



ELEVATION  
at the point



TAKING BUSINESS TO NEW HEIGHTS

ELEVATION  
at the point



Located in Rancho Bernardo, San Diego's technology and defense hub, Elevation is the first new office development within the area in 9 years. With its modern design and flexible floorplates, Elevation is a blank canvas where innovation transpires. Check out a magnificent view of the mountains from your floor-to-ceiling glass windows or take a break from the office and play a game of basketball or bocce ball. With flexibility, visionary design, incredible views, and abundant amenities, Elevation offers San Diego's next generation of innovators an environment ahead of its time.

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elevate  
your sights

## elevate your sights

Visionary architecture and thoughtful site planning maximize the visual prominence of Elevation from Interstate 15, while offering easterly views of the mountains.

Generous floor-to-floor heights, floor to ceiling glass, and shallow bay depths ensure maximum natural light into the building. Exterior sunshades, orientation specific, control unnecessary heat gain and glare while still maintaining distant views.

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## elevate your senses

San Diego is such an incredible place to do things outside - why not take a break from the office and enjoy it! Sit in an armchair, warmed by a coffee table fire pit. Have lunch and mingle with your co-workers at one of the farm sized dining tables at Elevation's on site cafe. Or take a few minutes to play a game of ping-pong, bocce, bag toss, or horse-shoes.

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yoursenses



## highlights

Building Size: 148,747 s.f.

Parking: 4/1,000, located on the surface lot and parking garage

Ceiling Height: 12'8" slab to slab (exposed)  
10' (drop ceiling)

Floor-to-floor Height: 13'4"

Building Dimensions: 30'x30' column spacing  
10'-12'8" window height  
5' mullion spacing  
75'-90' bay depths

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**GARDEN ROOMS AND OUTDOOR OFFICES**  
Outdoor areas designed for intimate gatherings can expand to accommodate larger groups.

**FIRE PAVILION**  
Coffee table fire pits are available in the tenant patios and dining terrace

**HEALTHY LIFESTYLE**  
Various activities to promote a healthy lifestyle and team building, such as bocce ball, bag toss & horse shoes are located throughout the campus.

**GREEN ROOF**  
A garden and patio on the roof overlooking the mountains to the east.

**CHARGING STATIONS**  
Car charging stations are a sustainable amenity that help power the electric vehicle revolution.

**STAY CONNECTED**  
WiFi-enabled campus and fiber speed up to 100 Gbps.

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elevate  
your experience

elevate your experience

Elevation's spaces are adaptable with open plans, flexible work spaces and hubs for collaboration. These environments promote creative interaction and teamwork amongst employees.

Elevation is a new way of thinking about what an office building can be. Open floorplates and detached cores create unencumbered tenant spaces. Open floors, filled with natural light, become a blank canvas to new creative endeavors.



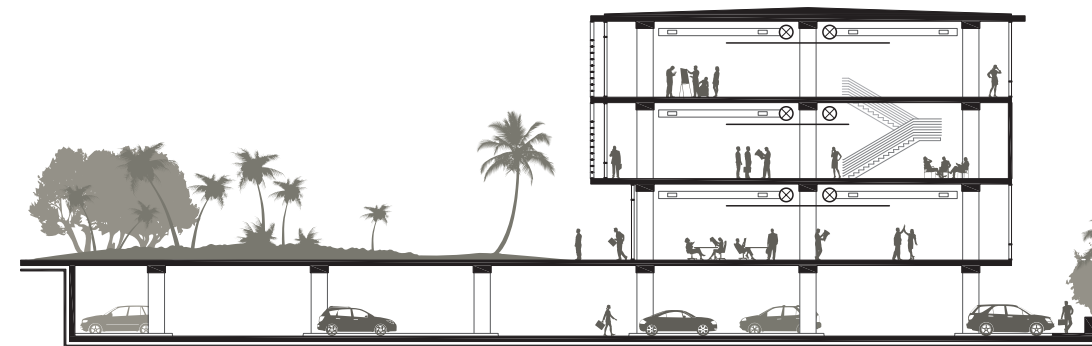
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elevate  
yourplans



elevate your plans

The buildings are reminiscent of urban warehouses or lofts. The detached, shared core, along with the simple concrete and glass structure, will promote an open, flexible and fresh space for today's evolving and dynamic workforce.

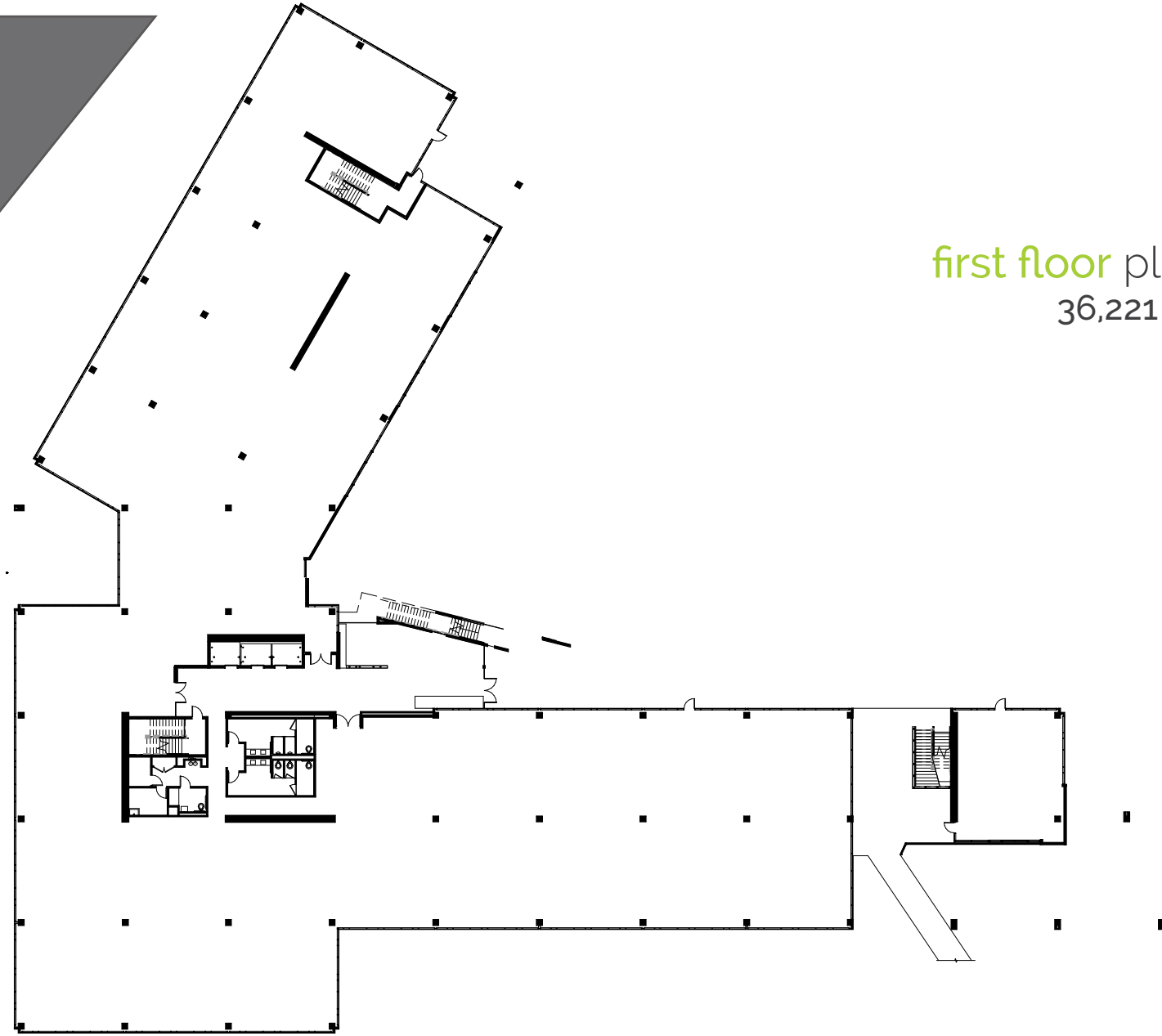


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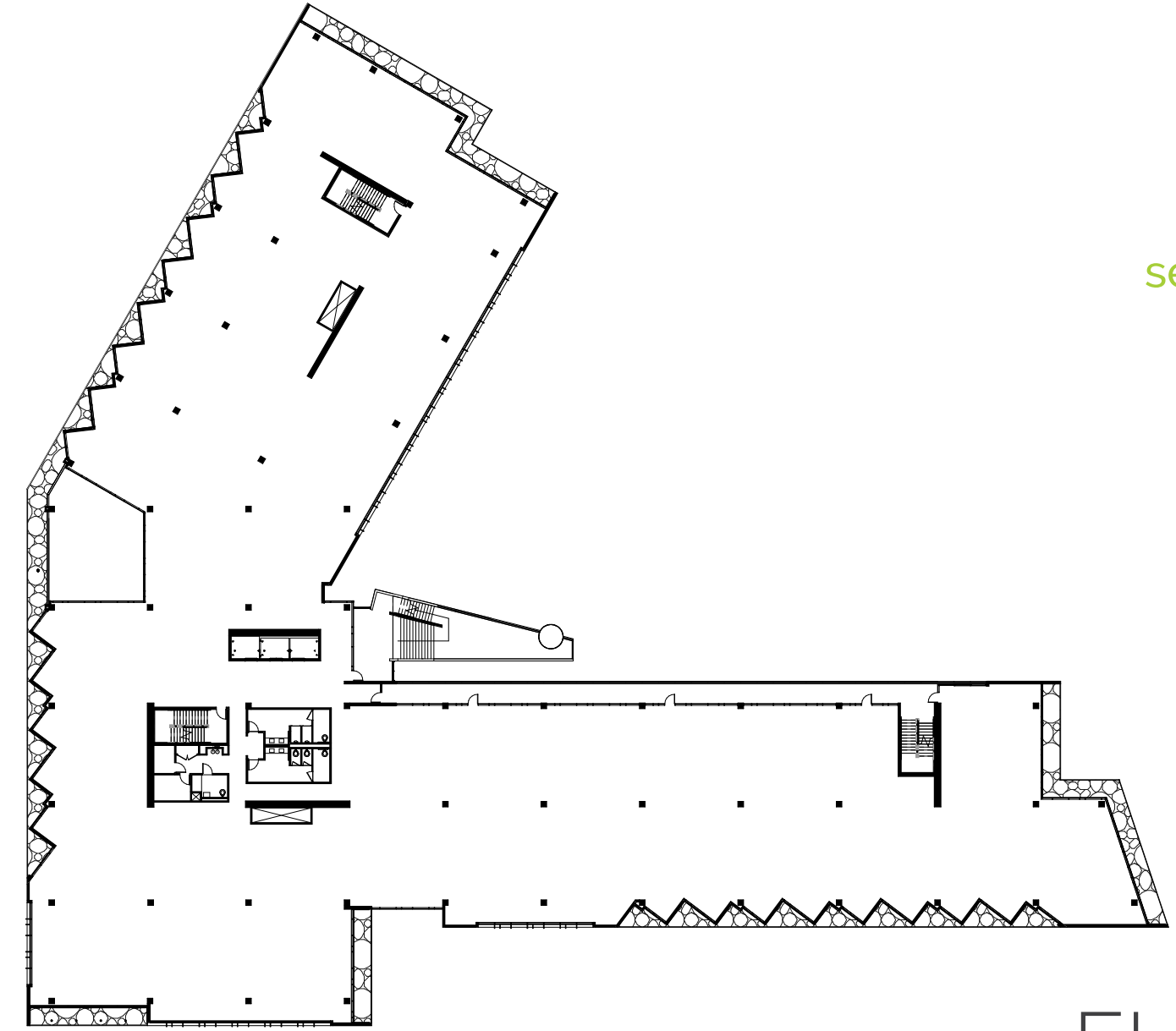
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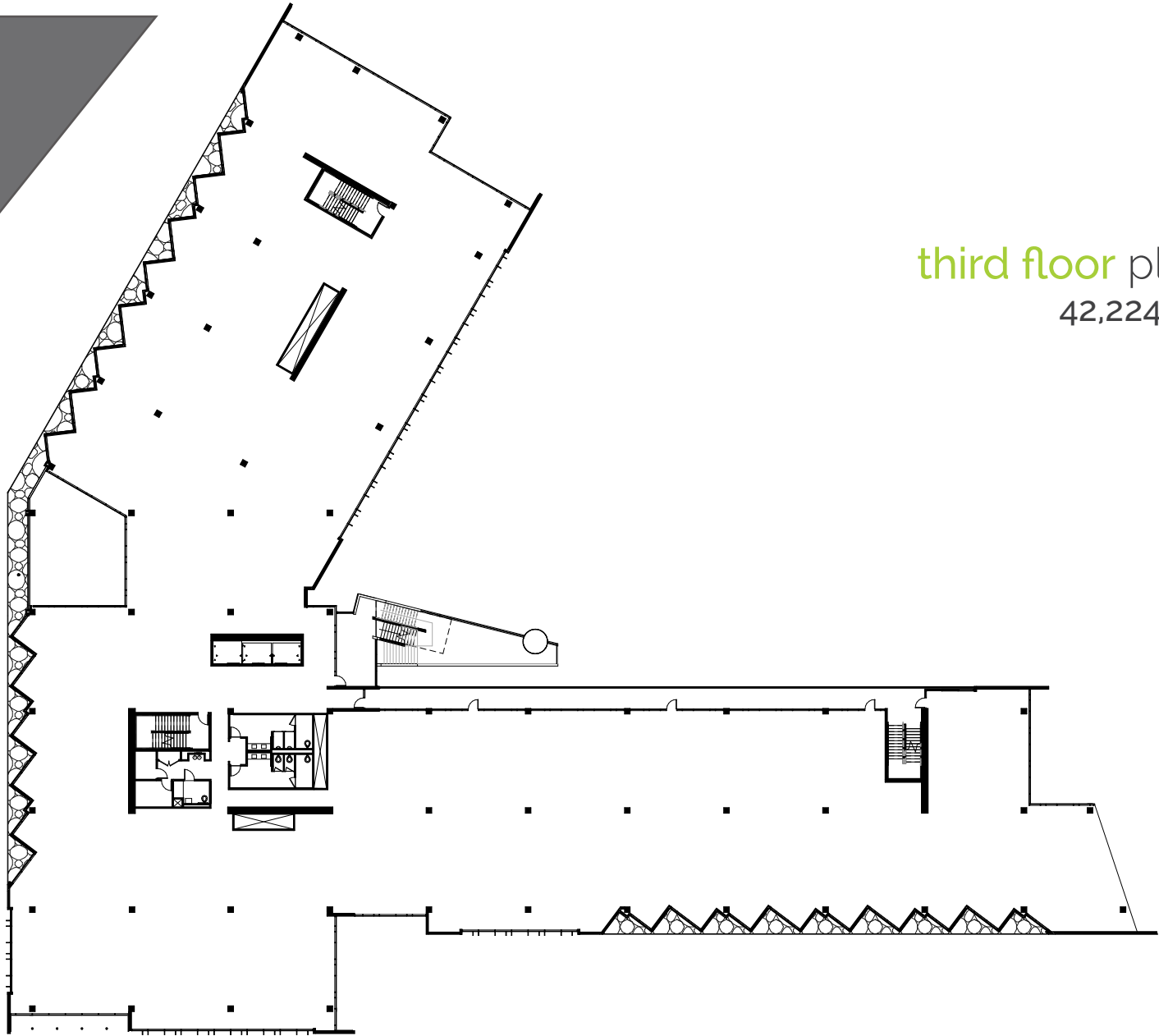
first floor plan  
36,221 s.f.



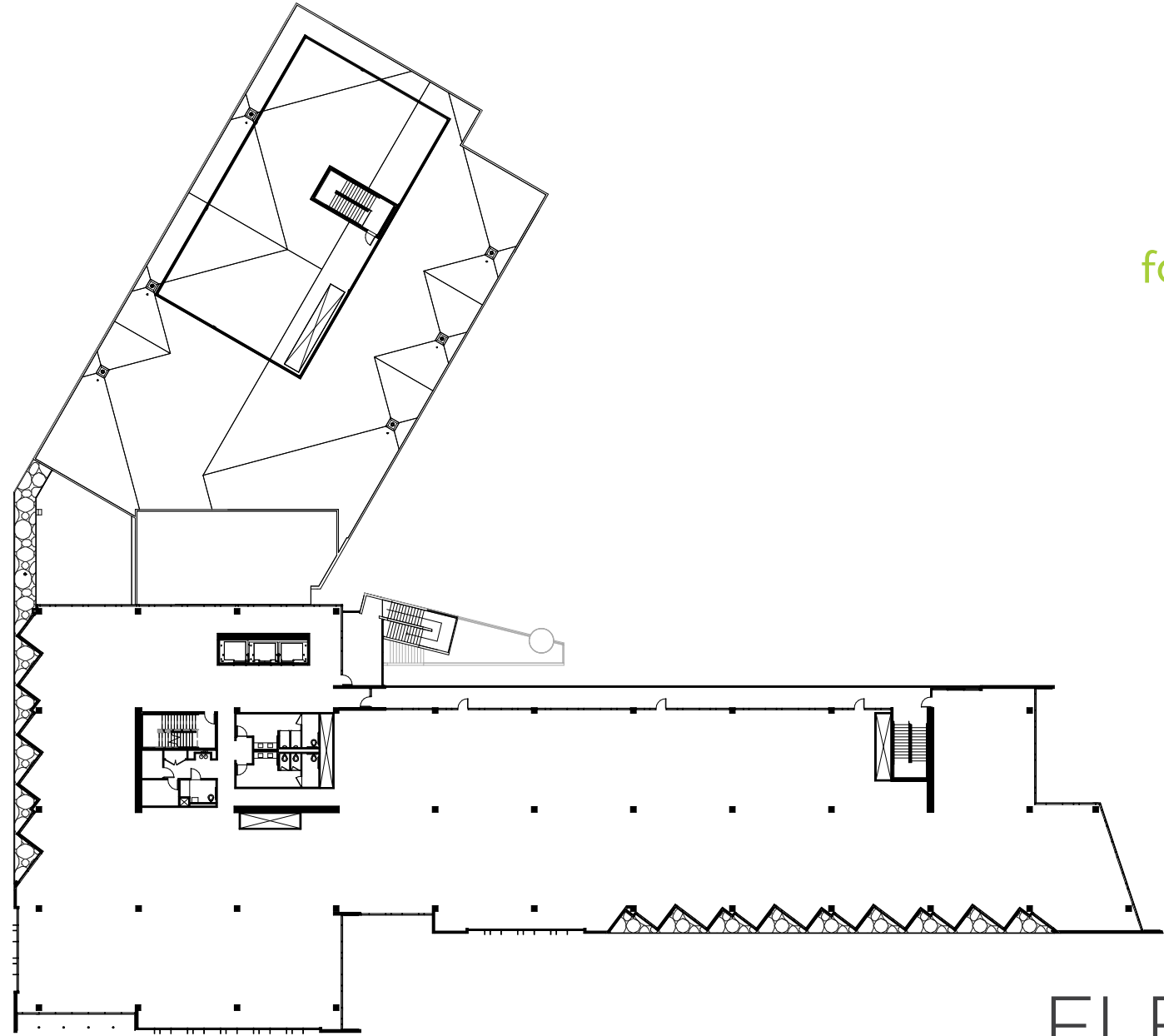
second floor plan  
42,224 s.f.

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third floor plan  
42,224 s.f.



fourth floor plan  
28,078 s.f.

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the team

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architect



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