



TERRACES

5887 Copley Drive, San Diego, California 92111



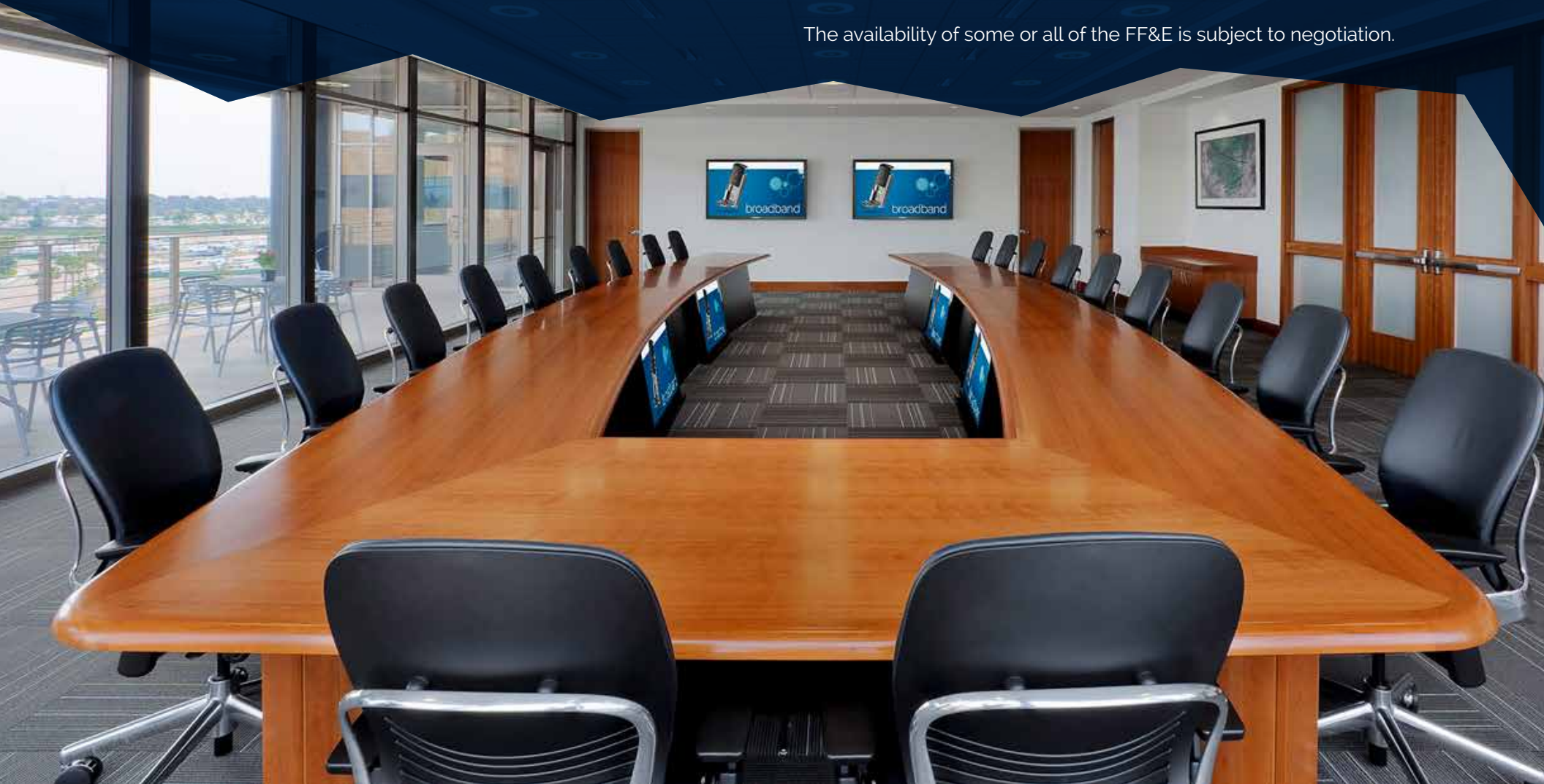
the SKY is the LIMIT

Unique identity, recruiting and retaining top talent, reducing environmental impact, streamlining operating costs, enabling employees to be active and promoting synergy are issues that have been solved at The Terraces. The campus was built in 2009 to LEED Gold & Silver standards and was designed around the needs of today's modern companies. In a daily work routine an employee never needs to leave the campus to seek food, relaxation, fitness facilities or indoor and outdoor work space. This all-encompassing environment fosters creativity and attracts genius.

you mean BUSINESS

- **Building Size:** 201,661 SF class A office building
- **Green Certifications:** LEED Gold Interiors / LEED Silver Core & Shell
- **Average Floor Plate Size:** 38,000 SF
- **Parking:** 4/1,000 SF parking ratio includes reserved visitor stalls, covered parking and EV charging stations
- **Furniture:** Steelcase furniture system includes movable 8'x8' workstations and offices with demountable walls
- **HVAC:** Six 90 ton roof mounted VAV units
- **Elevators:** 3 passenger elevators and 1 freight elevator
- **Core Factor:** 15-18%
- **Floor to Floor Height:** 14'6"

The availability of some or all of the FF&E is subject to negotiation.





Showers & Lockers

Putting Green

 TERRACES

Outdoor Lounge
& View Point

Fitness Facility

Yoga & Dance Room

Starbucks & Cafeteria

Entry
Roundabout

Athletic Sport Court

Bistro Cart

Covered Parking with
EV Charging Stations

Outdoor Patio
& Workspace

Reserved Visitor
Parking

EVERYTHING you NEED

EVERYTHING you NEED



CONNECT EMPLOYEES

On-site full service cafeteria and Starbucks cafe with outdoor seating and workspace.



STAY FIT

Large fitness facility with showers and lockers, yoga / dance room, outdoor basketball / volleyball court and putting green



FURNITURE WITH FLEXIBILITY

Furnished with best in class steelcase furniture systems provide not only huge cost savings but also flexibility with demountable office walls and easily movable workstations



EVERYTHING *you* NEED



GREEN EFFICIENCY

LEED Gold interiors, LEED Silver Core and Shell coupled with 38,000 SF rectangular floor plates and floor to ceiling glass maximizes operational efficiencies and reduces your carbon footprint



TRANSPORTATION FRIENDLY

Bike storage and EV charging stations. Covered structured parking with reserved visitor area directly in front of the building.



BE RECOGNIZED

A building top sign at The Terraces means over 200,000 cars per day see your company's unique brand



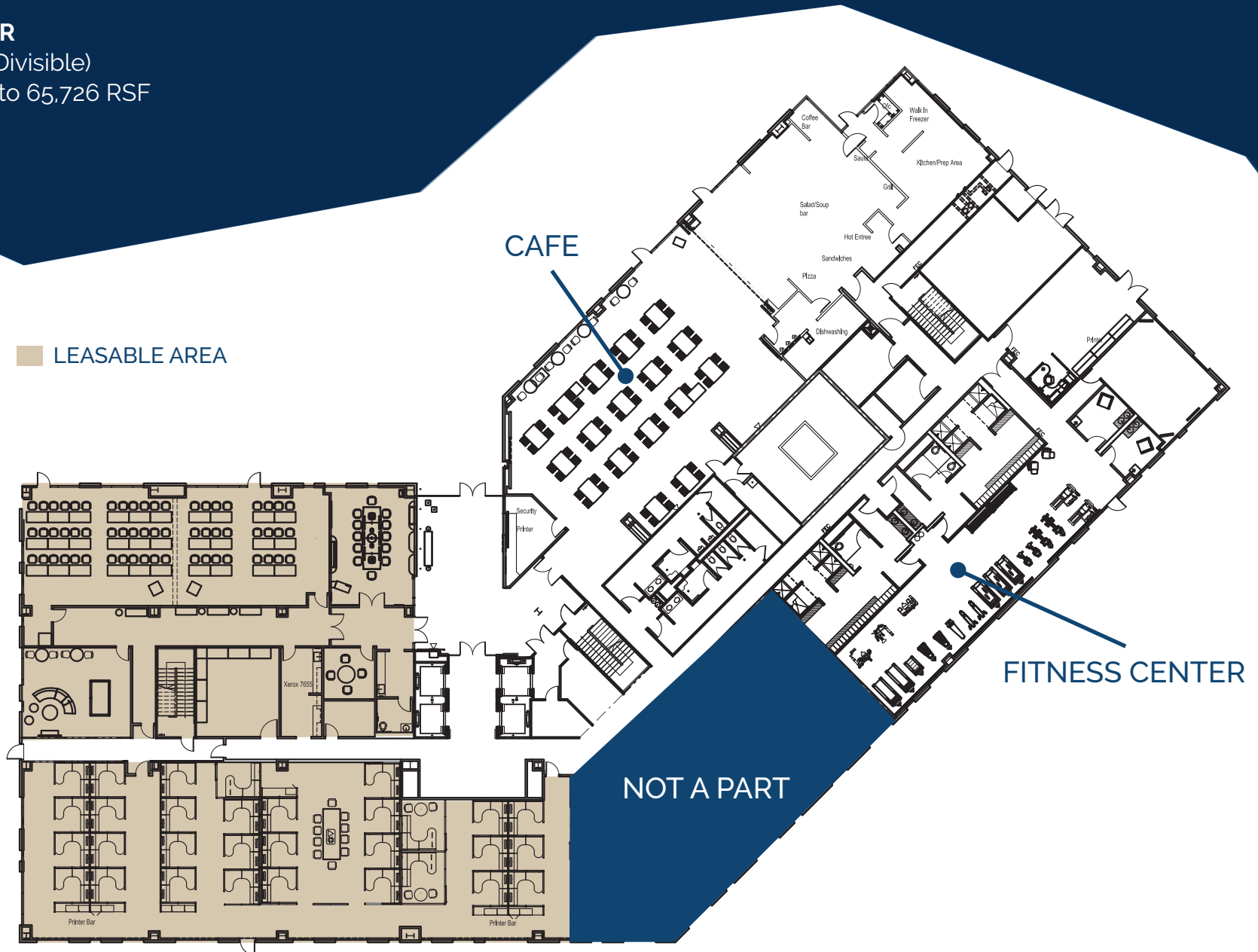
realize MODERN

FIRST FLOOR

13,515 RSF (Divisible)

Contiguous to 65,726 RSF

LEASABLE AREA



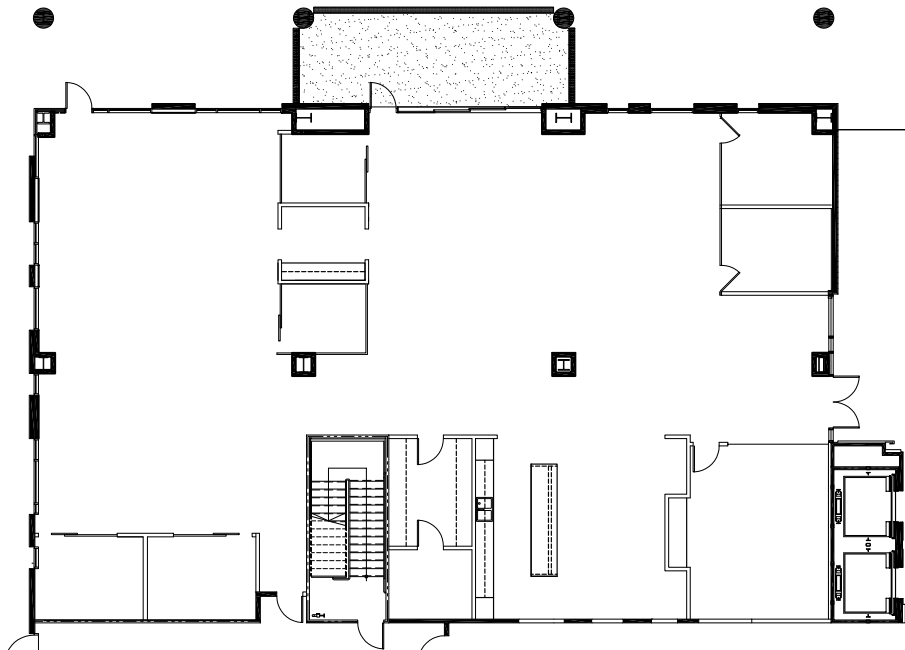
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FIRST FLOOR

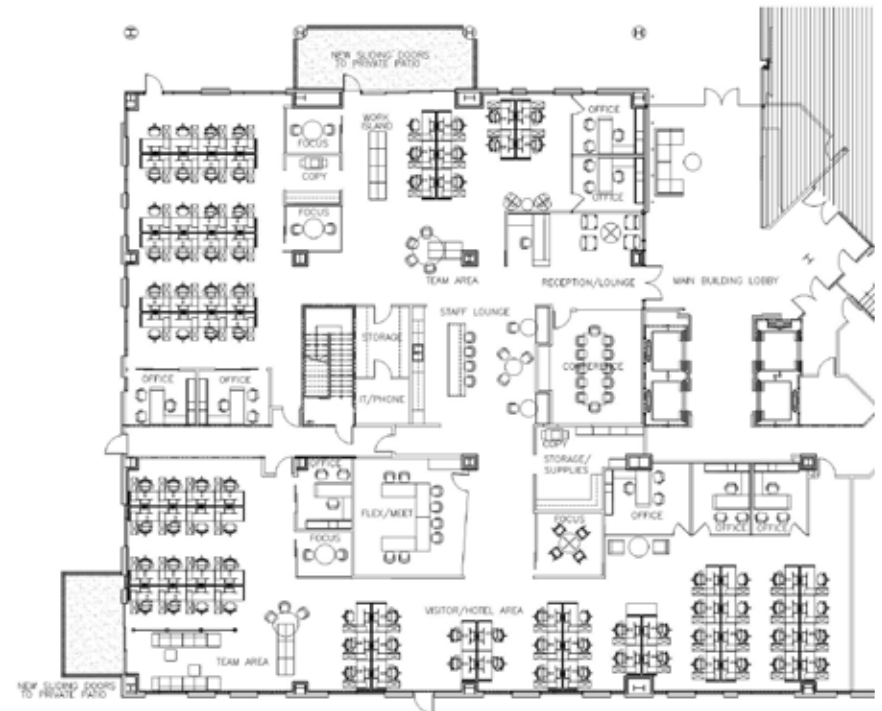
13,515 RSF (Divisible)

Contiguous to 65,726 RSF

Option 1 - Hypothetical



Option 2 - Hypothetical



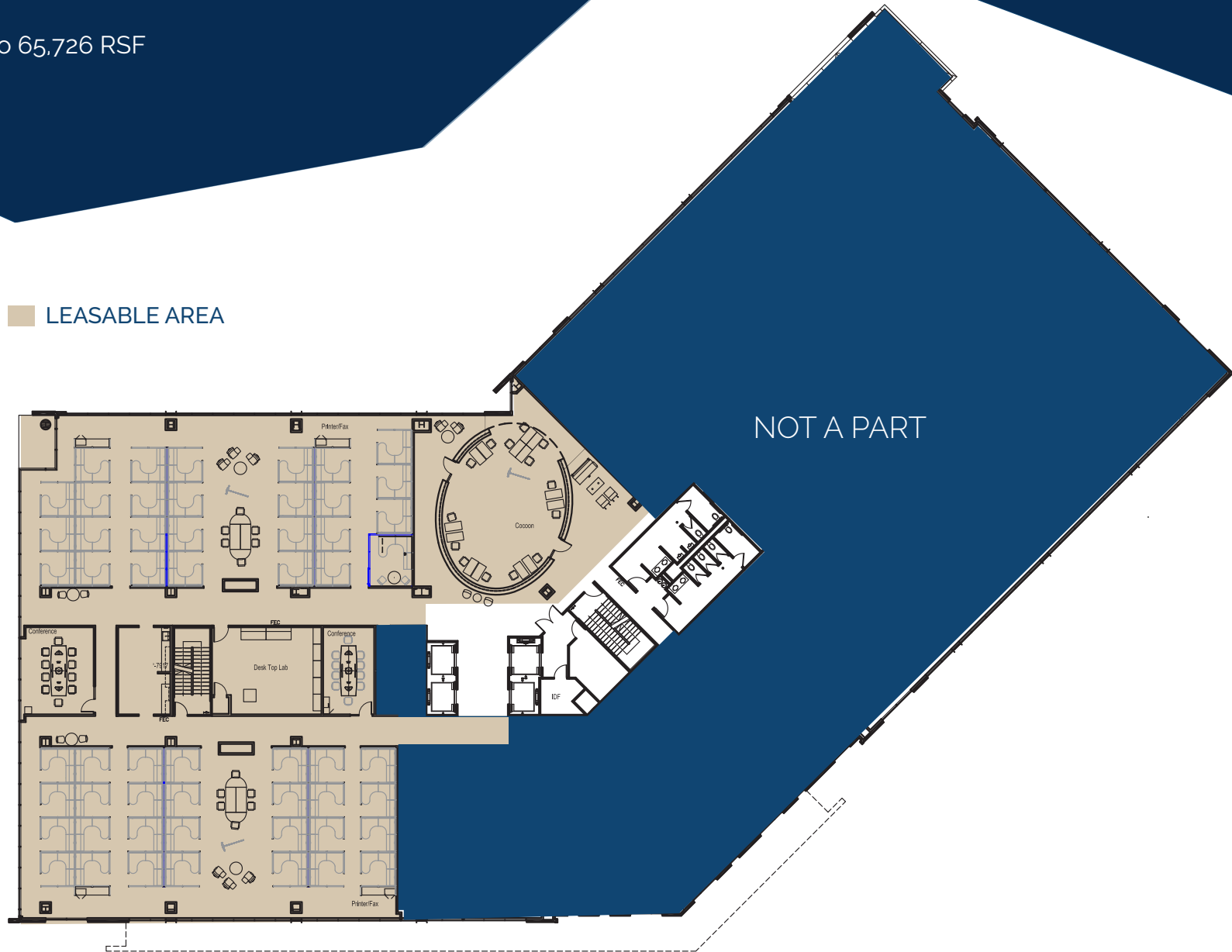
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THIRD FLOOR

14,452 RSF

Contiguous to 65,726 RSF

LEASABLE AREA



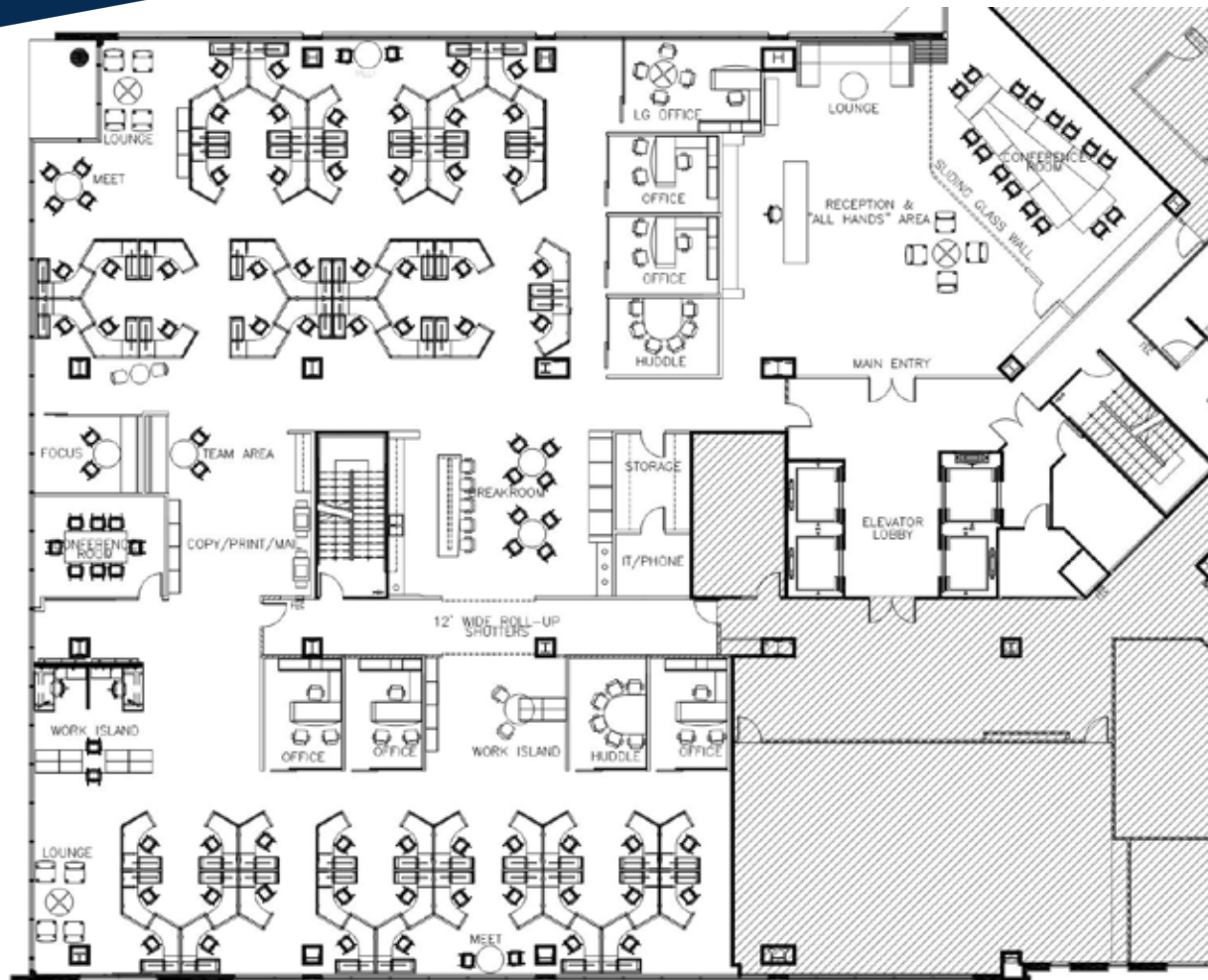
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THIRD FLOOR

14,452 RSF

Contiguous to 65,726 RSF

HYPOTHETICAL PLAN



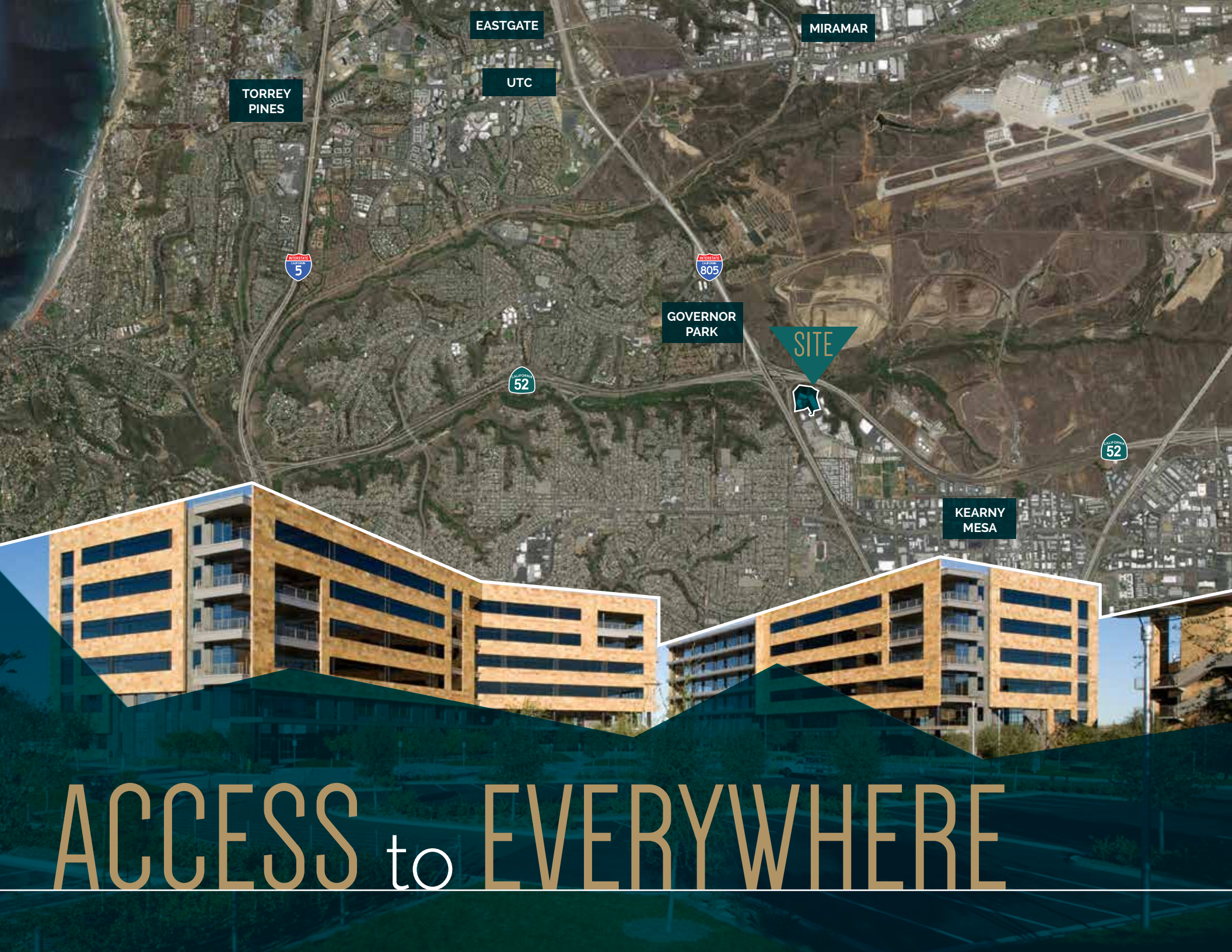
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SIXTH FLOOR

37,759 RSF

Contiguous to 65,726 RSF





TORREY
PINES

EASTGATE

UTC

MIRAMAR

GOVERNOR
PARK

SITE

KEARNY
MESA

ACCESS to EVERYWHERE



TERRACES



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