

# UTC Campus @Towne Centre

UTC's Premier Office & Lab Sublease Opportunity



71,390 to 265,795 square feet of office, lab and amenities space for sublease

## CLASS A CAMPUS FOR SUBLEASE

UTC Campus @ Towne Centre provides up to 265,795 square feet within four adjacent buildings. Built over subterranean parking, the four buildings offer companies a mix of office and lab space in addition to amenities space that includes a commercial kitchen, fitness

center and large conference rooms. Situated around a reflecting pond, UTC Campus @ Towne Centre provides companies with an ideal campus setting in the heart of amenity rich UTC within close proximity to a number of San Diego's top companies.



UTC Campus  
@Towne Centre



*Real value in a changing world*

UTC Campus @ Towne Centre provides ideal ingress and egress access points to both the I-5 and I-805 freeways.

UTC Campus @ Towne Centre is conveniently located in the heart of UTC within walking distance to a number of nearby amenities that include:



**RETAIL**

- 1. Regional Mall – Westfield
- 2. Costa Verde
- 3. La Jolla Village Square
- 4. Villa Norte Shopping Center
- 5. Renaissance Town Center

**CORPORATE NEIGHBORS**

- 6. Illumina
- 7. Kyocera
- 8. Optimer
- 9. Genomatica
- 10. Senomyx
- 11. Qualcomm

**HIGH END DINING / RESTAURANTS**

- 12. Roy's
- 13. Flemings
- 14. Donovan's
- 15. Harry's Bar & American Grill
- 16. Cafe Japengo
- 17. P.F. Changs
- 18. The Melting Pot
- 19. Truluck's

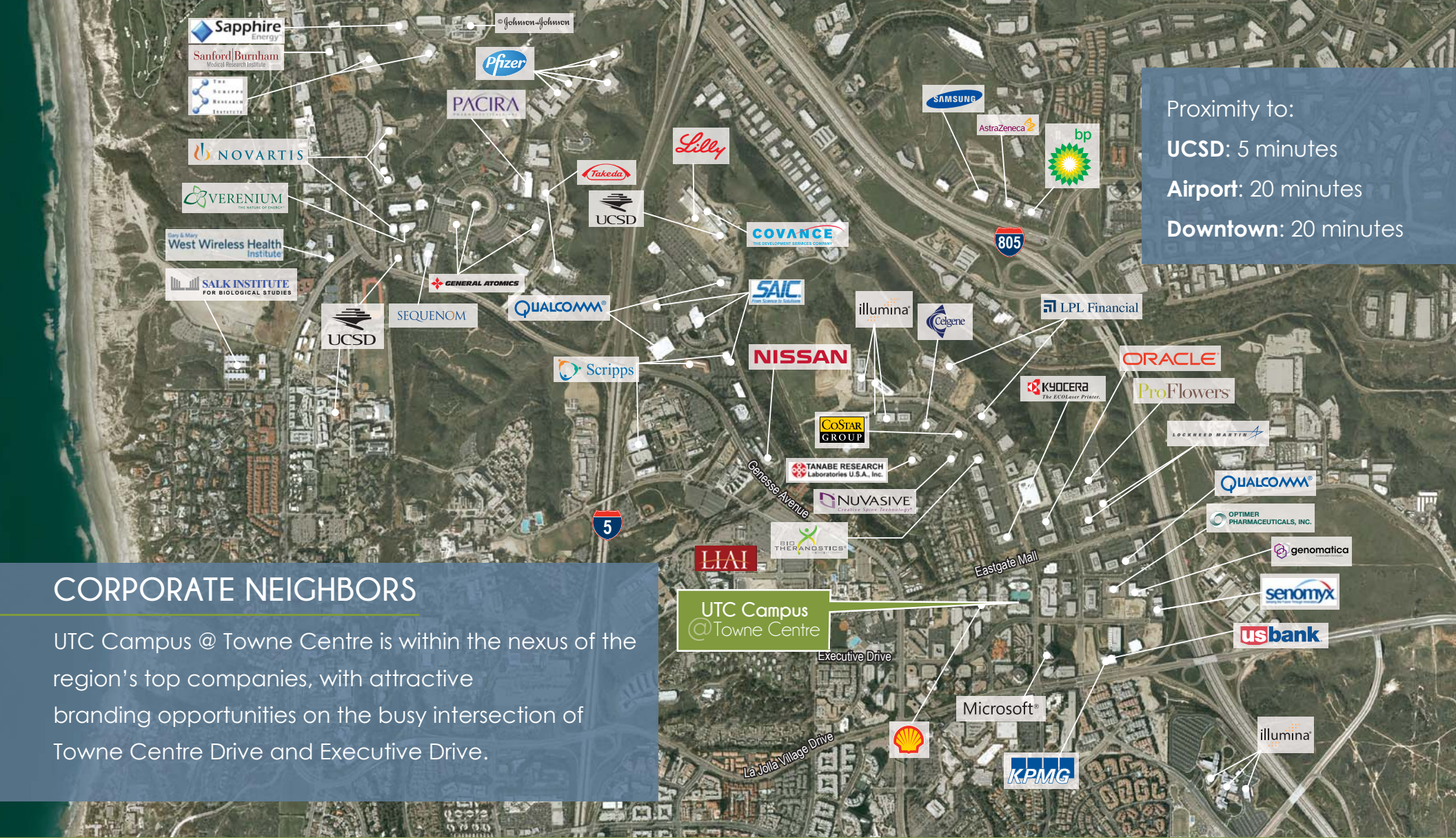
- 20. Sammy's Wood Fired Pizza
- 21. Cozymel's Mexican Grill
- 22. California Pizza Kitchen
- 23. BJ's Restaurant
- 24. Rock Bottom Brewery
- 25. El Torito
- 26. Eddy M's

**PERSONAL HEALTH**

- 27. The Sporting Club
- 28. 24 Hour Fitness

**HOTELS**

- 29. Marriott San Diego La Jolla
- 30. Embassy Suites Hotel San Diego
- 31. Hyatt Regency La Jolla at Aventine
- 32. Sheraton La Jolla Hotel
- 33. Residence Inn – San Diego
- 34. Estancia La Jolla Hotel & Spa



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

## CORPORATE NEIGHBORS

UTC Campus @ Towne Centre is within the nexus of the region's top companies, with attractive branding opportunities on the busy intersection of Towne Centre Drive and Executive Drive.

**UTC Campus @Towne Centre**



Super-Loop Route



## The Opportunity: San Diego's distinguished corporate campus

	Rentable Square Feet Available	Asking Rate	TI's	Existing Build-Out	Available	Master Lease Expiration
9360 Towne Centre Drive	71,390	Negotiable	Negotiable	100% Office	Now	July 31, 2019
9390 Towne Centre Drive	72,921	Negotiable	Negotiable	65% office, 35% lab	July 2014	July 31, 2019
4570 Executive Drive	106,757	Negotiable	Negotiable	65% office, 35% lab	July 2014	January 31, 2015/ March 31, 2018
4575 Eastgate Mall (Amenities Center)	14,727	Negotiable	Negotiable	Commercial kitchen, dining area (indoor & outdoor), fitness center with showers/lockers, conference rooms	Now	March 31, 2017
<b>Total</b>	<b>265,795</b>					



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4570  
Executive Drive

9390  
Towne Centre Drive

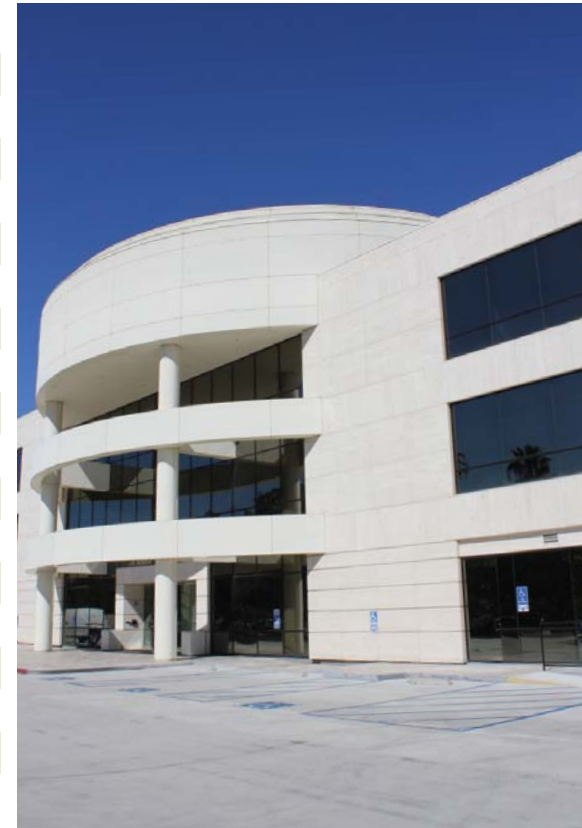
4575  
Eastgate Mall

9360  
Towne Centre Drive

**9360 Towne Centre Drive** is a 71,390 square foot, 3-story building that consists of a mix of private and open office space. Each floor contains its own lobby area, break room, IT room, mail/copy room and includes numerous conference and breakout

rooms. The collaborative work environment is ideal for today's innovative companies. There is secured underground parking in addition to the exterior parking located near the building's front entry.

Year built	1989
# of elevators	2
Parking stalls	169 subterranean; 55 exterior parking deck (3.11/1,000 RSF)
Exterior building construction	Limestone tile / Spandrel Glass on steel framing
Structural information	Concrete floors on metal deck / Steel framing
Floor-to-floor height	14'
Floor loading	60 lbs/s.f live load
HVAC System	Roof-top package units
Electrical	4,000 amps
Data cabling	Cat 5 cabling throughout
Fire protection	Fire sprinklers
# of conference rooms	16 conference rooms; 7 breakout rooms; 1 video conference room
# of private offices	50 private offices
# of workstations	230 workstations (6x8 and 8x8 stations, includes desk carrels)
# work rooms	3 work rooms (1 located on each floor)
# of kitchen/break rooms	3 full kitchens (1 located on each floor); 5 coffee bars with space for mini fridge
# of IT rooms	3 (network closet located on each floor)
# of restrooms	3 women's restrooms + 3 men's restrooms (1 of each on each floor)
Security	Cameras and card readers



# UTC Campus @Towne Centre



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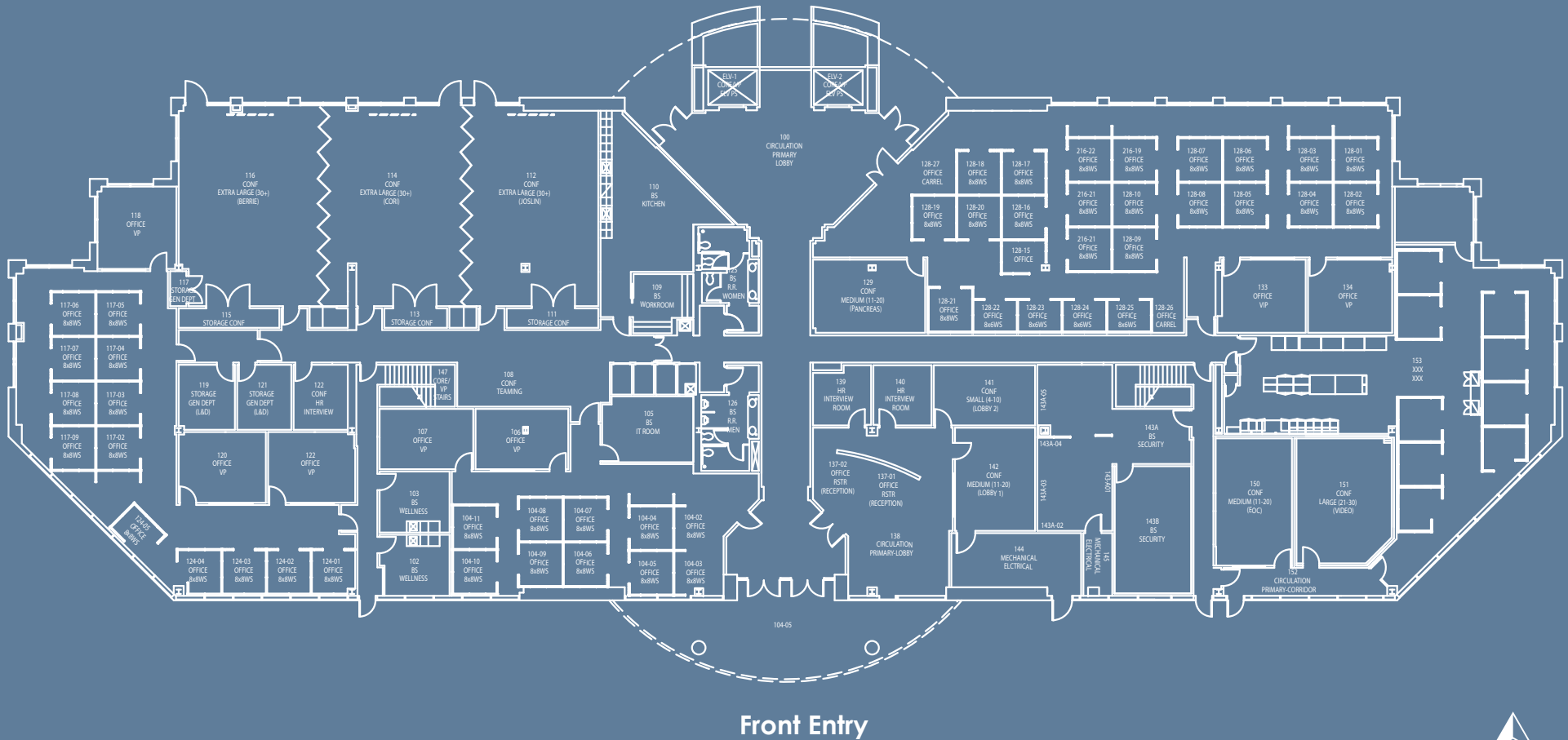
9360 Towne Centre Drive



1st Floor • 22,260 RSF

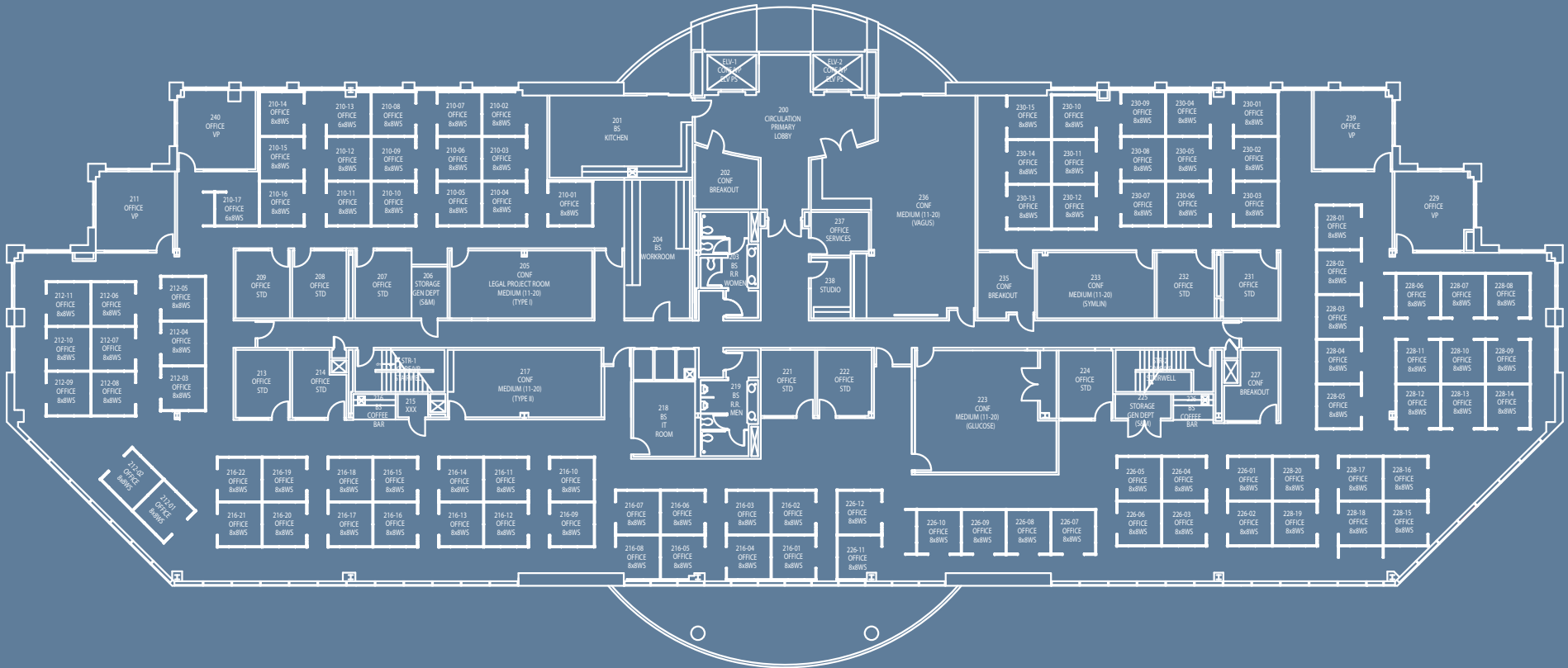
Existing Build-out

- 7 private offices
- 57 workstations
- 6 desk carrels
- large training room (w/ accordian doors)
- 7 conference rooms
- 3 breakout rooms
- 1 kitchen
- 1 IT room
- 2 wellness rooms
- 1 work room



Existing Build-out

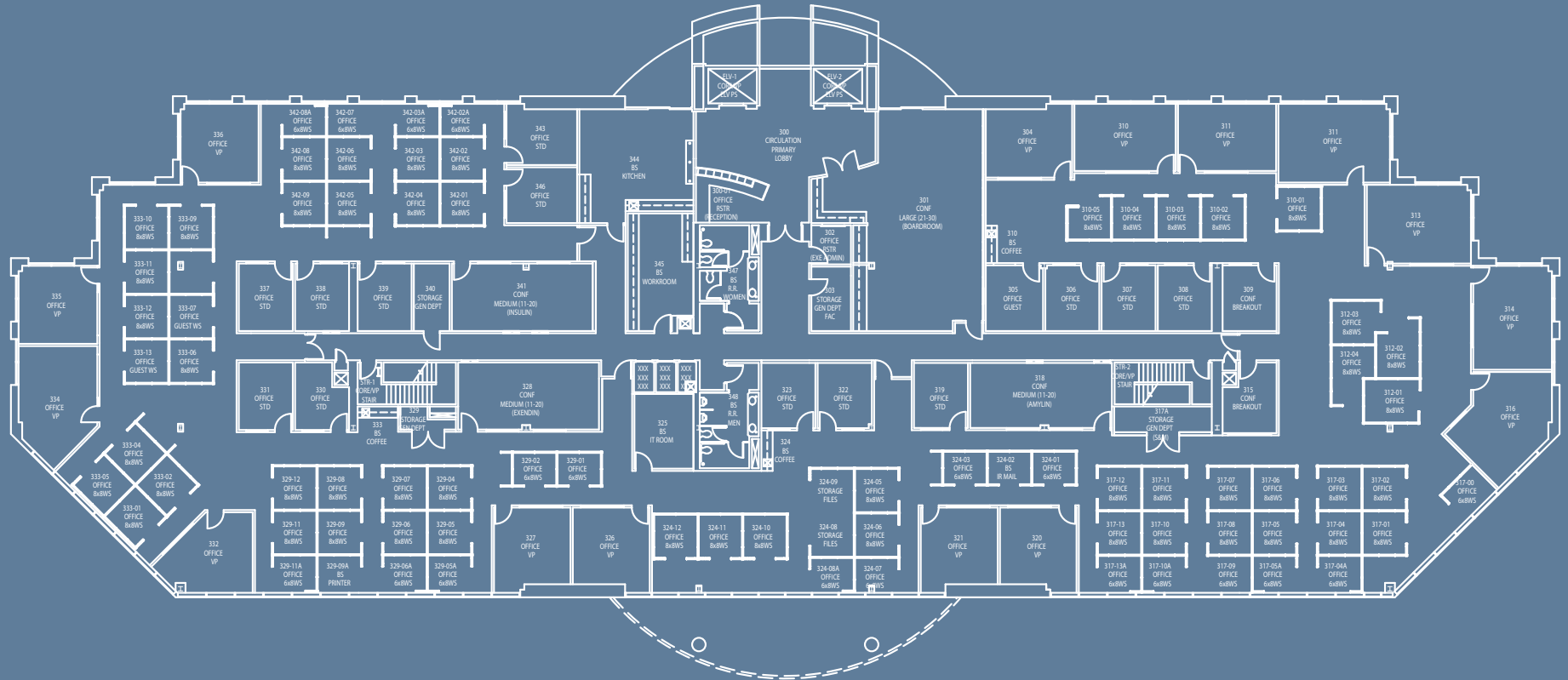
- 14 private offices
- 97 workstations
- 5 conference rooms
- 2 breakout rooms
- 1 kitchen
- 1 IT room
- 1 work room



3rd Floor • 24,547 RSF

Existing Build-out

- 29 private offices
- 70 workstations
- 4 conference rooms
- 2 breakout rooms
- 1 kitchen
- 1 IT room
- 1 work room



**9390 Towne Centre Drive** is a 72,921 square foot, 3-story building that consists of lab and office space. The lab space consists of biology labs with tissue culture rooms. There are dramatic views over the pond from all floors. Each floor provides private and open office space with

conveniently located conference and breakout rooms to encourage collaboration. There is secured underground parking in addition to the exterior parking located near the building's front entry.

Year built	1989
# of elevators	2 regular elevators; 1 freight elevator
Parking stalls	145 subterranean; 53 exterior parking deck (2.72/1,000 rsf)
Exterior building construction	Limestone tile / Spandrel Glass on steel framing
Structural information	Concrete floors on metal deck / Steel framing
Floor-to-floor height	14'
Floor loading	60lbs/sf live load
HVAC System	Chilled Water / Cooling Tower AHUs with exhaust fans for once through lab air
Electrical	4,000A 480V feeders with emergency generator and ATS system
Data cabling	CAT 5 cabling throughout
Fire protection	Wet pipe riser firewater sprinkler system
# of conference rooms	8 conference rooms; 8 breakout rooms
# of private offices	18 private offices
# of workstations	209 workstations (6x8 and 8x8 stations, includes desk carrels)
# of work rooms	3 work rooms (1 located on each floor)
# of kitchen/break rooms	1 full kitchen; 1 kitchenette; 4 coffee areas
# of IT rooms	1 IDF room on 1st floor where all cables terminate
# of restrooms	3 women's restrooms (1 w/ showers & lockers) + 3 men's restrooms (1 w/ showers & lockers)
Security	Cameras and card readers



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9390 Towne Centre Drive

1st Floor • 24,189 RSF

Existing Build-out

- 12 private offices
- 74 workstations
- 2 desk carrels
- 4 conference rooms
- 2 breakout rooms
- Shipping/receiving
- 1 kitchen
- 1 coffee area
- 1 IT room
- 1 work room
- 2 wellness rooms

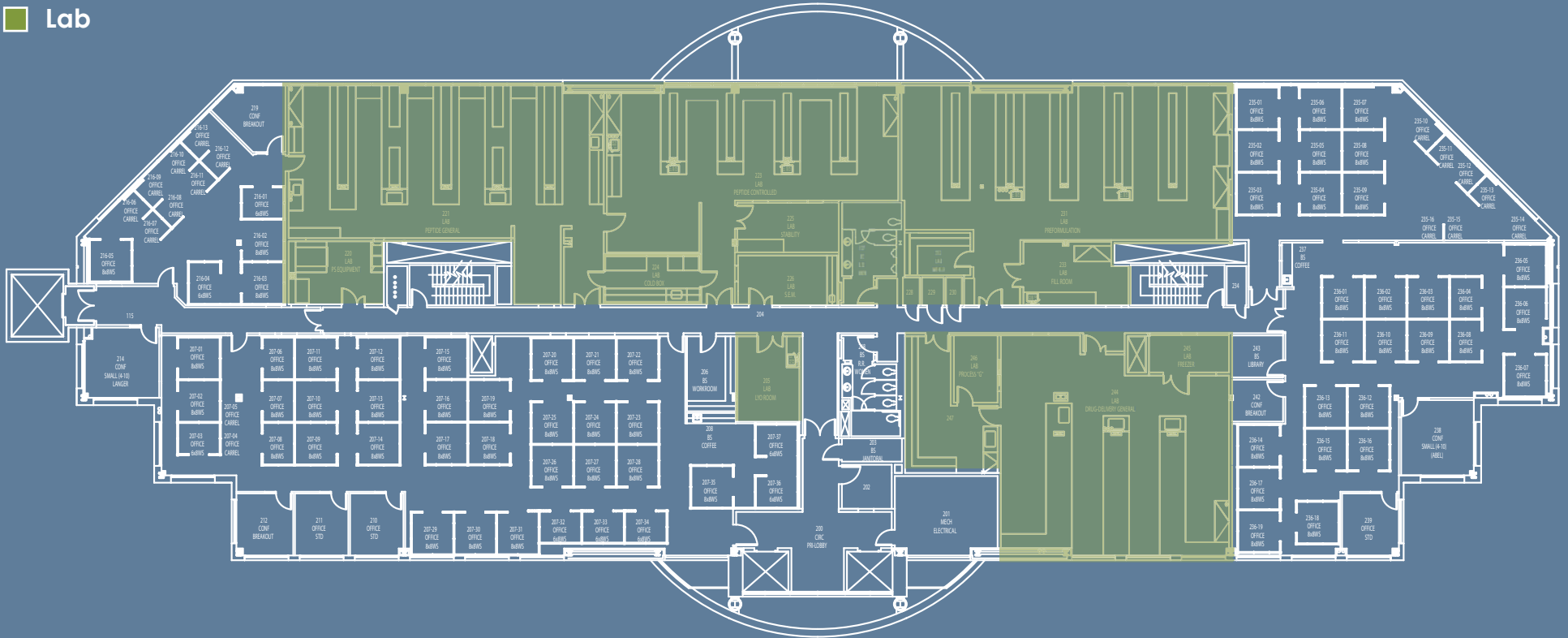
■ Lab



Existing Build-out

- 3 private offices
- 68 workstations
- 17 desk carrels
- 2 conference rooms
- 4 breakout rooms
- 1 work room
- 2 coffee areas

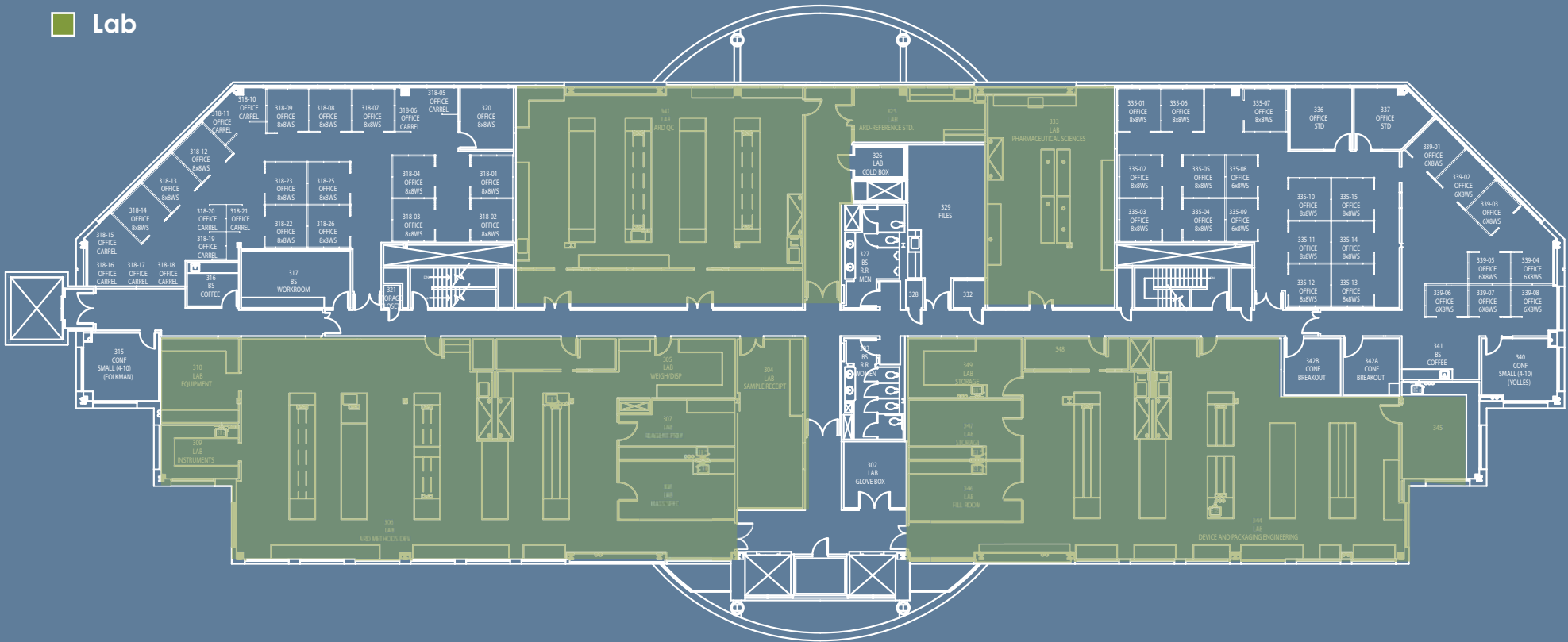
■ Lab



Existing Build-out

- 3 private offices
- 37 workstations
- 11 desk carrels
- 2 conference rooms
- 2 breakout rooms
- 1 work room
- 1 coffee areas
- 1 kitchenette

■ Lab



**4570 Executive Drive** is a 125, 219 square foot, 4-story building that consists of lab and office space. The available space for sublease totals 106,757 square feet and consists of mix of biology and chemistry labs. Private and open office space is situated on each floor and is combined with multiple conference rooms and breakout rooms. Unique to 4570

Executive Drive is the common fitness centers on the 1st floor of the building that are accompanied by separate men's and women's locker rooms. There is secured underground parking in addition to the exterior parking located near the building's front entry.

Year built	2000
# of elevators	2 regular elevators; 1 freight elevator
Parking stalls	139 subterranean; 195 exterior parking deck (3.12/1,000 rsf)
Exterior building construction	Limestone tile / Spandrel Glass on steel framing
Structural information	Concrete floors on metal deck / Steel framing
Floor-to-floor height	14'
Floor loading	60 lbs/s.f live load
HVAC System	Chilled Water / Cooling Tower AHUs with exhaust fans for once through lab air
Electrical	(2) 4,000A 480V feeders with emergency generator and ATS system
Data cabling	Cat 5 cabling throughout; all cables go to the 2nd floor with two network switches
Fire protection	Type II-A sprinkler system; data room fire suppression
# of conference rooms	12 conference rooms; 3 breakout rooms
# of private offices	43 private offices
# of work rooms	3 work rooms
# of kitchen/break rooms	1 full kitchen; 4 kitchenettes; 2 coffee areas
# of IT rooms	1 server room; 2 IDF/phone rooms
# of restrooms	4 women's restrooms (1 w/ showers & lockers) + 4 men's restrooms (1 w/ showers & lockers)
Security	Cameras and card readers



**UTC Campus**  
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4570 Executive Drive

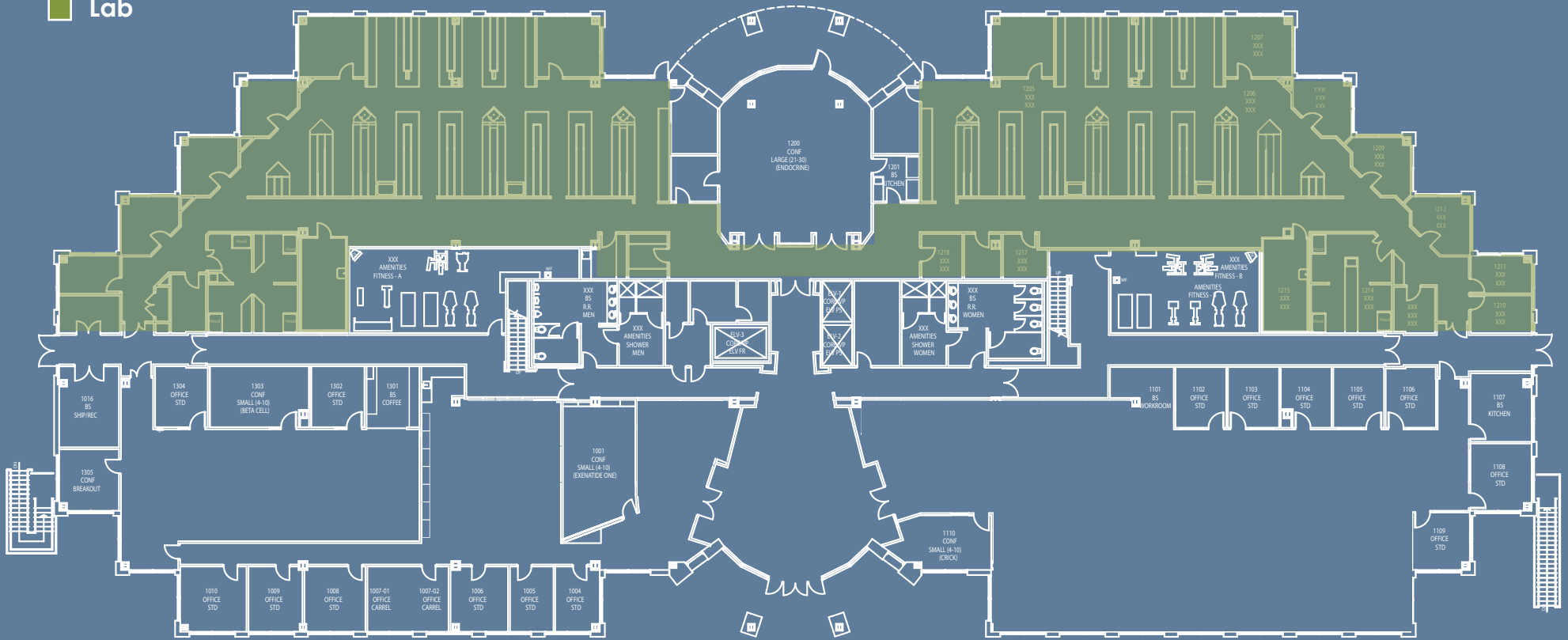


1st Floor • 27,469 RSF

Existing Build-out

- 25 private offices
- 5 conference rooms
- 1 breakout room
- 1 work room
- 2 kitchenettes
- 1 coffee area

■ Lab



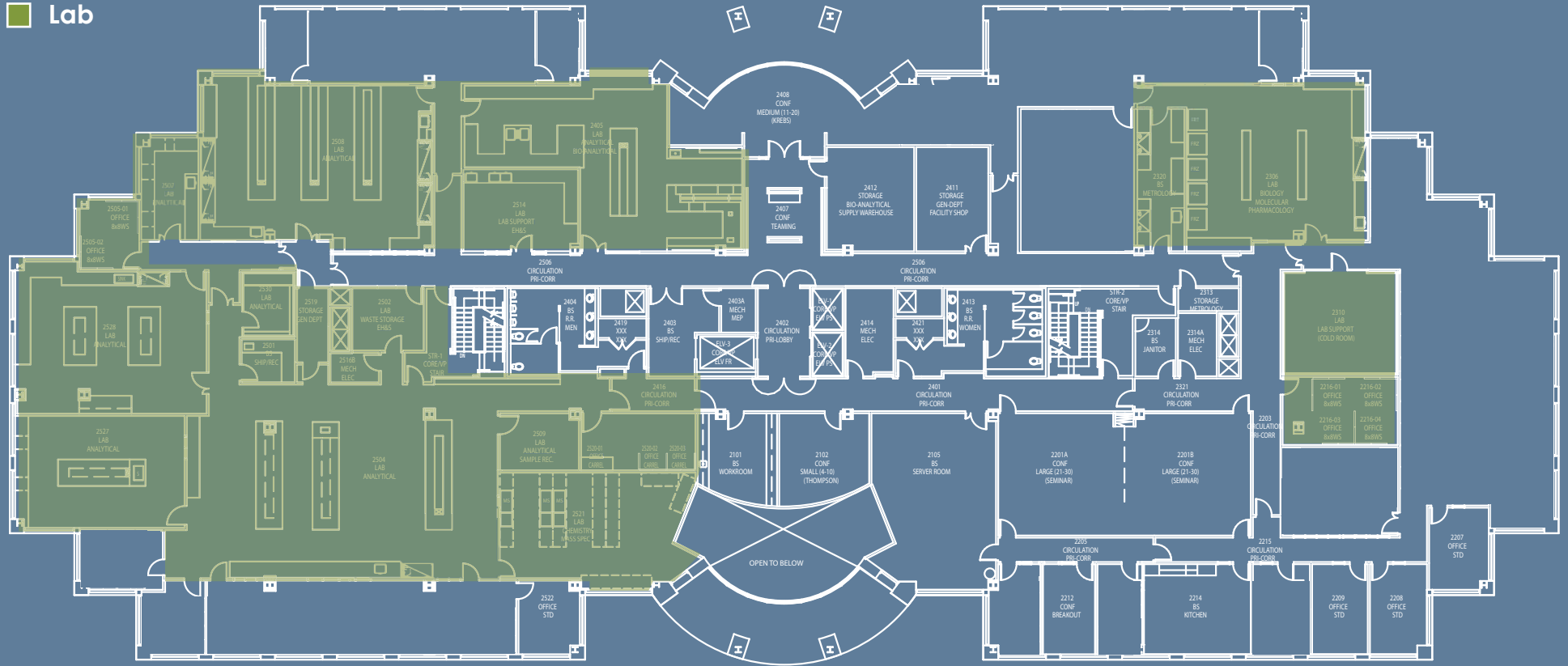
Front Entry



Existing Build-out

- 4 private offices
- 3 conference rooms
- 2 breakout rooms
- 1 work room
- 1 kitchen

■ Lab

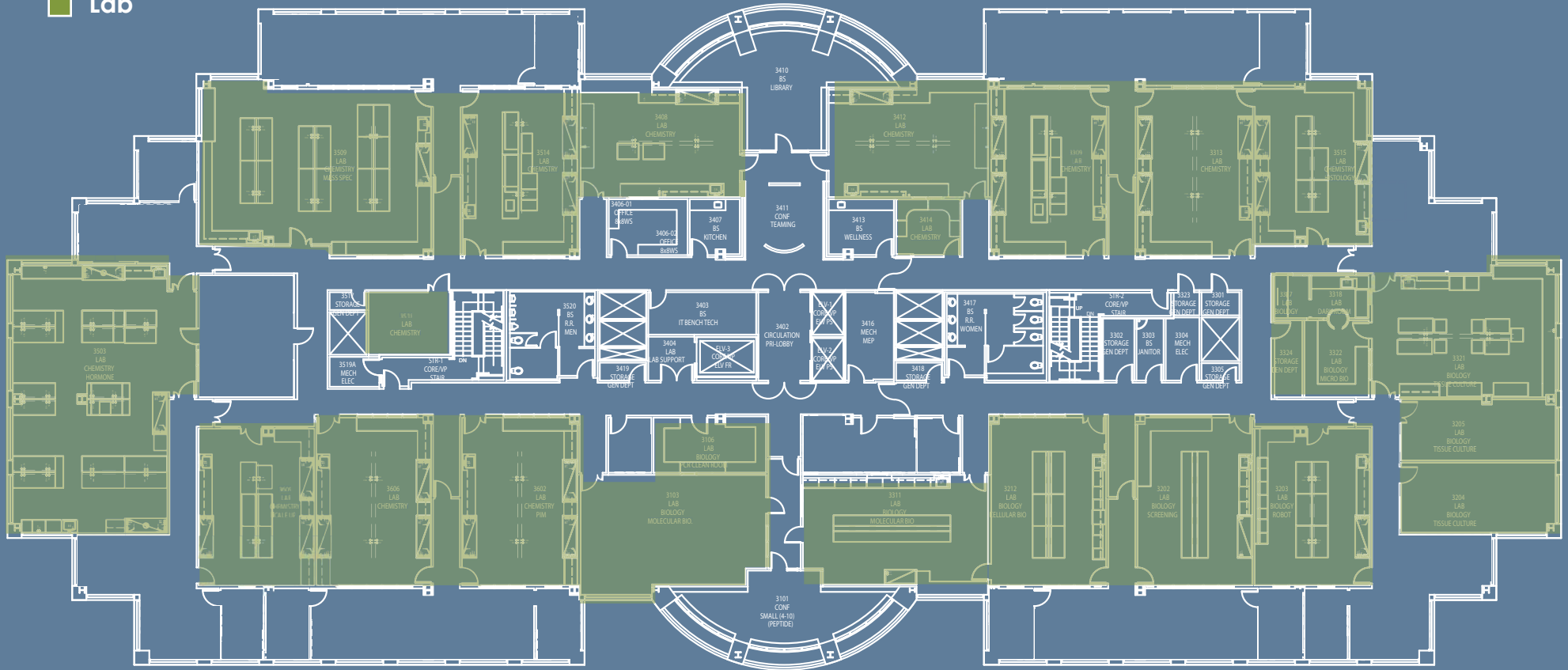


3rd Floor • 32,994 RSF

Existing Build-out

- 1 conference room
- 1 kitchenette

■ Lab



Existing Build-out

- 14 private offices
- 3 conference rooms
- 1 work room
- 1 kitchenette
- 1 coffee area



**4575 Eastgate Mall** is a 14,727 square foot, single-story LEED certified building that consists of a full-scale cafeteria, dining area, fitness center and conference

rooms. Unique to the UTC area, this space helps to create a highly interactive and collaborative work environment.

Year built	1989
# of elevators	N/A - single floor
Parking stalls	38 exterior parking deck (2.58/1,000 rsf)
Exterior building construction	Travertine tile / Spandrel Glass on steel framing
Structural information	Steel frame
Floor-to-floor height	13'
Floor loading	Slab on grade
HVAC System	(10) DX Trane HVAC units with room controls
Electrical	1,200A 480V feeder with emergency generator (not currently connected)
Data cabling	CAT 5 data cabling throughout
Fire protection	Wet pipe sprinkler system with kitchen fire suppression system
# of conference rooms	2 Conference Rooms (that can open to one); 1 breakout room
# of private offices	N/A
# of workstations	1 Workstation in the kitchen office
# of work rooms	N/A
# of kitchen/break rooms	1 Servery; 1 Coffee Bar; 1 Commercial Kitchen
# of IT rooms	One IDF
# of restrooms w/showers & lockers	2 women's restrooms (1 w/ showers & locker room) + 2 men's restrooms (1 w/ showers & locker room)
Security	Security cameras and card readers



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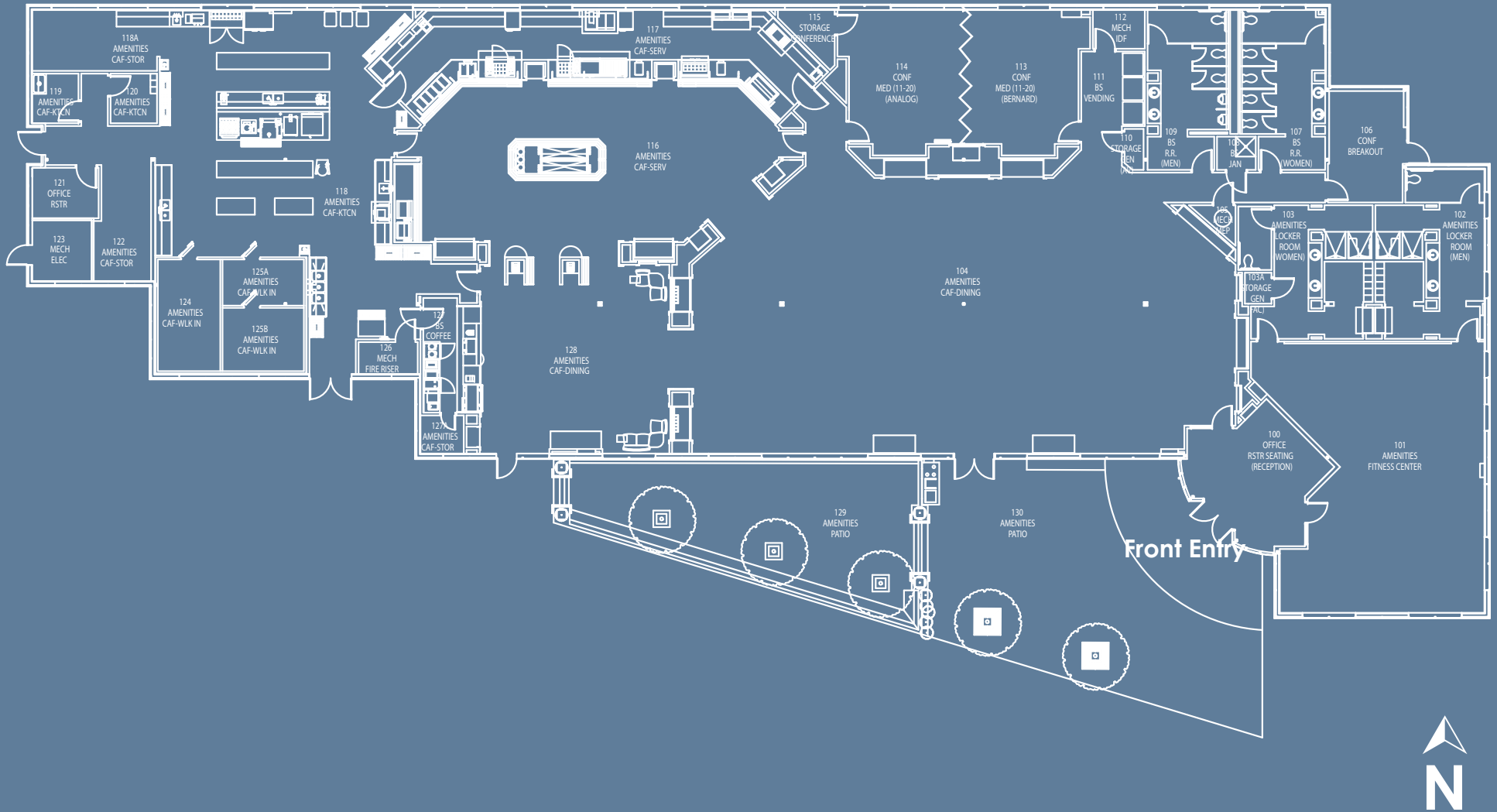
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4575 Eastgate Mall

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Existing Build-out

- 2 conference rooms (with accordion doors)
- 1 breakout room
- Fitness center with showers & lockers
- Indoor & outdoor dining areas





# UTC Campus @Towne Centre



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LASALLE

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