

SUNROAD

C O R P O R A T E C E N T R E



4401, 4435 & 4445 EASTGATE MALL
SAN DIEGO, CA 92121



300,000 SF

CLASS "A" CAMPUS ATMOSPHERE

CONTEMPORARY RENOVATIONS UNDERWAY





SUNROAD

CORPORATE CENTRE

**Sunroad Corporate Centre is a world class Campus
with unparalleled Quality and Extensive Amenities**





Project Features

- Lease Rate: \$3.25-\$3.95+E
- Building and monument signage available
- Covered subterranean and structure parking w/ratio of 4/1,000 SF
- Convenient freeway access
- Park like setting with landscaping and water feature
- 1 block from Westfield UTC
- Numerous restaurants within walking distance



Gensler Designed Renovation Underway to Include:

- New contemporary lobbies + corridors + restrooms
- New fitness facility + spa quality showers + lockers
- New outdoor cafe + lounge
- Updated landscaping
- Game room



NEW OUTDOOR CAFE

HIGHLIGHTS

The 3-building, 300,000 SF SUNROAD CORPORATE CENTRE features excellent access from Executive Drive and Eastgate Mall to both Interstate 805 and Interstate 5, and is conveniently located one block north of Westfield UTC. Additional highlights of the project include a brand new exercise facility with shower and lockers, covered and executive reserved parking at the overall parking ratio of 4.0/1,000 SF, extensive landscaping, lake and waterfalls, creating a Class “A” campus-type atmosphere and corporate environment.

SUNROAD CORPORATE CENTRE is owned and was developed by one of San Diego’s most experienced real estate firms, Sunroad Enterprises. Sunroad Enterprises corporate offices are located in SUNROAD CORPORATE CENTRE, and is a true “hands on” owner. Sunroad Enterprises is a San Diego based company which has specialized in office-building development in the San Diego market for over 30 years. Sunroad Enterprises has successfully developed and managed over two million square feet of office space.





**Convenient freeway access to
both interstate 5 and 805**



**Covered subterranean
and structure parking**



**Attractive landscaping
and waterfalls**

Project Information

LOCATION: Prominent visibility from Executive Drive and Eastgate Mall

Convenient Freeway Access

Numerous restaurants and retail amenities within walking distance

RENTABLE AREA: 4401 Eastgate Mall - 89,309 SF
4435 Eastgate Mall - 91,393 SF
4445 Eastgate Mall - 123,608 SF

SIZE: 3, 4-story Class A office buildings totaling approximately 300,000 SF

TYPICAL FLOOR SIZE: 25,000 RSF in an efficient floor plate with a 7-12% core factor

PARKING RATIO: 4 per 1,000 USF including covered and executive reserved parking spaces directly below each building

BUILDING ELEVATORS: 3 (4401 & 4435 Eastgate); 4 (4445 Eastgate)

SECURITY: Access control for entry after hours. Security guard on site after hours.

CEILING HEIGHT: 9'6" average

FLOOR-TO-FLOOR HEIGHT: 13'6"

WINDOW MULLIONS: 4'6"

COLUMN SPACING: 27'

BAY DEPTH: 32'

Available Space for Lease

4435 EASTGATE MALL	RSF	AVAILABILITY
Suite 100	8,046	NOW
Suite 122	2,269	NOW
Suite 200	23,378	NOW
Suite 300	14,355	NOW
Suite 350	4,102	NOW

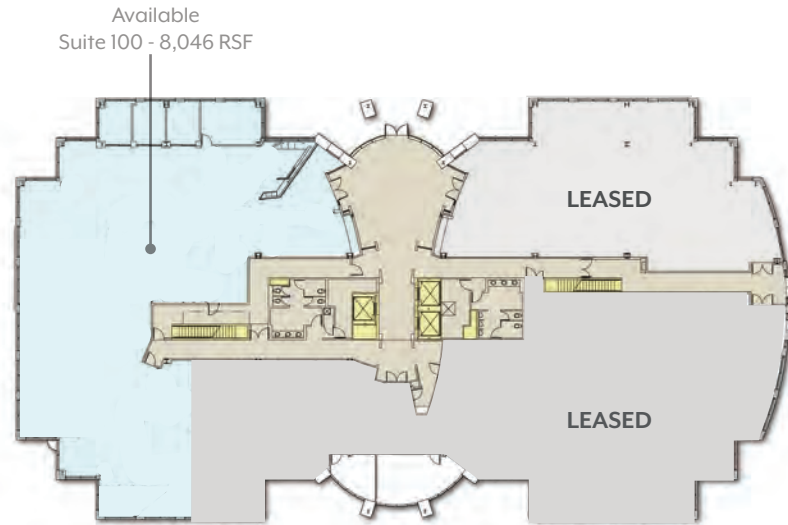
4445 EASTGATE MALL	RSF	AVAILABILITY
Suite 240	2,500 - 13,070	NOW
4401 EASTGATE MALL		
100% Leased		

*Entire 3rd Floor can be made available totaling 23,657 RSF

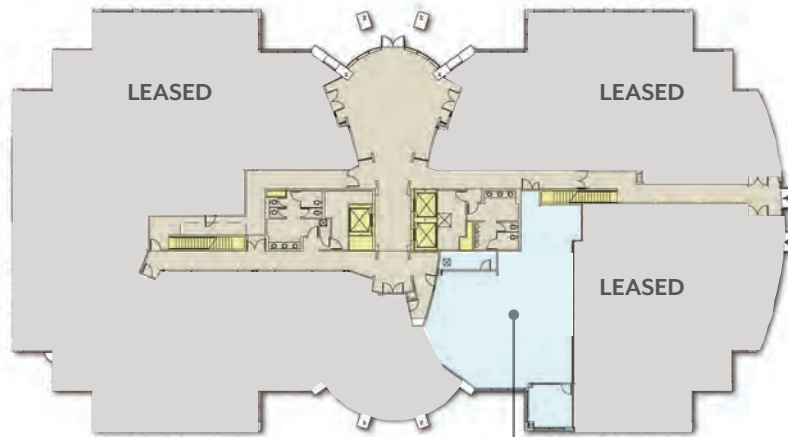
*Entire 2nd, 3rd, & 4th Floors can be made available totaling 69,386 RSF



4435 Eastgate Mall First Floor



4435 Eastgate Mall
Suite 100 | 8,046 RSF

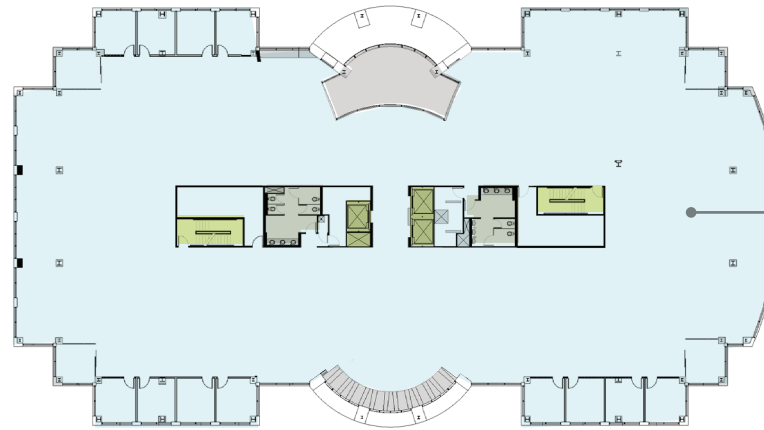


4435 Eastgate Mall
Suite 122 | 2,269 RSF

Available
Suite 122 - 2,269 RSF

Suite 100 | 8,046 RSF

4435 Eastgate Mall Second Floor

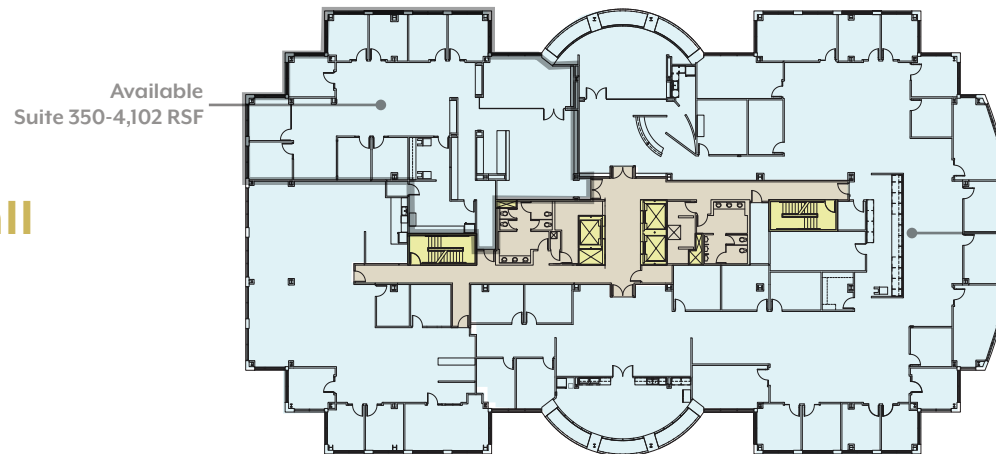


Available
Suite 200 -
7,000 RSF to 23,378 RSF
(Divisible to 7,000 RSF)

4435 Eastgate Mall

Suite 200 | 7,000-23,378 RSF

4435 Eastgate Mall Third Floor



Available
Suite 350-4,102 RSF

Available
Suite 300-14,355 RSF

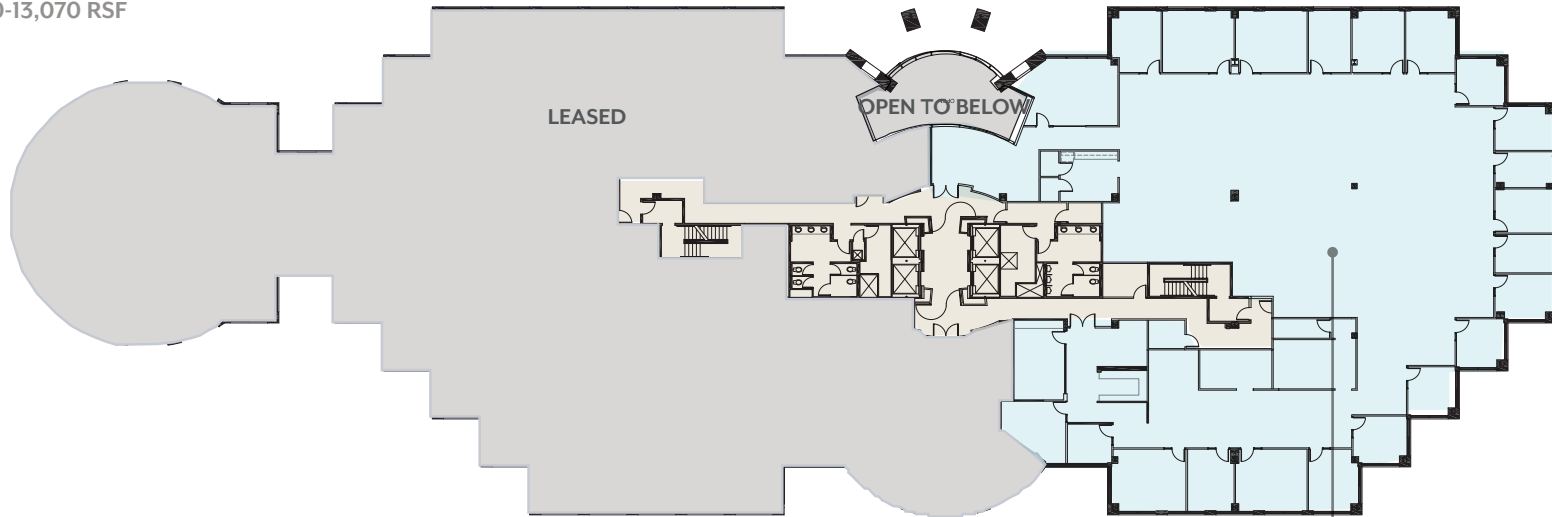
4435 Eastgate Mall

Suite 300 | 14,355 RSF

Suite 350 | 4,102 RSF

4445 Eastgate Mall

Suite 240 | 2,500-13,070 RSF



4445 Eastgate Mall Second Floor

Available
Suite 240 - 13,070 RSF
(Divisible to 2,500 RSF)



- ### Aventine
- Hyatt
 - The Sporting Club
 - Truluck's
 - Cafe Japengo
 - Fleming's Steakhouse
 - The Melting Pot

- ### Regents Park Row
- Starbucks
 - Einstein Bros Bagles
 - Regents Pizzeria
 - L&L Hawaiian BBQ
 - Nozomi 2
 - Submarina

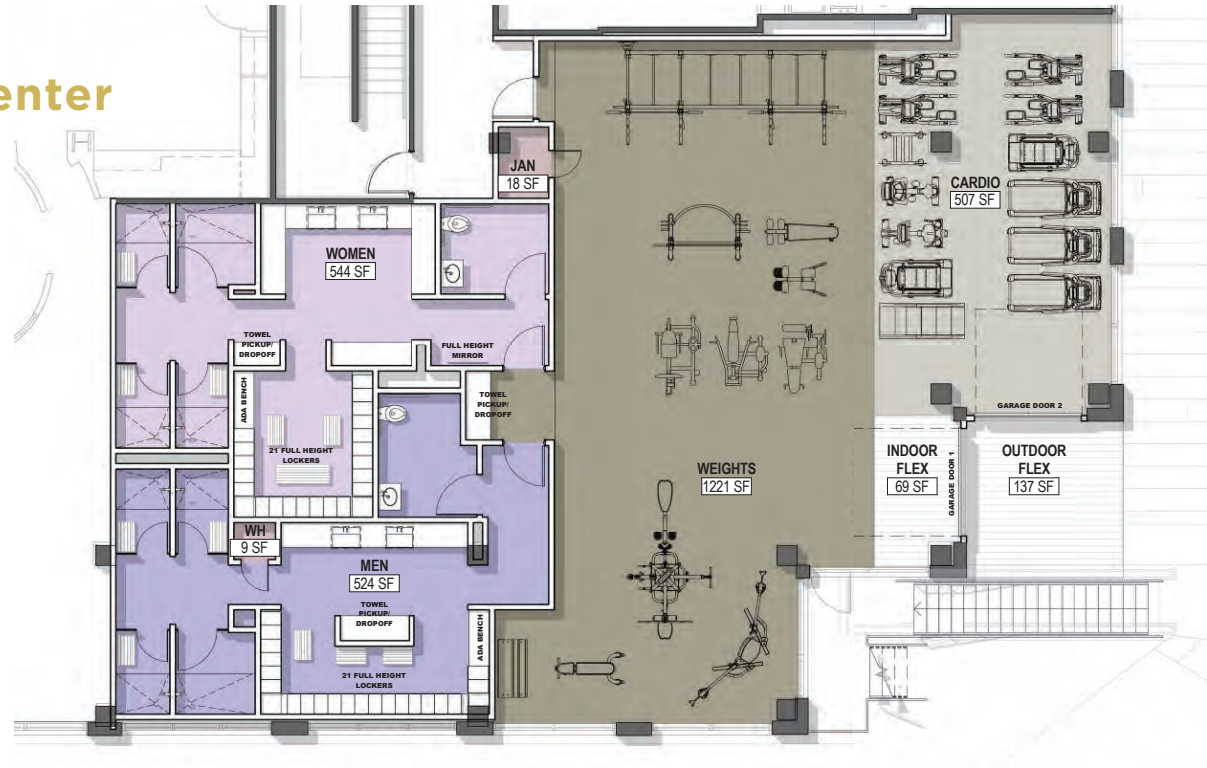


- ### Costa Verde Center
- Bristol Farms
 - Chipotle
 - Draft Republic
 - Five Guys Burgers & Fries
 - Roy's La Jolla
 - Robeks Juice
 - Sammy's Woodfired Pizza
 - Starbucks
 - Subway
 - Costa Verde Car Wash
 - First Citizens Bank
 - USPS
 - Wells Fargo
 - Barns & Noble
 - The Men's Warehouse
 - The Boxing Club

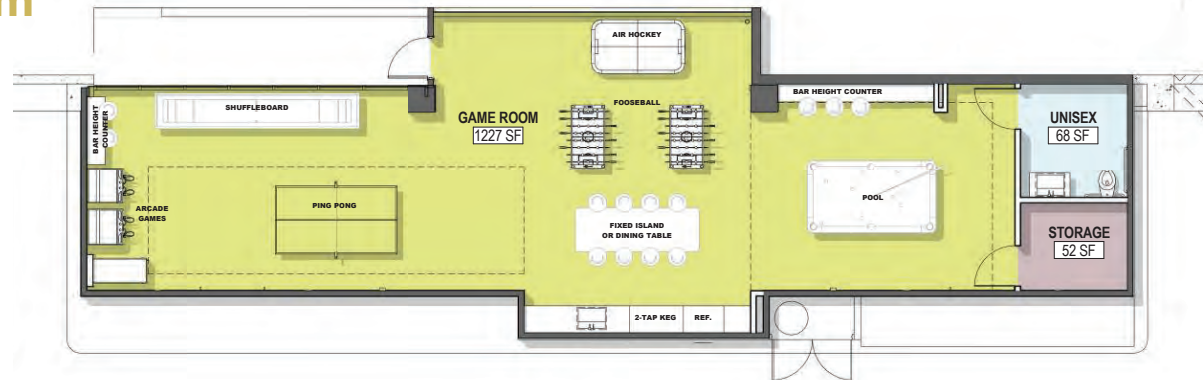
- Nordstrom
- Macys
- Sears
- 24 Hour Fitness
- Arclight Cinemas
- Seasons 52
- Steak 44
- Smokeyard BBQ
- Tender Greens
- Lemonade
- Corner Bakery
- Jersey Mike's
- Javiers
- Din Tai Funs
- Starbucks
- Wells Fargo
- Apple
- Tiffany & Co.
- Tesla
- Pottery Barn
- Williams-Sonoma
- Sport Chalet

1. Marriott La Jolla
2. Eddy M's Cafe
3. Specialty's Cafe & Bakery
4. Red O (2016)
5. Green Light Cafe
6. P.F. Chang's China Bistro
7. Embassy Suites

Fitness Center



Game Room





NEW LOBBY RENDERING - FINISHES

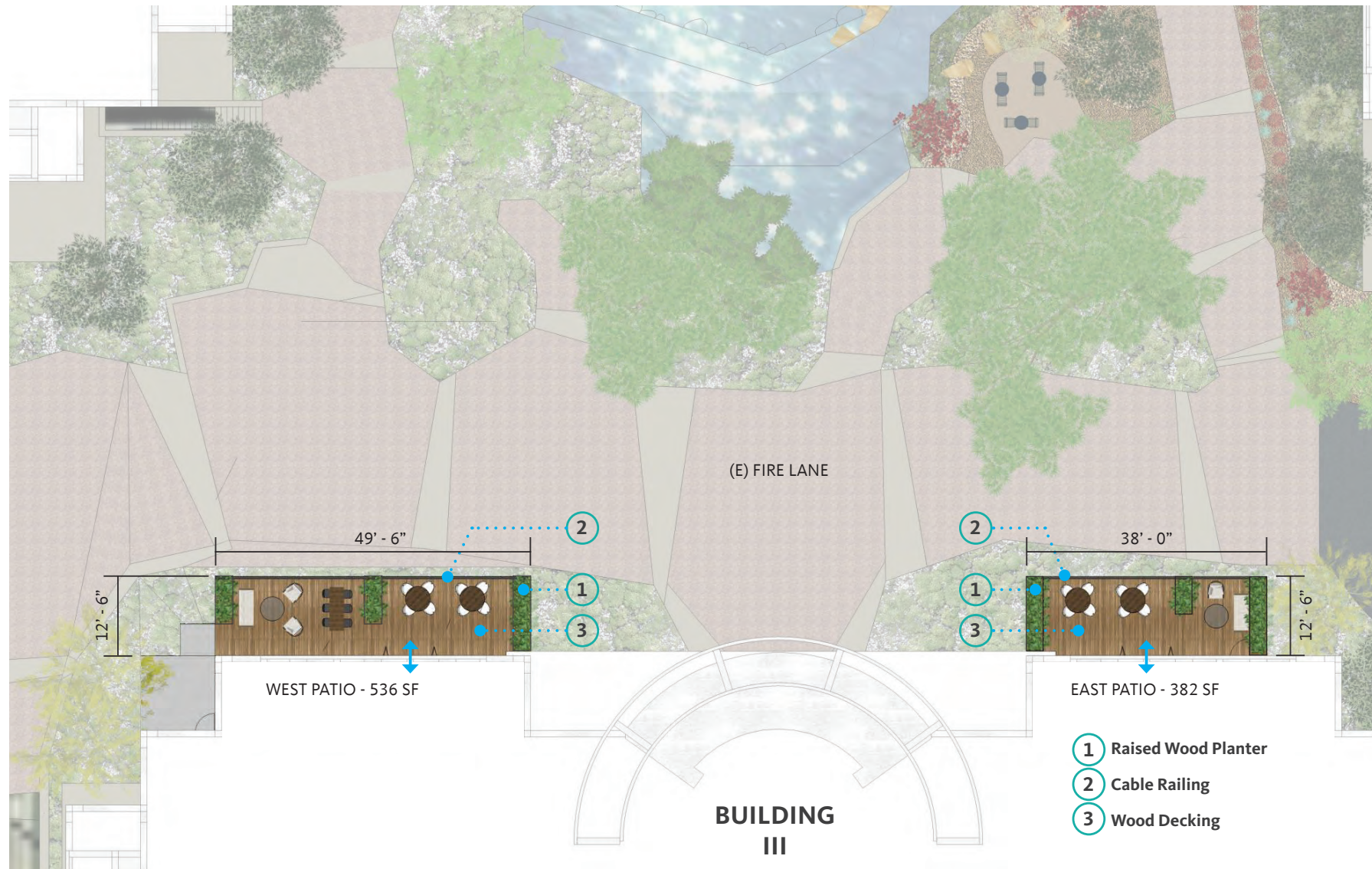
AMENITY PAVILION - SITE PLAN





AMENITY PAVILION - POND VIEW

BUILDING III - PATIO PLAN





BUILDING III - WEST PATIO

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