

The CBRE logo is located in the top right corner of the image. It consists of the letters "CBRE" in a white, bold, sans-serif font, set against a dark grey rectangular background.A dark green oval graphic containing the text "MOVE IN READY SPEC SUITES" in white, bold, sans-serif capital letters. The oval is positioned in the upper left quadrant of the image, partially overlapping the building and the sky.A dark green horizontal bar containing the text "UTC CLASS A OFFICE" in white, sans-serif capital letters, followed by a double backslash symbol and the text "7-TIME TOBY AWARD WINNING BUILDING" in the same style.The main title of the advertisement, "NOBEL EXECUTIVE CENTER", is written in a large, bold, dark blue-grey sans-serif font. It is positioned on the left side of the lower half of the image, above the address.The address "3655 NOBEL DRIVE, SAN DIEGO, CA 92122" is written in a smaller, dark grey sans-serif font, positioned directly below the main title.



3655 NOBEL DR.



A highly amenitized first floor indoor/outdoor tenant amenity area (see pages 6 & 7)



On-site amenities include fitness center, showers and lockers, property management, wifi, security system and is fully sprinklered.



The Project is located in the heart of UTC adjacent to Interstate 5 at Nobel Drive. Numerous restaurants, shops, banks and hotels are all within walking distance. Regional access is provided by I-5 and the MTS Super Loop.



Nobel Executive Center is a highly visible six-story, multi-tenant office building facing Interstate 5.



PROPERTY HIGHLIGHTS

PUBLIC TRANSIT



Walking distance, MTS SuperLoop

FLOOR TO FLOOR



1st Floor: 16', 2nd - 5th Floors: 13' 6",
6th Floor 14' 6"

PARKING



Free surface parking, covered
parking available at \$75.00/MO

FIBER OPTICS



AT&T, Time Warner, and Cox

PROJECT SIZE



122,267 SF

ZONING



CO-1-2

ELEVATORS



(3) Electrical elevators, 3500 lb; 150
fpm units

POWER

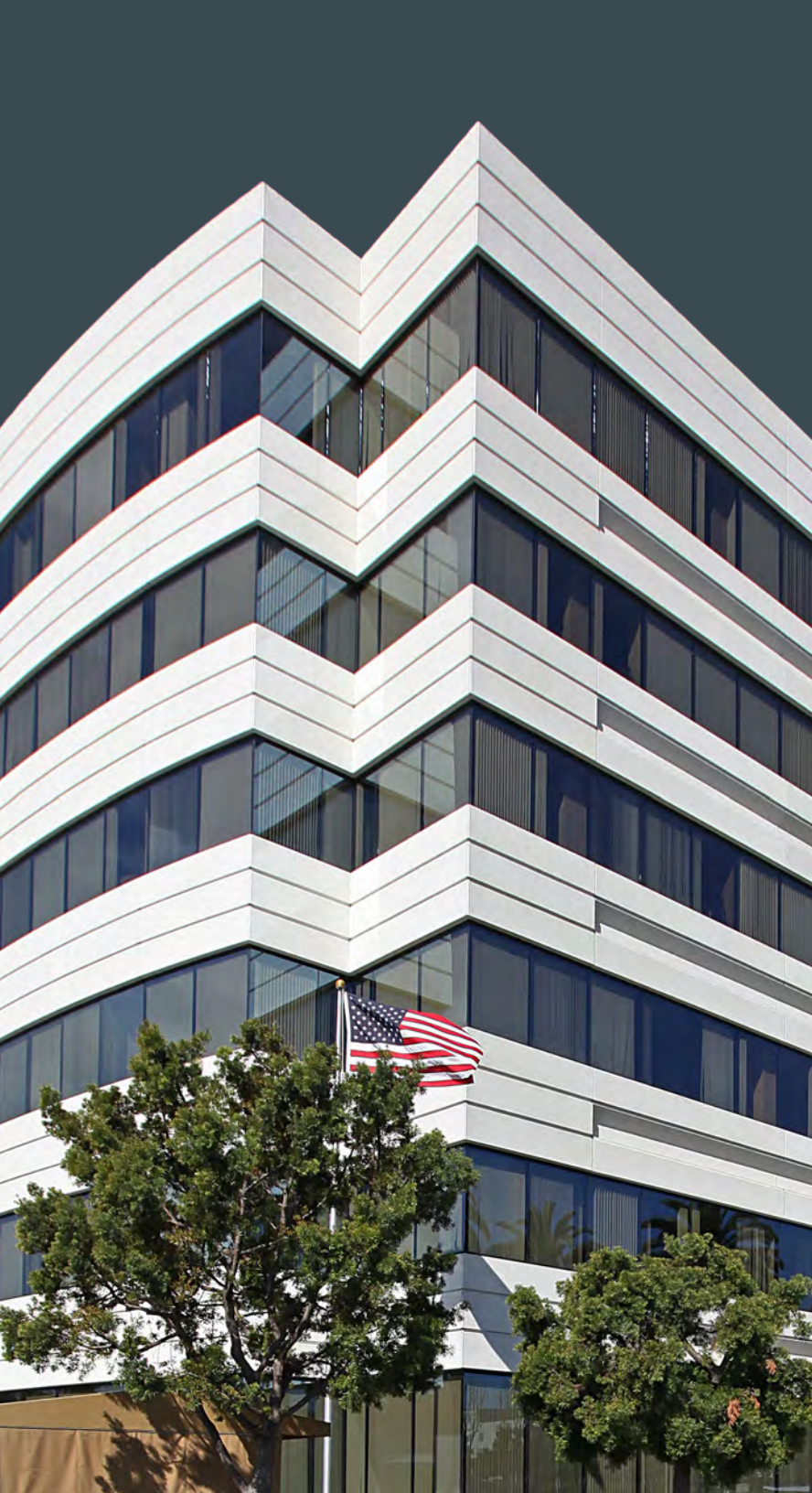


2000 amp, 277/480 volt, 3 phase, 4
wire

YEAR BUILT



1985, Renovated 2023

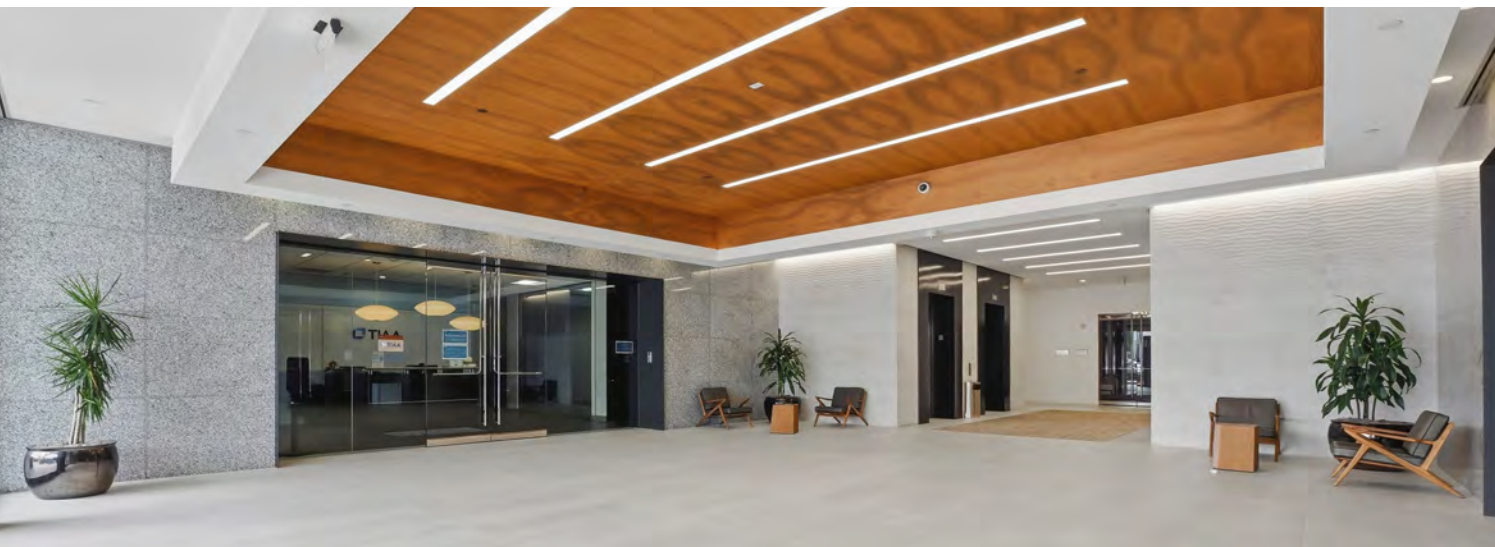


NOBEL EXECUTIVE CENTER AVAILABILITIES

SUITE	SIZE (RSF)	LEASE RATE	STATUS
120	3,304 SF	\$3.95/RSF (Full-Service)	January 1, 2027
250*	6,340 SF	\$3.95/RSF (Full-Service)	Vacant
270*	2,089 SF	\$3.95/RSF (Full-Service)	Vacant
500**	6,755 SF	\$3.95/RSF (Full-Service)	Vacant
630	4,028 SF	\$3.95/RSF (Full-Service)	Vacant

*250/270 are contiguous for 8,429 RSF

**Divisible to 2,974 RSF and 3,781 RSF

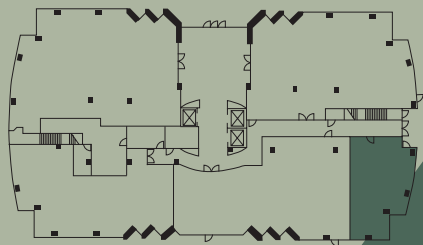


LOBBY RENOVATIONS

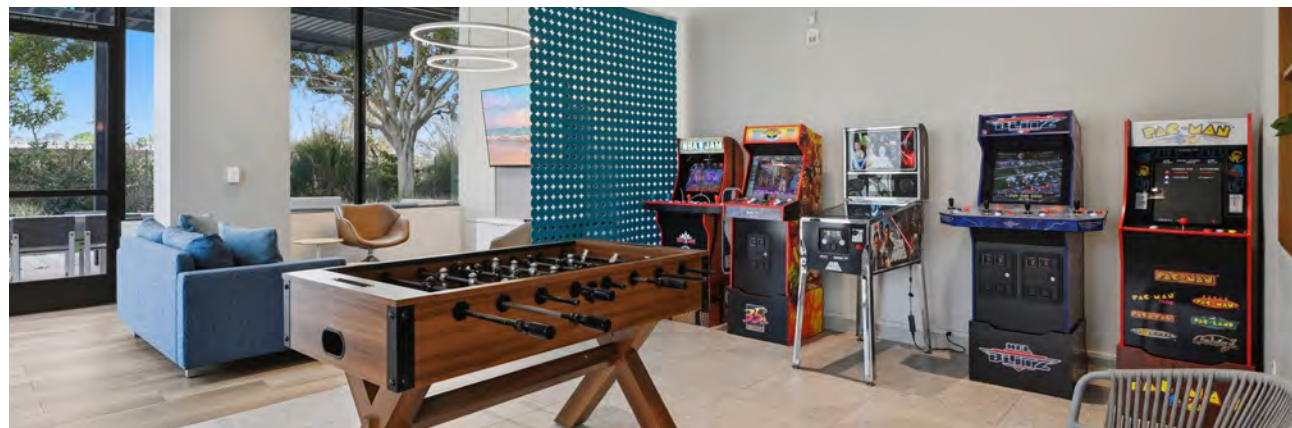




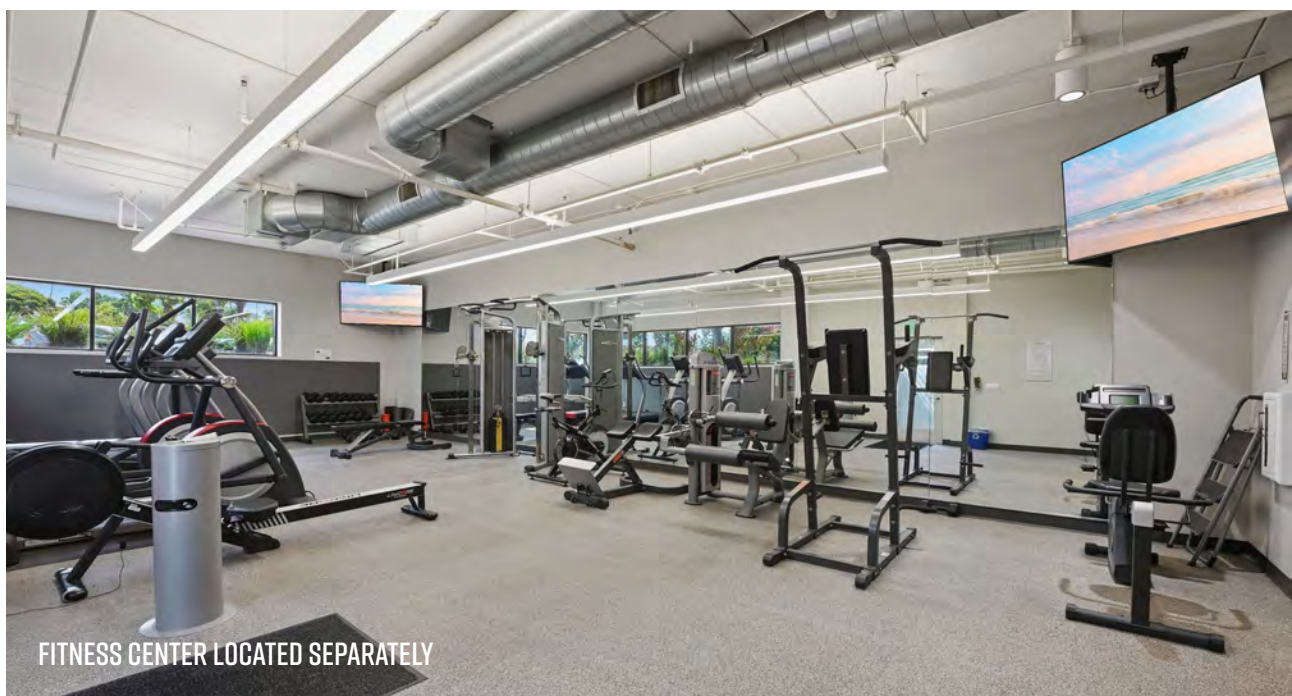
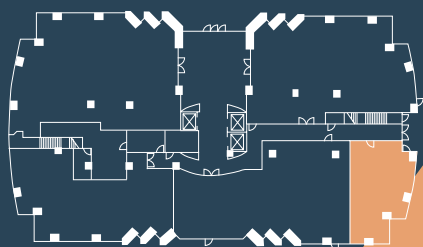
INDOOR/OUTDOOR TENANT AMENITY AREA



N



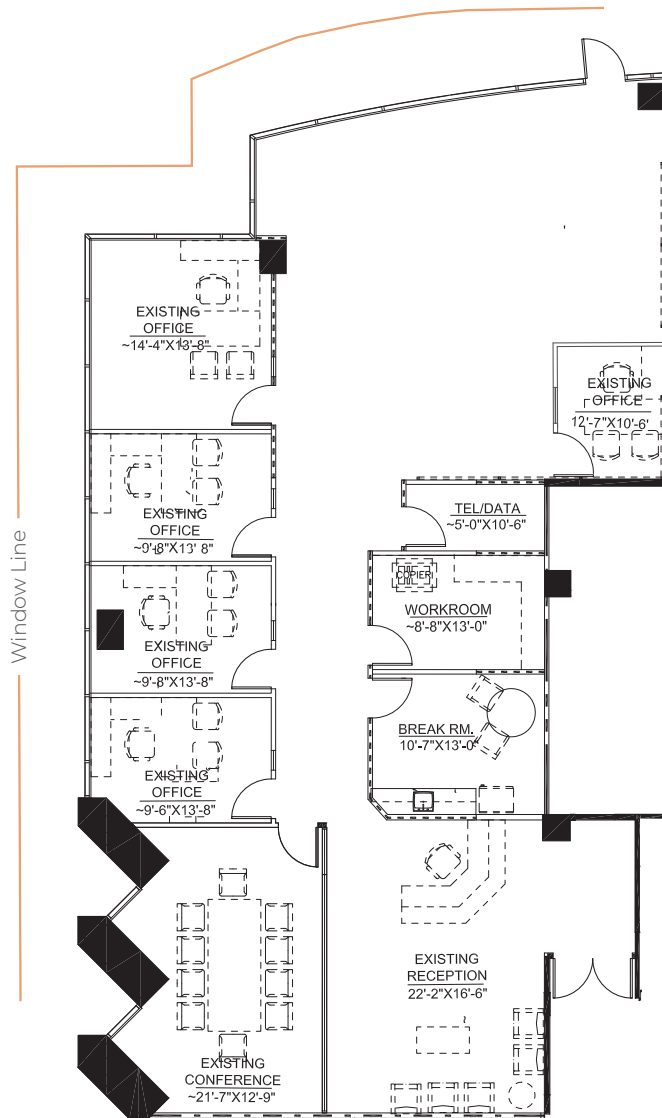
INDOOR/OUTDOOR TENANT AMENITY AREA



FITNESS CENTER LOCATED SEPARATELY

AS-BUILT FLOOR PLAN

1ST FLOOR



SUITE/SIZE

SUITE 120 – 3,304 RSF



AVAILABILITY

January 1, 2027

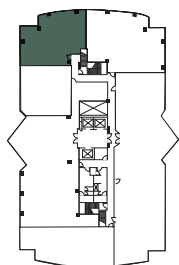
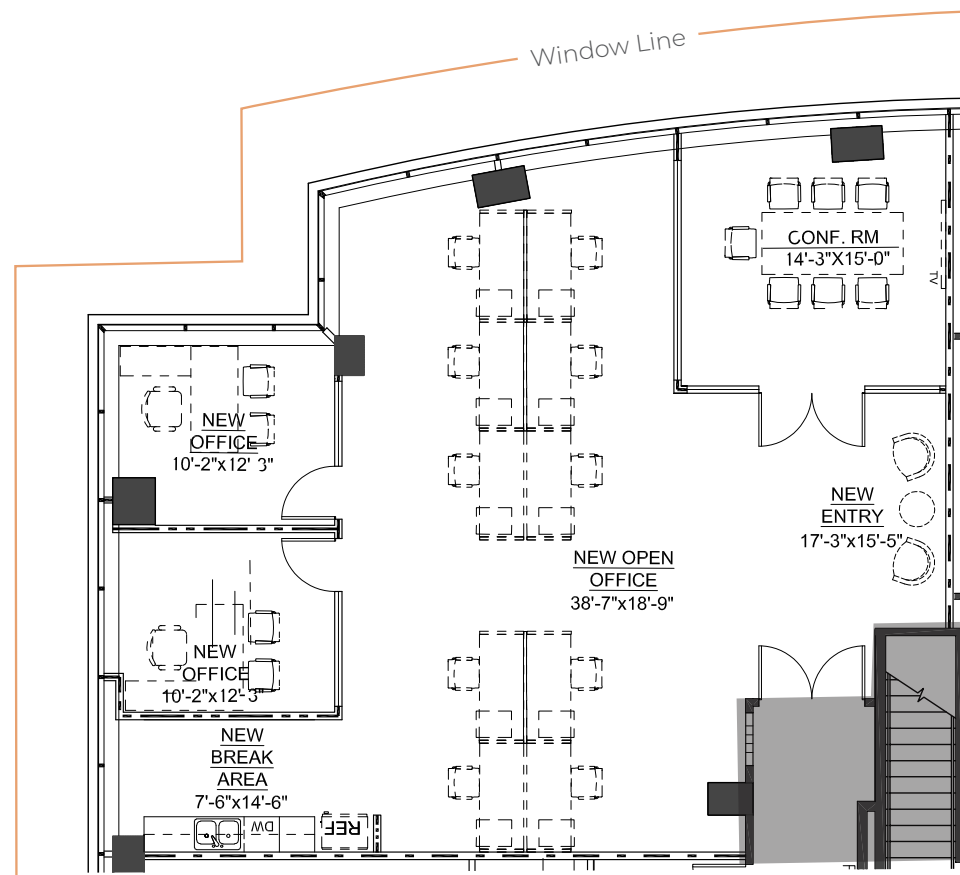


As Built

Suite features a prestigious glass double door entry off the elevator, reception area, 5 offices along the window line, break area, conference room, and open office area.

SPEC SUITE

2ND FLOOR



N

SUITE 250



SUITE/SIZE

SUITE 270 – 2,089 RSF

Suites 250/270 are contiguous
for up to **8,429 RSF**.



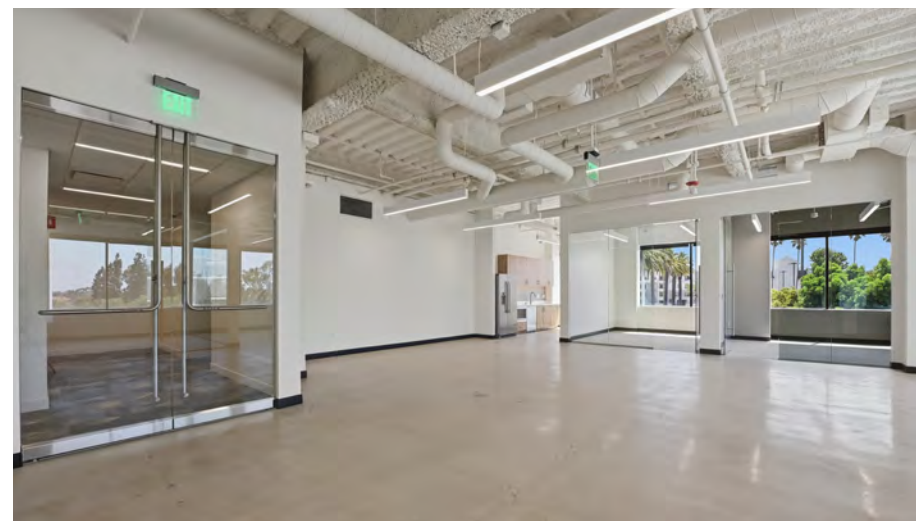
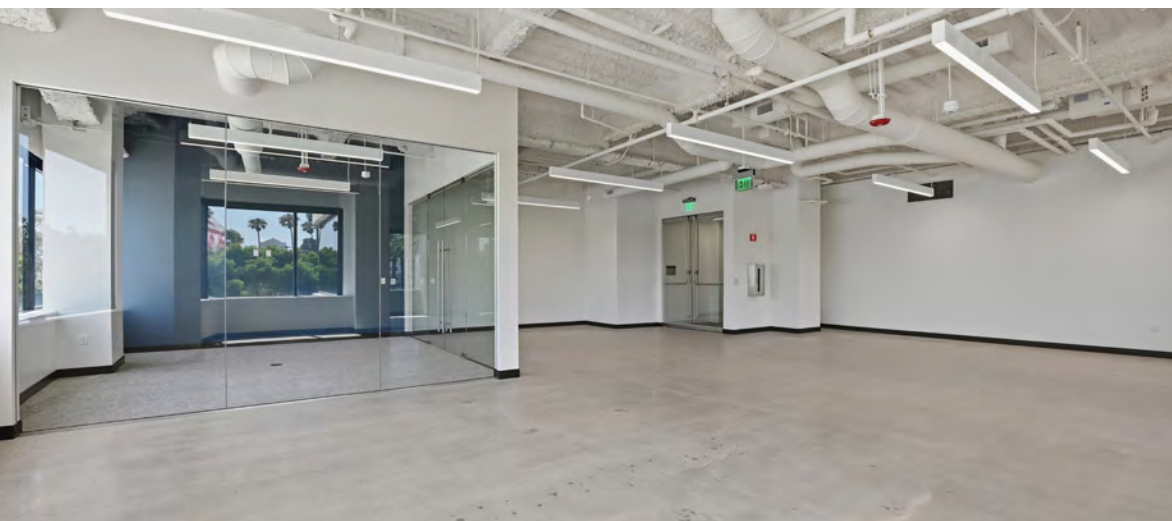
AVAILABILITY

Vacant



LAYOUT

Corner suite that features
reception area, 2 private offices,
conference room, break room,
a server room, and open office
area.

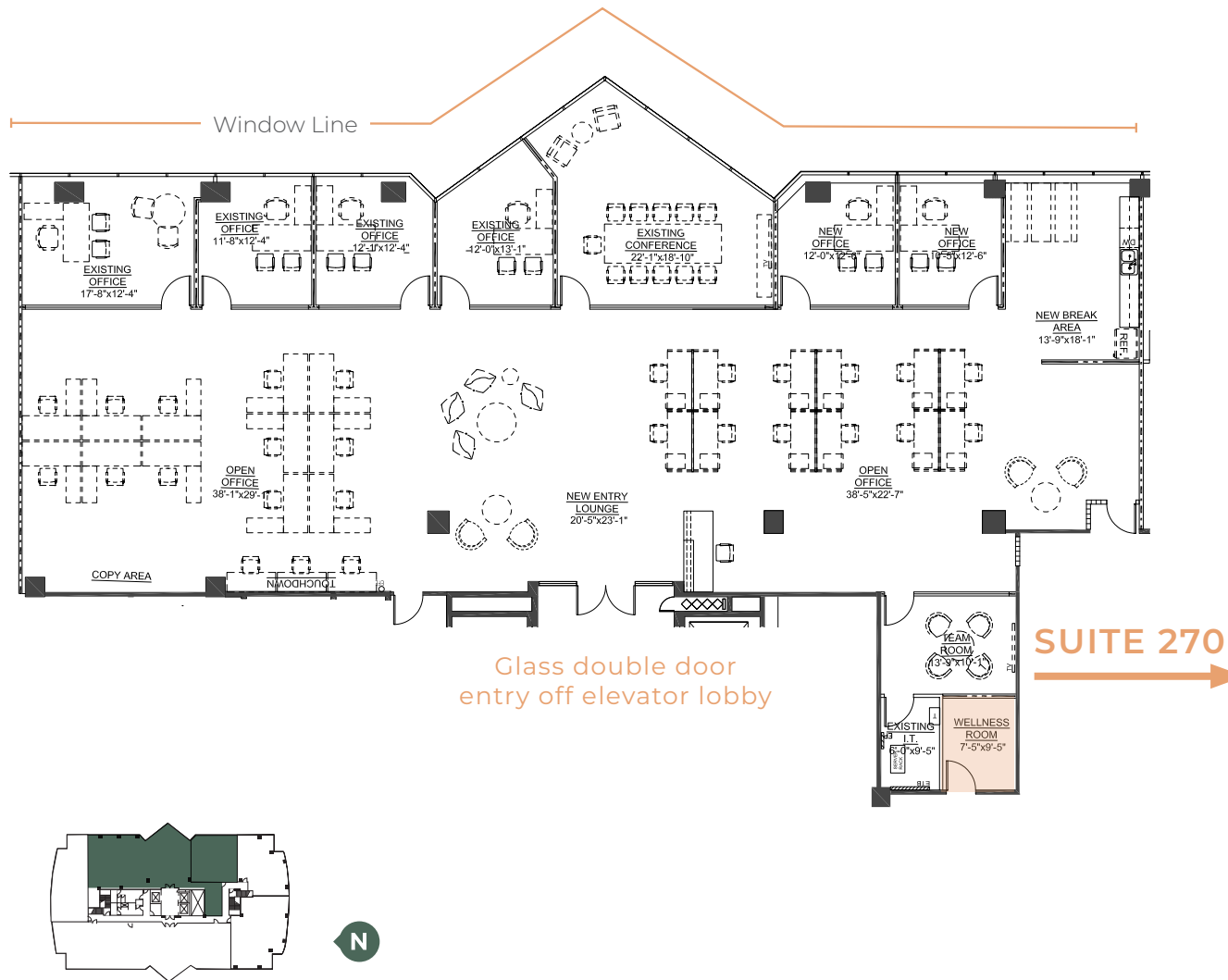


**MOVE IN READY
SUITE 270**



SPEC SUITE

2ND FLOOR



SUITE/SIZE

SUITE 250 – 6,340 RSF

Suites 250/270 are contiguous for up to **8,429 RSF**.



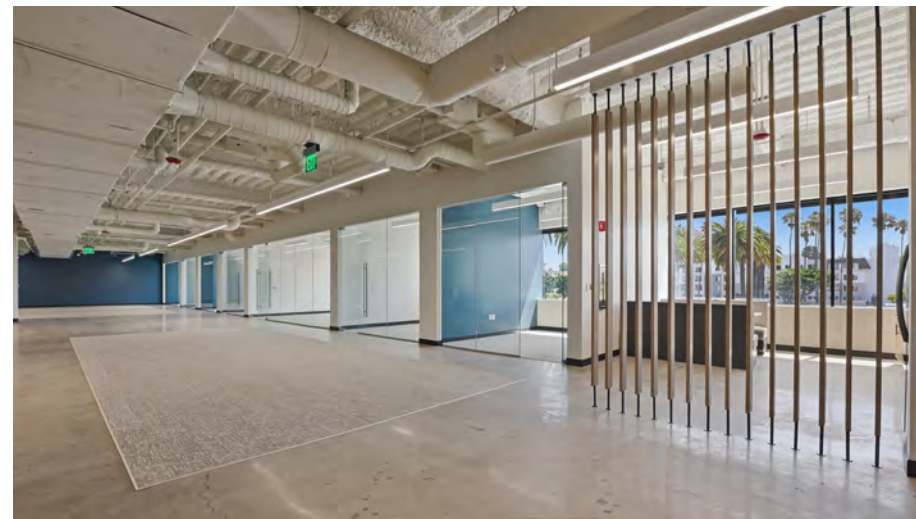
AVAILABILITY

Vacant



As Built

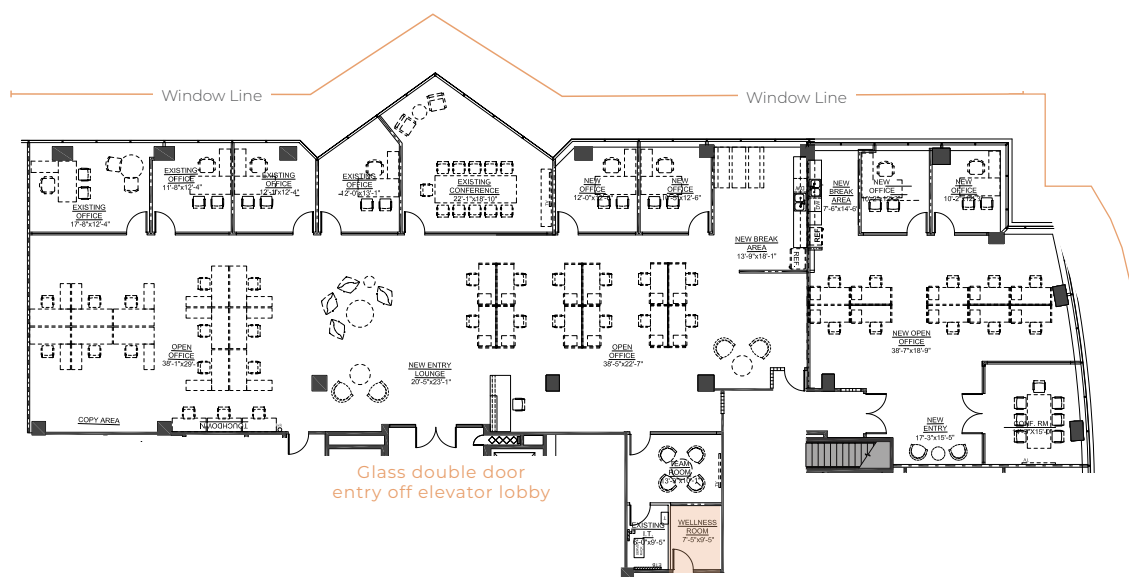
Suite features a prestigious glass double door entry off the elevator lobby, reception/lounge area, 6 private offices along the window line, break area, huddle room, copy area, and open office area. Common area wellness room available.



**MOVE IN READY
SUITE 250**



2ND FLOOR

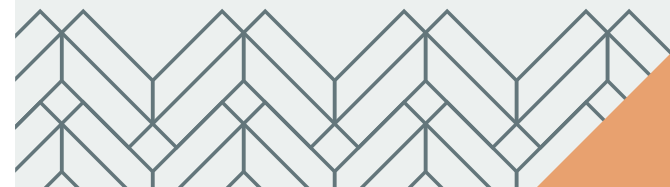


Suites 250/270 are contiguous for
up to **8,429 RSF**.



AVAILABILITY

Vacant



SPEC SUITE

5TH FLOOR



SUITE/SIZE

SUITE 500 – 6,755 RSF



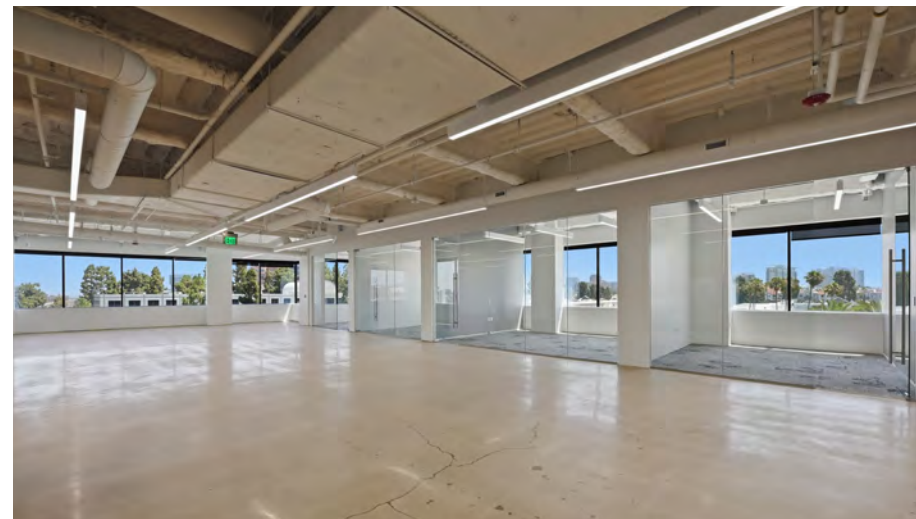
AVAILABILITY

Vacant

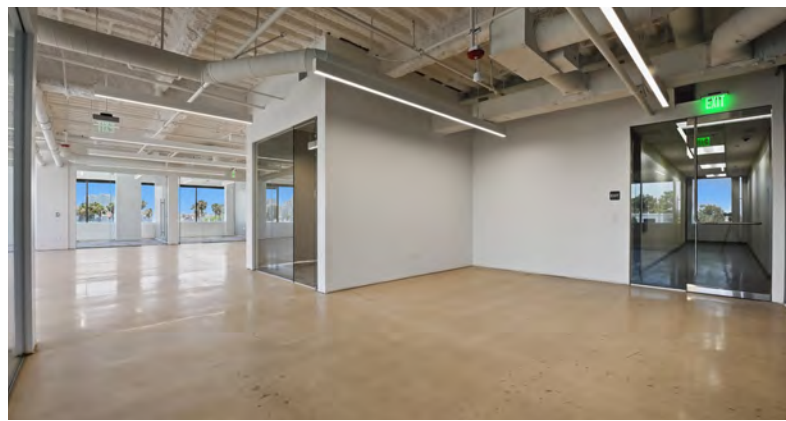


As Built

Corner suite features prestigious glass double door entry off of elevator lobby, reception area, 9 private offices along the window line, 2 interior private offices, conference room, huddle areas, server room, and a storage room.



**MOVE IN READY
SUITE 500**



HYPOTHETICAL DIVISIBILITY PLAN

5TH FLOOR



POTENTIAL DIVISIBILITY

2,974 RSF and 3,781 RSF

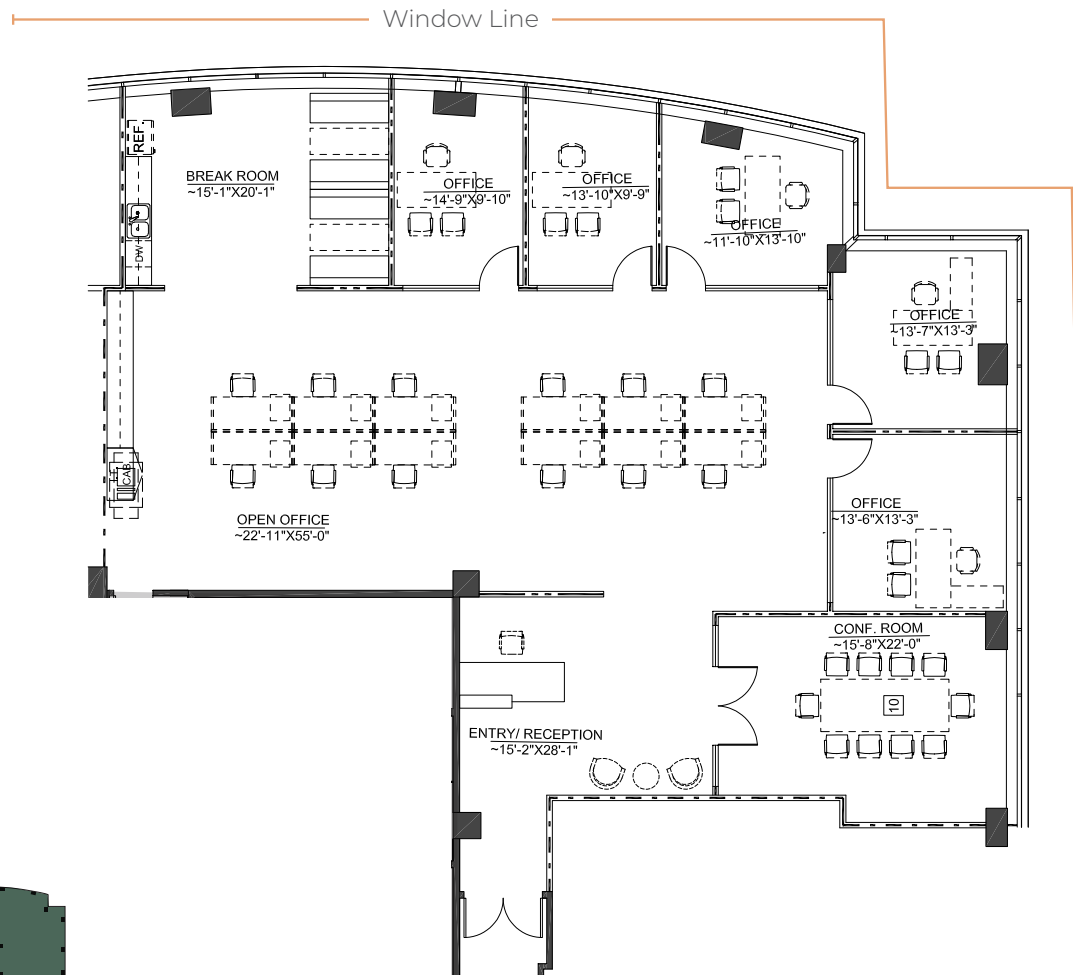


AVAILABILITY

Vacant

SPEC SUITE

6TH FLOOR



SUITE/SIZE

SUITE 630 – 4,028 RSF



AVAILABILITY

Vacant



As Built

Corner suite features double door entry, reception area, conference room, 5 private offices, break room, and open office area.



**MOVE IN READY
SUITE 630**



AERIAL OVERVIEW



PACIFIC OCEAN

TORREY PINES

DEL MAR



LA JOLLA

UCSD CAMPUS

SCRIPPS MEMORIAL HOSPITAL

UCSD HOSPITAL

LA JOLLA VILLAGE DR.



TROLLEY ACCESS

NOBEL EXECUTIVE CENTER

NOBEL DR.



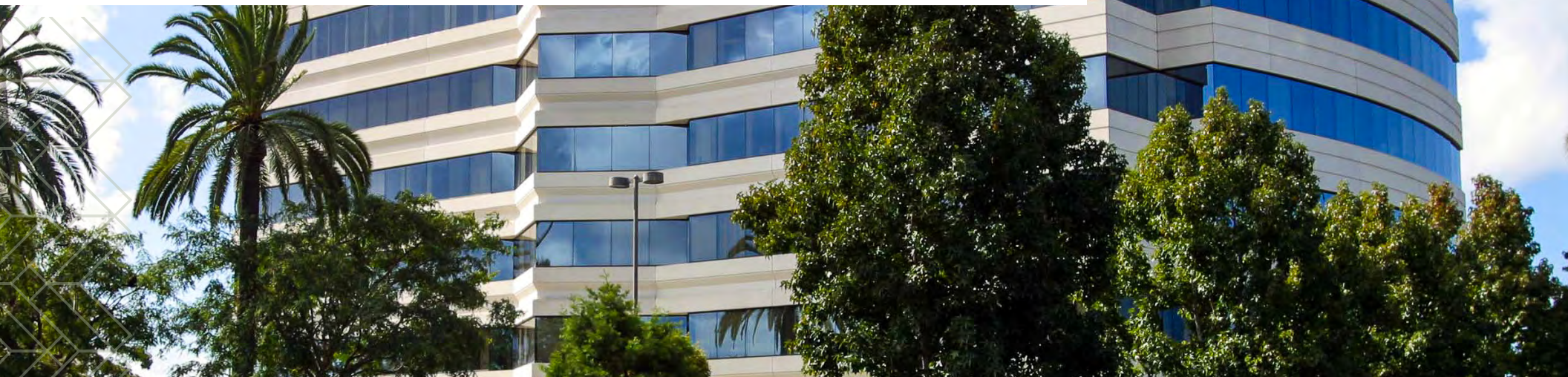
NOBEL DR.
TROLLEY STOP



UTC CLASS A OFFICE \ 7-TIME TOBY AWARD WINNING BUILDING

NOBEL EXECUTIVE CENTER

3655 NOBEL DRIVE, SAN DIEGO, CA 92122



CONTACTS

JEB BAKKE

+1 858 546 4603

jeb.bakke@cbre.com

Lic. 00872363

SCOTT KINCAID

+1 858 546 4691

scott.kincaid@cbre.com

Lic. 01228565

VICTORIA SOTO

+1 858 546 2675

victoria.soto@cbre.com

Lic. 02139648

CBRE, INC.
Broker Lic. 00409987

CBRE

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