



**Millenia
Office**

Think. Discover. Invent.



Prominent location within a new
vibrant community

Amenity rich cluster of
three large-scale campuses

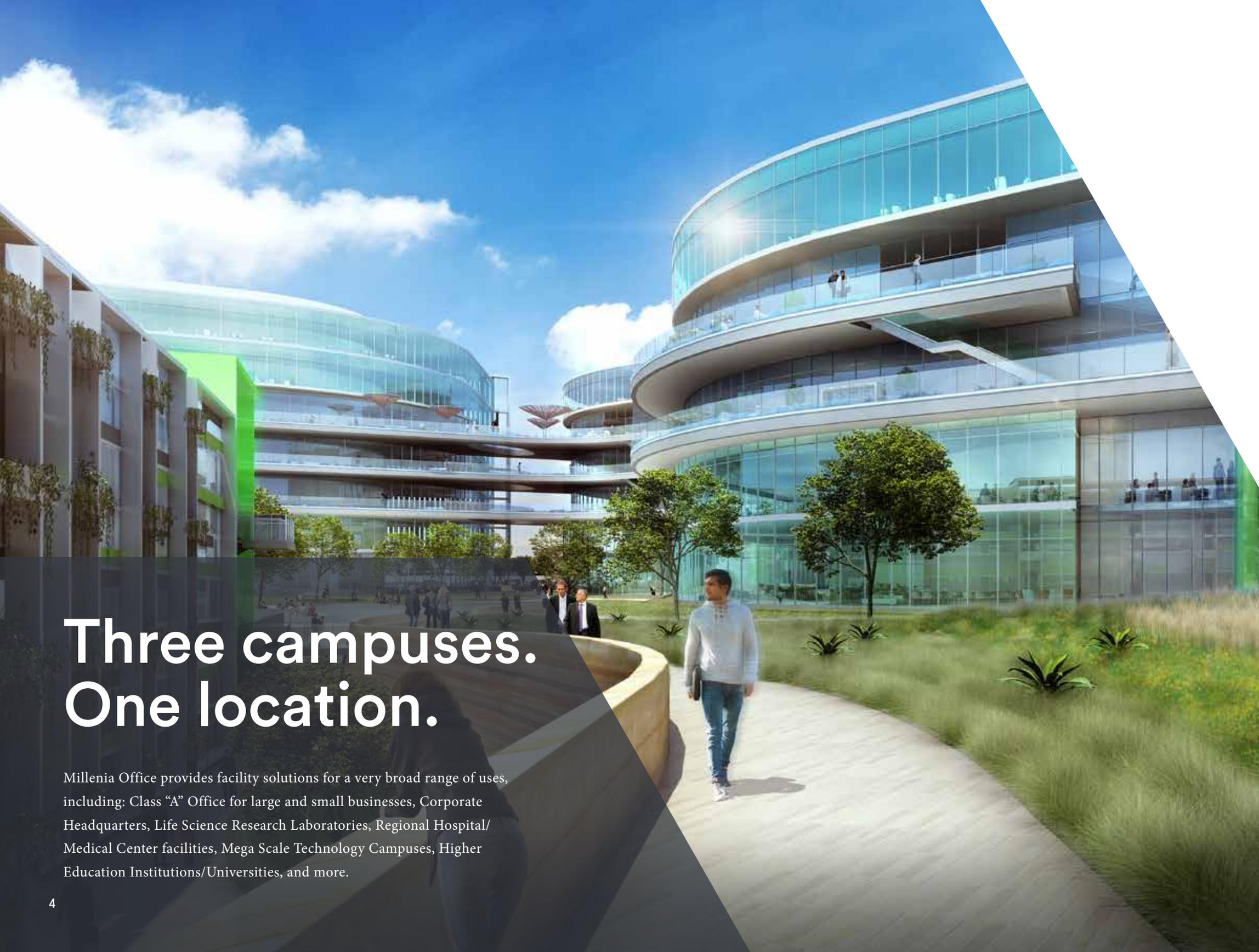
Be a part of
something bigger



A new paradigm.

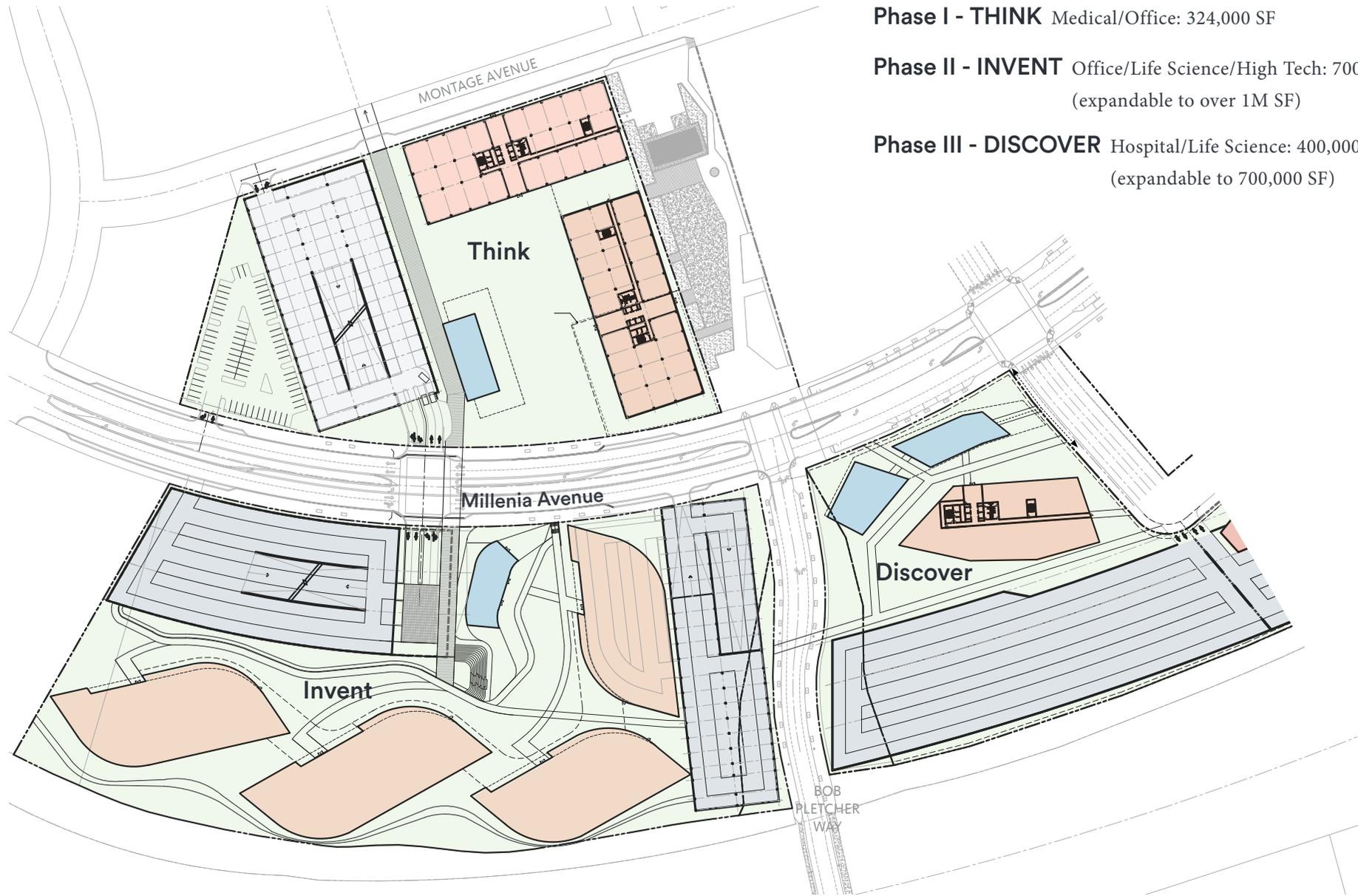
Three world-class campuses

Located in the pristine setting of Eastern Chula Vista, this breakthrough work environment will empower businesses large and small to thrive as they pursue success on a local and global scale. Millenia Office is an amenity rich cluster of three world-class campuses entitled for up to 3 million square feet of office.



Three campuses. One location.

Millenia Office provides facility solutions for a very broad range of uses, including: Class “A” Office for large and small businesses, Corporate Headquarters, Life Science Research Laboratories, Regional Hospital/ Medical Center facilities, Mega Scale Technology Campuses, Higher Education Institutions/Universities, and more.



Phase I - THINK Medical/Office: 324,000 SF

Phase II - INVENT Office/Life Science/High Tech: 700,000 SF
(expandable to over 1M SF)

Phase III - DISCOVER Hospital/Life Science: 400,000 SF
(expandable to 700,000 SF)



Great Outdoors

Acres of green space that connects with two adjacent public parks provide strong connections to nature



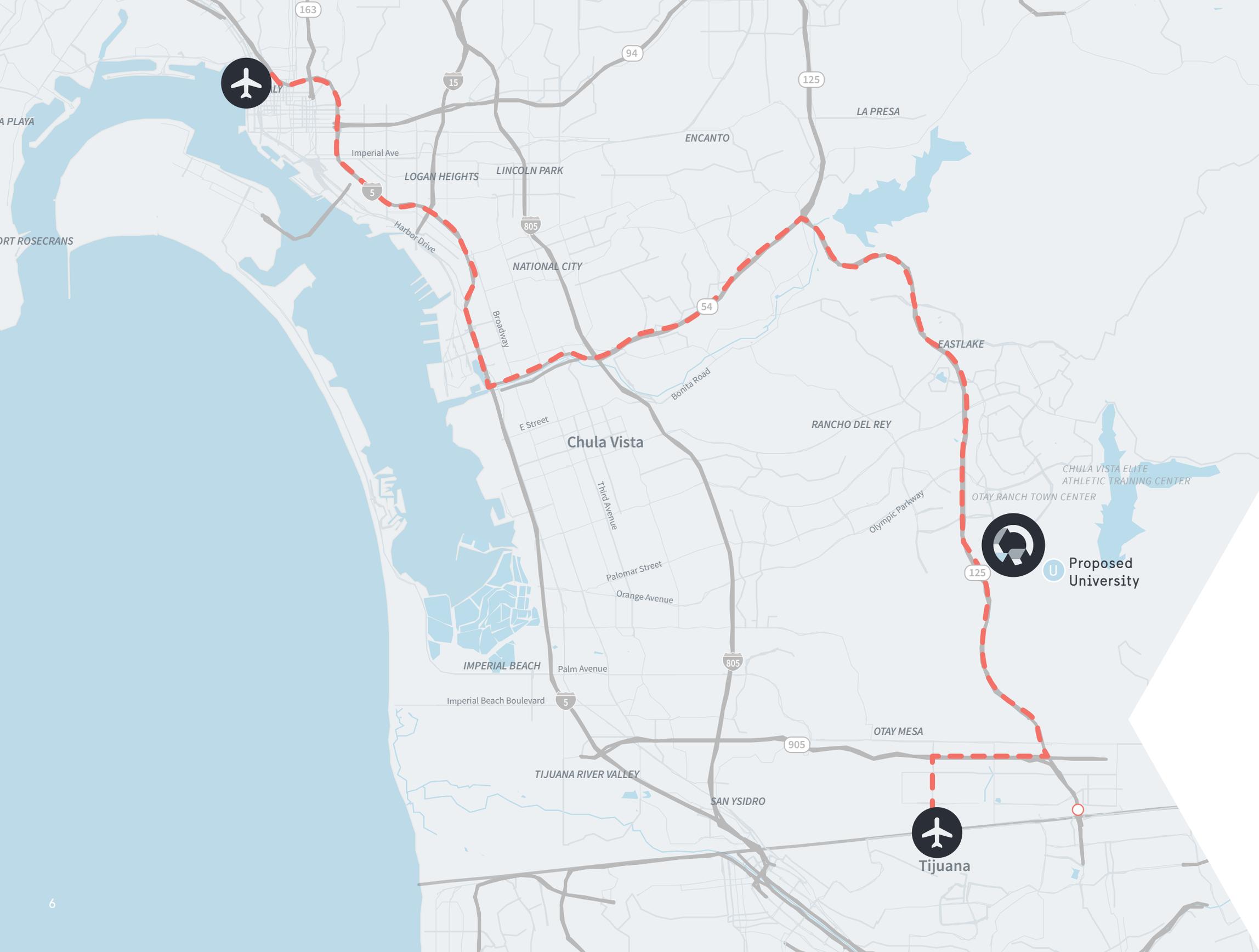
Amenity Rich

A live, work, play environment: cafes, restaurants, parks, and fitness are combined with an adjacent hotel, housing, and retail



Connectivity

A symbiotic relationship between three global campuses combined with a mixed use walkable community



Scale, flexibility & affordability

California's next business mega region

The location of Millenia Office is truly its greatest strength. Located in the new urban hub of Eastern Chula Vista, Millenia Office offers a pristine environment for work. It is the only mega-scale campus opportunity available in San Diego and is a 20 minute drive to Downtown San Diego and within a 30 minute drive to the other major business markets in the city. This new location offers huge potential for economic advantage in real estate solutions, while offering all the amazing lifestyle opportunities of Americas' finest city.

Drive times from Millenia during peak hours



Users at Millenia Office will be able to tap into a vast pool of talented and highly educated workforce that is currently commuting north on severely impacted highways. The ability to work closer to home will save these employees countless hours and significant dollars which translates to increased productivity for employers.



Reverse Commute

Only 31 minutes from UTC to Millenia



Access & Visibility

Located off the Birch Road exit of SR 125.



Cost Reductions

Near zero land basis & waived development impact fees



Future Middle School

Stylus Park

Millenia Office

125

Millenia Avenue

Birch Road

A Pulse

B Volta & Duetta

C Evo

D Metro

E Trio

F Element

G Z

H Ayres Hotel

I Millenia Office

J Alexan

K Sudberry Retail

Millenia Office

Retail

Residential

Hospitality

A new urban hub

Located where employees live and work

Millenia Office is strategically located within the Millenia Master Plan in Eastern Chula Vista which has major construction in multiple districts under way. Millenia will be a vibrant walkable community anchored by food, retail, public parks, hospitality, business, and housing. The City of Chula Vista, recently designated a “Smart City” is also pursuing Millenia to be a test site to roll out autonomous vehicles.



\$101,760

Median Household Income
for zip code 91915



1.43M

Population – 2017
within 25 minutes



5.4%

Population Growth 2016 – 2021
within 25 minutes

Millenia is planned for

- Up to 3,000 multi-family residences
- Up to 3 million square feet of Class A office space on 30 acres
- 1.5 million square feet of retail, hospitality, civic and mixed-use projects
- Six themed urban parks and a variety of tree-lined promenades, casual gathering places, bikeways, and plazas
- Population at build-out will be approximately 7,500

Learn more at milleniasd.com

001 Think

Sustainability and wellness

The vision for Millenia Office is to create an ecosystem where the workplace and nature are mutually celebrated. The Think Campus, breaking ground in early 2018, will set a new standard for the future of workspace where restorative design promotes health and wellness for occupants and the environment. It is slated to achieve LEED Platinum, as well as a Gold rating under the new WELL Building Standard.



Highlights

324,000 SF

2 buildings

37,500 SF floorplates

Outdoor connectivity

Amenity building cafe and fitness center

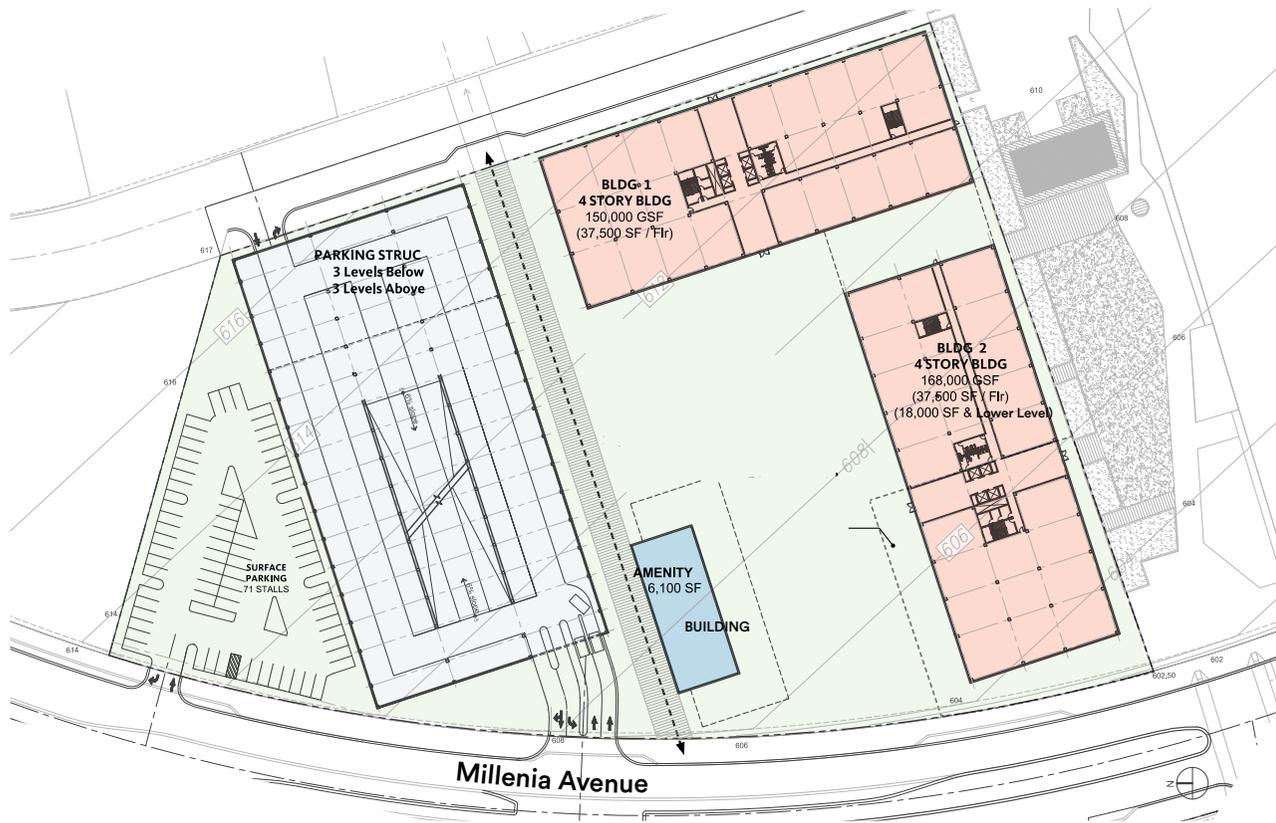
Public park abutting campus

Complimentary bike share program

EV charging stations



001 Think



Specs

Site Area: 7.06 acres

Total Campus Area: 324,100 SF

Total Medical/Office Building Area: 318,000 SF

Building 1: 150,000 SF

Building 2: 168,000 SF

Amenity Space: 6,100 SF (free-standing building)

Floorplate Size: 37,500 SF

Ceiling Heights: 15'0" (18'0": Building 2; 1st floor)

Bay Depth: 42'

Construction Type: cast in place concrete

Live Load Capacity: 125 lbs.

Parking: 4.32/1,000 GSF (1,373 cars)

LEED: Platinum-targeted

WELL Building: Gold-targeted



Flexible Space

Large floor plates combined with shallow bay depths maximize tenant size flexibility

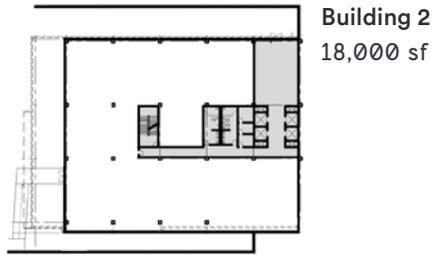


Super Floor Plates

Exterior connectors link buildings to create super floors

Lower Level

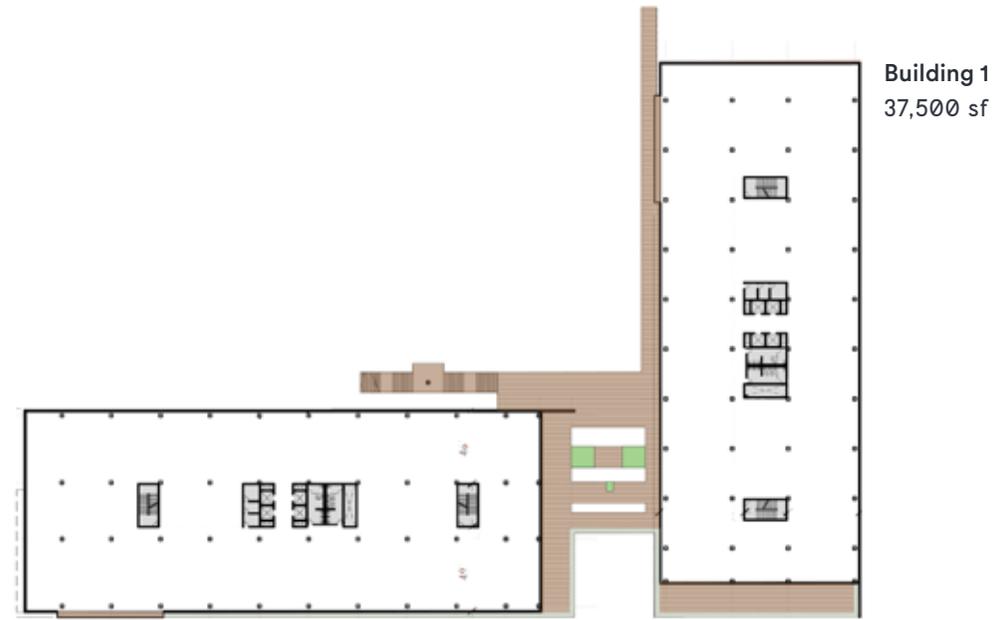
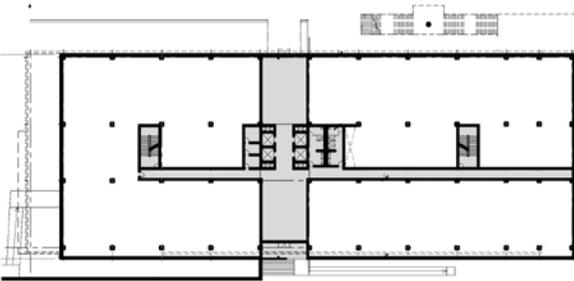
18,000 sf



Level 1

37,500 sf

- Core/Common Area
- Planting
- Deck



* connector linking buildings is only on 3rd floor

002 Discover

Intuitive design

A multi-faceted campus designed for research, office space, and/or regional hospital uses



Highlights

400,000 SF

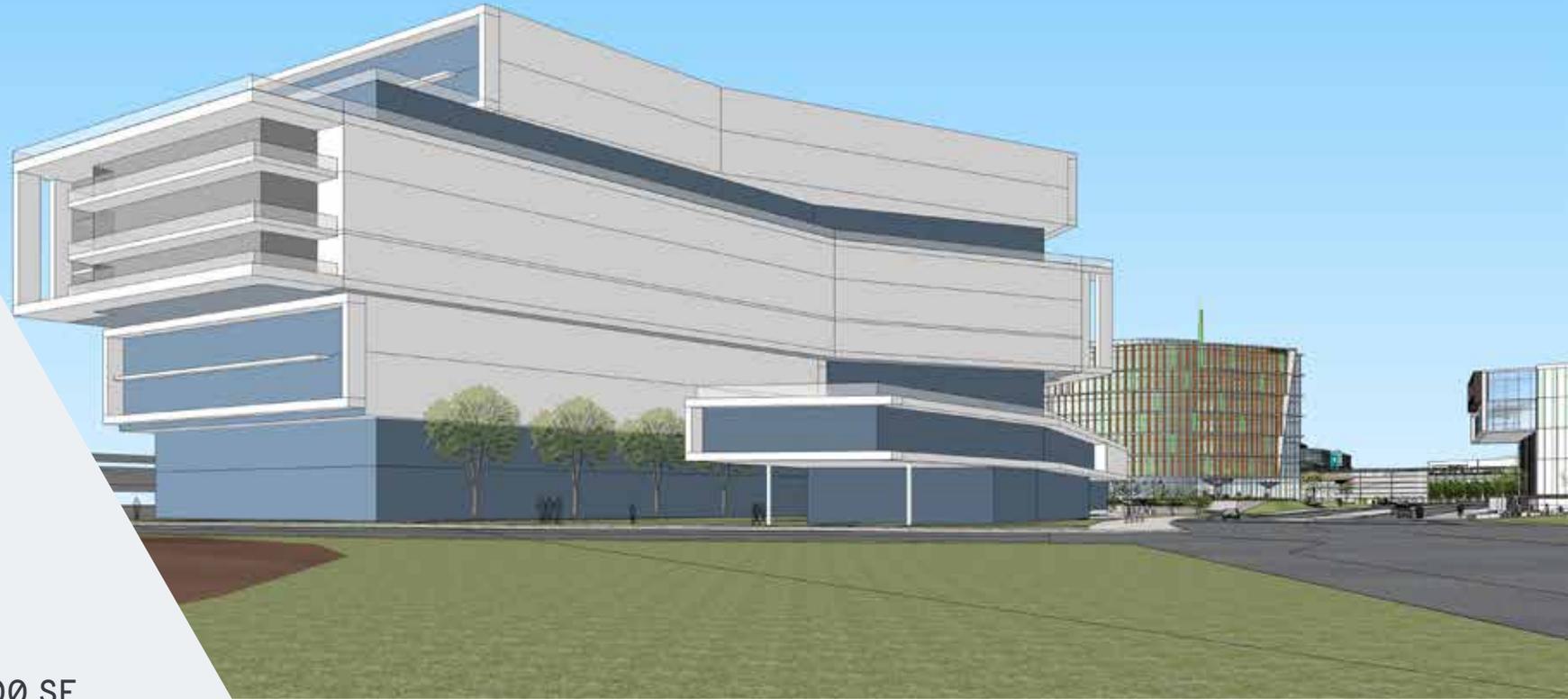
Expandable to over 700,000 SF

1 building

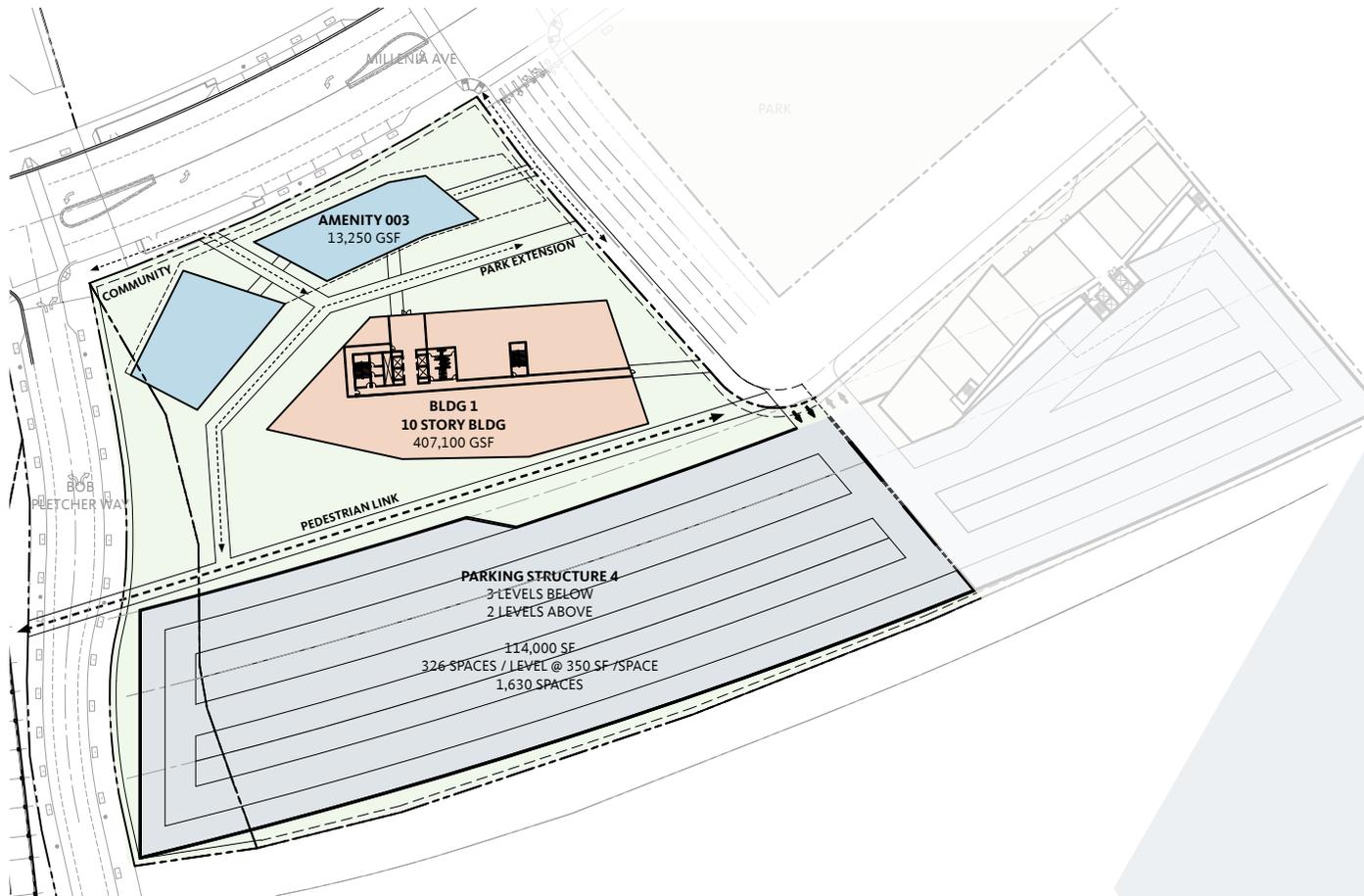
47,000 SF floorplates

10 floors

4/1,000 parking ratio (GSF)



002 Discover



Specs

Site Area: 5.64 acres

Total Office Area: 407,100 SF

Total Square Feet: 420,350 SF

Floorplate Size: 18,500 SF (46,700 SF per floor)

Ceiling Heights: 15'0"

Accessory Space: 13,250 SF

Parking: 4.0/1,000 GSF (1,630 cars provided)



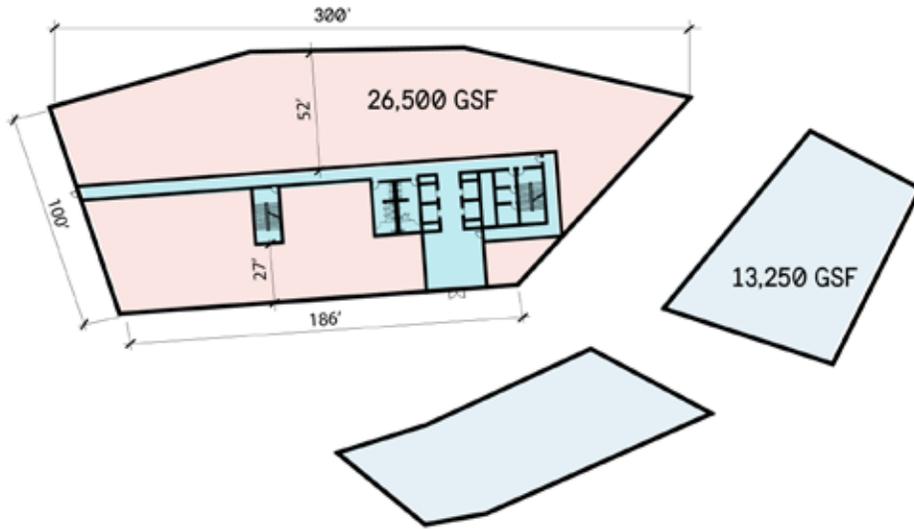
Flexible Space

Large floor plates combined with shallow bay depths maximize tenant size flexibility

Level 1

26,500 rsf

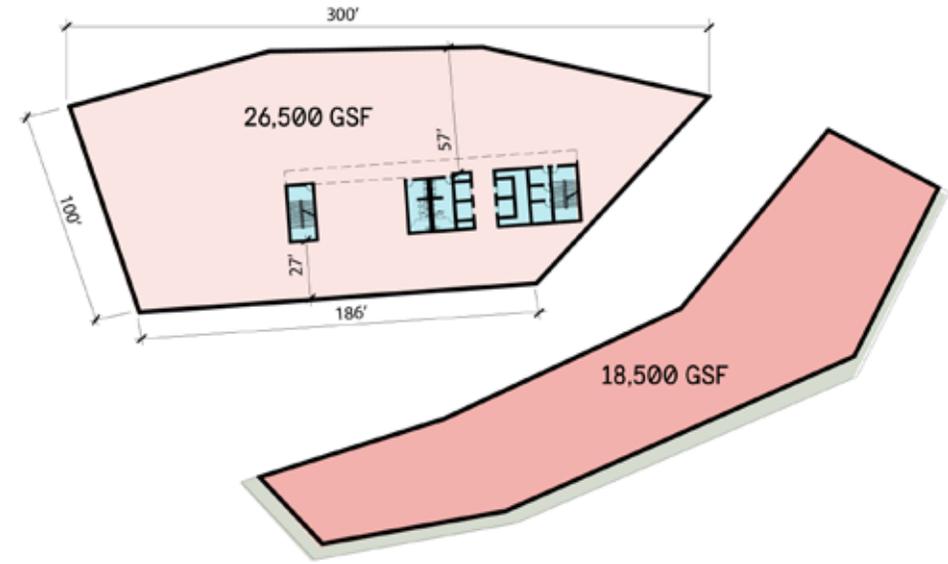
- Office
- Core
- Amenity



Level 2

45,000 sf

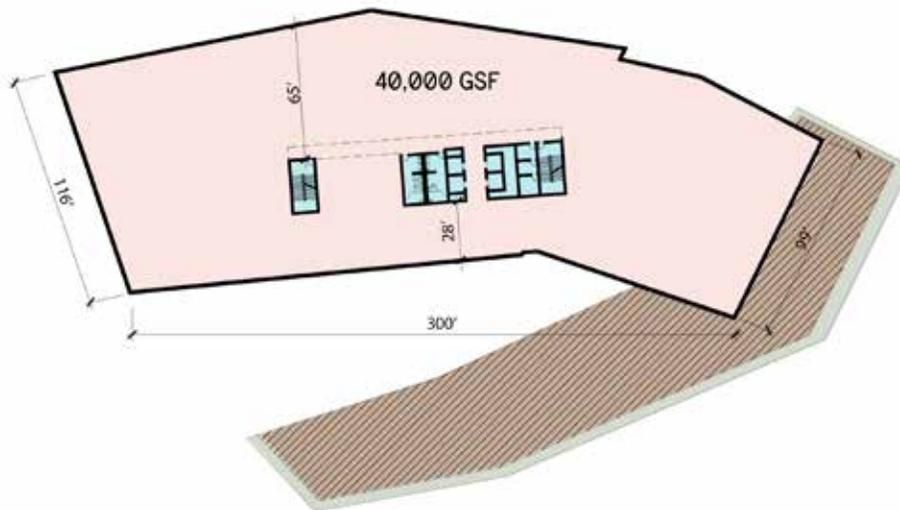
- Office
- Core
- Lab Science
- Inaccessible Surface



Level 3

40,000sf

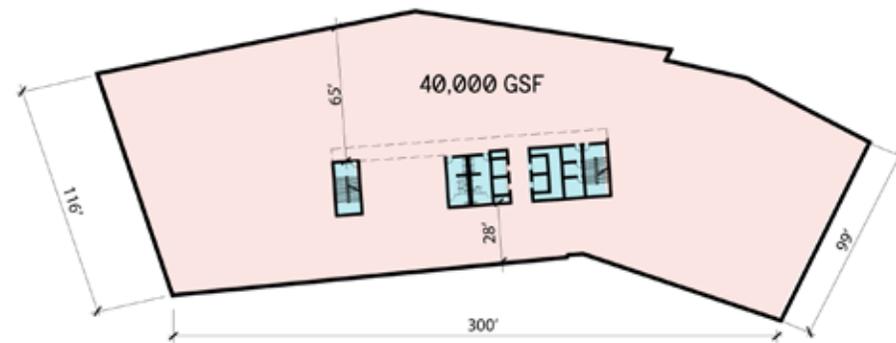
- Office
- Core
- Inaccessible Surface
- Deck



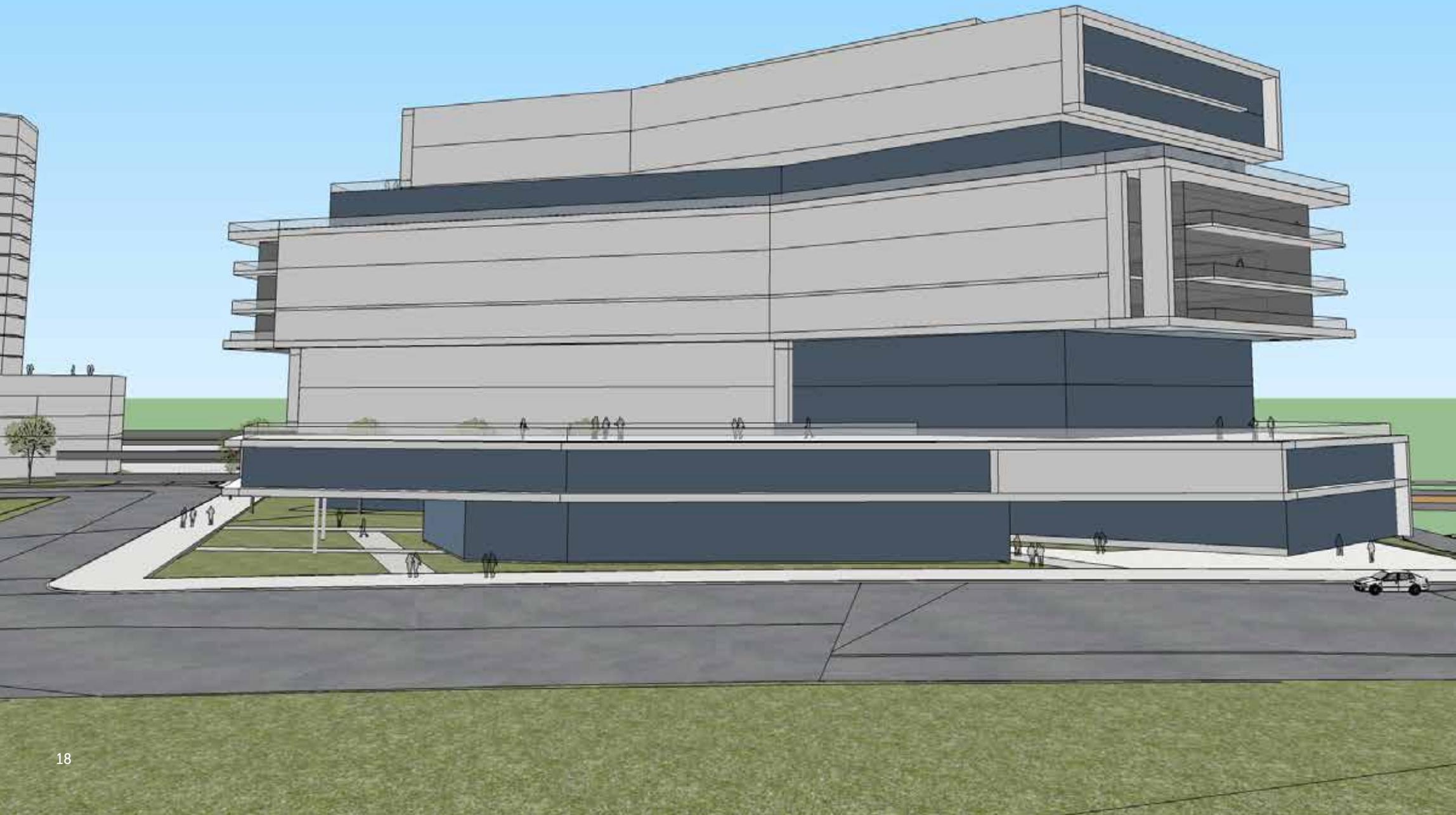
Level 4

40,000 sf

- Office
- Core
- Inaccessible Surface



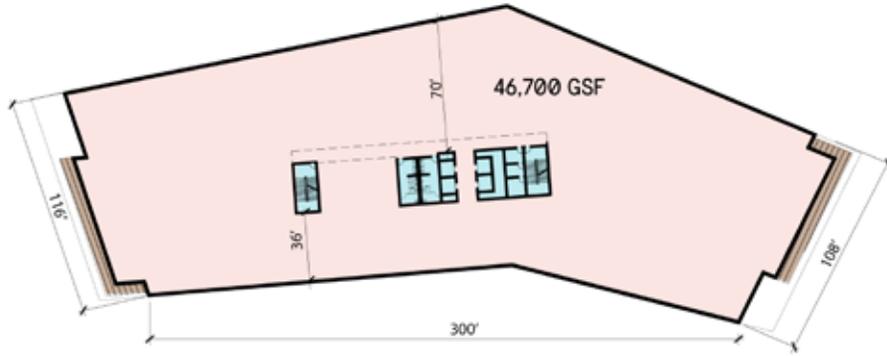
002 Discover



Level 5-7

46,700 sf

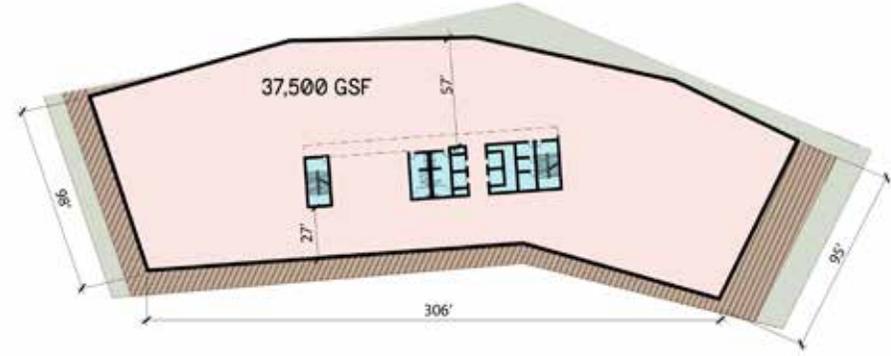
- Office
- Core
- Deck



Level 8

37,500 sf

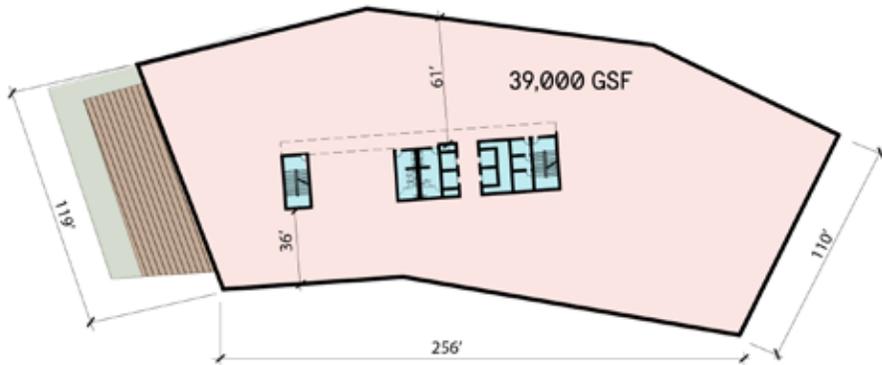
- Office
- Core
- Inaccessible Surface
- Deck



Level 9

39,000 sf

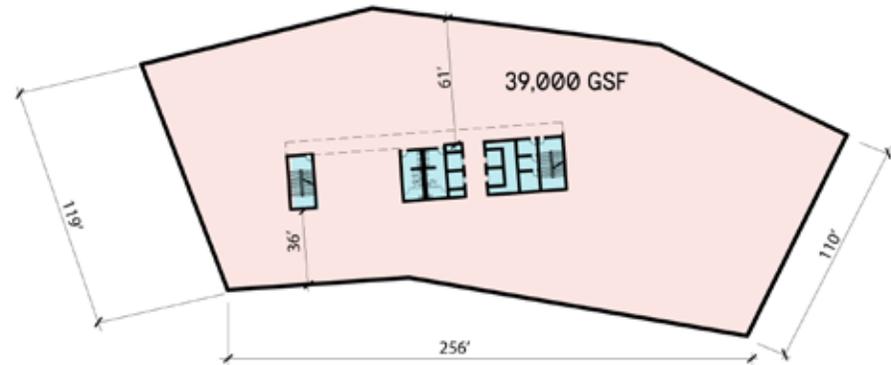
- Office
- Core
- Inaccessible Surface
- Deck



Level 10

39,000 sf

- Office
- Core
- Inaccessible Surface
- Deck



003 Invent

Intentionally iconic architecture

A new mega-campus solution inspired by and designed for expanding technology users



Highlights

700,000 SF(+) Total

Expandable to over 1,000,000 SF

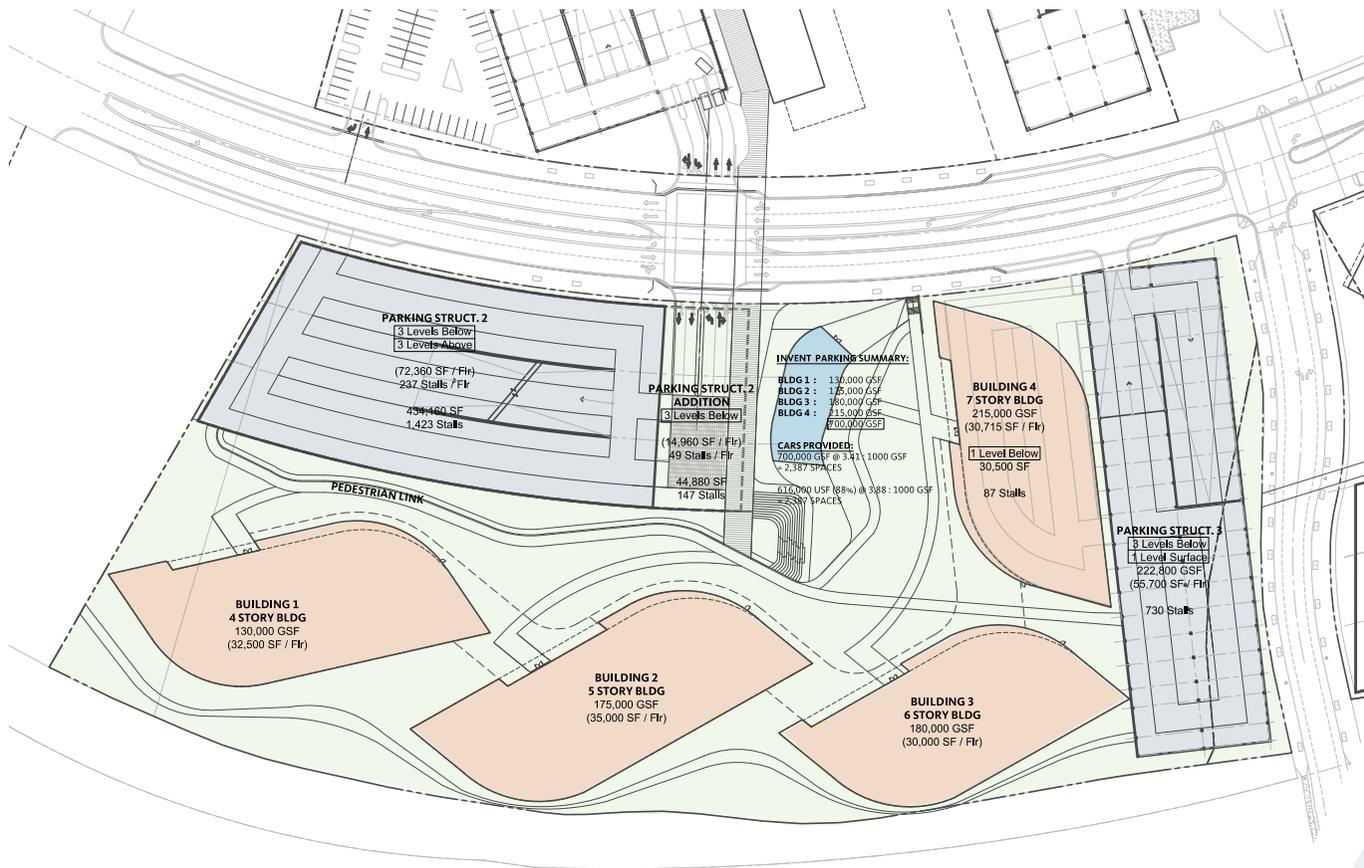
Mega floorplates connecting all four buildings

Amenity restaurant and outdoor amphitheater

3.4/1,000 parking ratio (GSF)



003 Invent



Specs

Site Area: 11.29 acres

Total Office Area: 700,000 SF

Total Square Feet: 706,100 SF

Floorplate Size: 26,665 SF min; 35,169 SF max (per floor)

Ceiling Heights: 15'0"

Accessory Space: 6,100 SF

Parking: 3.41/1,000 GSF (2,387 cars provided)



Flexible Space

Large floor plates combined with shallow bay depths maximize tenant size flexibility

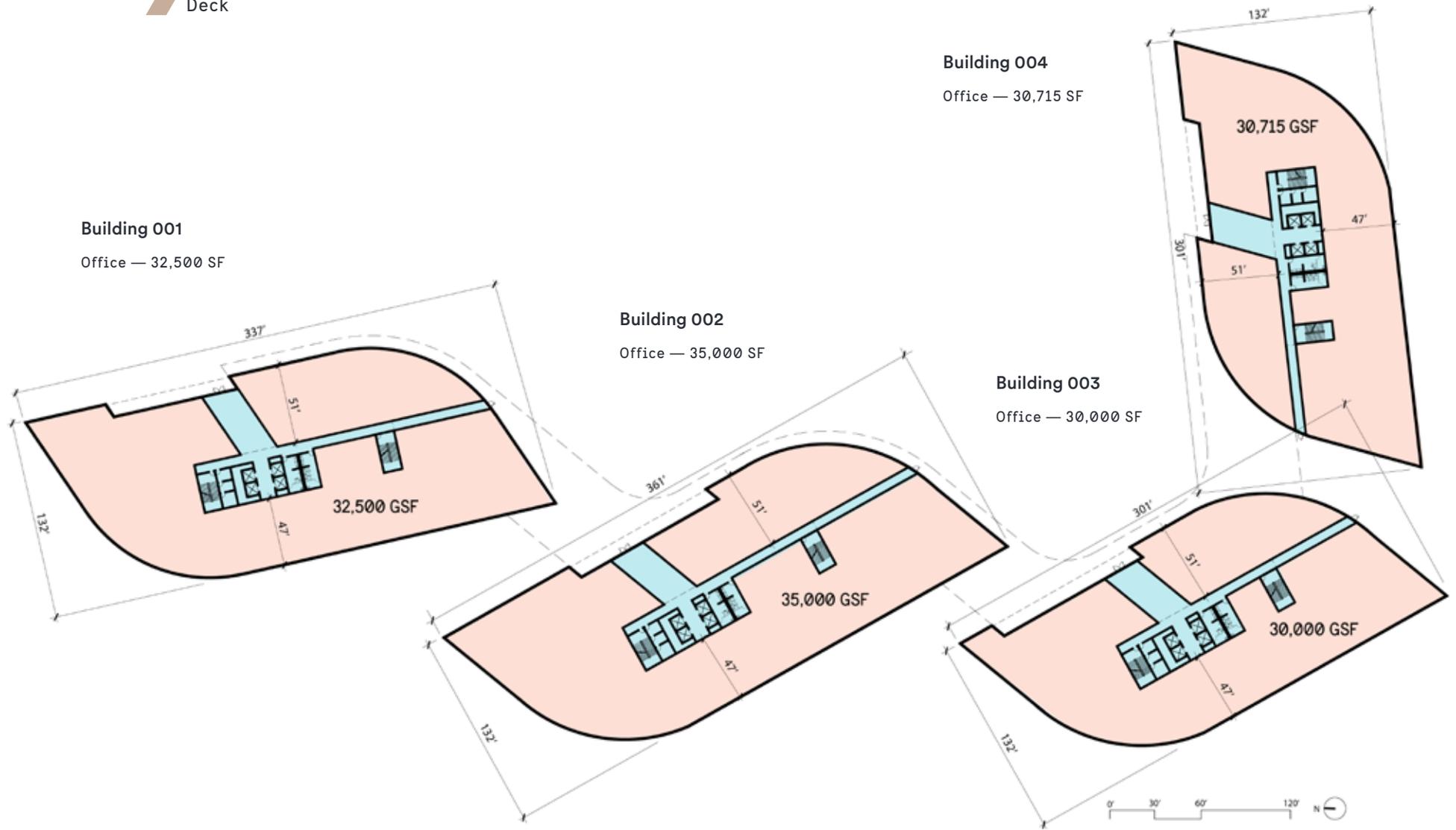


Super Floor Plates

Exterior connectors link buildings to create super floors

Level 1-2

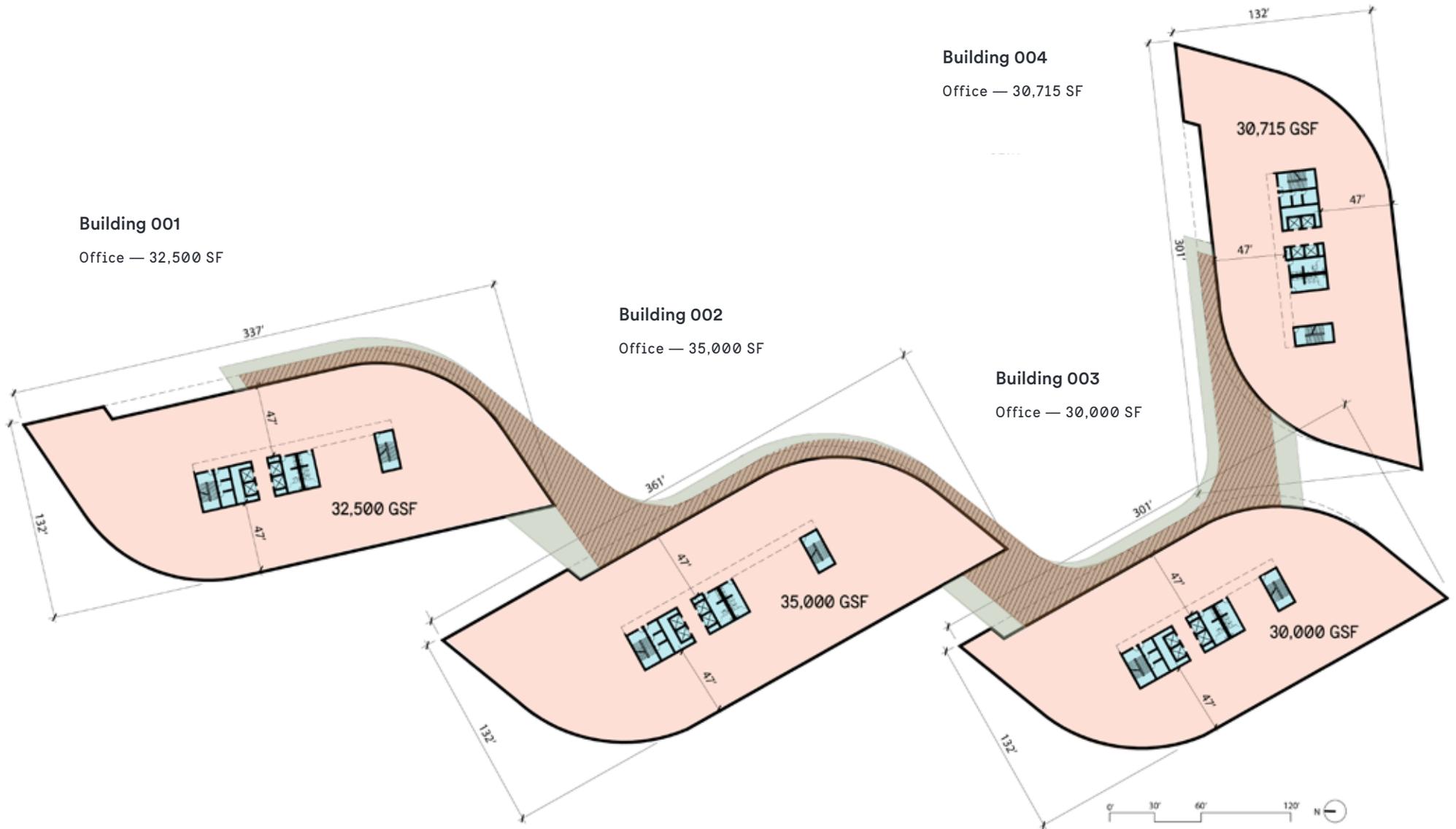
- Office
- Core
- Planting
- Deck



003 Invent

Level 3

- Office
- Core
- Planting
- Deck



Level 4

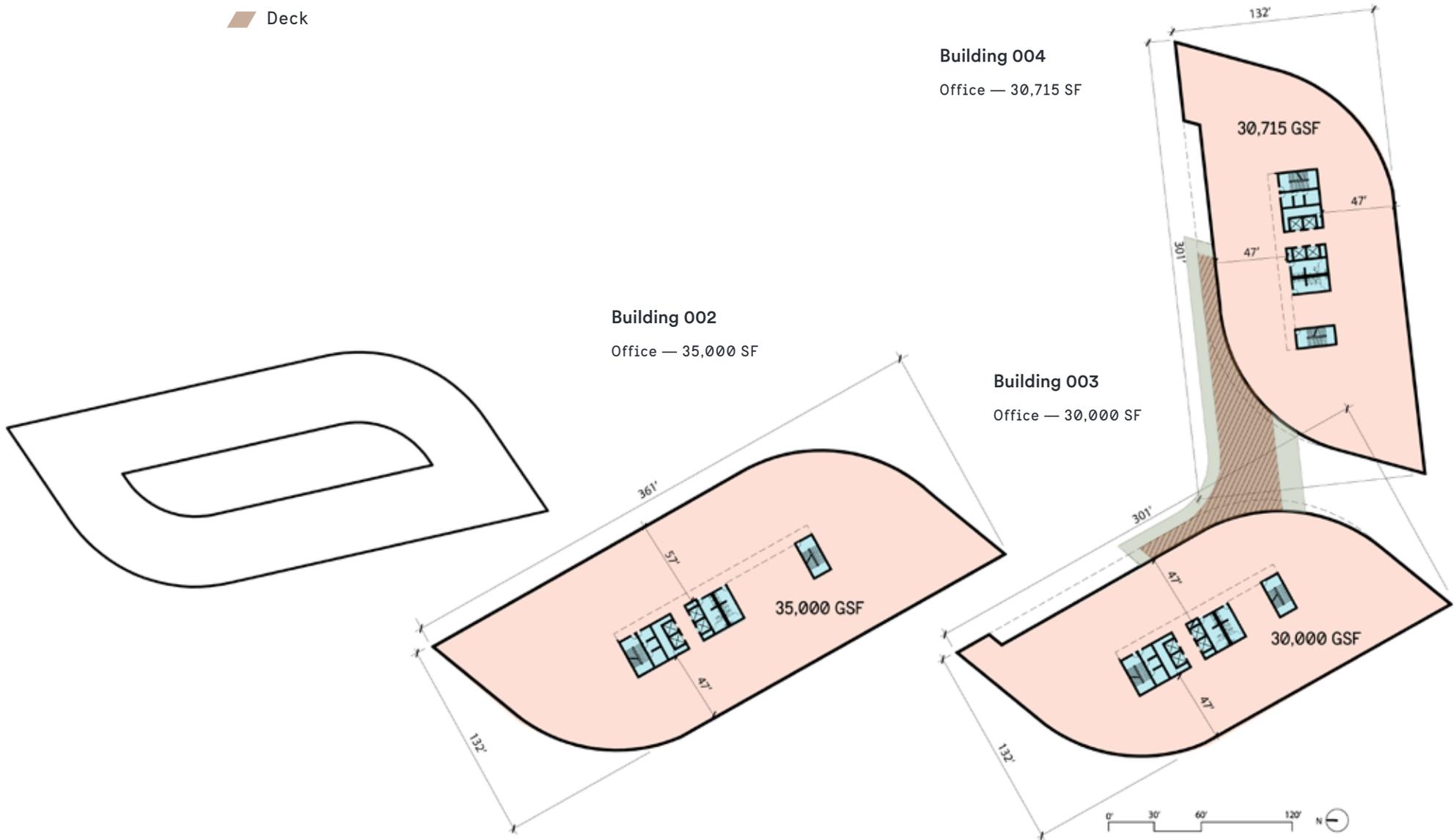
- Office
- Core
- Planting
- Deck



003 Invent

Level 5

- Office
- Core
- Planting
- Deck

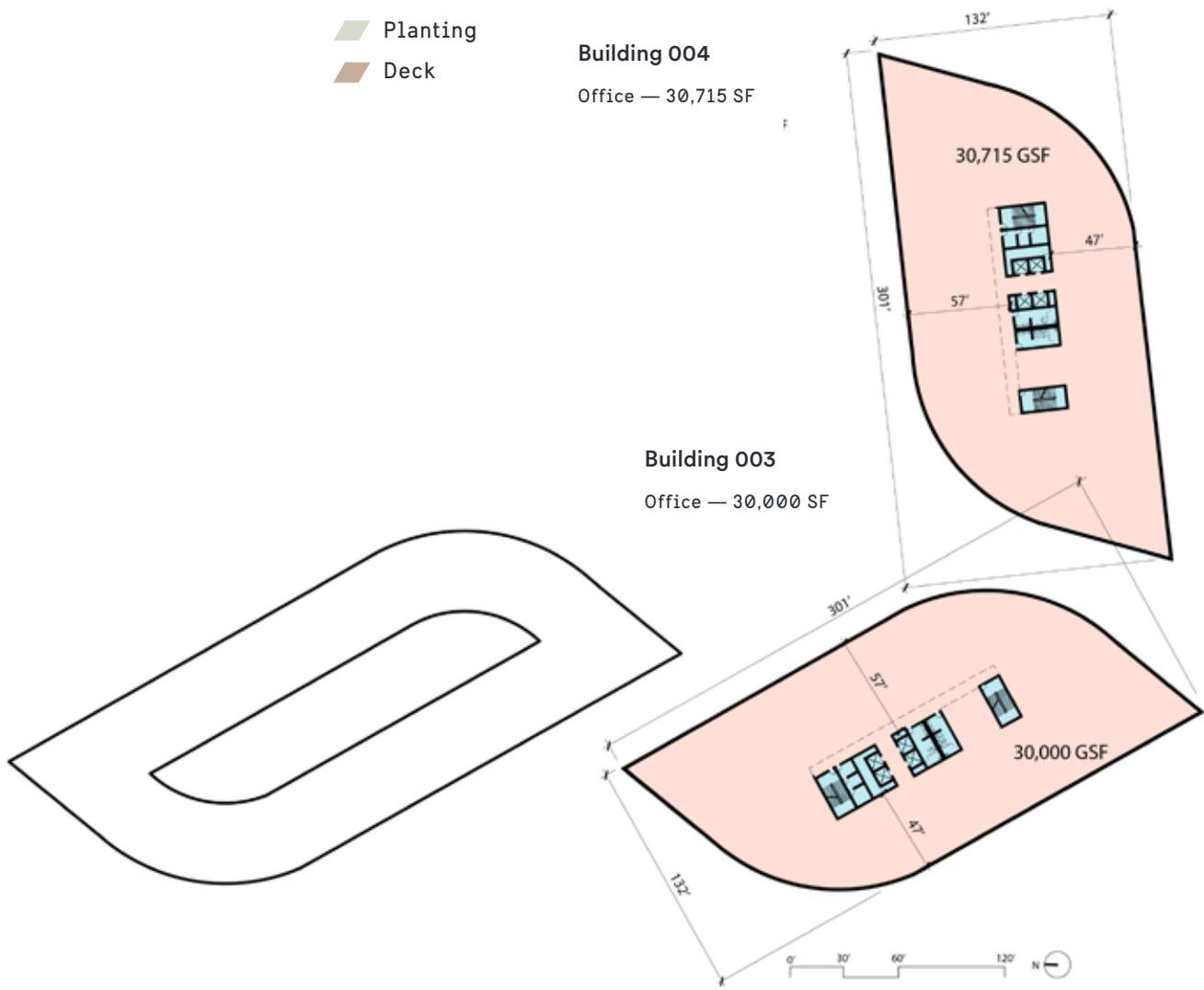


Level 6

- Office
- Core
- Planting
- Deck

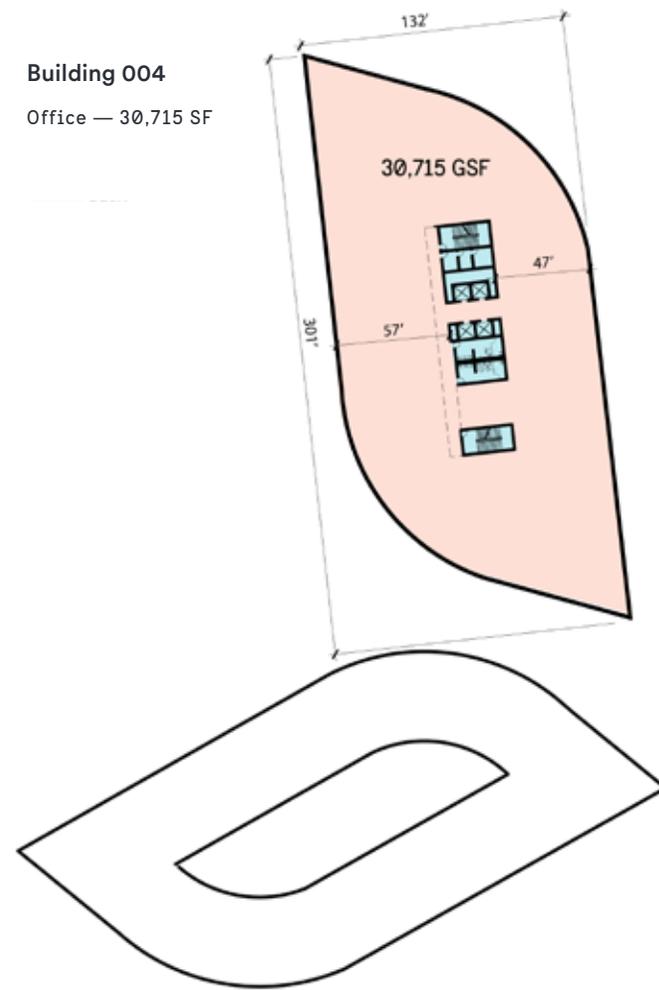
Building 004
Office — 30,715 SF

Building 003
Office — 30,000 SF



Level 7

Building 004
Office — 30,715 SF



Views of Millenia Office



Think Campus
View from Millenia Avenue



Think Campus
Lobby View



Think Campus
Cafe



Invent Campus
Bridge Connector



Development team

Developer / Owner



Lead Architect



Landscape and Public
Space Design



General Contractor



Civil Engineer



General Contractor





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Office

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