



# PACIFIC CENTER

A STERLING BAY & HARRISON STREET DEVELOPMENT

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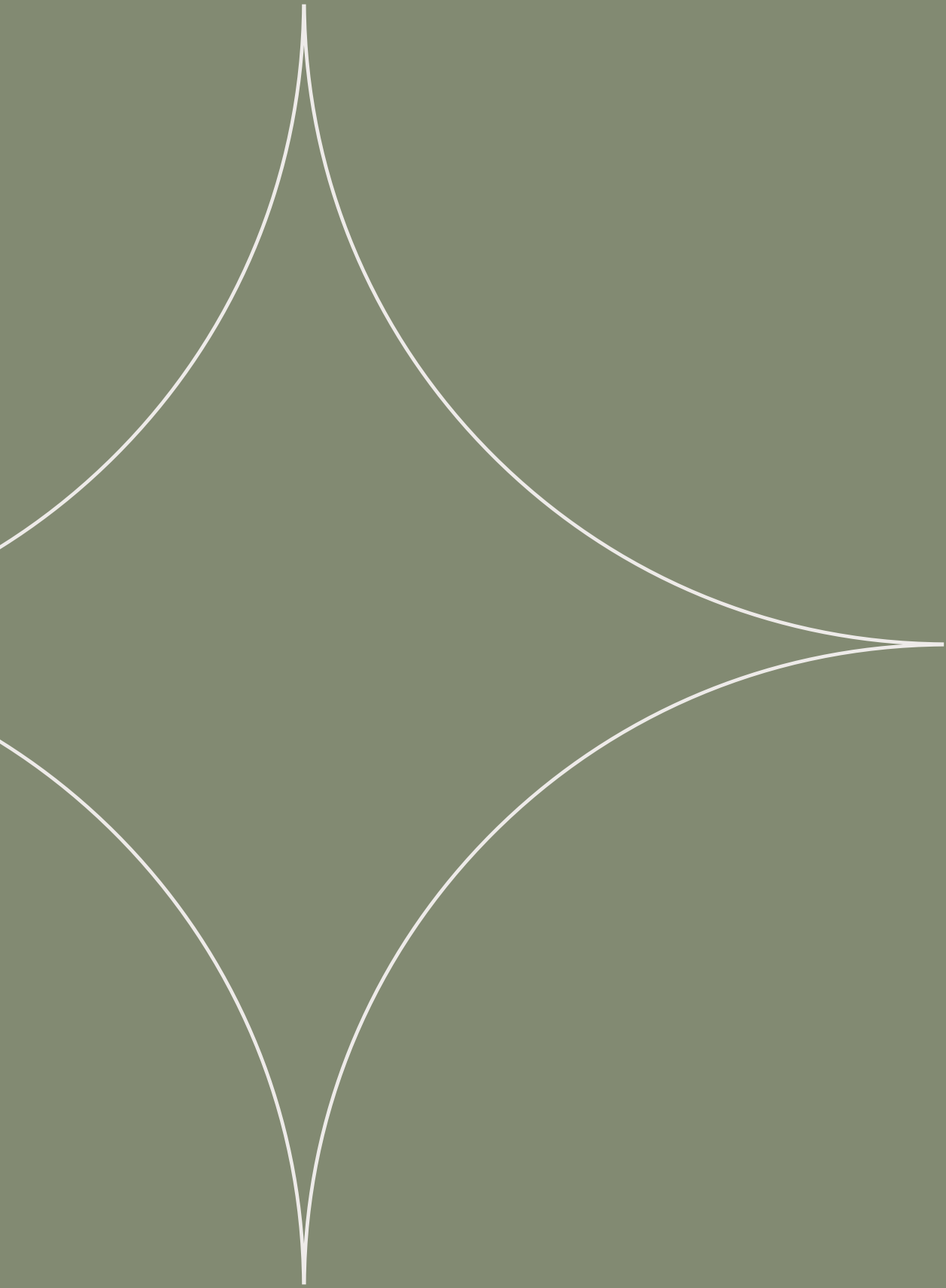
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# 01 OVERVIEW



# THE NUCLEUS OF DISCOVERY

The core submarket in San Diego's tech cluster, Sorrento Mesa is surrounded by top talent making life-changing discoveries. Easily accessible from key housing communities, Pacific Center is also a 15-minute drive to the best brews, bites, and recreation the city offers.



# WHERE NEW VISIONS THRIVE

To support innovation and discovery, Pacific Center combines focus and private spaces with communal and creative office amenities. An outdoor courtyard between buildings creates a nucleus of community, collaboration, and activity.

500K

RSF  
campus

29K

SF amenity  
building

2

purpose built life science  
buildings

36K-55K

SF floor plates

120

EV charging  
stations

280K

future development



# THE CAMPUS



## BUILDING A

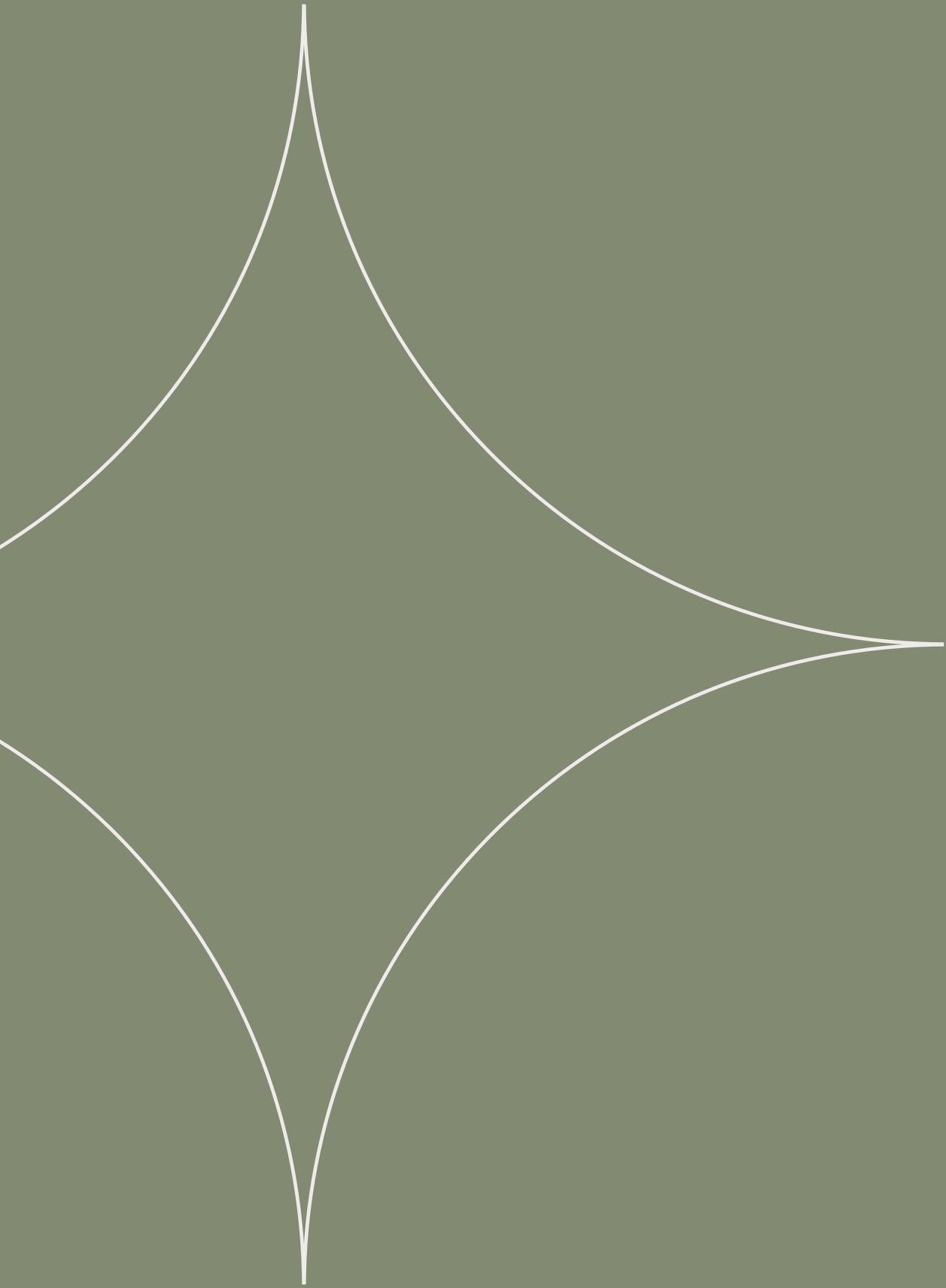
- › 55K SF floor plate size
- › 309K RSF
- › 6 floors
- › 5 terraces
- › Theater room
- › Conference center (capacity: 150+)
- › 2 training rooms
- › Tenant lounge

## BUILDING B

- › 36K SF floor plate size
- › 202K RSF
- › 5 floors
- › 4 terraces
- › Conference center (capacity: 125)
- › Tenant lounge

## BUILDING C (Phase 2)

- › 280K RSF
- › 6 floors
- › 7 terraces
- › Conference center
- › 2 training rooms
- › Tenant lounge



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# 02 FLOOR PLANS }>

SINGLE TENANT TEST FIT

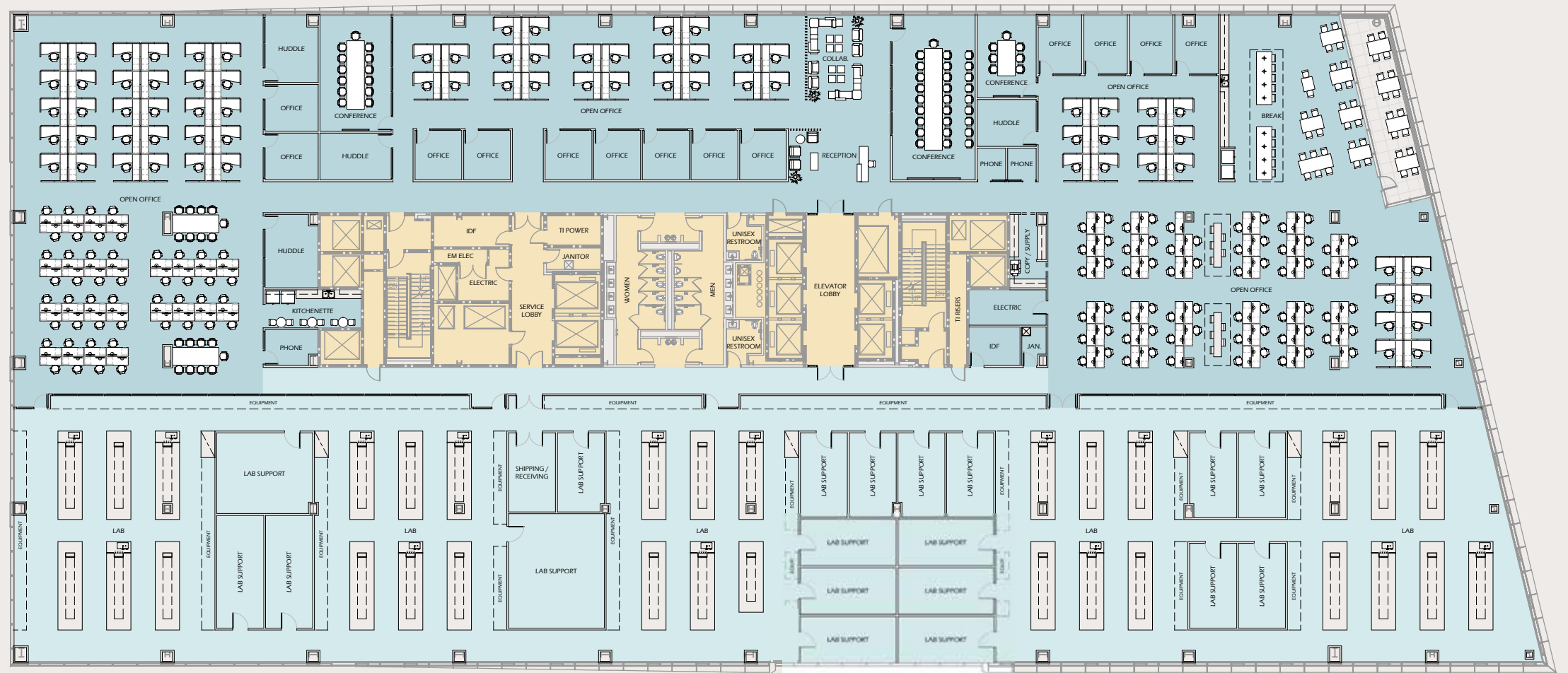
# BUILDING A

55,000 SF Floor Plates

Flexibility for 60:40  
Lab to Office Ratio

Versatility to accommodate  
biology and chemistry uses

- Lab Space
- Office Space



SINGLE TENANT TEST FIT

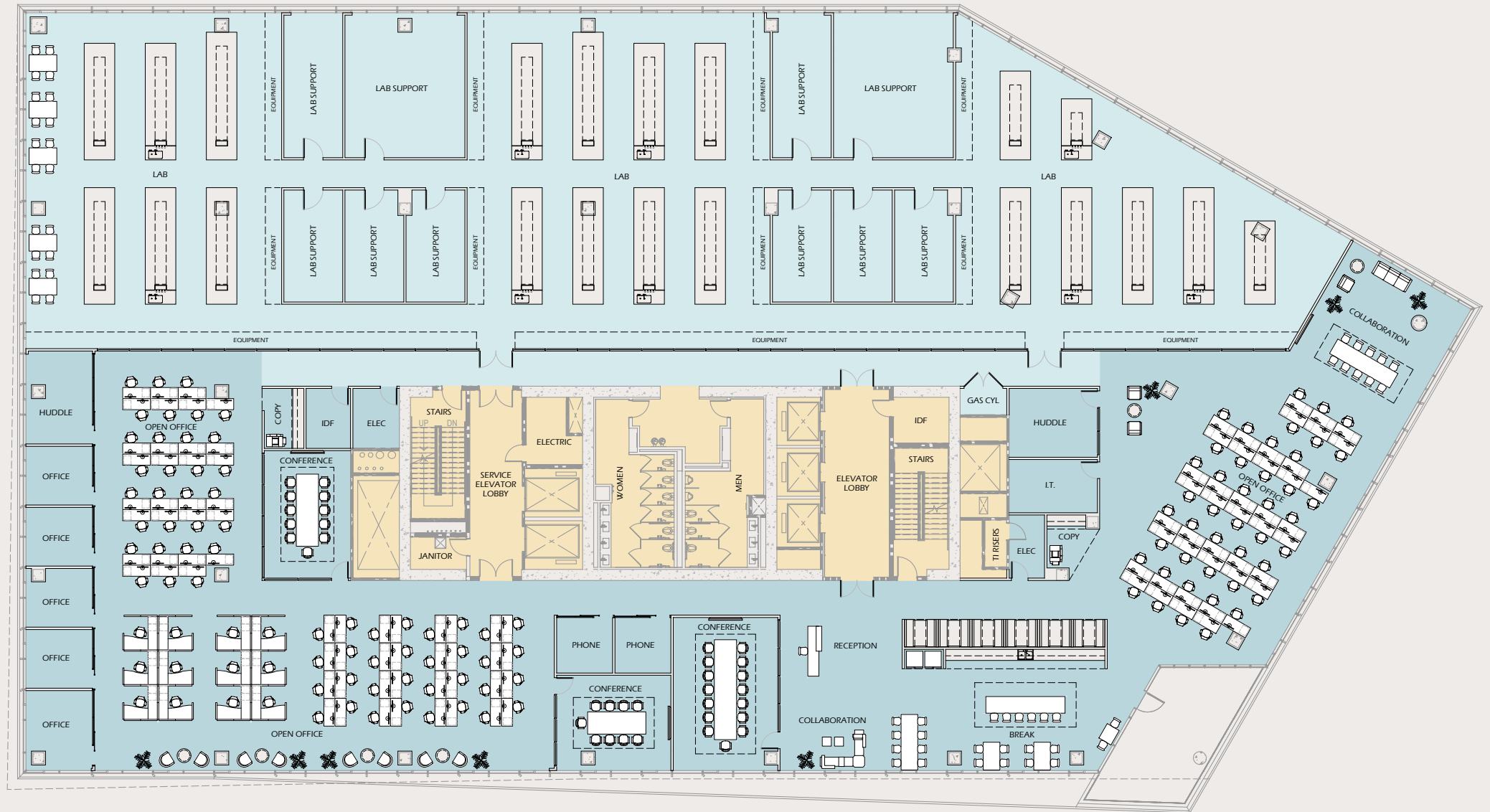
# BUILDING B

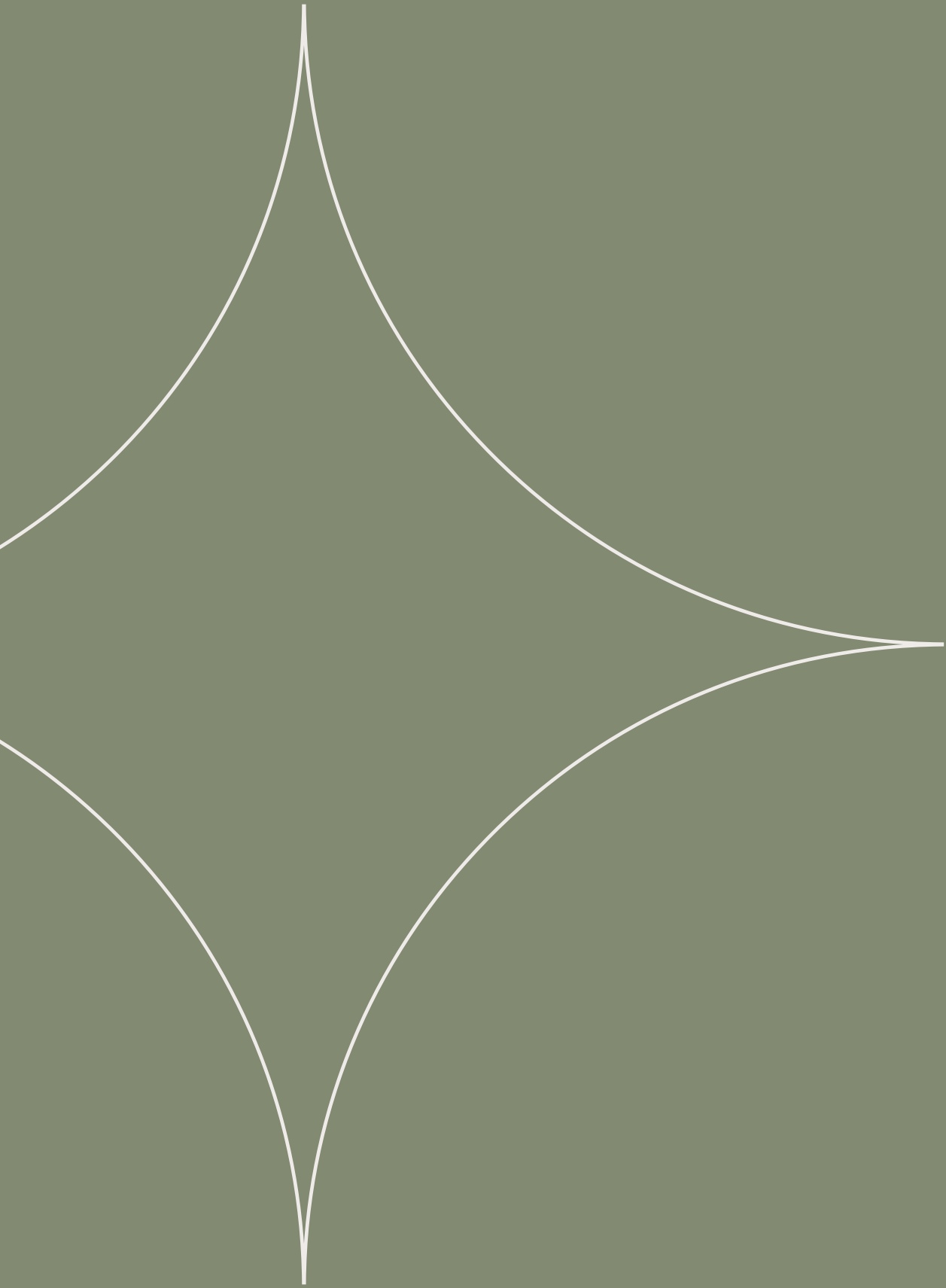
36,000 SF Floor Plates

Flexibility for 60:40  
Lab to Office Ratio

Versatility to accommodate  
biology and chemistry uses

- Lab Space
- Office Space





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**03 AMENITIES** }

# AN ECOSYSTEM FOR TOP TALENT

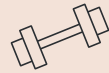
With glass walls and exposed timber framing, the amenity center is a beacon of light and warmth. Centered around those who inhabit it every day, the site provides everything talent needs to power a productive, vibrant workday.



Net zero  
(target)



Chef-driven on-site  
restaurant and food hall



Fitness and  
wellness club



Training, conference,  
and event room



Hospitality-driven concierge, lobby,  
and shared touchdown spaces



Theater room with  
pre-function



Outdoor lounge and  
meeting space

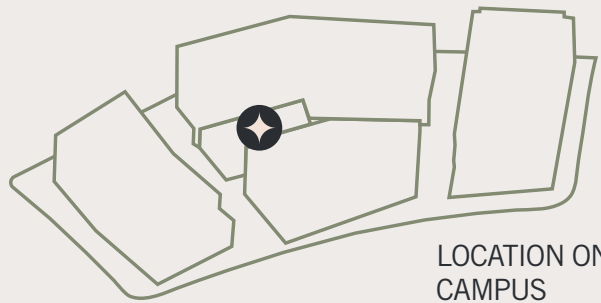


## AMENITIES

### AMENITY BUILDING

# FOOD HALL RESTAURANT & MARKET

- Mass timber jewel box with indoor/outdoor connectivity
- Full bar and cafe
- Chef driven seated restaurant
- Food hall fast casual with rotating menu and pizza oven
- Mini market for all your on the go needs



LOCATION ON  
CAMPUS



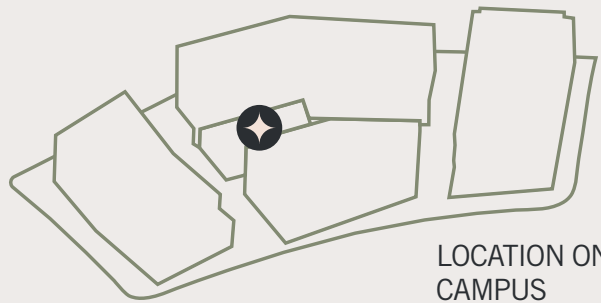
## AMENITIES

### AMENITY BUILDING

# FITNESS & WELLNESS CLUB

The fitness center and wellness club will be operated by Stretch Affect, a holistic movement health company. The club will offer:

- Personal training sessions
- Instructor-led studio classes (yoga, HIIT, flexibility, etc.)
- Health and wellness focused resources include: steam room, sauna, massage, cold plunge and active recovery
- Showers and lockers with towel service



LOCATION ON CAMPUS

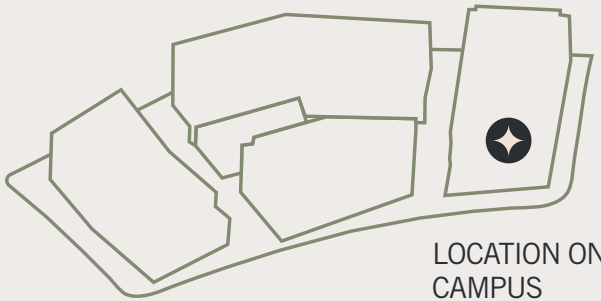


AMENITIES

BUILDING A

# THEATER ROOM

Presentations command attention and engagement in this showstopping space designed for focus.



LOCATION ON CAMPUS

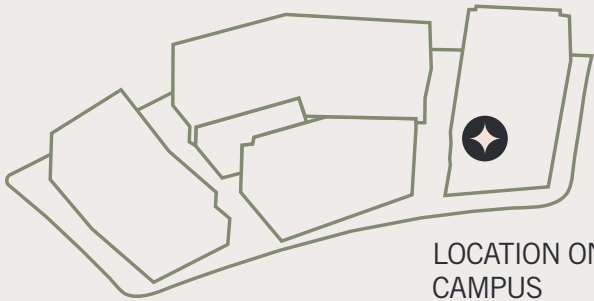


AMENITIES

BUILDING A

# TRAINING/ CONFERENCE SPACE

150+ Person Seating Capacity



LOCATION ON  
CAMPUS

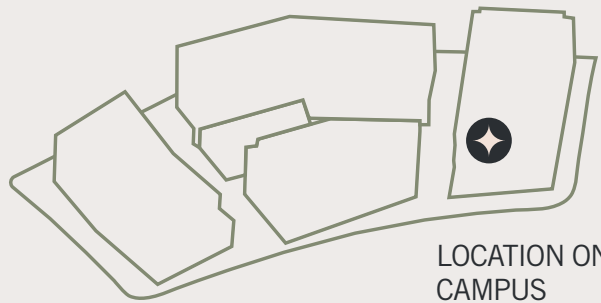


# AMENITIES

BUILDING A

## PRE-/ POST-FUNCTION EVENT SPACE

Meetings take on new life in a  
hospitality-like environment.



LOCATION ON  
CAMPUS

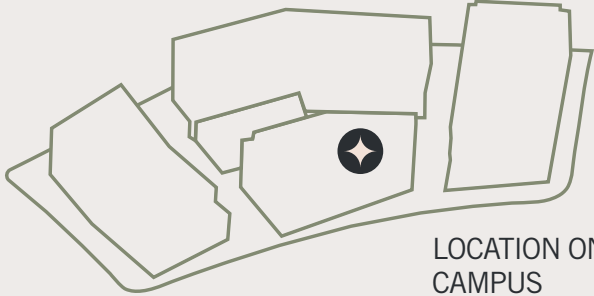


AMENITIES

BUILDING B

PRE-/  
POST-FUNCTION  
EVENT SPACE

Meetings take on new life in a  
hospitality-like environment.

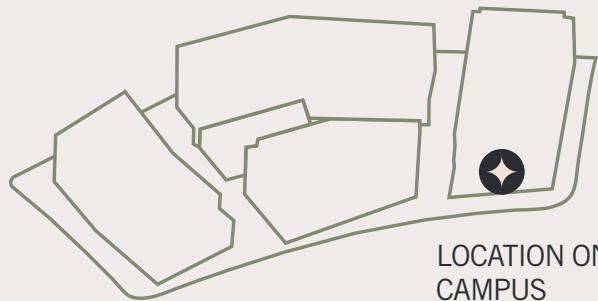


## AMENITIES

### BUILDING A

# TERRACE VIEW

Outdoor terraces on every floor provide space for occupants to relax among fresh air and expansive views.



LOCATION ON  
CAMPUS





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## 04 SUSTAINABILITY }>

# SUSTAINABILITY AT THE CORE

From the ground up, Pacific Center is designed to minimize environmental impact and provide occupants with a healthier, more productive environment. Efforts include reduced power usage, water conservation, and intelligent thermal control.

## LEED GOLD

U.S. Green Building Council  
(USGBC) certification



green roof integration

## Fitwel

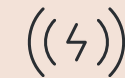
certified



heat island reduction

## 100%

reused water for  
exterior areas



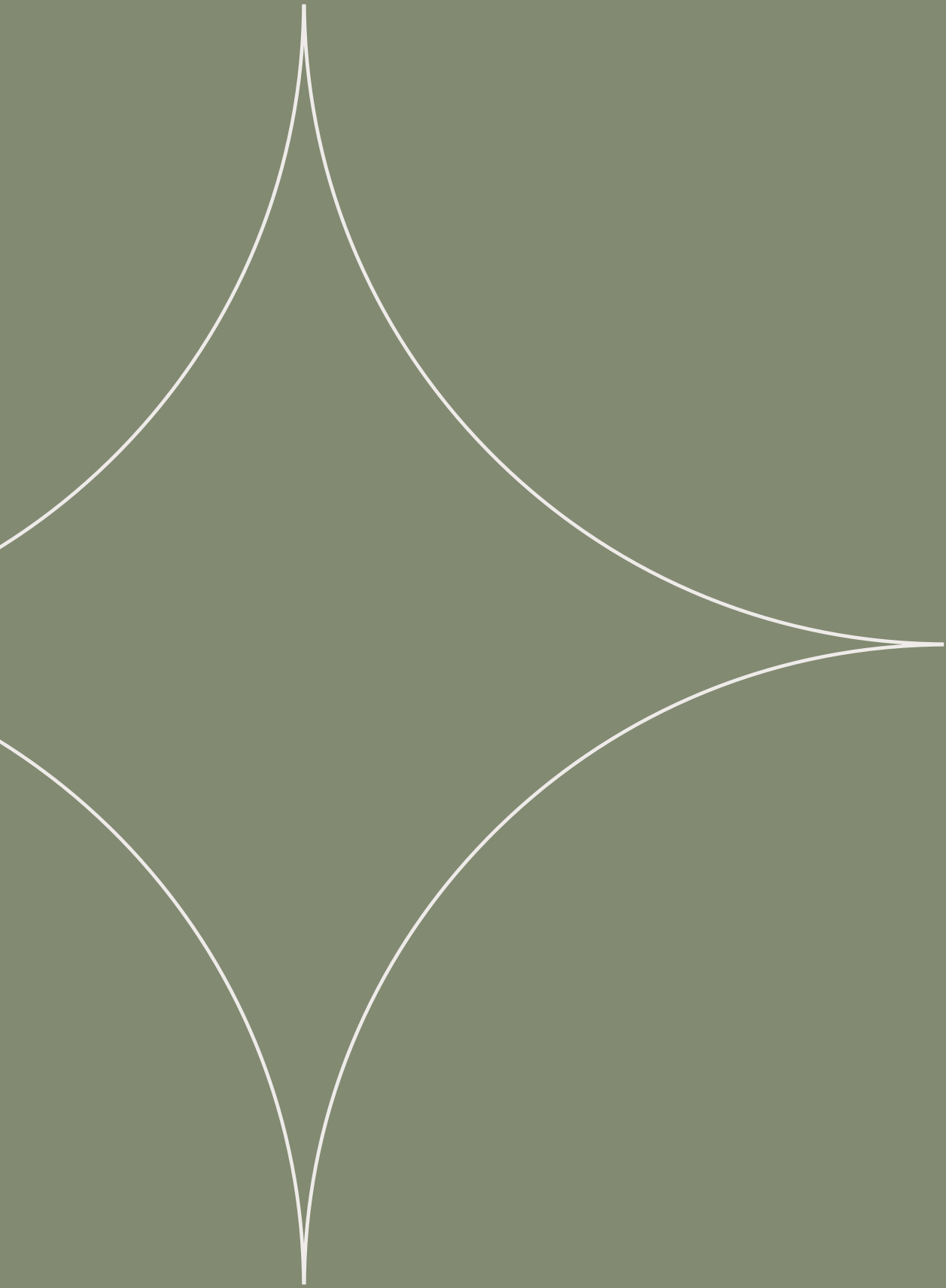
all-electric chilled/hot  
water systems

## 1.2M

solar-generated kilowatts



redundant standby  
power: Two 2 MW  
generators with  
redundant parallel  
switch gear and shared  
fuel, offering 9-10  
WPSF



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05 PROJECT TEAM }>

# WE BUILD FOR TODAY'S BIGGEST BRANDS

NOTABLE PARTNERSHIP PORTFOLIO TENANTS INCLUDE:



Google's Midwest HQ  
320 N Morgan St - Chicago, IL



STERLING BAY & HARRISON STREET



# PACIFIC CENTER

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