

# 9800 & 9855

Summers Ridge Road

Sorrento Mesa's premier corporate campus



Office and R&D/Flex development opportunity



## class a campus

9800 Summers Ridge Road (Lot 5) and 9855 Summers Ridge Road (Lot 9) is a scalable Sorrento Mesa corporate campus suited for a variety of companies demanding the best. The two-parcel campus, situated on over 28 acres on

Summers Ridge Road, offers development opportunities for both office and R&D/Flex uses. The opportunity provides San Diego companies with an ideal central San Diego setting and is within close proximity to a number of amenities.



Office and Corporate Headquarters campus opportunity



## area amenities

1. Sorrento Plaza
2. Sorrento Court
3. Courtyard by Marriott
4. Karl Strauss
5. Chili's
6. Come on In! Deli
7. Holiday Inn Express
8. Country Inn & Suites
9. Hyatt House
10. Sorrento Mesa Crossroads
11. Homestead Suites
12. Residence Inn
13. Dominic's Deli
14. The Winesellar & Brasserie
15. Centerpark Café
16. Staybridge Suites
17. Plaza Sorrento



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Proximity to:  
UCSD: 5 minutes  
Airport: 20 minutes  
Downtown: 20 minutes

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## CORPORATE NEIGHBORS

Ideally suited to meet the demands of Sorrento Mesa's growing technology tenant base, the campus will feature state-of-the-art mechanical systems, superior floor loading. Advanced sustainability standards, substantial on-site parking, on-site amenities, high-end creative finishes.



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## The Opportunity: Sorrento Mesa's prominent corporate campus

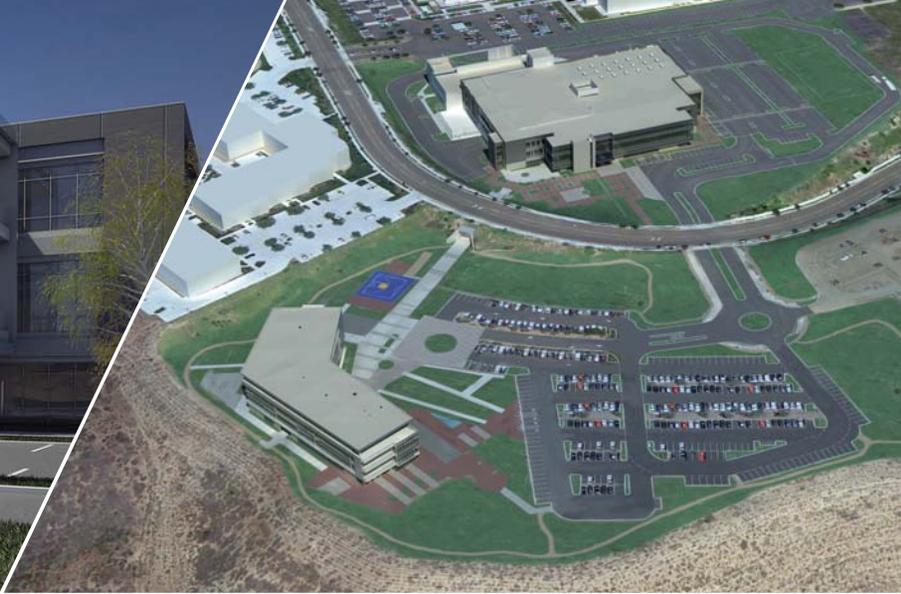
### DEVELOPMENT SCENARIOS

Scenario	Primary Use	# of bldgs.	Total Development s.f.	Parking Ratio	Parking Allocation	Comments
A	R&D/Flex	2	343,000	3.09/1,000	100% surface	Keep existing Lot 9 building (241k SF) and convert 84k SF to office use. Build one new 102k SF, 4-floor building on Lot 5. All parking is surface parked.
B	R&D/Flex	3	618,000	3.28/1,000	52% surface, 48% structure	Keep existing Lot 9 building and convert 84k SF to office use. Build one new 105k SF, 4-floor building on Lot 9. Build one new 272k SF, 6-floor office building on Lot 5. Build one new 5-floor parking structure on Lot 9 and 1 new 5-floor parking structure on Lot 5.
C	Office	4	402,000	4.0/1,000	51% surface, 49% structure	Demolish existing steel framing and build three new 100k SF, 4-story office buildings on Lot 9. Build one 5-floor parking structure on Lot 9 to support new buildings. Build one new 102k SF, 4-floor office building on Lot 5, all parking is surface parked on Lot 5.
D	Office	3	522,000	3.97/1,000	61% surface, 39% structure	Demolish existing steel framing and build two new 125k SF, 4-story office buildings on Lot 9. Build one 2-floor parking structure on Lot 9 to support new buildings. Build one new 272k SF, 6-floor office building on Lot 5. Build one new 5-floor parking structure on Lot 5.

\* Lot 5 address is 9800 Summers Ridge Road. Lot 9 address is 9855 Summers Ridge Road.

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## SPECTACULAR VIEWS

There are stunning views from floor-to-ceiling glass and second floor employee indoor/outdoor break area overlooking the canyon, Sorrento Mesa and UTC.



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