FLOOR PLATES

2385: ~27,000 - 30,000 SF
2355, 2365, 2375: ~16,000 SF



4/1000 USF PARKING



**EV CHARGING
STATIONS**



RECENTLY
RENOVATED



CLASS A



FLOOR-TO-CEILING
WINDOWLINE



FREEWAY CLOSE
AND WALKABLE
AMENITIES



ENERGY
STAR

Welcome to **MISSION CITY**

Mission City is a Class A office campus exceptionally located in the heart of the Mission Valley submarket, the epicenter of San Diego's transformation into a modern live-work-play city.



Walkable **AMENITIES**



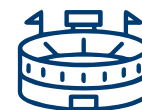
CASUAL AND FINE DINING



COFFEE AND CAFES



2 TROLLEY STATIONS



SNAPDRAGON
STADIUM



FITNESS CENTER



OPEN SPACE



AMENITY LOUNGE



GOURMET
FOOD TRUCKS



SAN DIEGO AIRPORT
7 MILES

DOWNTOWN
7 MILES



MISSION CITY

TROLLEY LINE

IKEA

FENTON MARKETPLACE
DINING/RETAIL

COSTCO

NORTHSIDE DRIVE

LOWES

2355

2375

2365

2385

SDSU San Diego State
University

Mission Valley Campus





Access.

AMENITIES. CONVENIENCE.

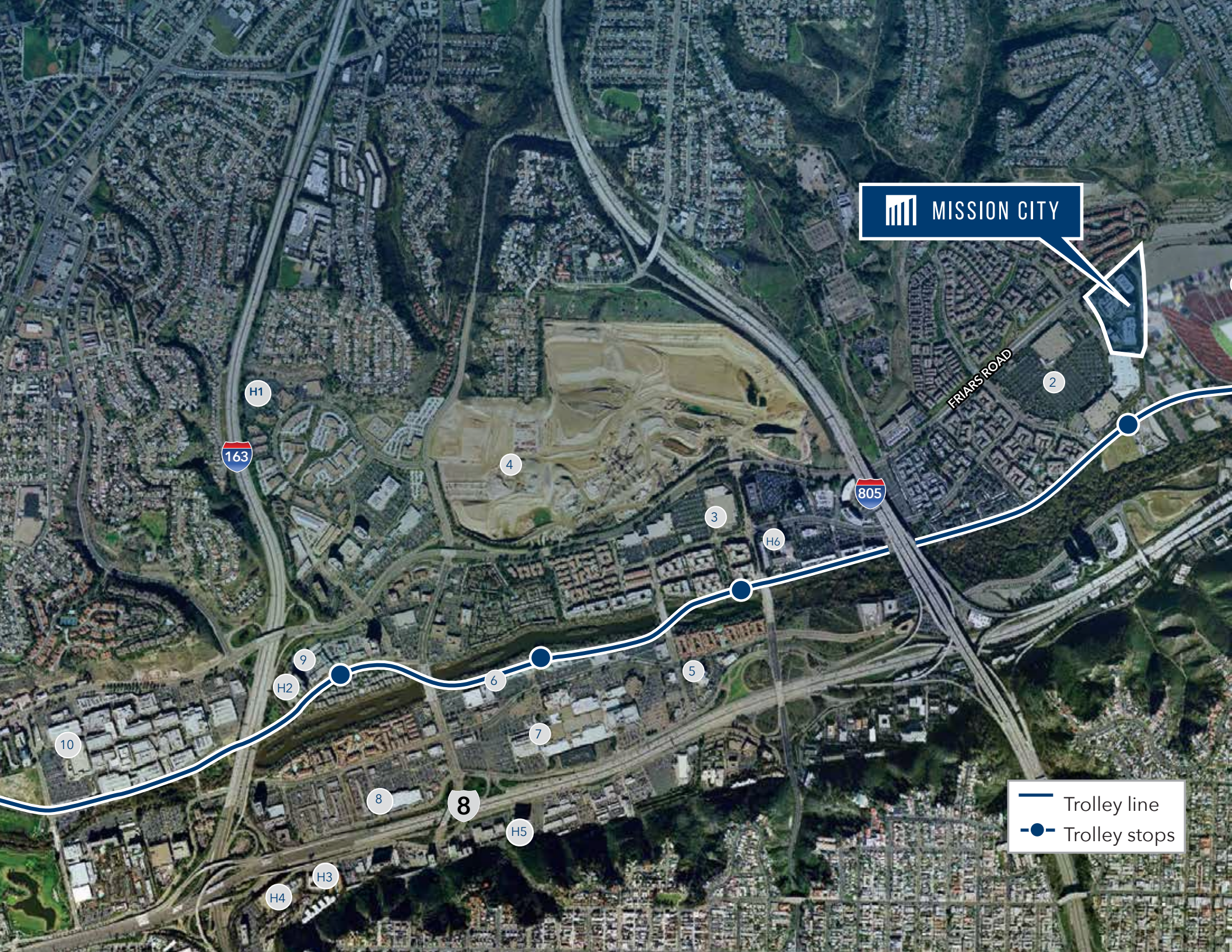
Luxury hotels, abundant retail services, a host of dining options and thousands of new multi-family residential units are within a 5 mile radius of Mission City.

On-site

- Premier Fitness Center
- Tenant lounge
- Outdoor collaborative and recreation areas
- EV charging stations

Location Highlights

- Next to Fenton Marketplace, a 560,000 SF restaurant retail center
- Adjacent to San Diego State University Mission Valley Campus
- Downtown - 7 miles
- San Diego International Airport - 7 miles
- Mission Beach - 9.2 miles
- UTC - 11.5 miles



MISSION CITY

2

FRIARS ROAD

163

805

4

3

H6

5

6

7

8

H5

8

H3

H4

10

H2

9

H1



Mission VALLEY

H Hotels

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

1 SDSU Mission Valley Campus

2 Fenton Marketplace

IHOP
Luna Grill
Islands Restaurant
Coldstone Creamery
Los Primos
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 Civita

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 Westfield - Mission Valley Ctr.

Target
Outback Steakhouse

8 Mission Valley Center West

Puesto
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 Regional Mall

Bing Crosby's Restaurant
The Cheesecake Factory
PF Chang's China Bistro
California Pizza Kitchen
Pizzeria Uno

San Diego

ECONOMIC DRIVERS



DEFENSE

2ND

San Diego is the second largest recipient of defense procurement dollars. 1 More than 1,700 contracting firms, 153,000 active duty and 230,000 civilian, and reserve employees

\$35.3B

Of DoD direct spending in San Diego (up 5.3% year-over-year), sustaining 349,000 local jobs



TECH

42%

Of college graduates who live in San Diego have a degree in science or engineering

20,000

Tech jobs in San Diego region is expected by 2028



LIFE SCIENCE

3RD

Largest life science hub in the nation

72,000

People work in San Diego's life science industry

12.5%

Increase of life science related jobs over last five years



TOURISM

\$17.9B

Economic impact pre-COVID-19 and is the 3rd largest economic driver. The industry generates \$895M annually in sales and taxes

194,000

People are employed by the tourism industry in San Diego - 13% of jobs in the county (the second largest traded industry behind Research/Tech/Innovation)



HIGHER EDUCATION

TOP 10

UC San Diego's ranking world-wide among biomedical science institutions

#2

UC San Diego's ranks second in the nation for STEM degrees annually, at 4,839 per year. 2021 enrollment hits new record of 42,875 students.

TOP 5

SDSU's ranking among public schools in international business according to U.S. News & World Report



- A desired **lifestyle** with abundant recreational activities such as breweries hiking, surfing, fishing, golfing, biking, and international access to Mexico.



- Excellent schools, safe neighborhoods, and year-round great weather. **Temperature normally varies from 53°F to 80°F.**

SDSU EXPANSION CAMPUS IN MISSION VALLEY



Mission City Site Plan



FENTON
MARKETPLACE
RETAIL CENTER
AND TRANSIT
HUB





AVAILABILITY

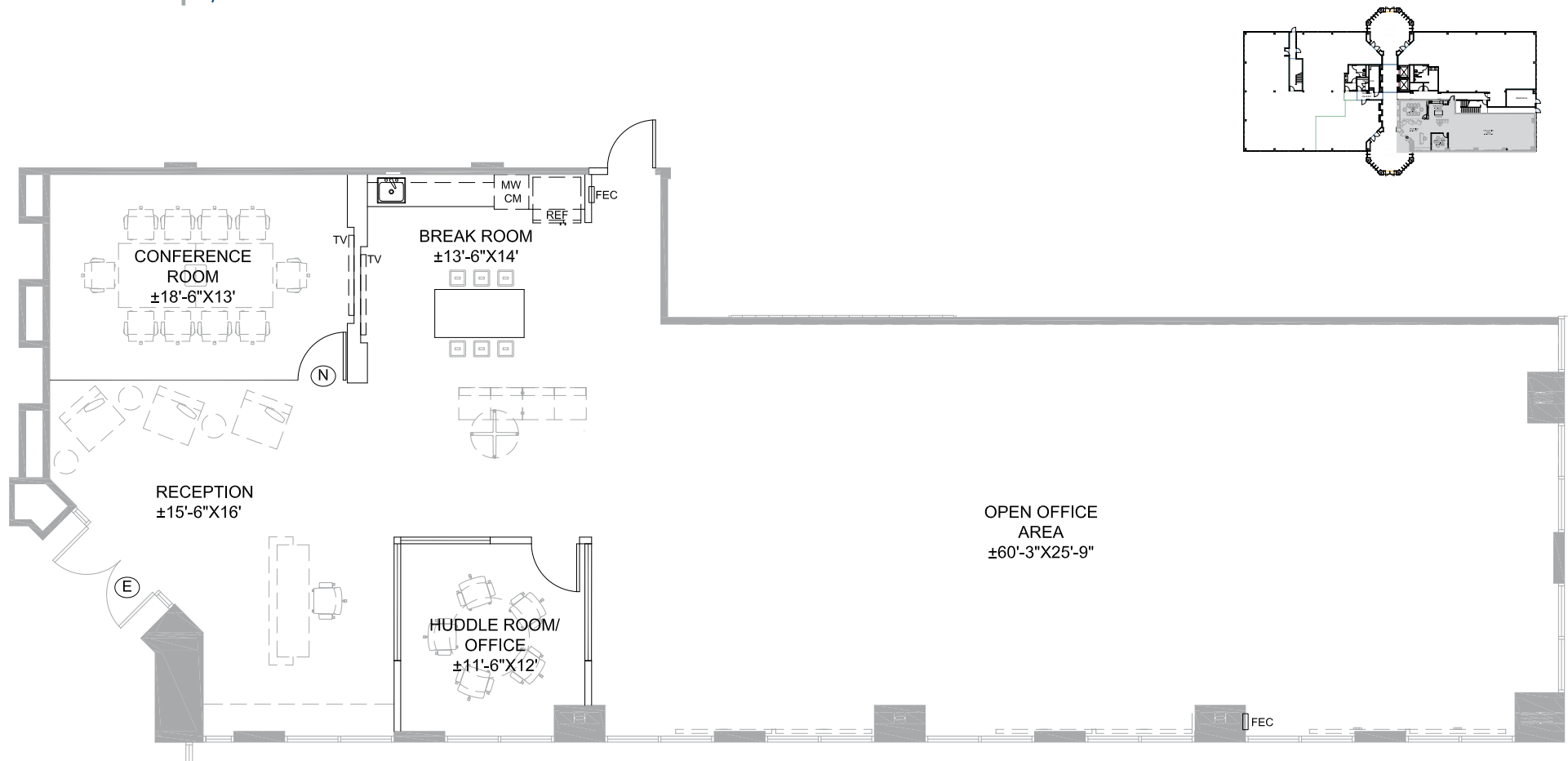
Address Building RSF	Suite	Approx SF	Description	Virtual Tour Link
2355 Northside Drive 53,610	2355 - Suite 140	3,334	Creative build out with open kitchen, exposed ceiling and upgraded finishes.	
2365 Northside Drive 96,436	2365 - Suite 300	16,403	Full floor available with 90 days notice.	
	2365 - Suite 500	3,452	Available 9/1/2025. New Improvements Planned!	
	2365 - Suite 525	2,398	Available 10/1/2025. Former Spec Suite with double door glass entry off of elevator lobby, reception, conference room, 3 private offices, cubicle area for 6-8 and open break room. Abundant window line!	
2375 Northside Drive 51,516	2375 - Suite 320	3,746	Upgraded, Move-in Ready Suite Available for Immediate Occupancy! Double door glass entry directly off of elevator lobby, reception area, 2 conference rooms, 7 private offices, open area, open kitchen, IT room and storage closet.	
2385 Northside Drive 89,023	2385 - Suite 150	5,231	Suite has premier exposure from the 1st floor main building entrance and lobby. Spec Suite Planned.	



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2355 NORTHSIDE DRIVE

SUITE 140 | 3,334 RSF



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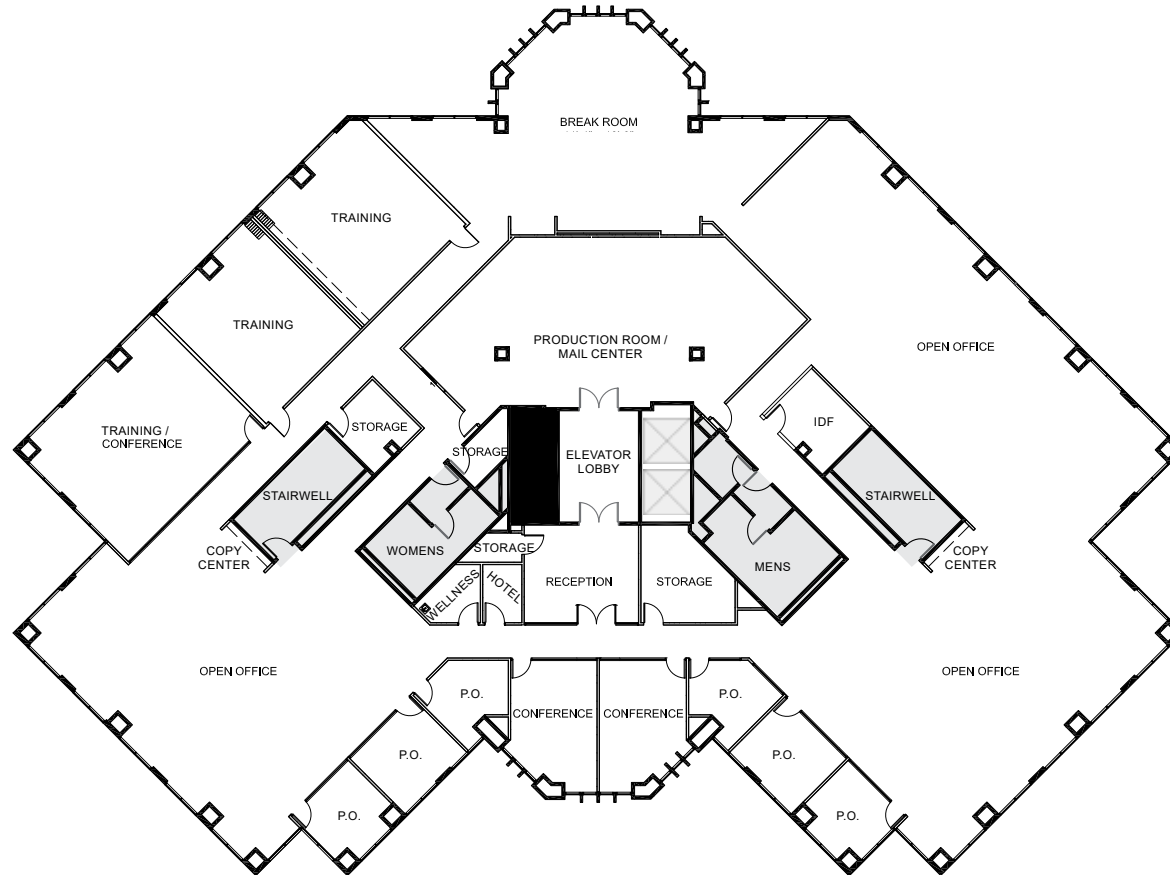

CITY OFFICE REIT



MISSION CITY

2365 NORTHSIDE DRIVE

SUITE 300 | 16,403 RSF



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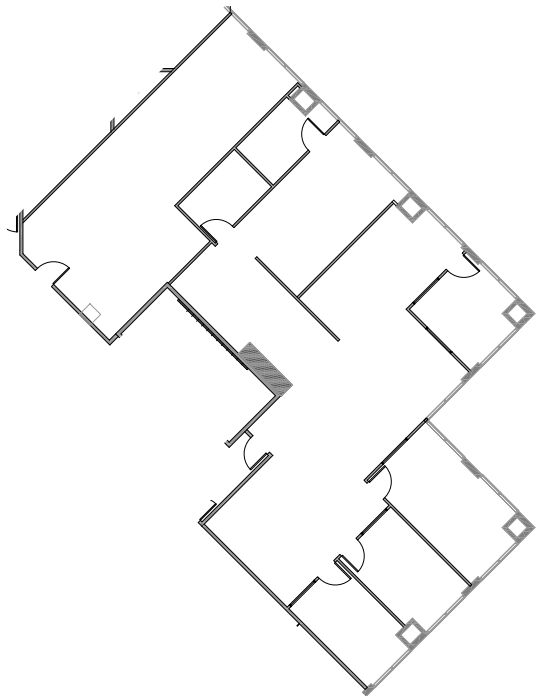


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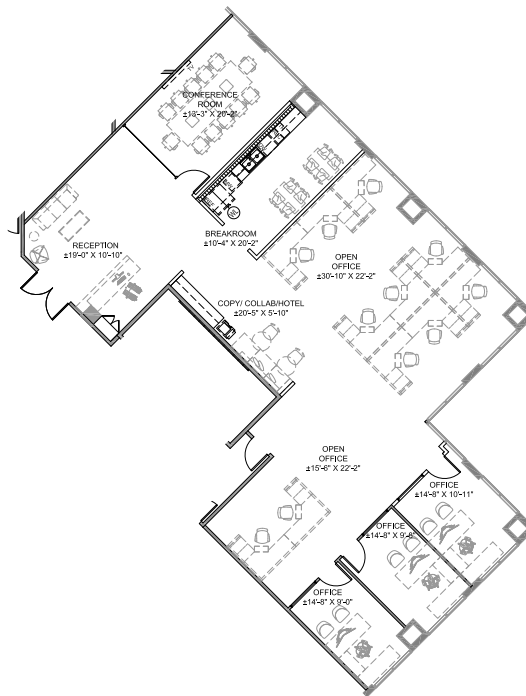
2365 NORTHSIDE DRIVE

SUITE 500 | 3,452 RSF

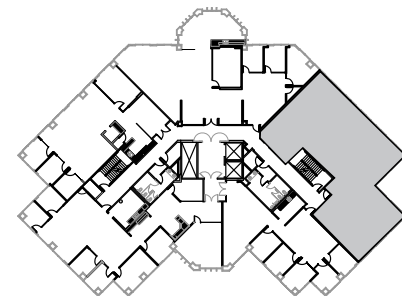
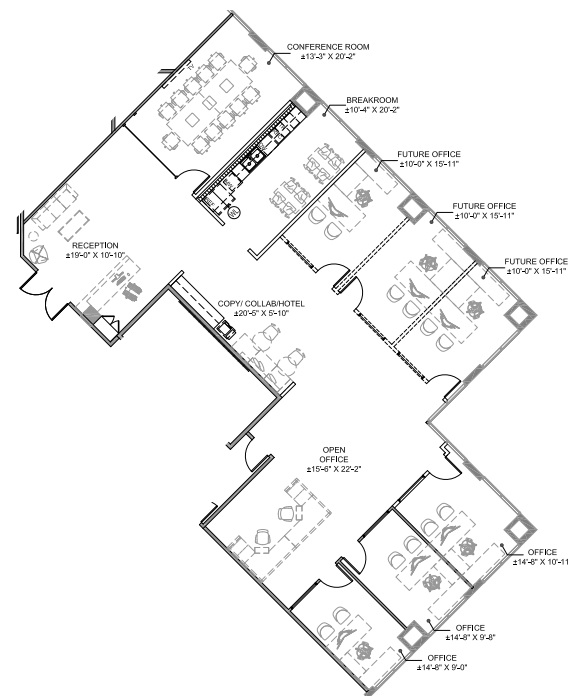
AS BUILT



PROPOSED LAYOUT



HYPOTHETICAL LAYOUT



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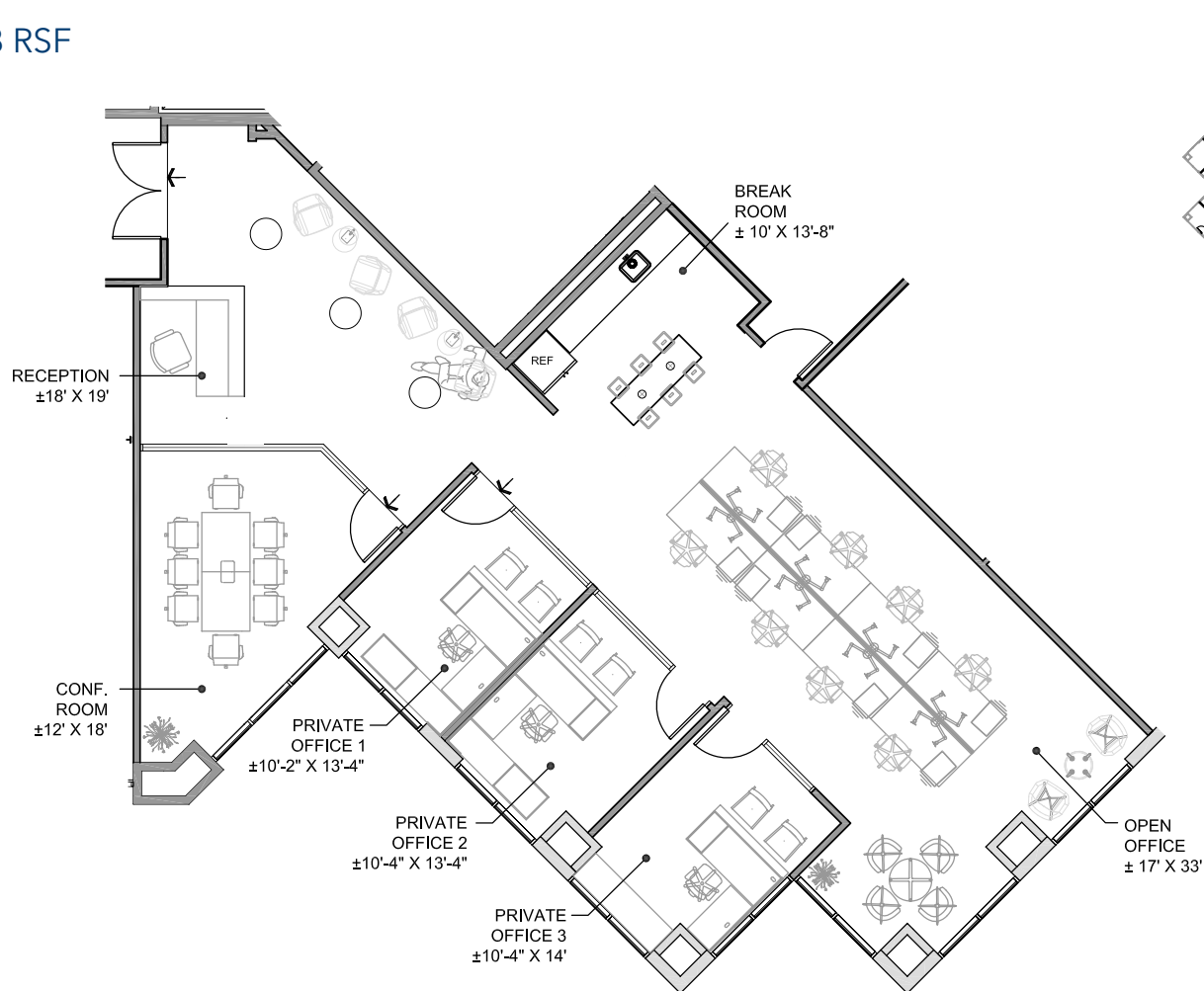
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2365 NORTHSIDE DRIVE

SUITE 525 | 2,398 RSF



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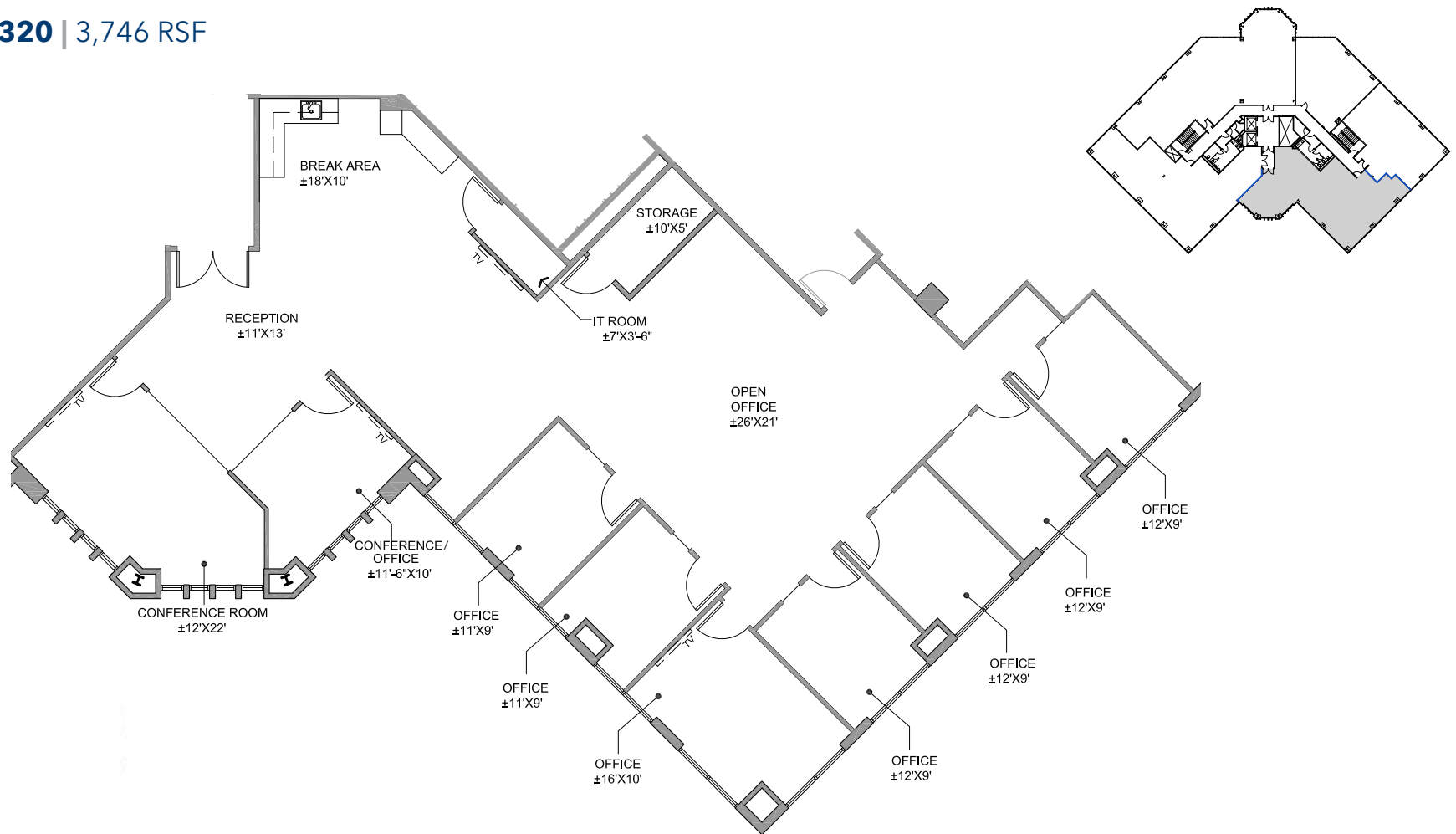




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2375 NORTHSIDE DRIVE

SUITE 320 | 3,746 RSF



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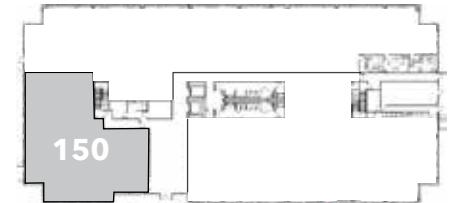

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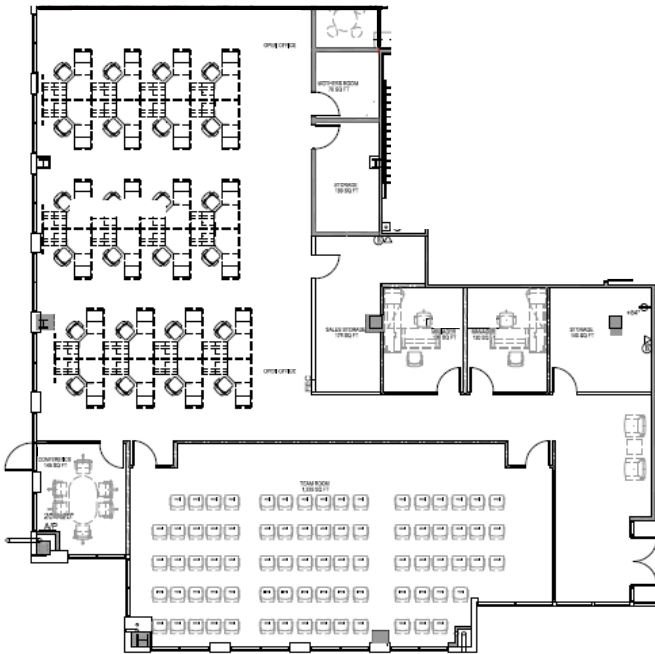
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2385 NORTHSIDE DRIVE

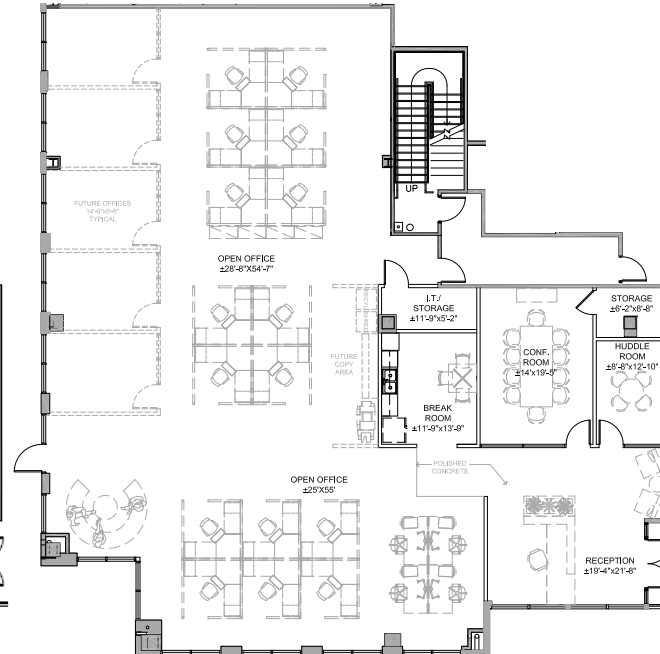
SUITE 150 | 5,231 RSF



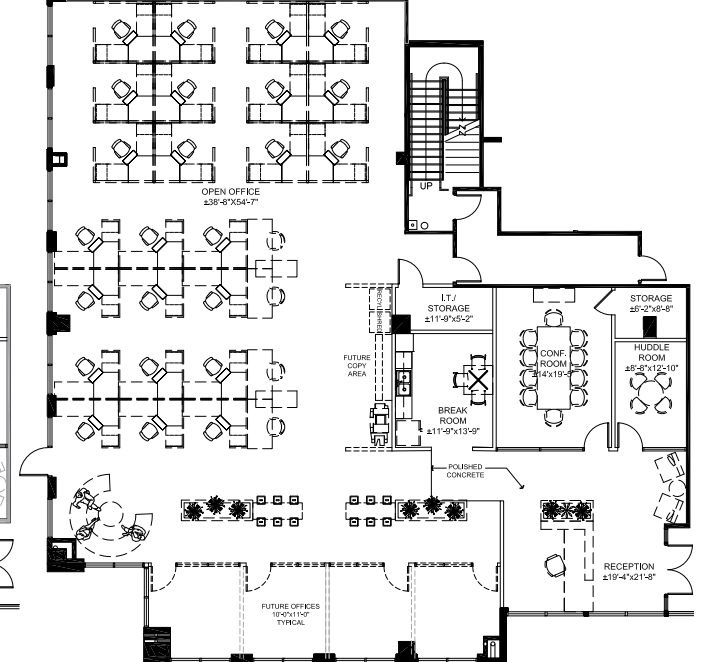
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HYPOTHETICAL - OPTION A



HYPOTHETICAL - OPTION B



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