

MISSION CITY

2355-2385 Northside Drive



MISSION VALLEY'S PREMIER CAMPUS ENVIRONMENT



ELEVATED WORKPLACE



MISSION CITY

The opportunity to locate your company and its employees within San Diego's premier suburban campus environment exists at Mission City. This landmark in Mission Valley is at the cutting-edge when it comes to amenities, environment, telecommunications and employee satisfaction. The 3,500 square foot fitness center and amenity lounge opens out onto ±2 acres of open space which together enhance employee wellness, retention and collaboration. The 4-building campus, situated on ±12.6 acres, includes a 6-story office building and three 3-story buildings. Mission City offers flexibility in use and expansion capabilities for companies of any size.



Class A



Open space



**Floor-to-ceiling
windowline**



Freeway close



Fitness center



Coffee kiosk

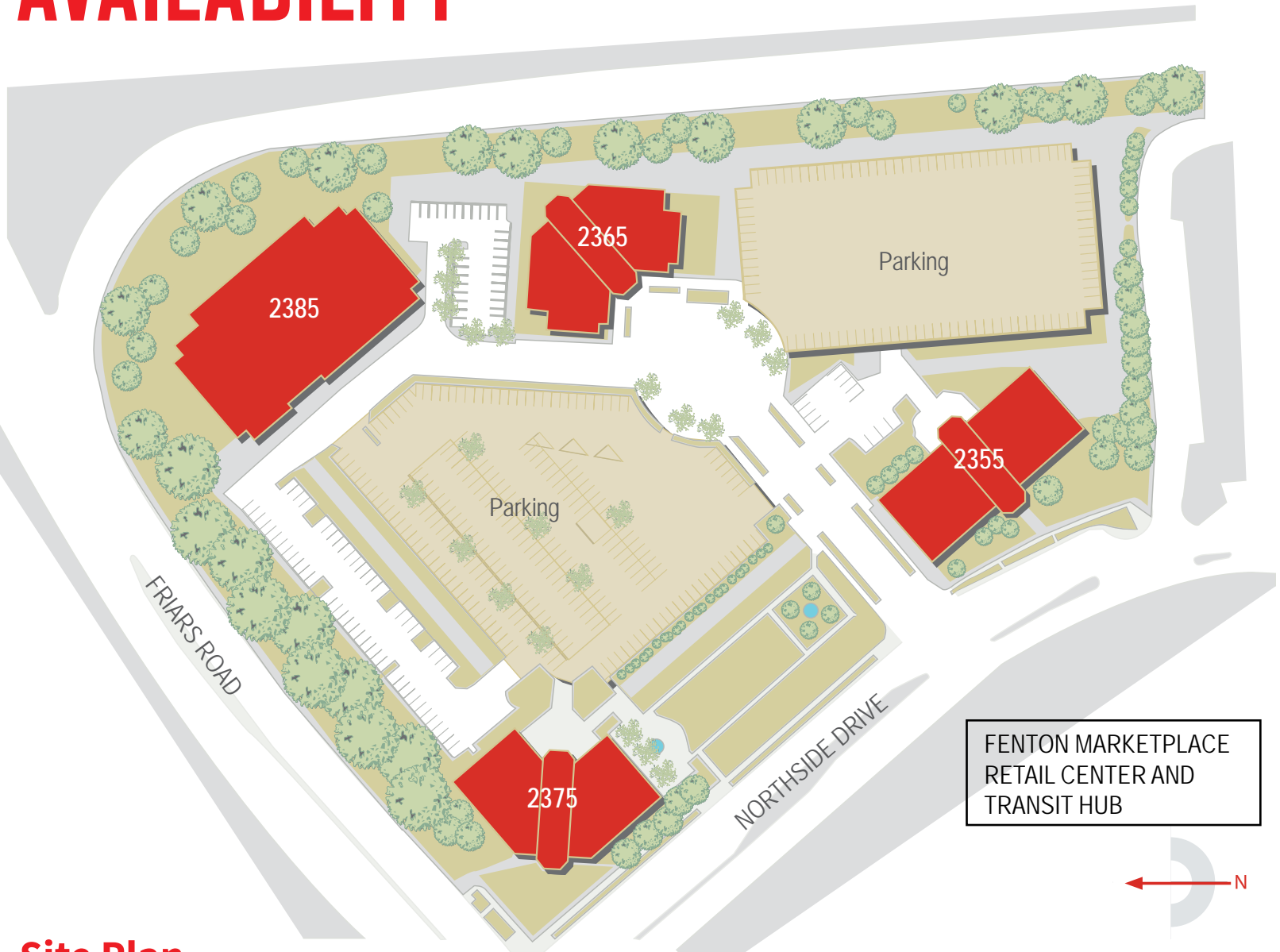


Amenity lounge



Gourmet food trucks

AVAILABILITY



Site Plan

Address/Building RSF	Suite	Approx SF	Available
2375 Northside Drive 51,516 SF	2375 - Suite 350	4,196	Reception, 3 private offices, kitchen/board room, large open area and IT/storage.
	2355 - Suite 100	4,257	Available ±9/1/20.
2355 Northside Drive 89,023 SF	2355 - Suite 140	3,334	Available ±9/1/20.
	2355 - Suite 180	6,481	Available ±9/1/20.
	2355 - Suite 200	6,748	Available ±9/1/20. Divisible to ±5,484 RSF.

Suites 100,140 & 180 are contiguous for 14,072 RSF



Fitness Center

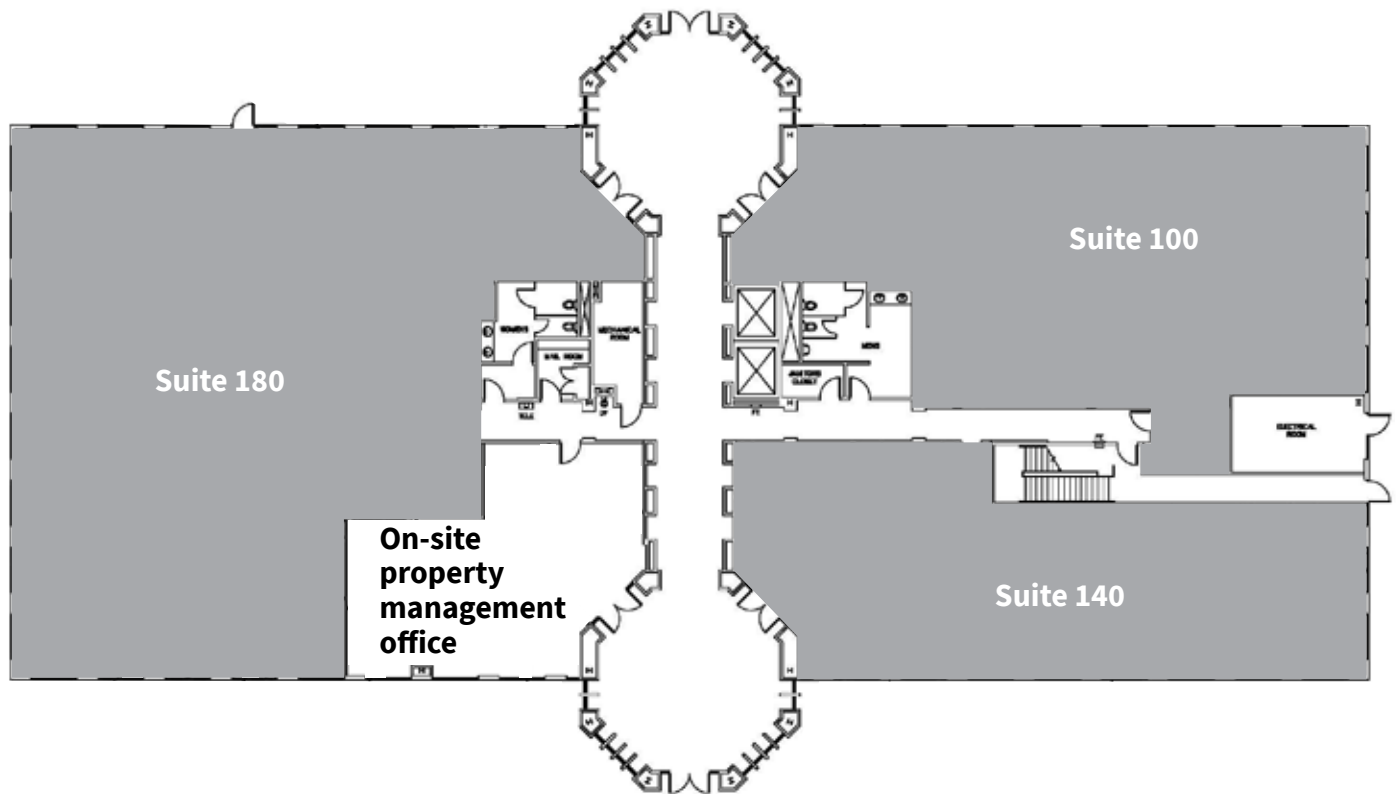


The Commons

Suite 100
4,257 r.s.f.
Suite 140
3,334 r.s.f.
Suite 180
6,481 r.s.f.

2355 Northside

*Suites 100, 140 & 180 are contiguous for up to 14,072 r.s.f.



For additional information:



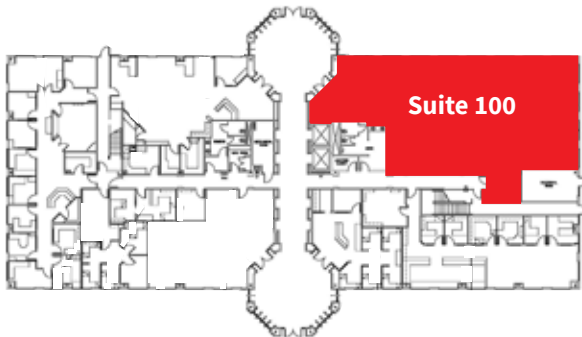
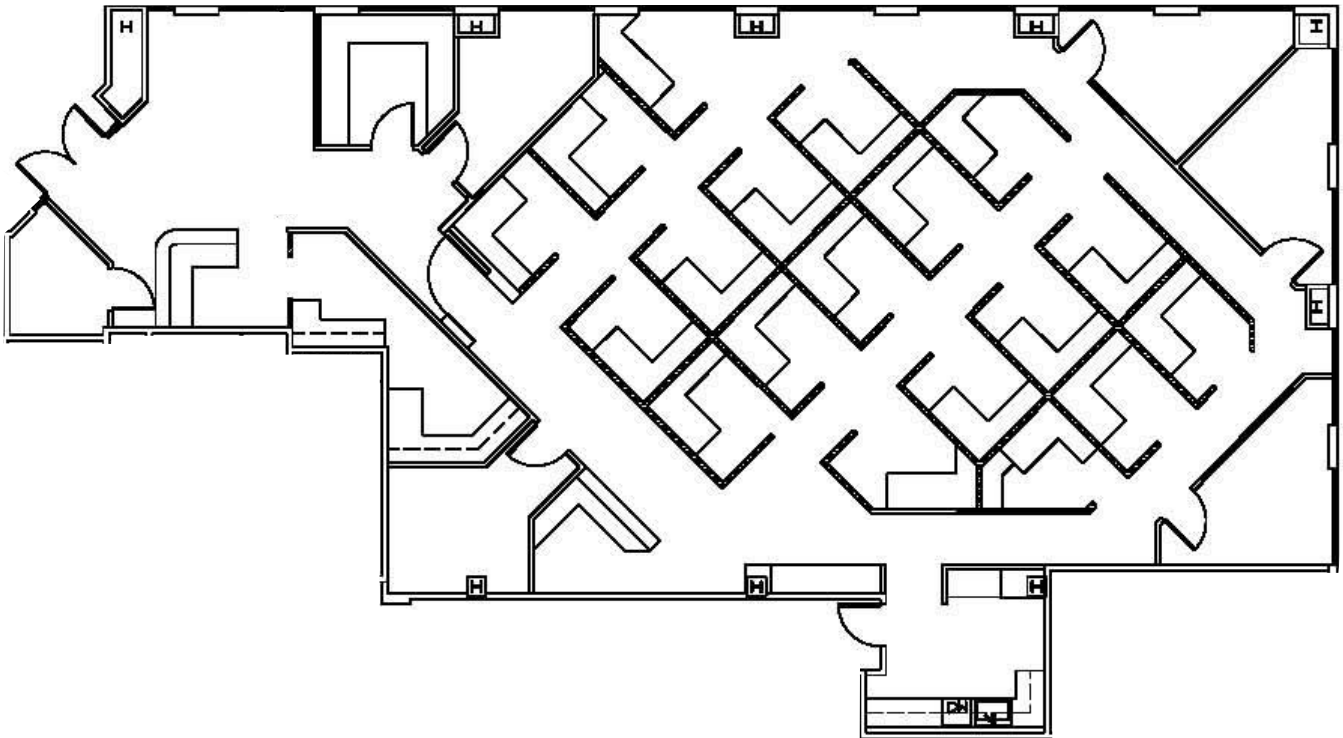
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Tim Olson
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4,257 r.s.f.

2355 Northside

Suite 100 As-built



For additional information:



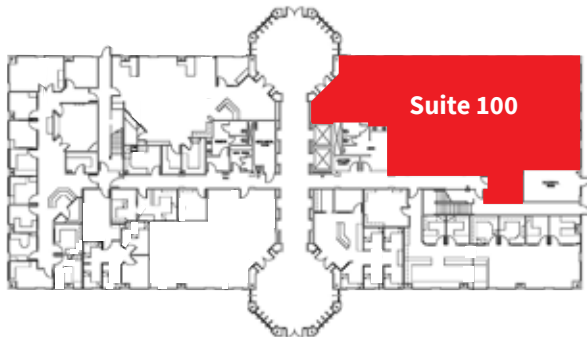
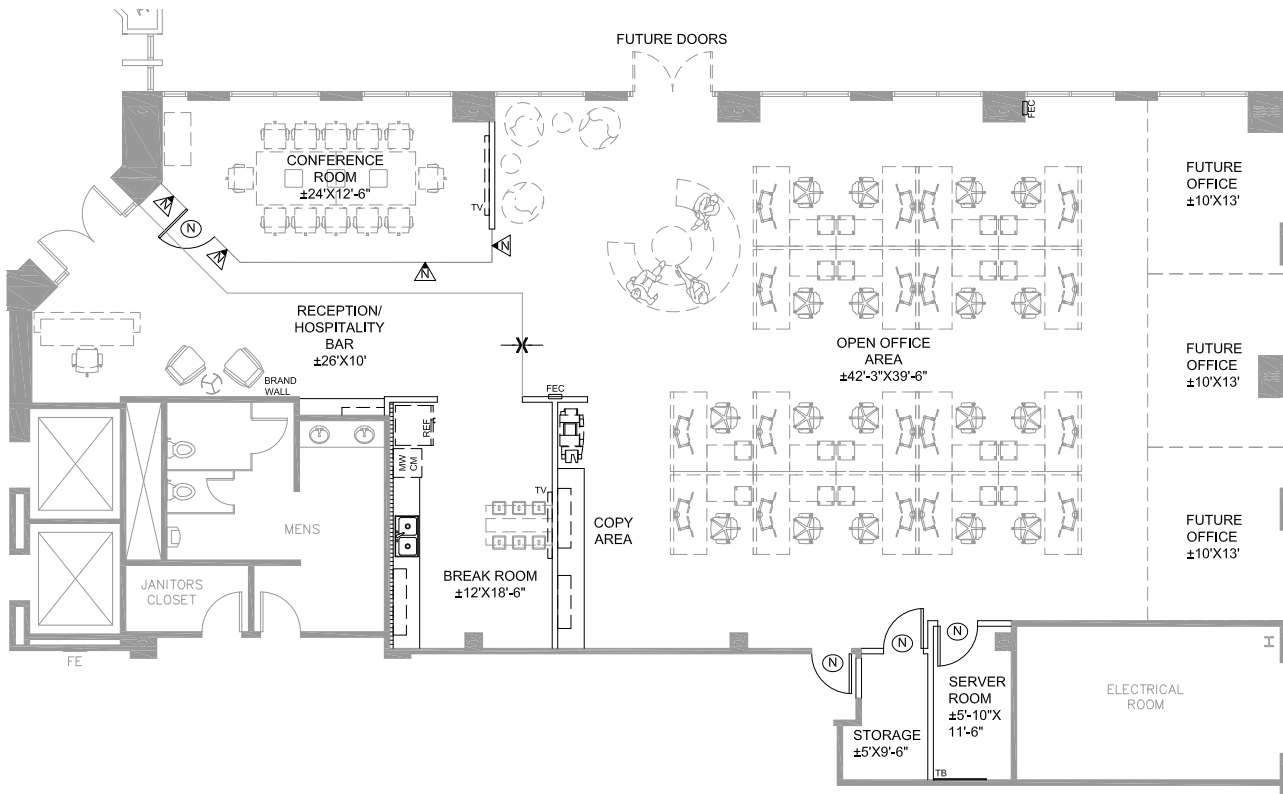
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Suite 100 Hypothetical



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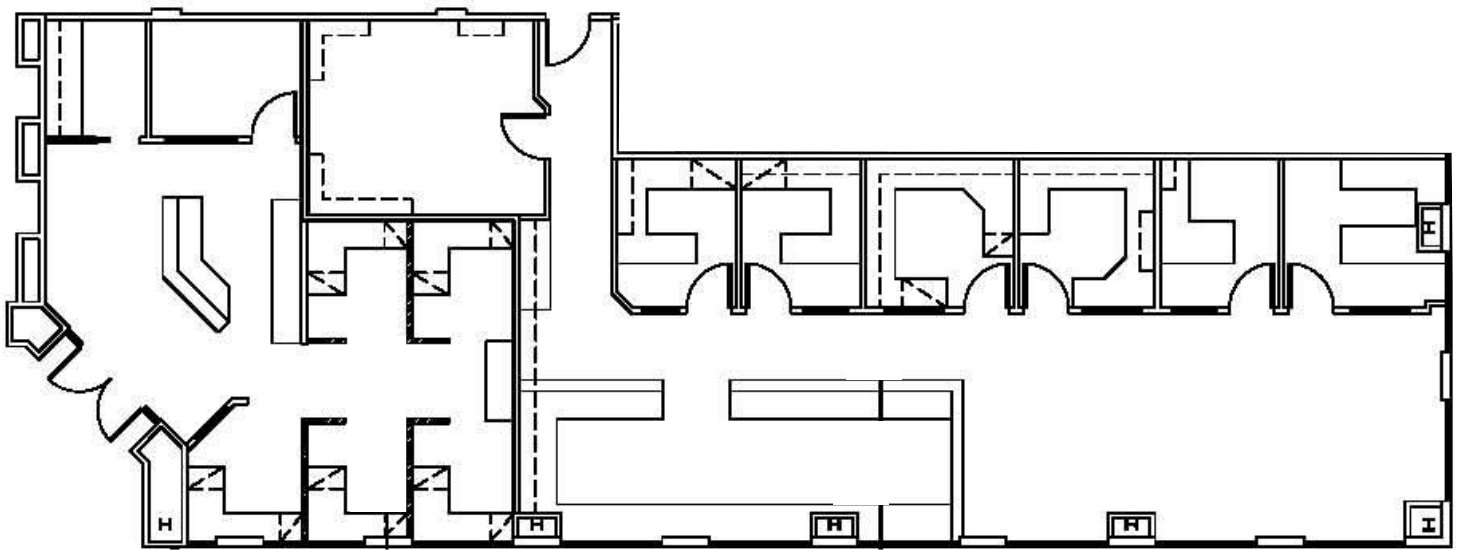
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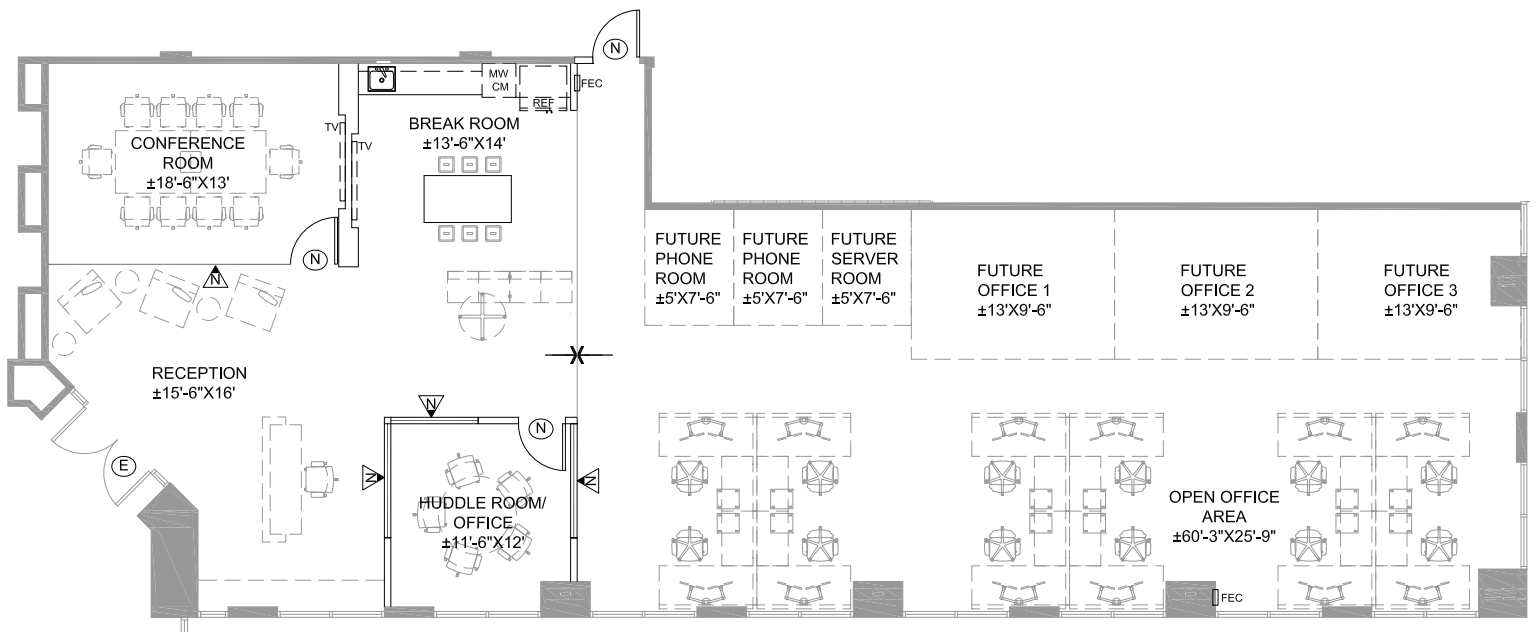
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Suite 140 Hypothetical



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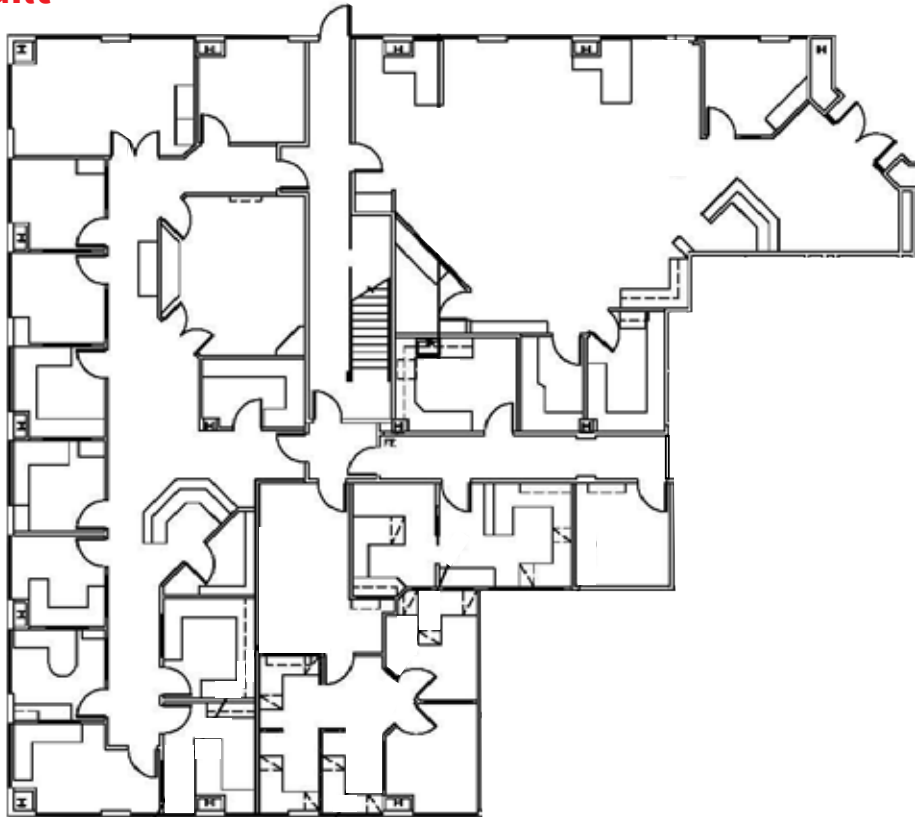
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Suite 180 As-built



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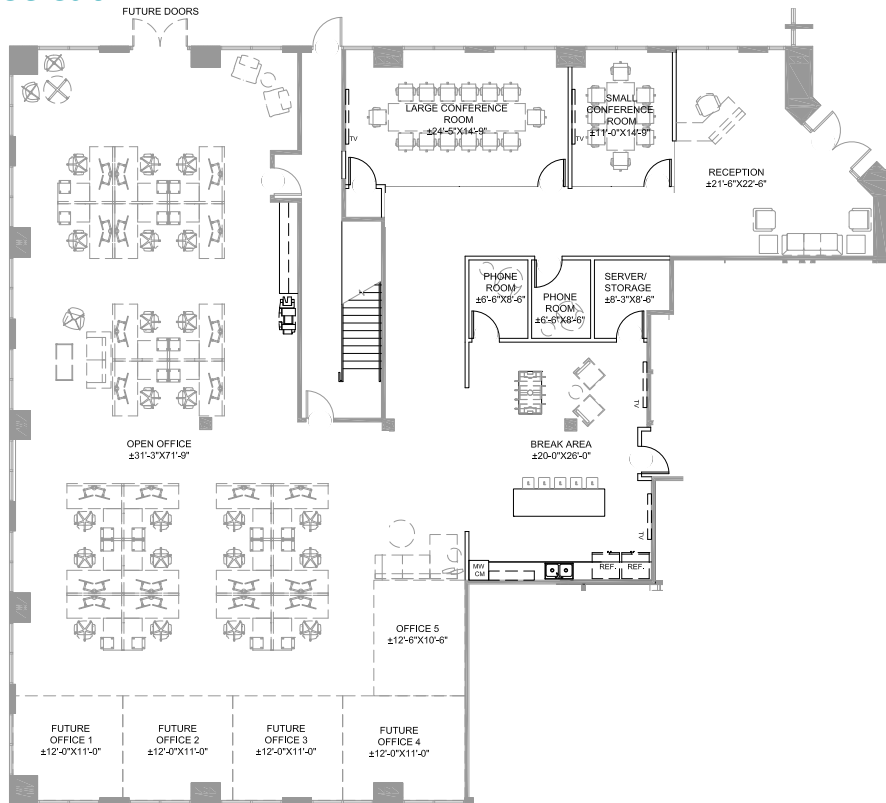
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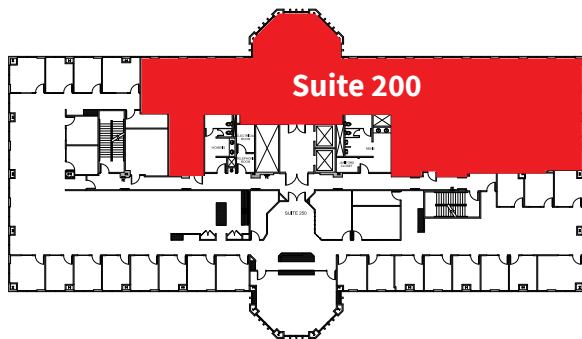
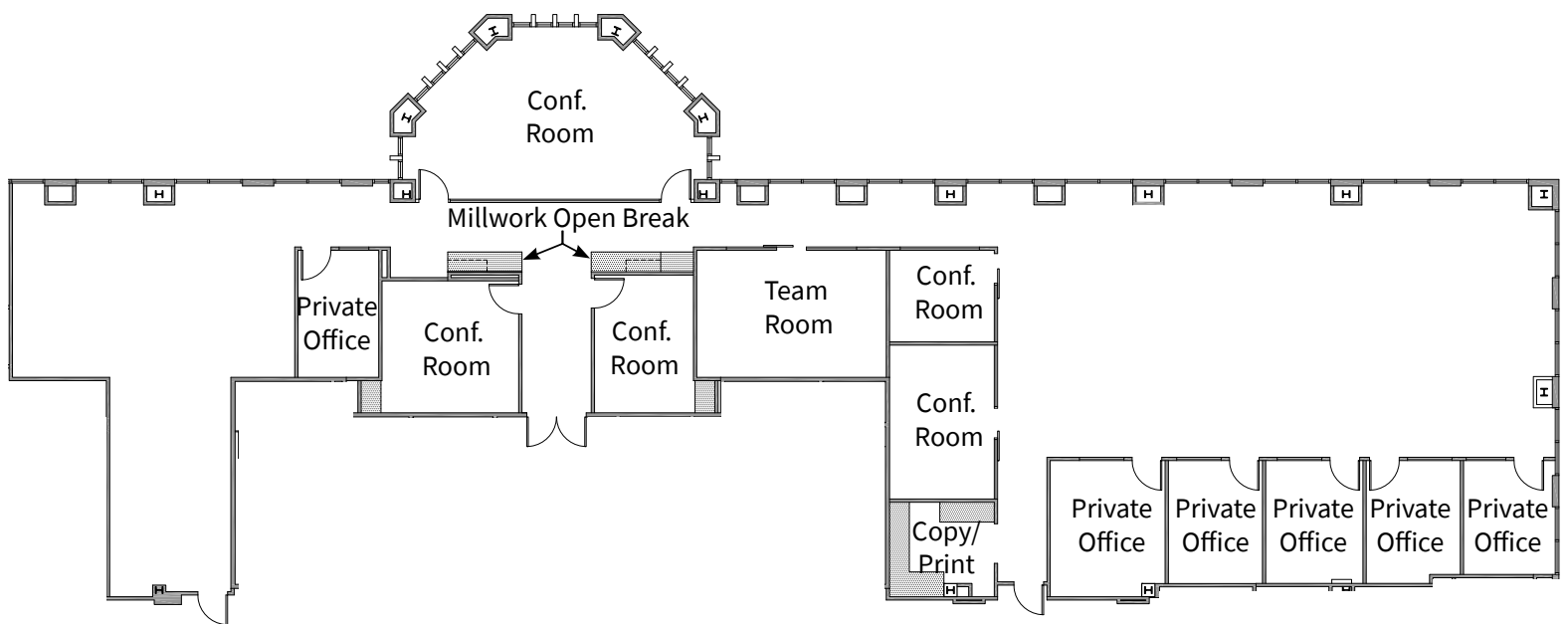
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Suite 200
6,748 r.s.f.

2355 Northside

***Suite 200 divisible to 5,484 r.s.f.**

Suite 200 As-built



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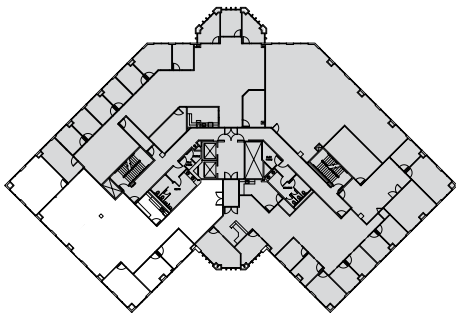
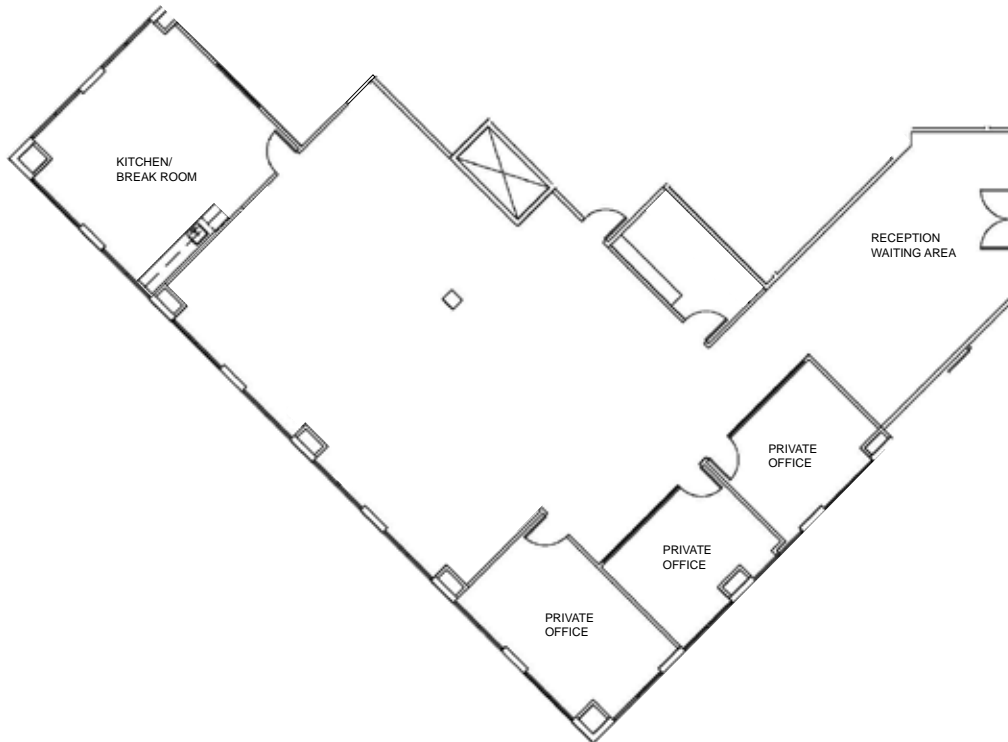
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4,196 r.s.f.

2375 Northside

Suite 350 As-built



THIRD FLOOR



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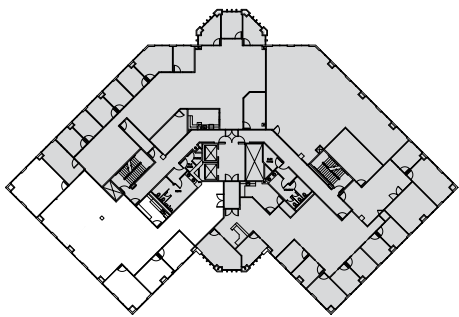
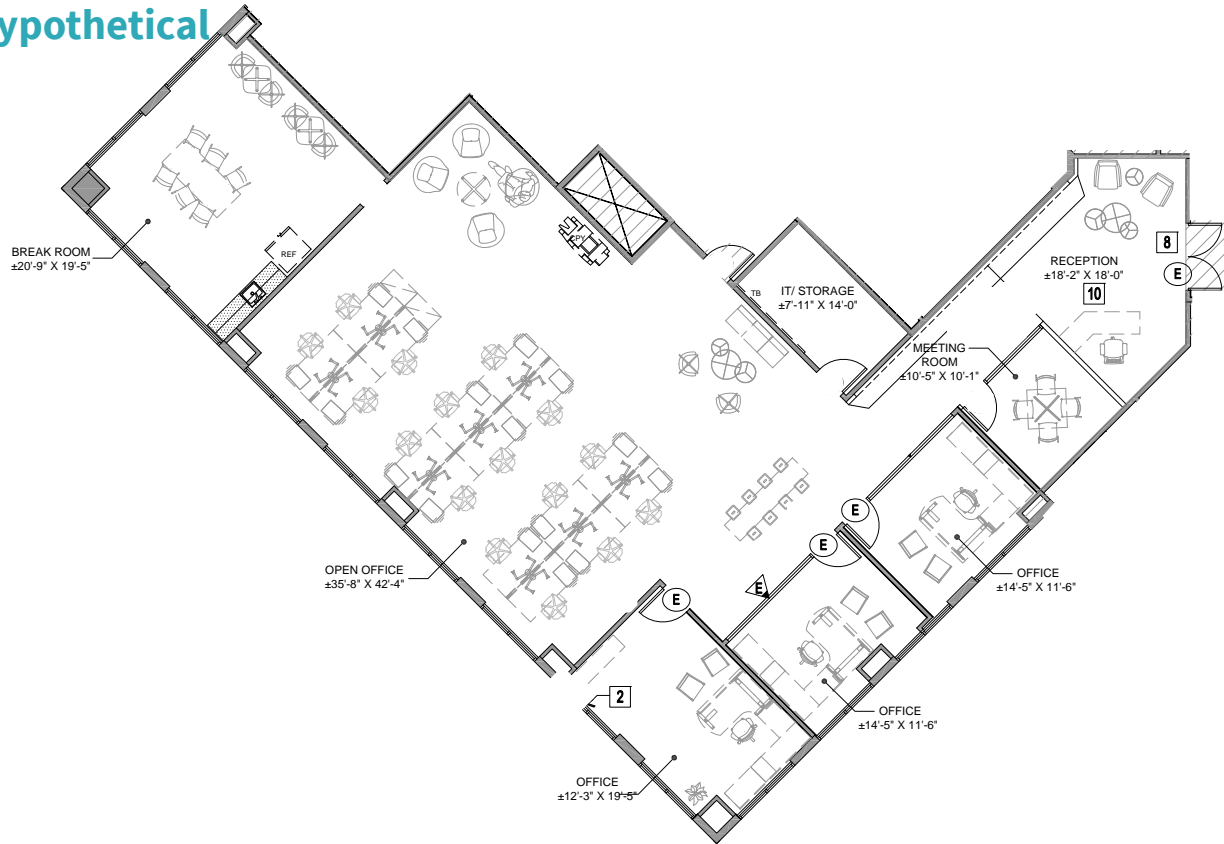
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Access. Amenities. Convenience.

Mission City is minutes away from luxury hotels, abundant retail services, a host of dining options and thousands of new multi-family residential units.



DINING/RETAIL

IKEA

FENTON MARKETPLACE

LOWES HOME IMPROVEMENT

2355

TROLLEY LINE

PROPOSED SDSU MISSION VALLEY



MISSION CITY

CIVITA



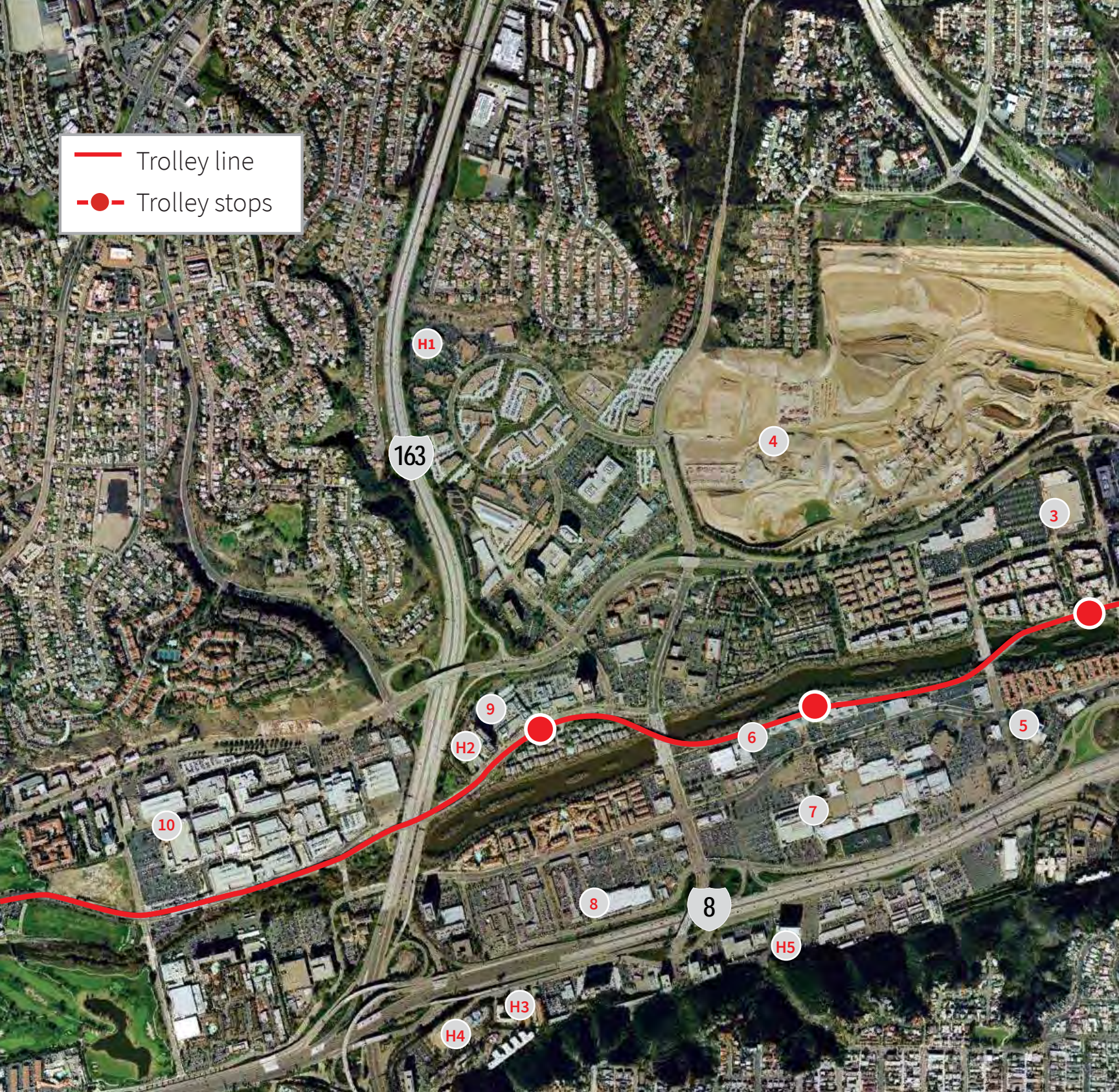
On-site

- Over 1.5 acres of open space in landscaped park-like setting
- On-site property management & engineering
- Coffee, pastry, sandwich kiosk

Walking distance

Fenton Marketplace, a 560,000 s.f. retail center located steps away from Mission City offers:

- Trolley Station stop
- 18 specialty restaurants and retail services
- Home to Ikea, Costco and Lowes
- Public library



— Trolley line
 ● Trolley stops

MISSION VALLEY

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

- 1 SDSU West**

- 2 Fenton Marketplace**
 - IHOP
 - Luna Grill
 - Islands Restaurant

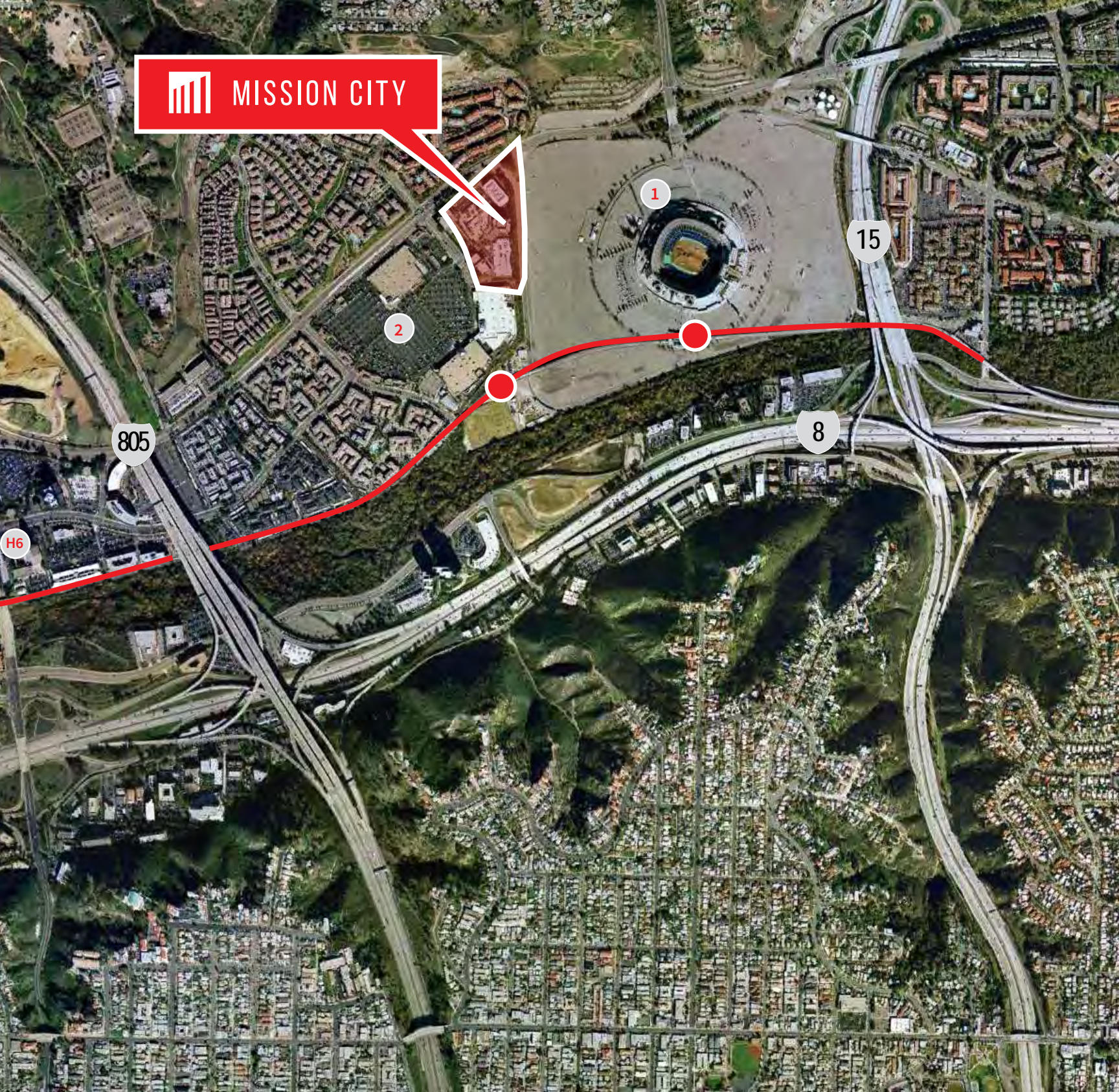
- Coldstone Creamery
- Los Primos
- Oggi's
- Starbucks
- McDonald's
- IKEA
- Costco
- Lowe's

- 3 Rio Vista Plaza**
 - Office Depot
 - Pat & Oscar's
 - Daphne's Greek
 - Wendy's
 - Marriott Hotel





MISSION CITY



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



City Office REIT, Inc. (“CIO”) is a real estate company focused on acquiring, owning and operating high-quality office properties located primarily in the Southern and Western United States. City Office currently owns 46 office buildings with a total of approximately 5 million square feet of net rentable area (“NRA”) in the metropolitan areas of San Diego, Boise, Dallas, Denver, Orlando, Phoenix, Portland and Tampa.

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