



Q SCIENCE PARK

10398 Pacific Center Court
San Diego, CA

features



Parking Ratio of 2.5-3.0/1,000 SF
(Potentially Expandable)
4 EV Charging Stations



Robust Laboratory
Infrastructure



Dock-High & Grade
Level Loading



Property & Building
Enhancements Completed



Prominent Building Top
and Monument Signage
Opportunities

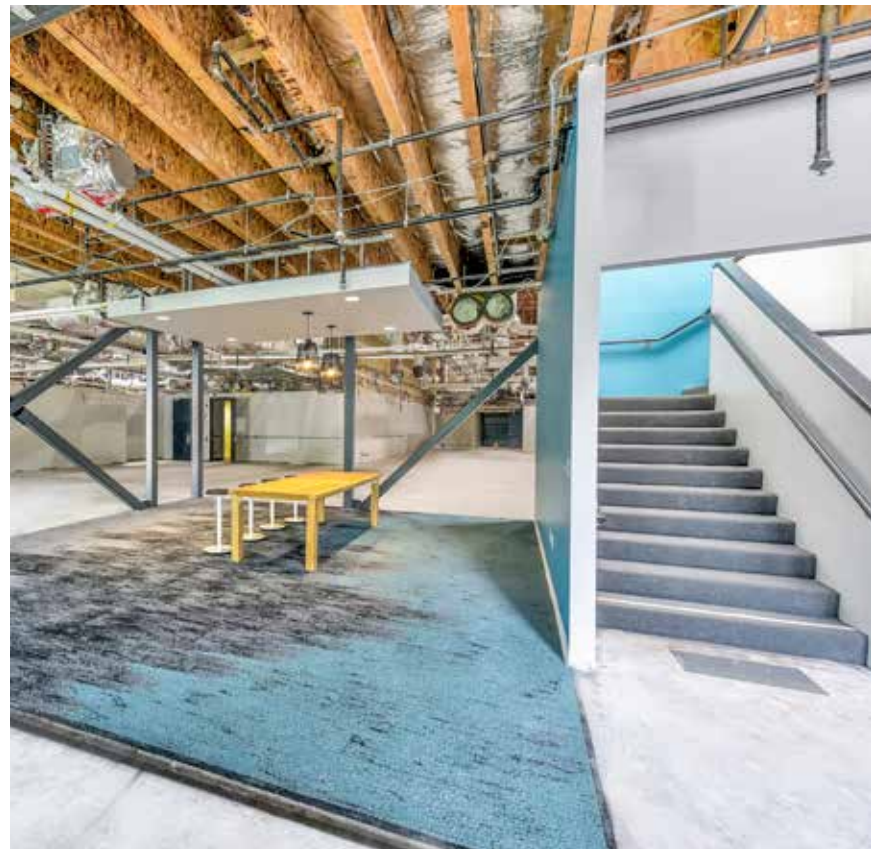


Located near top San Diego Life
Science & Telecommunications
Companies





INTERIOR
BUILDING
PHOTOS



**DRAMATIC
CREATIVE OFFICE
OPPORTUNITY**





MULTI-TENANT LOBBY // CONCEPTUAL RENDERING



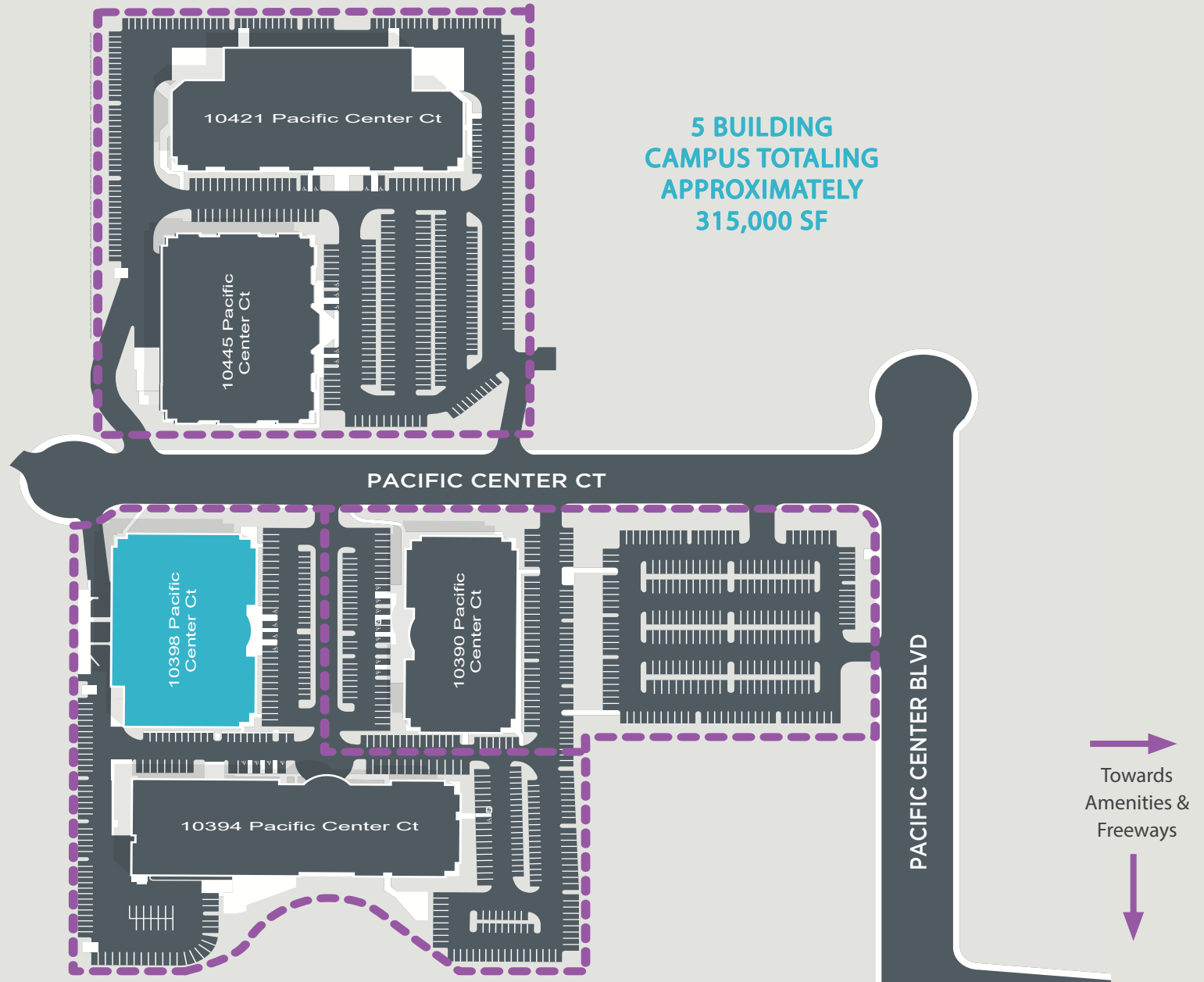
OUTDOOR LOUNGE // CONCEPTUAL RENDERING

project aerial

Five Buildings Totaling Approx. 330,000 SF



site plan



as-built floor plans

59,291 SF



Second floor office improvements above functional ground floor lab spaces



Dock-high and grade level loading options



High-quality existing lab improvements and infrastructure on the 1st floor



The high bay orientation of the building provides the ability to create open office areas floor to roof heights over 30.0'

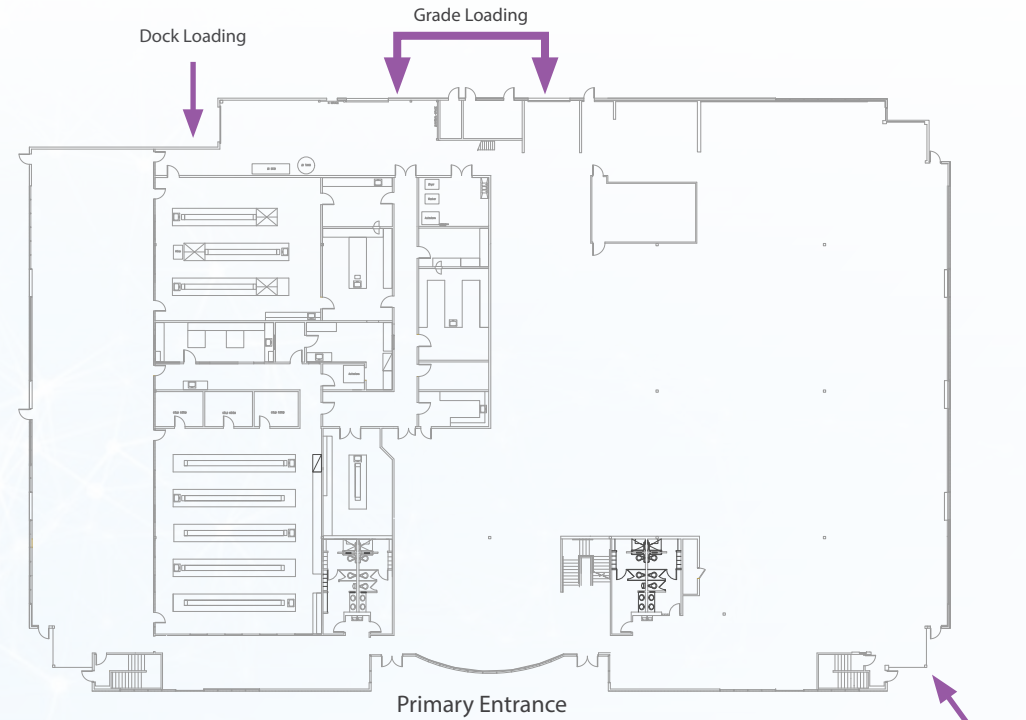


Back-up generator in place in dedicated utility enclosure

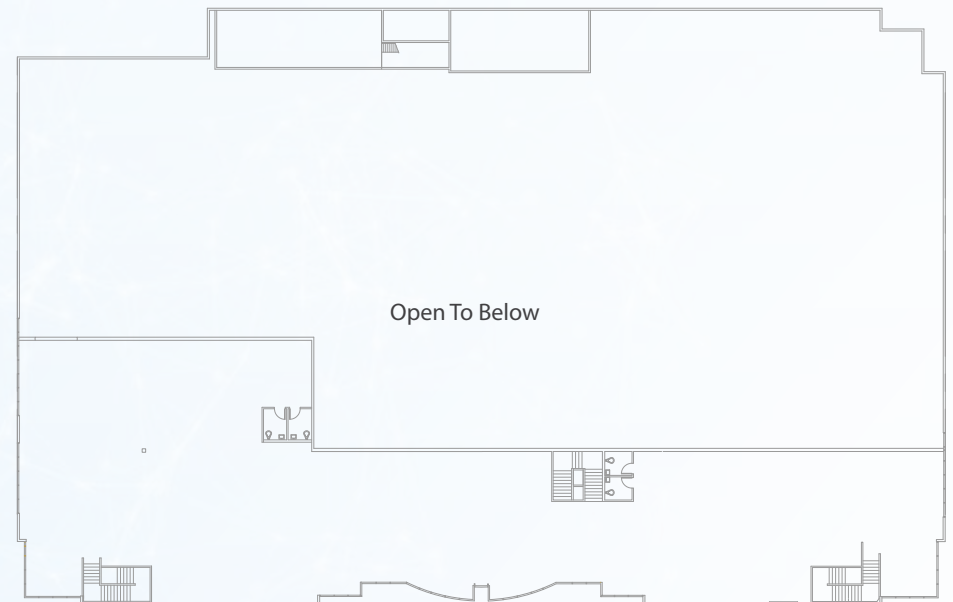


Multiple sets of restrooms with shower and locker facilities

first floor
43,110 sf

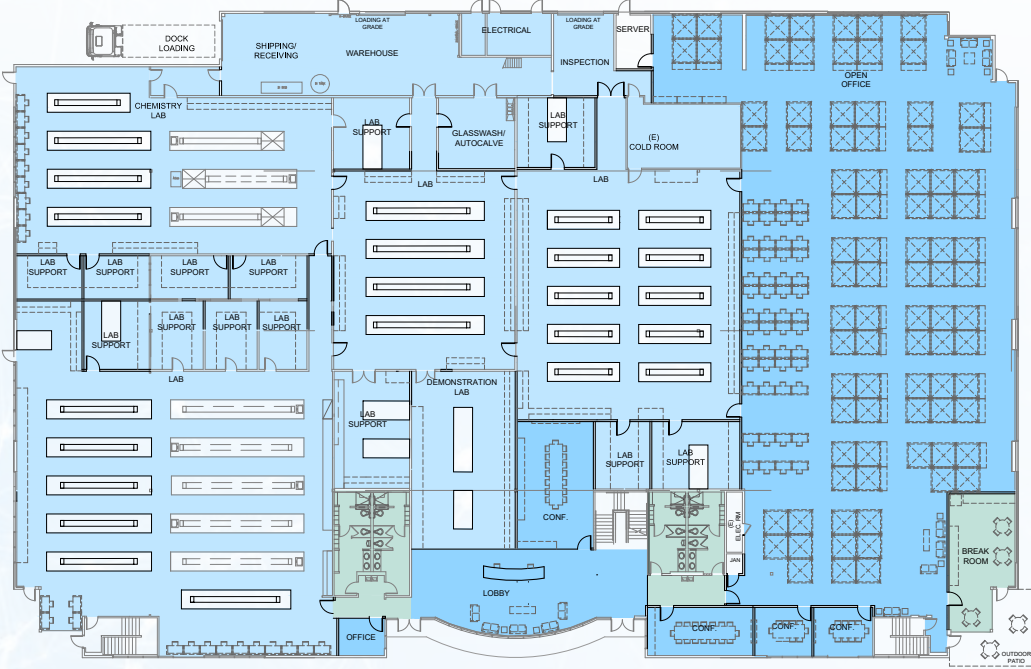


second floor
16,181 sf



single tenant hypothetical floor plan

first floor



second floor



two-tenant hypothetical floor plan

first floor



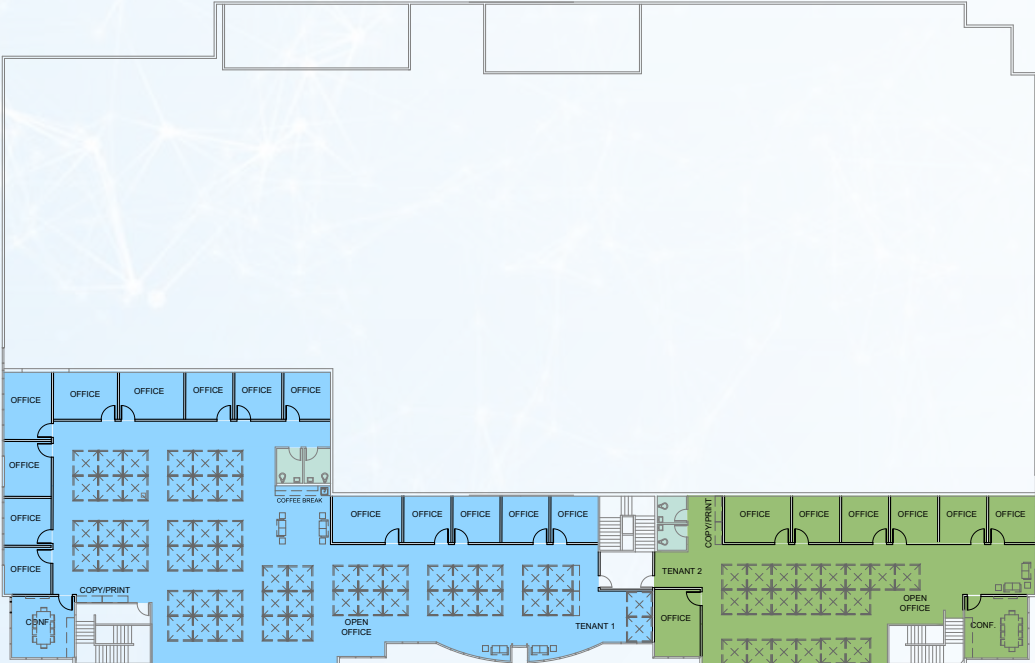
TENANT 1

± 31,987 RSF

TENANT 2

± 27,301 RSF

second floor



building specs

10398 PACIFIC CENTER CT.

PROPERTY OVERVIEW

YEAR BUILT	1985 (Renovated 2019)
NUMBER OF STORIES	2
NRA (BOMA)	59,291 SF (Divisible)
ZONING	IL-2-1
ESTIMATED NNN's	\$0.45 (2020 Estimate)
SPACE CONDITION	Combination of functional existing lab improvements and warm-shell condition areas with some high-bay, warehouse capacity
SIGNAGE	Building and monument signage available
PROPERTY MANAGEMENT	JLL

DESIGN & CONSTRUCTION

GENERAL

TYPE OF CONSTRUCTION	Type III, Concrete Tilt-Up Panels
SLAB TO SLAB HEIGHT	11'11" (First Floor) / 12'2" to 16'8" (Second Floor) / 30'2" (Warehouse)

ROOF

ROOF CONSTRUCTION	Built Up Roof Membrane
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ELEVATORS

OVERVIEW	1 (in process)
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FIRE, LIFE, SAFETY

FLS SYSTEM	N/A
SPRINKLERED	Full Sprinklered

ELECTRICAL

AMPS	2500 AMPS
VOLTS	480 / 277 Volts, 3 Phase
BACKUP POWER	300-350 kW Generator, 480 Volts, 3 Phase

SECURITY

OVERVIEW	Security card access system and routine patrol by a security guard service
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PARKING

PARKING RATIO	3.0 per 1,000 SF (multiple electric charging stations)
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UTILITIES

POWER	SDG&E
GAS	SDG&E
WATER/SEWER	City of San Diego

building specs

10398 PACIFIC CENTER CT.

MECHANICAL SYSTEMS

AIR HANDLING SYSTEMS	The lab spaces are served by six (6) air handling units all of which are located on the second floor. 1 Unit: 25,700 CFM, 50 HP; 2 Units: 3,050 CFM, 7.5 HP; 3 Units: 1,800 CFM, 5 HP
EXHAUST FANS	There are ten (10) utility set rooftop exhaust fans serving lab spaces and four (4) mushroom exhaust fans serving restrooms.
PACKAGED HEAT PUMPS	There are twenty four (24) rooftop packaged heat pumps and four (4) split system fan coils serving office spaces. 3-10 ton units, 2- 7 ton units, 2-6 ton units, 7-5 ton units, 5- 4 ton units, 5- 3 ton units, located on the roof.
HEATING HOT WATER SYSTEM	The heating hot water system consists of two (2) hydronic gas-fired boilers and four (4) pumps, all of which are located in west and east mechanical yard. The heating hot water system is piped throughout the building to the various reheat coils and air handlers. The heating hot water boiler and two (2) pumps in east mechanical yard are for backup.
CHILLED WATER SYSTEM	The chilled water system consists of one 80 ton Carrier air-cooled rotary screw chiller, and one 70 ton Carrier scroll chiller and four (4) chilled water pumps, all of which are located in mechanical yard. The chilled water system is piped throughout the building to the various air handlers. The 70 ton chiller and two (2) pumps in east mechanical yard are for backup.
STEAM SYSTEM	There is one (1) 9.5 HP steam boiler located on the second floor.
HUMIDIFIER	There is one (1) wall mounted humidifier located in the server room.
TEMPERATURE CONTROLS	The building temperature controls is provided by Siemens.
LAB PLUMBING SYSTEMS AND EQUIPMENT	
DOMESTIC HOT WATER SYSTEM	Domestic hot water is provided to the restrooms by one (1) water heater located in east wing on the second floor.
INDUSTRIAL HOT WATER	Industrial hot water is provided by two (2) water heater's one (1) located in the east wing and one (1) located on west wing on the second floor.
COMPRESSED AIR SYSTEM	Compressed air is provided by one (1) 7.5 hp simplex compressor and a 25 cfm refrigerated dryer located in the east mechanical yard.
VACUUM SYSTEM	Vacuum is provided by a Busch 7.5 hp (2) duplex vacuum system with a 200 gallon receiver. Equipment is located in the west wing on the second floor.
DEIONIZED WATER	Deionized water is provided by a Water Works 1" DI system with UV Disinfection.
NATURAL GAS	Existing medium pressure gas system has an existing 3,000 cfm capacity gas meter.

building specs

10398 PACIFIC CENTER CT.

ELECTRICAL SYSTEMS

SDGE ELECTRICAL SERVICE

Entrance sized at: 2500A 480V 3PH 4W

Two SDG&E meters:

Meter#1: 1200A meter section feeding ½ of the building including one central plant chiller

Meter #2: 1200A meter section feeding ½ of the building including one central plant chiller

Meter #3: 100A house meter feeding site and core items

SDG&E outdoor transformer is sized at 750KVA. This is sized for a load of 902A of building load. This is sized for the demand per SDG&E and can be replaced with a larger transformer if the building load increases. The SDG&E conduit to the building service is sized for the full 2500A capacity, but SDG&E has only installed a portion of the service based on past demand.

ELECTRICAL SWITCHGEAR AND CONDITION

This switchgear is located indoors and away from the elements. The two meters appear to split the building for two tenants, but these meters can be reused if a single tenant occupied the entire building. The switchgear has two 600A feeds to the chiller yard for an air cooled chiller. This appears to separate the building into separate HVAC systems, and matches the metering scheme.

ELECTRICAL DIESEL GENERATOR

The building is served by a single Kohler 300REOZDD Diesel backup generator sized at 300kW-350kW. Each electrical meter has a separate feed and ATS to the generator. Each ATS is sized at 200A at 480V. These ATS's are separate feeds to the generator but each ATS can call for generator start and each ATS can be energized separately. Each ATS is fed from the Diesel generator, but each ATS has a separate redundant switch to allow a temp generator to be connected. The generator is located outside next to the chiller yard. These connections are made via a Manual Selector Disconnect switch and junction boxes routed outside.

BUILDING TELEPHONE SERVICES AND MPOE LOCATION

The main building telephone backboard is NOT located in the SDG&E room. These services are located in the adjacent room and controlled separately.

OTHER ITEMS OF NOTE

AREA OF LABS

There is approximately 11k square feet of intact lab space (some open lab with benches, some lab support space, some ISO classified rooms).

SINKS

Approx. 18 remaining. Approx. 20 Credits remain for previously removed sinks.

WALK IN

2-8C walk in left in place Approx. 475sf

GLASS WASH EQUIPMENT

The glass wash room with Autoclave and glasswasher is remaining.

↑
TO HWY-56
6 MILES

area amenities

PERSONAL SERVICES/SHOPPING

- 1 Plaza Sorrento
- 2 Premier Athletic & Squash Club
- 3 Sorrento Canyon Golf Center
- 4 Sorrento Court
- 5 Sorrento Mesa Crossroads
- 6 La Fitness
- 7 Mesa Rim Climbing & Fitness Center

BUSINESS SERVICES

- 1 Staples
- 2 FedEx
- 3 Minuteman Press
- 4 Public Storage

HOTEL /TRAVEL

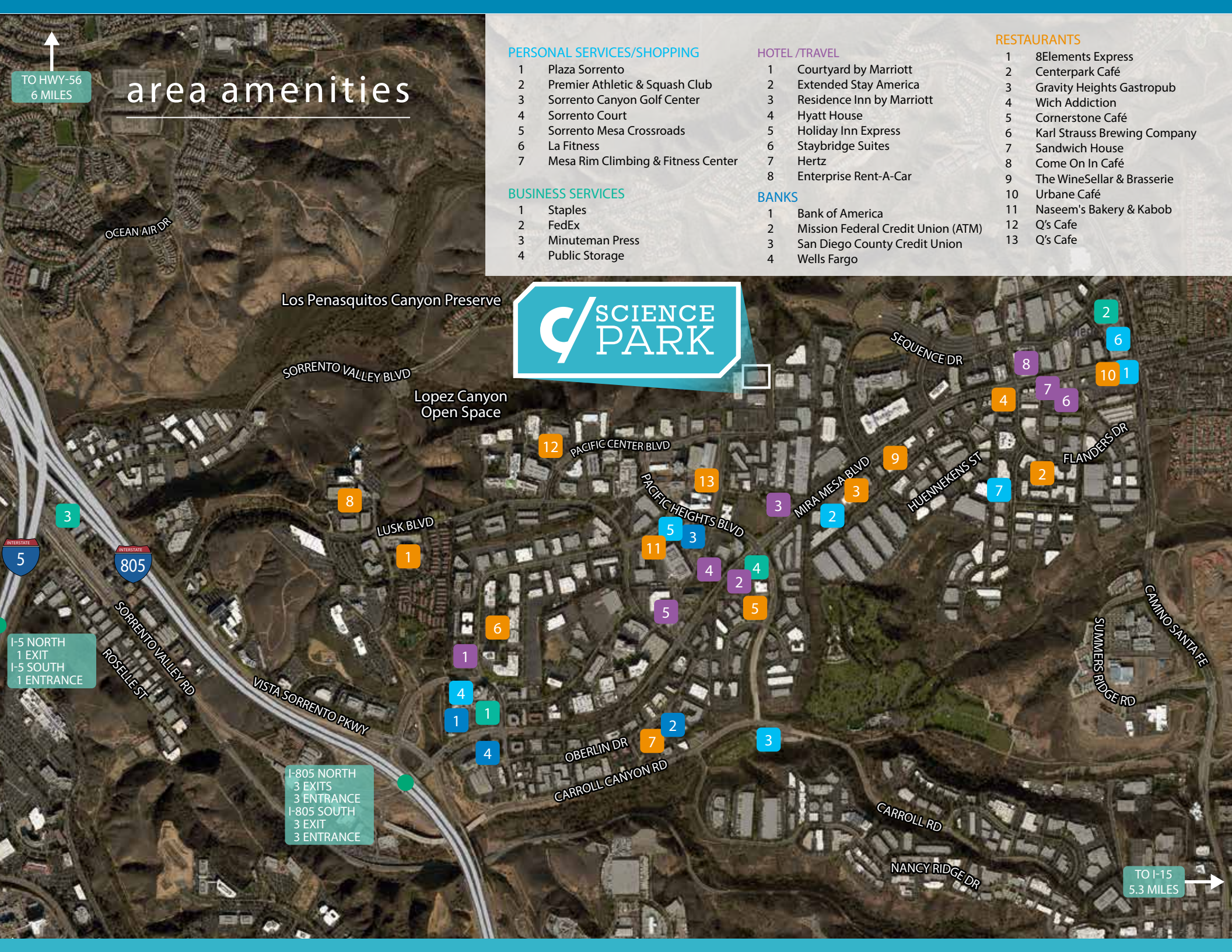
- 1 Courtyard by Marriott
- 2 Extended Stay America
- 3 Residence Inn by Marriott
- 4 Hyatt House
- 5 Holiday Inn Express
- 6 Staybridge Suites
- 7 Hertz
- 8 Enterprise Rent-A-Car

BANKS

- 1 Bank of America
- 2 Mission Federal Credit Union (ATM)
- 3 San Diego County Credit Union
- 4 Wells Fargo

RESTAURANTS

- 1 8Elements Express
- 2 Centerpark Café
- 3 Gravity Heights Gastropub
- 4 Wich Addiction
- 5 Cornerstone Café
- 6 Karl Strauss Brewing Company
- 7 Sandwich House
- 8 Come On In Café
- 9 The WineSeller & Brasserie
- 10 Urbane Café
- 11 Naseem's Bakery & Kabob
- 12 Q's Cafe
- 13 Q's Cafe



Los Penasquitos Canyon Preserve

SORRENTO VALLEY BLVD

Lopez Canyon Open Space

PACIFIC CENTER BLVD

LUSK BLVD

PACIFIC HEIGHTS BLVD

MIRA MESA BLVD

HUJENNEKENS ST

FLANDERS DR

CAMINO SANTA FE

SUMMERS RIDGE RD

CARROLL RD

NANCY RIDGE DR

OBERLIN DR

CARROLL CANYON RD

VISTA SORRENTO PKWY

SORRENTO VALLEY RD

ROSELLE ST



I-5 NORTH
1 EXIT
I-5 SOUTH
1 ENTRANCE

I-805 NORTH
3 EXITS
3 ENTRANCE
I-805 SOUTH
3 EXIT
3 ENTRANCE

TO I-15
5.3 MILES →