

FOR LEASE • 192,669 SF CORPORATE HEADQUARTERS OFFICE AND R&D BUILDING

SOUTH BAY CORPORATE CENTER

401 MILE OF CARS WAY, NATIONAL CITY, CALIFORNIA 91950



FOR MORE
INFORMATION CONTACT:

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SOUTH BAY CORPORATE CENTER is a prominent office and R&D corporate headquarters facility that offers every advantage that larger businesses and institutions seek in their real estate assets, including significant cost savings.

Currently undergoing extensive renovations, the property is strategically located between the county's two largest cities, San Diego and Chula Vista. It is only minutes from business, finance, industrial, trade, defense, shipping, and tourist centers and is surrounded by a huge, professional work force.

South Bay Corporate Center is served by a complete transportation system which includes immediate access to Interstate 5 and an adjacent commuter rail and municipal bus terminal that serve the entire county and connect to Amtrak and Mexico. A nearby bicycle trail extends through five surrounding cities. Three major passenger and cargo airports are within a 10 mile drive, and a public marina and international shipping terminal with freight rail service are within walking distance.

The elegant, three-story structure offers ±192,669 square feet of divisible space waiting to be built out to the specific needs of its occupants. It features a high public profile, plentiful parking, extensive security measures, abundant connectivity, and redundant power. Amenities that surround the property are multiple restaurants and hotels, a harbor-front park, walking trails, and a waterfront nature center and preserve.

South Bay Corporate Center offers large, high quality, easily accessible, highly visible corporate office space at one of the lowest rental rates in Southern California.

LEASE RATE: \$1.15 PSF NNN



GRUBB & ELLIS.
BRE Commercial
Independently Owned and Operated

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PROPERTY OVERVIEW | CORPORATE HEADQUARTERS OFFICE AND R&D BUILDING

Located at the Heart of San Diego's Business and Work Force Centers

- Over 47,000 businesses with over 597,000 employees are located within a 10 mile radius of South Bay Corporate Center
- More than 202,000 of the employees are executives and professionals
- Work force of 1,249,000 residents over 18 years of age within a 20 minute drive

Minutes from San Diego's Major Business and Manufacturing Locations

- Bay Front and Marine Terminal - 5 minutes
- U.S. Naval Station - 5 minutes
- Downtown San Diego - 10 minutes
- San Diego Airport - 10 minutes
- SPAWAR Systems Center - 10 minutes
- Mexico border crossing - 10 minutes

Convenient Freeway Access & Public Transportation

- Directly at an on/off ramp from Interstate 5
- Immediate access to CA-54 freeway
- Adjacent to trolley station for service to downtown San Diego, Chula Vista, east county cities, the border crossing to Tijuana, Mexico and connections to the Coaster commuter train and Amtrak
- Adjacent to bus terminal for transportation to all of San Diego County

Government Sponsored Business Advantages

- In an Enterprise Zone that offers hiring credits, accelerated depreciation, purchase & use tax credits, income tax savings for employees, and tax savings to lenders who finance businesses located in the zone
- In a HUB Zone that provides pricing advantages in bidding for federal contracts

Area Amenities Support Employee Attraction and Retention

- Restaurants and retail services
- The Marina Gateway with the new Buster's Beach House Restaurant & Longboard Bar, a new hotel, and restored historic buildings
- A new public marina, shoreline park, and the Paradise Creek Preserve
- The 24 mile Bay Shore Bikeway around San Diego Harbor through Coronado, downtown San Diego, the Embarcadero, and the Gas Lamp District

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FEATURES | CORPORATE HEADQUARTERS OFFICE AND R&D BUILDING



Building View from Front



Easterly View

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- Largest office building in South San Diego County at 192,669 square feet
- **Extensive renovations underway**- including a dramatic new entryway and lobby
- Efficient floor plates can accommodate large tenants
- 1st Floor: 81,546 square feet
- 2nd Floor: 55,522 square feet
- 3rd Floor: 55,601 square feet
- Freeway visibility and signage
- Building signage and naming rights available
- Landscaped 11.17 acre parcel
- 708 parking spaces (4.2/1000 USF)
- Secure facility with fenced and gated parking lot
- Closed circuit monitoring in building and parking lot
- Multiple T-1 lines (former data center)
- Back up generator capable of operating entire building for at least 5 days
- 3 passenger elevators and a separate freight elevator
- Loading docks, grade level overhead doors, and storage area

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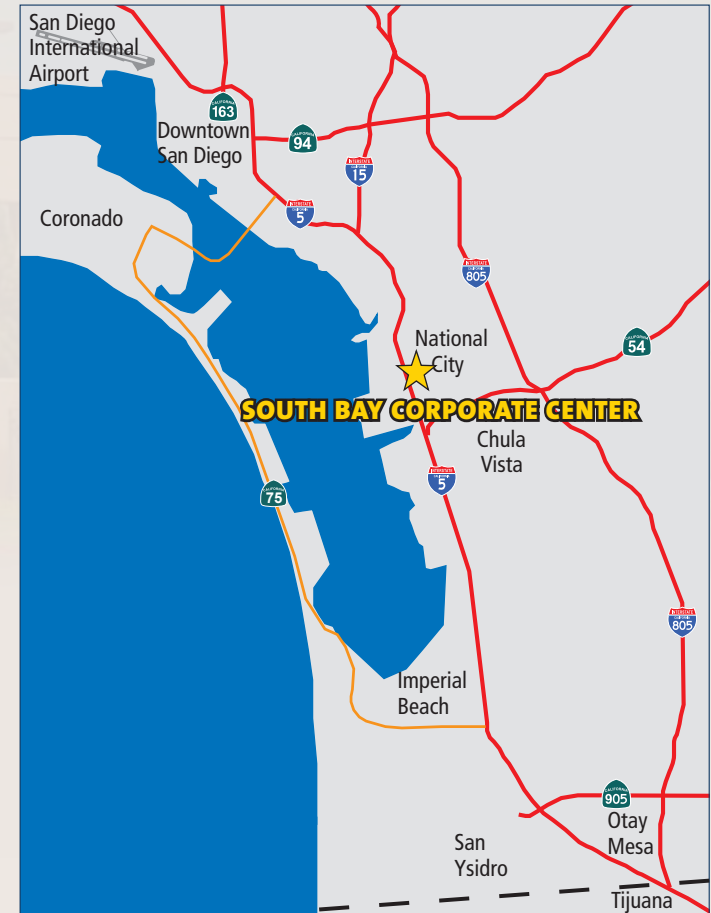


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MAPS | CORPORATE HEADQUARTERS OFFICE AND R&D BUILDING



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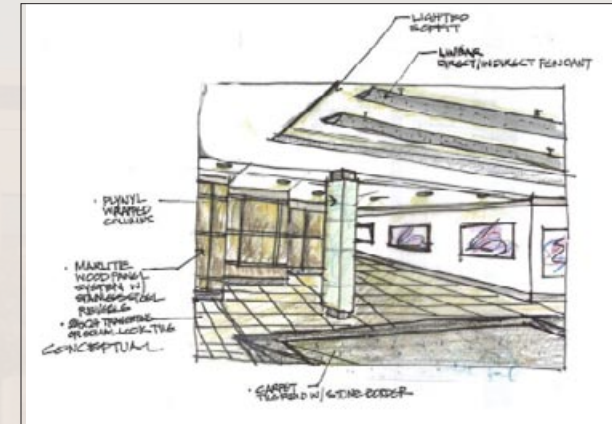
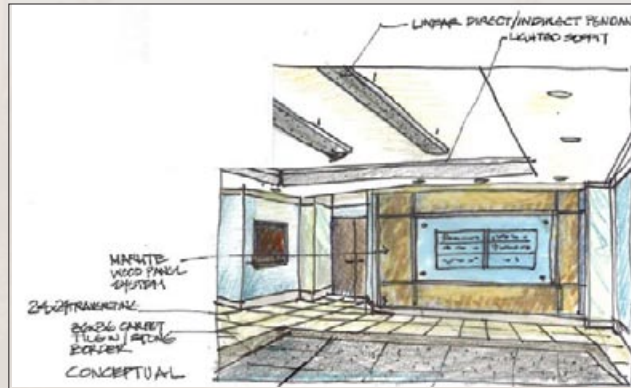


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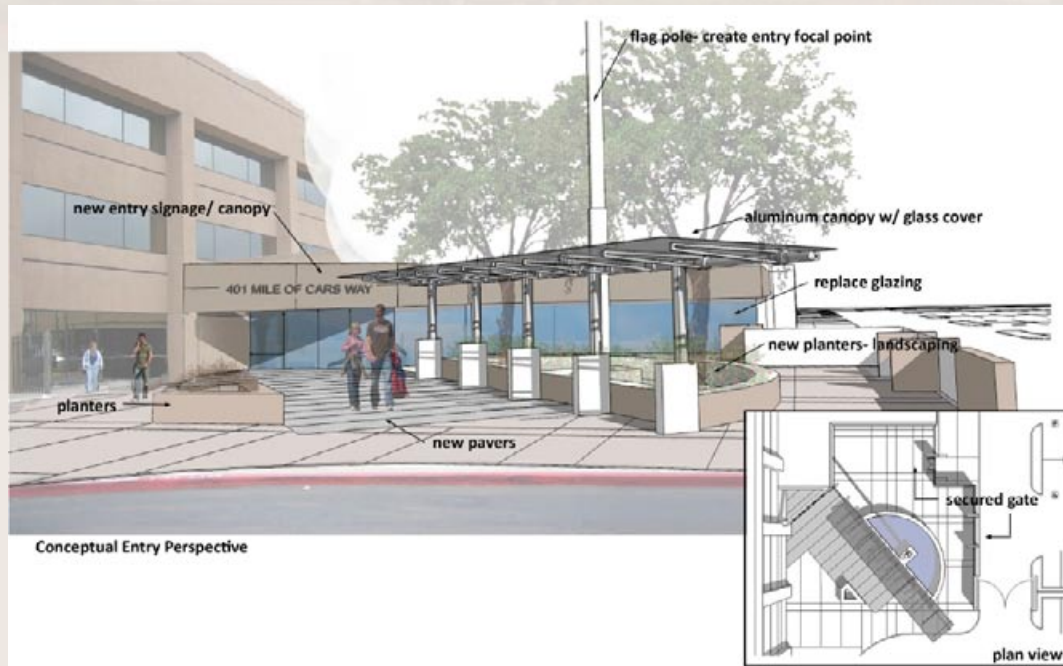
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RENOVATION RENDERINGS | CORPORATE HEADQUARTERS OFFICE AND R&D BUILDING



Lobby Remodel Renderings



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PHOTOS | CORPORATE HEADQUARTERS OFFICE AND R&D BUILDING



Front of Building with Signage Opportunity



Adjacent Trolley Station



Secured Parking



Pier 32 Marina



Neighboring Restaurant



Neighboring Restaurant

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AVAILABILITY | CORPORATE HEADQUARTERS OFFICE AND R&D BUILDING

FLOOR	SIZE	LEASE RATE/ PSF	AVAILABILITY	COMMENTS
1st	81,546	\$1.15 NNN	Now	Divisible down to 14,000 SF.
2nd	55,522	\$1.15 NNN	Now	Divisible down to 10,000 SF.
3rd	55,601	\$1.15 NNN	Now	Divisible down to 3,100 SF.

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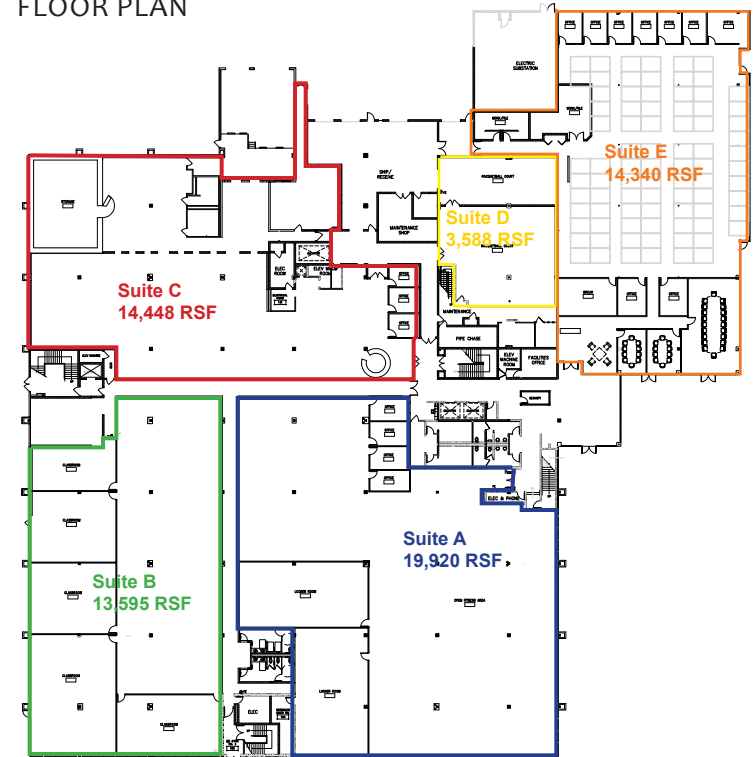
FIRST FLOOR- 81,546 SF

BACK | NEXT SUITE

AS-BUILT FLOOR PLAN



CONCEPTUAL DEMISING FLOOR PLAN



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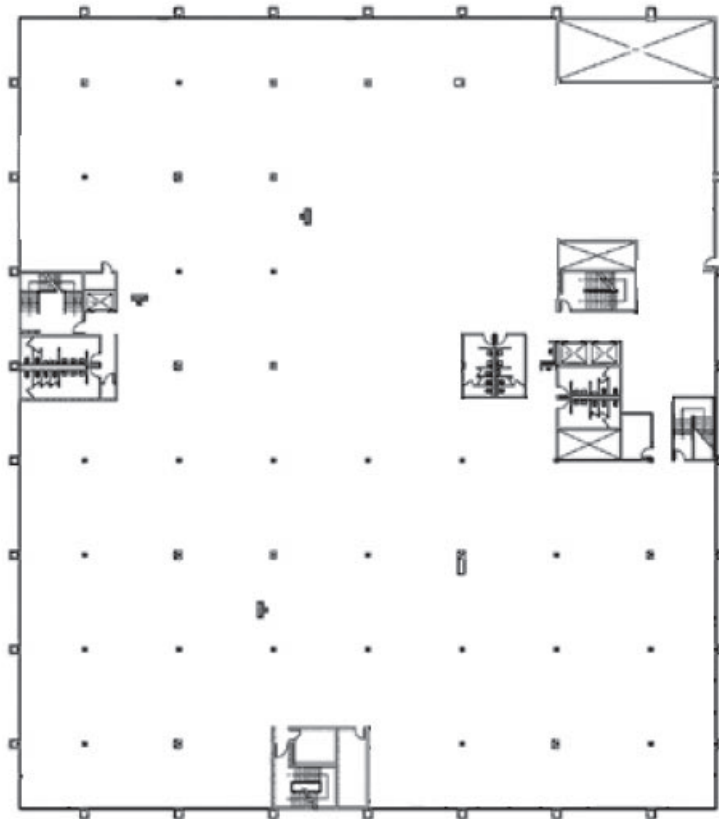
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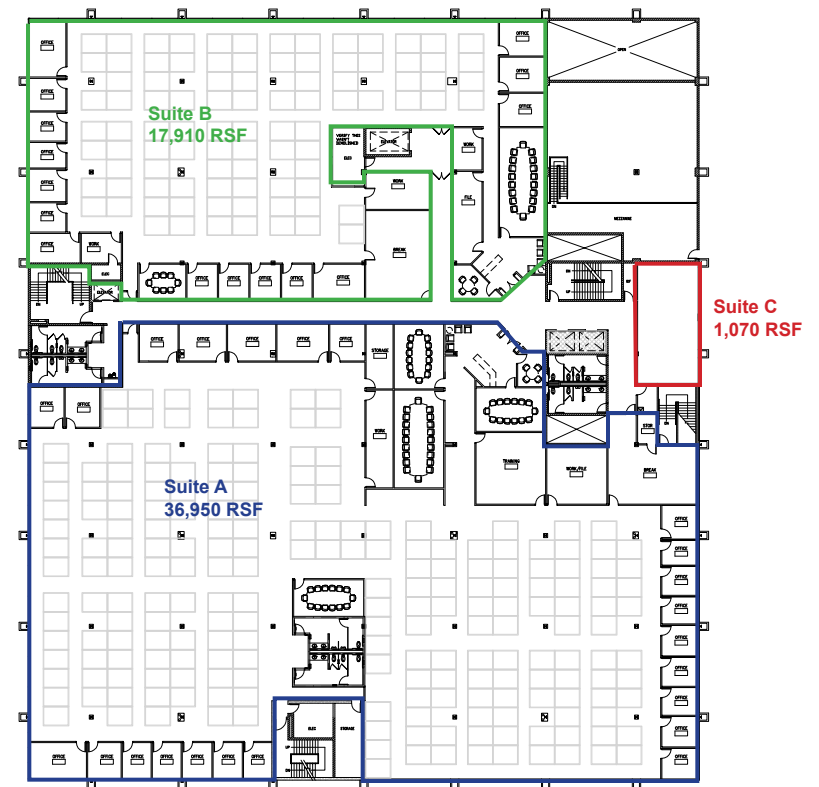
SECOND FLOOR- 55,522 RSF

BACK | NEXT SUITE

AS-BUILT FLOOR PLAN



CONCEPTUAL DEMISING FLOOR PLAN



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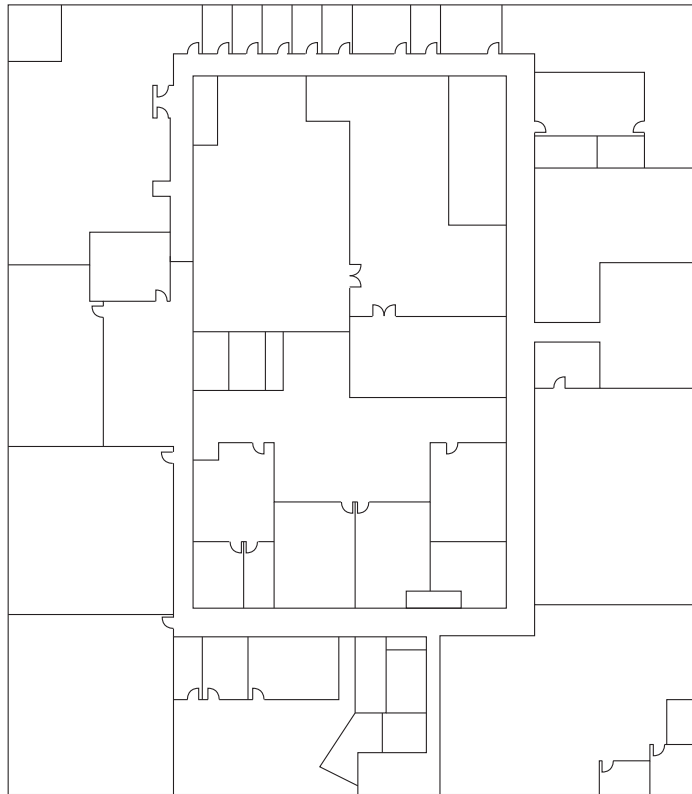
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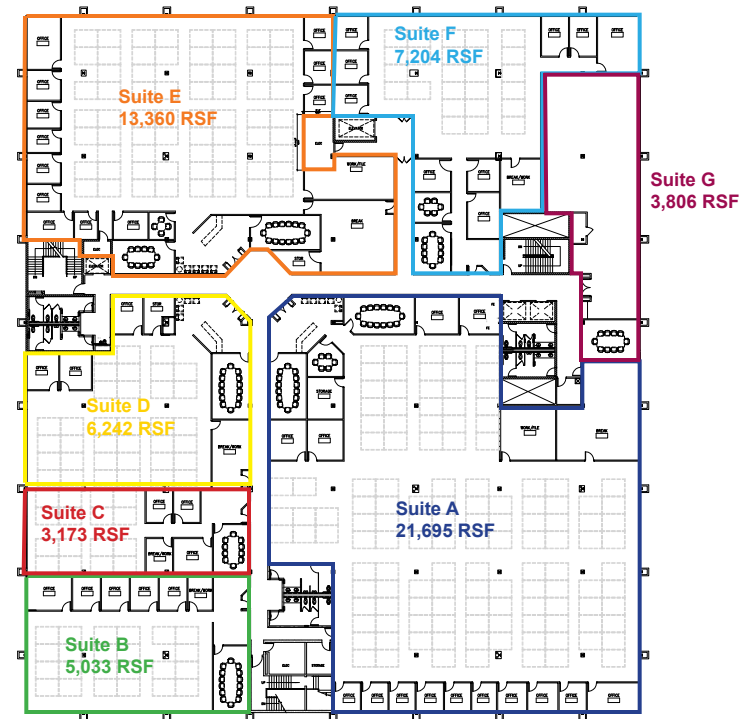
THIRD FLOOR- 55,600 RSF

BACK

AS-BUILT FLOOR PLAN



CONCEPTUAL DEMISING FLOOR PLAN



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ABOUT HANOVER REAL ESTATE PARTNERS

Hanover Real Estate Partners is a privately-owned real estate investment company, with headquarters in Greenwich, CT, focused on owning, managing and operating institutional grade commercial real estate assets for its own account and on behalf of individual private equity investors and institutional joint venture partners. Hanover's institutional grade portfolio includes office buildings, flex/warehouse, hospitality, retail, golf and residential real estate. The firm's current real estate portfolio reaches across 12 states and includes over 2.7 million square feet of commercial space, \$200 million of commercial mortgages, and land held for residential development.

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