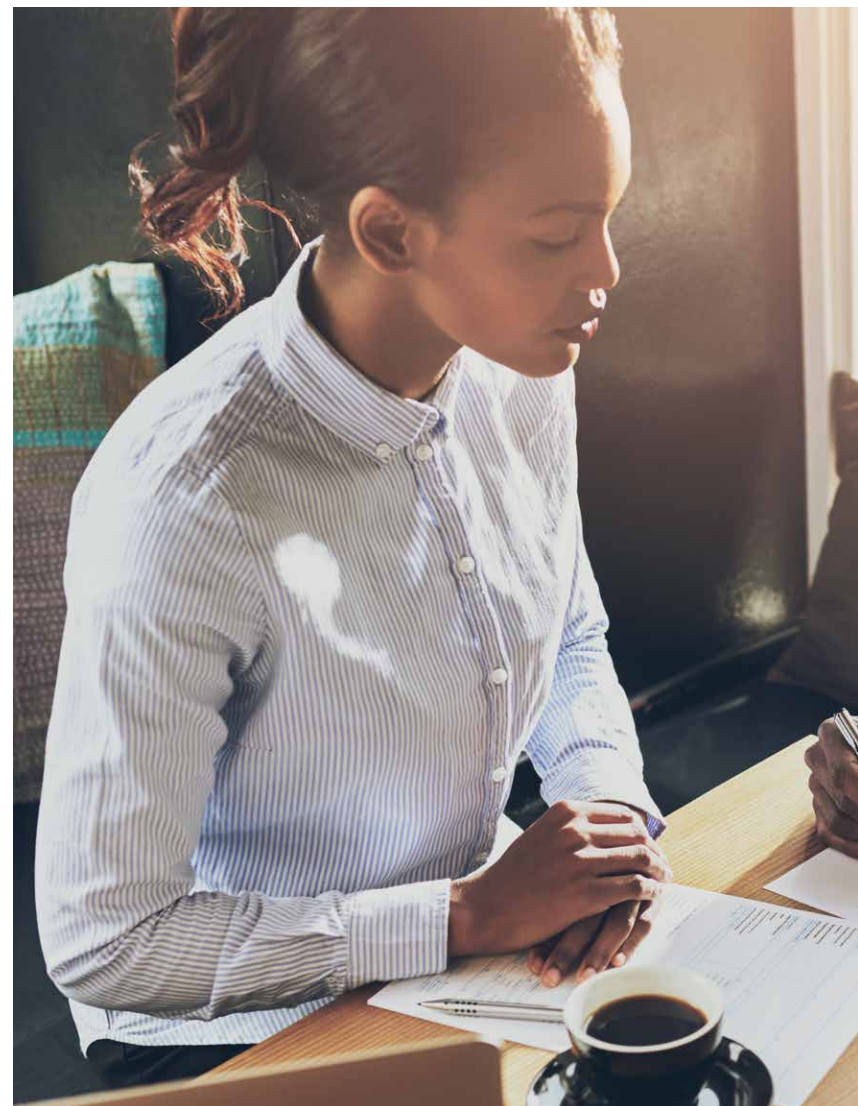
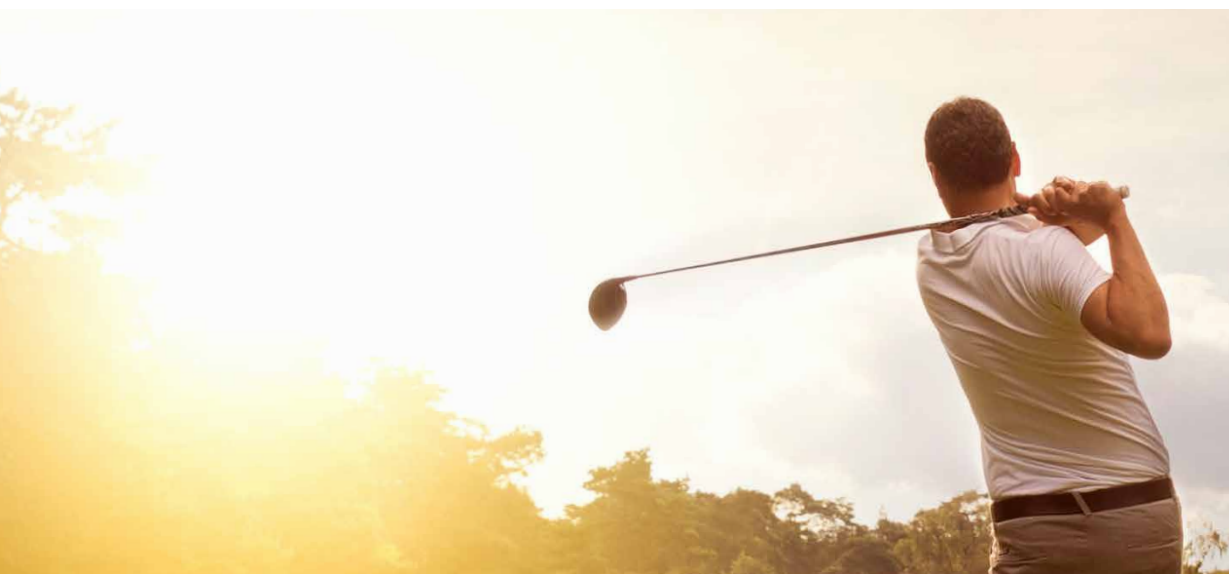




MERIDIAN

DEL MAR MESA

KILROY





EXPERIENCE NO LIMITS

RISE ABOVE THE REST

Offering the best of what San Diego has to offer is only the beginning at Meridian. The property caters to avid mountain bikers, cyclists, hikers, surfers, and purveyors of the great outdoors. Meridian's landscape is shaped to reflect its natural surroundings and to embrace your team's active lifestyle.



RENDERING // VIEW OF AMENITY DECKS

TOP PERKS



DEMOGRAPHICS

Site encompassed by
unrivaled demographics



SHORT COMMUTE

Reduced commute times
for employees



GREAT OUTDOORS

Proximity to Del Mar Mesa
/ Los Peñasquitos Canyon



SHOVEL READY

Speed to market



FLEXIBLE

Future scalability and
deliverability



BE SEEN

Freeway signage
(92,000 vehicles/day)





LOCATION IN DEMAND

THE MOST DESIRABLE PART OF CENTRAL SAN DIEGO

An integral component of Meridian is its location — in the most desirable part of central San Diego, connecting north and south county. Built at the heart of Highway 56, the project is only 15 minutes from Torrey Pines State Beach, immediately adjacent to world famous ‘Tunnels’ (hiking and mountain biking), and 5 minutes from Interstate 15. Meridian’s backdrop is the largest open preserve in the county, Del Mar Mesa and Los Peñasquitos Canyon, totaling nearly 2,000 acres.

BY THE NUMBERS

4

building campus on a
10.72 acre site

600,000

square feet of class a
office and lab space

24-38K

typical square foot
floor plates

4.5

acres of outdoor
amenity space

20,000

square feet of
restaurant & retail

2,000

acres of adjacent hiking,
running, and bike trails



RENDERING // VIEW OF COMMON RECREATION AREAS

CAMPUS SITE PLAN

With more than 600,000 square feet of new Class A office or life science space in four buildings, the project offers scalability for employers looking for flexibility and growth opportunities. Meridian will offer up to 20,000 sf of curated restaurant and retail space, which has been thoughtfully curated to enhance everyday experience, and will be adjacent to the planned 176,000 sf "Merge 56" mixed-use development.



PHASING PLAN

PHASE	# OF STORIES	AVG FLOOR PLATE	BUILDING SIZE
PHASE 1			
Building 1	6	30,000 SF	180,000 SF
Building 2	5	24,000 SF	120,000 SF
PHASE 2			
Building 3	6	31,000 SF	186,000 SF
Building 4	3	38,000 SF	114,000 SF
TOTAL			600,000 SF

PARKING SUMMARY

Surface Parking	159
Parking Structure A	720
Parking Structure B	648
Parking Structure C	1,049
TOTAL	2,576
PARKING RATIO:	4.3:1,000 (±70% COVERED)

ONSITE AMENITIES

- 1 CAFE / RESTAURANT
- 2 OUTDOOR CAFE SEATING / LOUNGE
- 3 FLEXIBLE LAWN SPACE
- 4 YOGA DECK
- 5 SAND VOLLEYBALL COURT
- 6 SEATING
- 7 FULL BASKETBALL COURT
- 8 AMPHITHEATRE SEATING
- 9 OAK GROVE GARDENS
- 10 PRIVATE TENANT PATIO
- 11 BUILDING ENTRY PLAZA
- 12 AMENITY PROMENADE
- 13 SEATING / FIRE PIT DECKS
- 14 SUN CANOPY / SEATING AREA
- 15 CENTRAL MEADOW
- 16 RUNNING / BIKE PATH
- 17 CONNECTION TO EXISTING BIKE PATH
- 18 PING PONG DECK
- 19 COMMUNAL TABLES
- 20 WILDLIFE WALK
- 21 LANDSCAPED PEDESTRIAN BRIDGE
- 22 20K SF POTENTIAL GROUND FLOOR RETAIL
- 23 CONNECTION TO TUNNELS
(MOUNTAIN BIKE TRAILS AND HIKING)

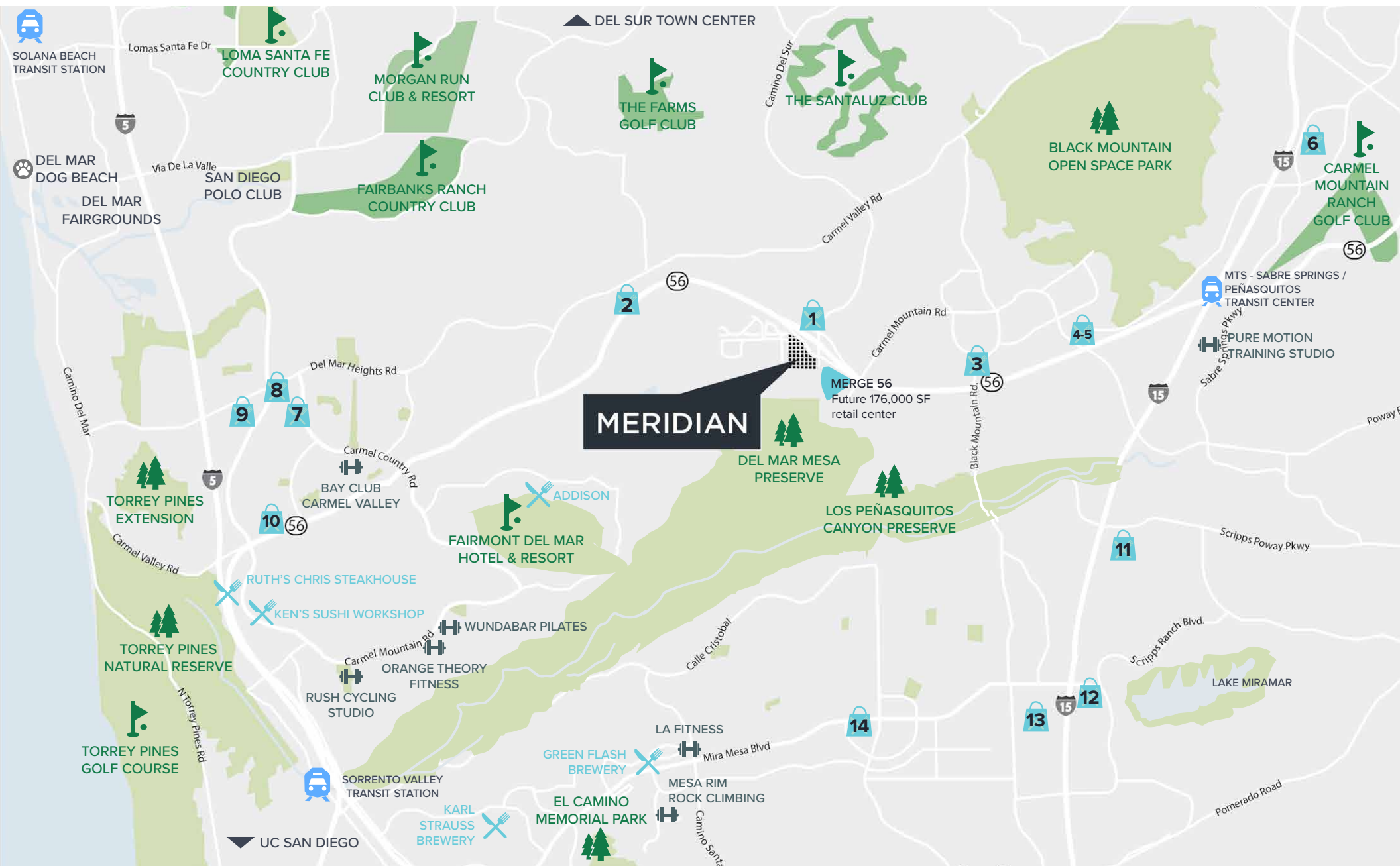




LOCAL INTERESTS

1	TORREY HIGHLANDS VILLAGE CENTER	<ul style="list-style-type: none"> • Peet's Coffee • Albertsons • Pizza Rev • Vittorio's • BTs BBQ 	<ul style="list-style-type: none"> • 9Round Kickboxing • Studio Barre • Villa Capri I • UPS Store • Wells Fargo
2	THE VILLAGE AT PACIFIC HIGHLANDS RANCH	<ul style="list-style-type: none"> • Trader Joe's • Crunch Fitness • Pure Barre • Westroot Tavern • Coast Pediatrics • Wells Fargo 	<ul style="list-style-type: none"> • The Baked Bear • Crudo by Pascal Lorange • Panera Bread • Pacific Highlands Dentistry
3	RANCHO PEÑASQUITOS TOWNE CENTRE	<ul style="list-style-type: none"> • Smashburger • Cotijas Mex Grill + Seafood • Starbucks 	<ul style="list-style-type: none"> • Von's • Wonderful Sushi • Yenchim Garden Restaurant
4 5	PLAZA RANCHO PEÑASQUITOS & PRADO RANCHO PEÑASQUITOS	<ul style="list-style-type: none"> • 24 Hour Fitness • Genie Car Wash • Cheers Bar and Grill 	<ul style="list-style-type: none"> • Bad Ass Coffee • Pitchers Sports Bar • Rodrigo's Taco Shop
6	CARMEL MOUNTAIN RANCH	<ul style="list-style-type: none"> • Nordstrom Rack • Sprouts Farmers Market • In-N Out 	<ul style="list-style-type: none"> • Costco • Angelika Film Center & Cafe • Broken Yolk Cafe
7	CARMEL COUNTRY PLAZA	<ul style="list-style-type: none"> • Oggi's Sports Pizza & Brewhouse • Katana Sushi • Coffee Bean 	<ul style="list-style-type: none"> • Solana Beach Florist • La Salsa Fresh Mexican Grill • Union Bank

8	DEL MAR HIGHLANDS TOWNE CENTER	<ul style="list-style-type: none"> • Dry Bar Del Mar • Searsucker • Urban Plates • Starbucks • Jimbo's...Naturally 	<ul style="list-style-type: none"> • Carnitas Snack Shack • Taverna Blu • Davanti Enoteca • Cinepolis Del Mar • Ralph's
9	ONE PASEO	• 95,000 SF of retail to be developed by Kilroy	
10	CARMEL PIAZZA	<ul style="list-style-type: none"> • Villa Capri II • Spices Thai Cafe • Elam's Hallmark Shop 	<ul style="list-style-type: none"> • Von's • Ace Hardware • Gami Sushi
11	THE WATERMARK	<ul style="list-style-type: none"> • 900,000+ SF of office, retail and hotel. • Whole Foods confirmed as tenant. 	
12	SCRIPPS MESA SHOPPING CENTER	<ul style="list-style-type: none"> • Board & Brew • Gyu-Kaku Japanese BBQ • Black Mountain Bicycles 	<ul style="list-style-type: none"> • Bruski Burgers and Brew • Mimi's Cafe • NOK Thai Kitchen
13	MIRA MESA MARKET CENTER	<ul style="list-style-type: none"> • Edward's Cinemas IMAX & RPX • Buca di Beppo • Panera Bread 	<ul style="list-style-type: none"> • FedEx Office • Mimi's Cafe • Jersey Mike's Subs
14	MIRA MESA SHOPPING CENTER	<ul style="list-style-type: none"> • Target • Souplantation • Bed Bath & Beyond 	<ul style="list-style-type: none"> • Mira Mesa Lanes • CVS Pharmacy • Manna Korean BBQ



UNRIVALED DEMOGRAPHICS

\$178,000

Average annual household
income within 1 mile

32%

population within a 1-mile
radius with an advanced
degree

65%

of people have owned
their homes for more than
14 years

37

Average age of person
within a 5-mile radius

260,000

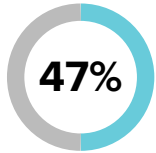
people and 88,000
households within 5
miles

92,000

vehicles passing the site
on Hwy 56 daily

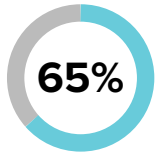


RENDERING // VIEW FROM SR-56 HEADING WEST



LEED CERTIFIED

Nearly half of our entire portfolio was LEED Certified in 2015



ENERGY STAR

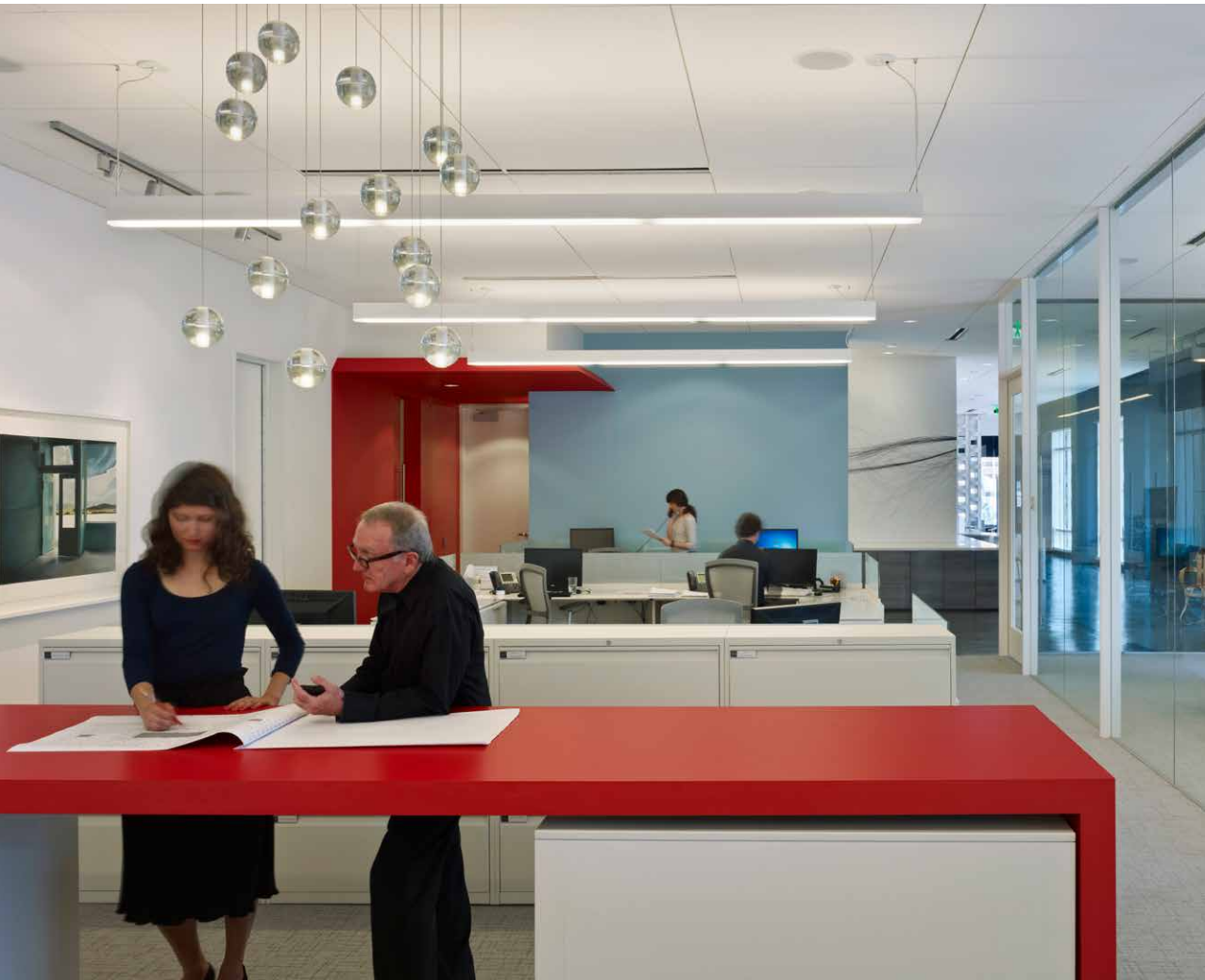
Over half of our portfolio was Energy Star Certified in 2015



GOLD OR PLATINUM

All developments were designed to be LEED Gold or Platinum in 2015





ABOUT KILROY

WHERE INNOVATION WORKS

With a deep understanding of how environments shape human experience and creativity, Kilroy Realty creates collaborative spaces for the world's most dynamic companies and communities. Our portfolio spans corporate and mixed-use redevelopment and build-to-suit, with ownership of more than 17 million square feet of premium commercial real estate in the hearts of the San Francisco Bay Area, Greater Los Angeles, Greater San Diego, and the Pacific Northwest. //

kilroyrealty.com

KILROY

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