

CBRE

MOVE IN READY
SPEC SUITES

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

NOBEL EXECUTIVE CENTER

3655 NOBEL DRIVE, SAN DIEGO, CA 92122





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, coffee cart, 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



119,991 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



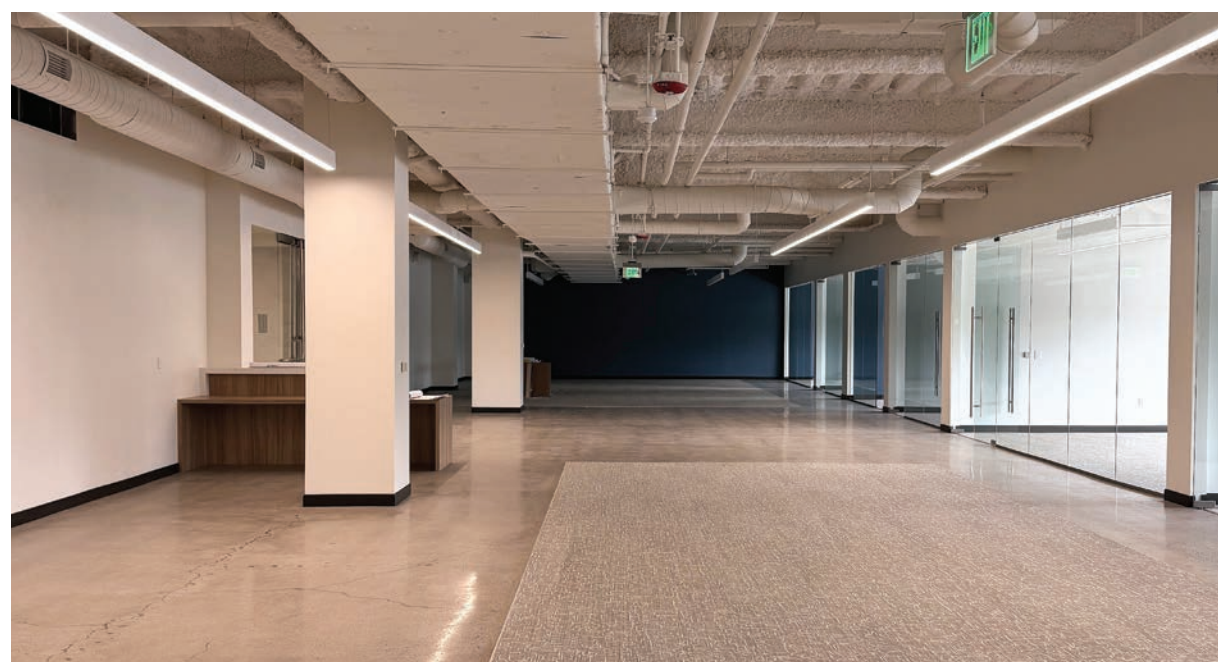
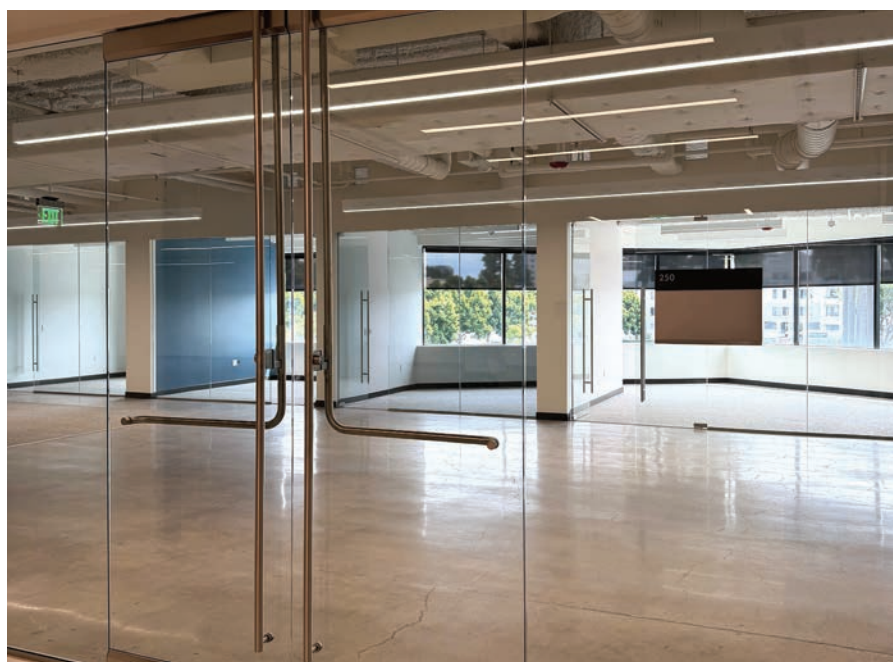
NOBEL EXECUTIVE CENTER

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



**MOVE IN READY
SPEC SUITES**



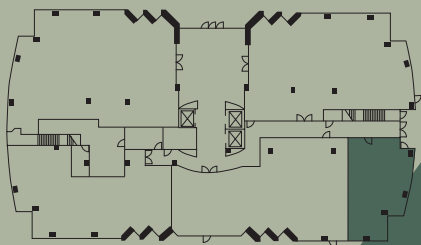


LOBBY RENOVATIONS



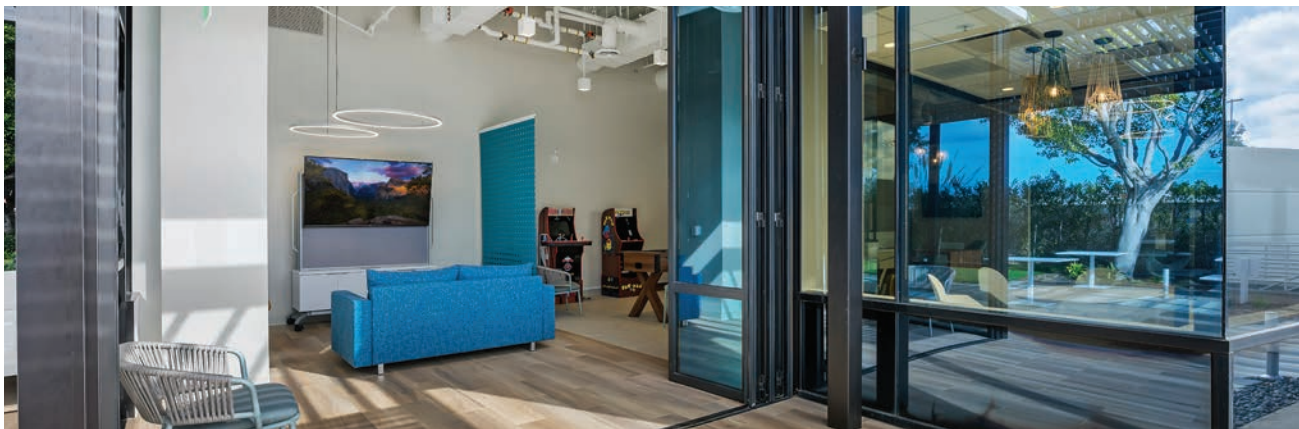


INDOOR/OUTDOOR TENANT AMENITY AREA

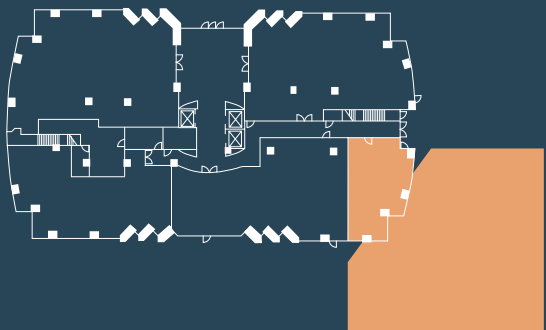


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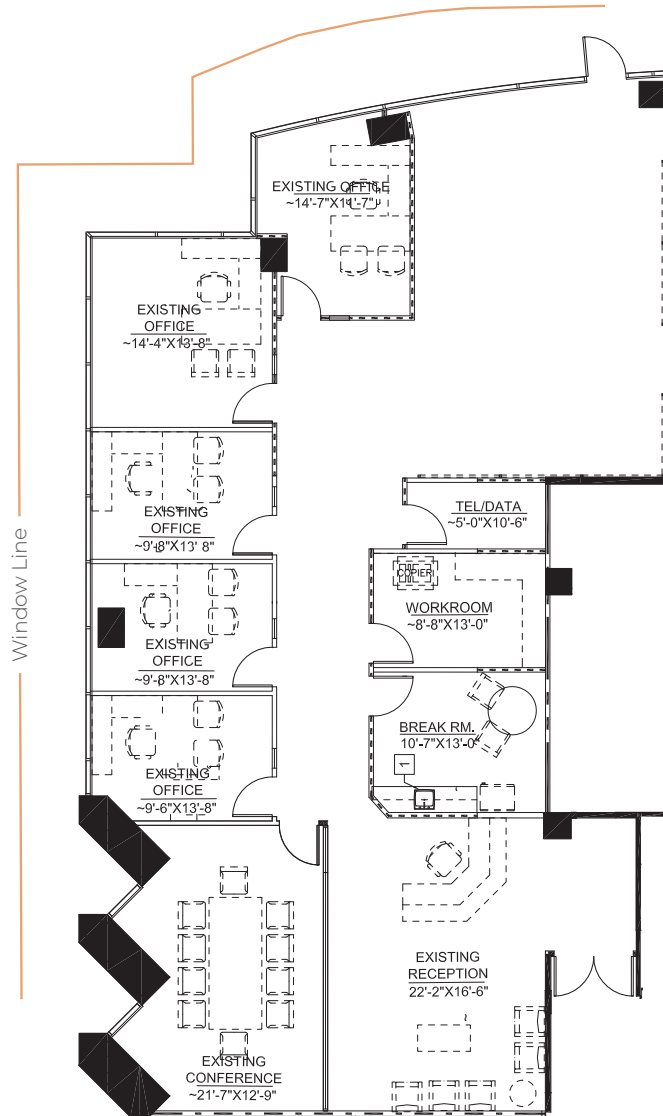


INDOOR/OUTDOOR TENANT AMENITY AREA



AS-BUILT FLOOR PLAN

1ST FLOOR



SUITE/SIZE

SUITE 120 – 3,304 RSF



AVAILABILITY

January 1, 2027



As Built

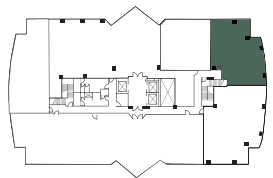
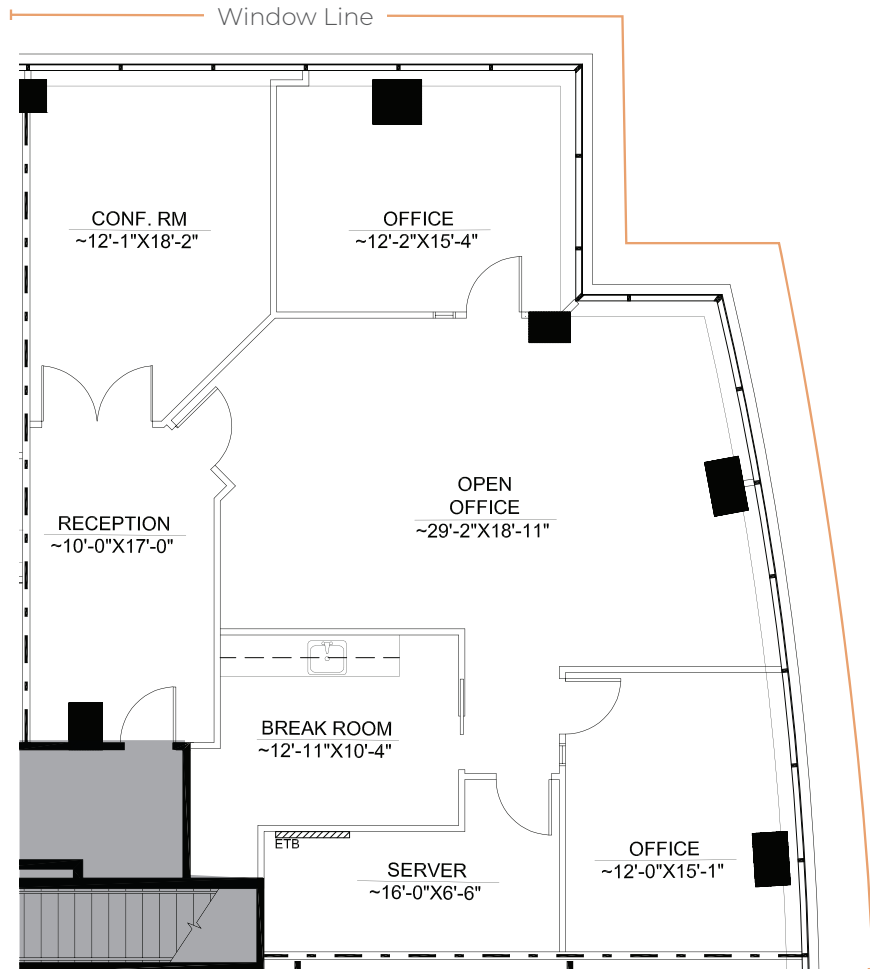
Suite features a prestigious glass double door entry off the elevator, reception area, 5 offices along the window line, break area, conference room, and open office area.



AS-BUILT FLOOR PLAN

2ND FLOOR

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.



SPEC SUITE

2ND FLOOR



SUITE/SIZE

SUITE 250 – 6,340 RSF

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



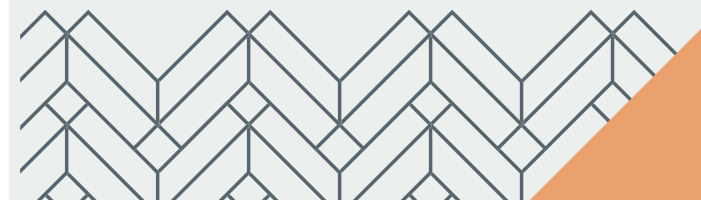
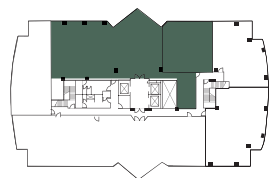
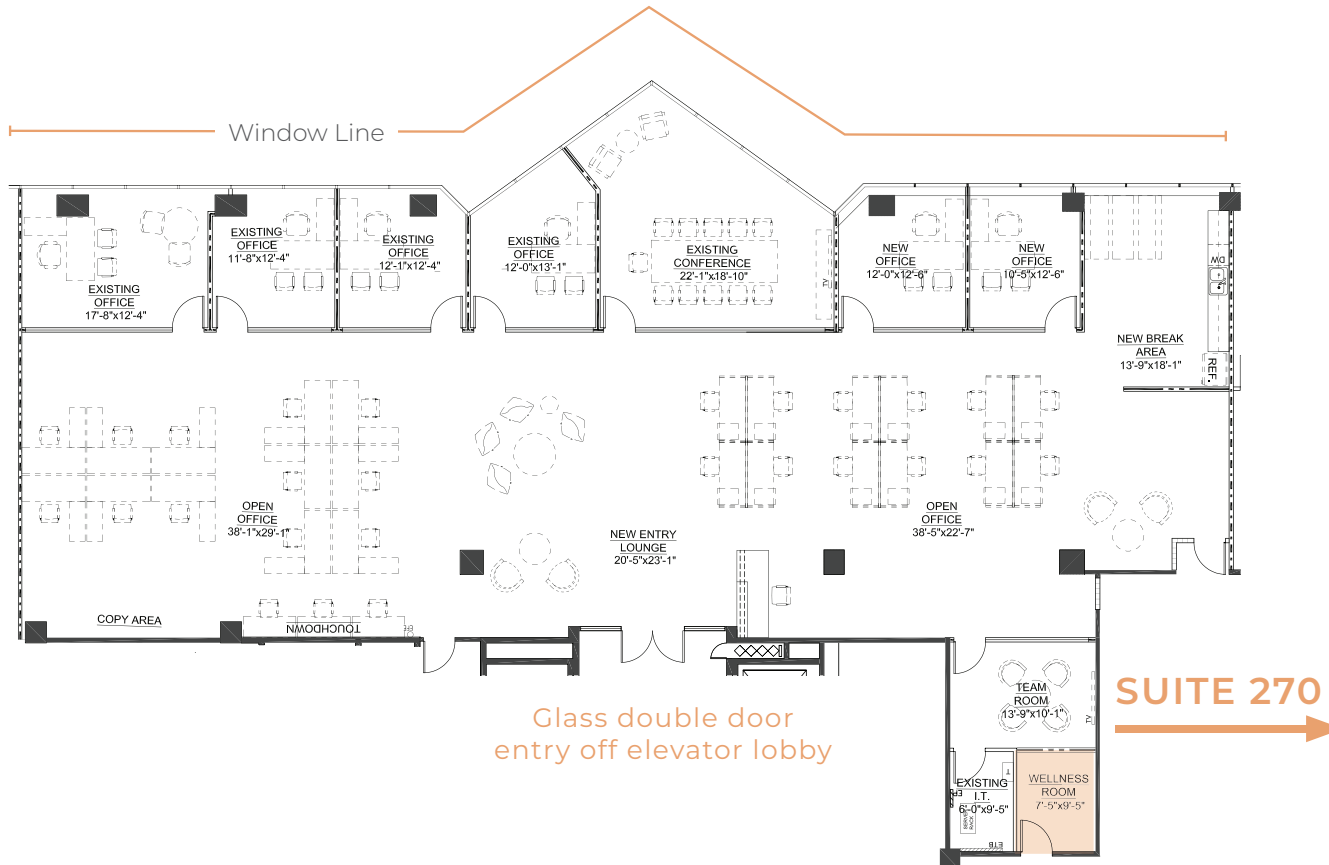
AVAILABILITY

Vacant



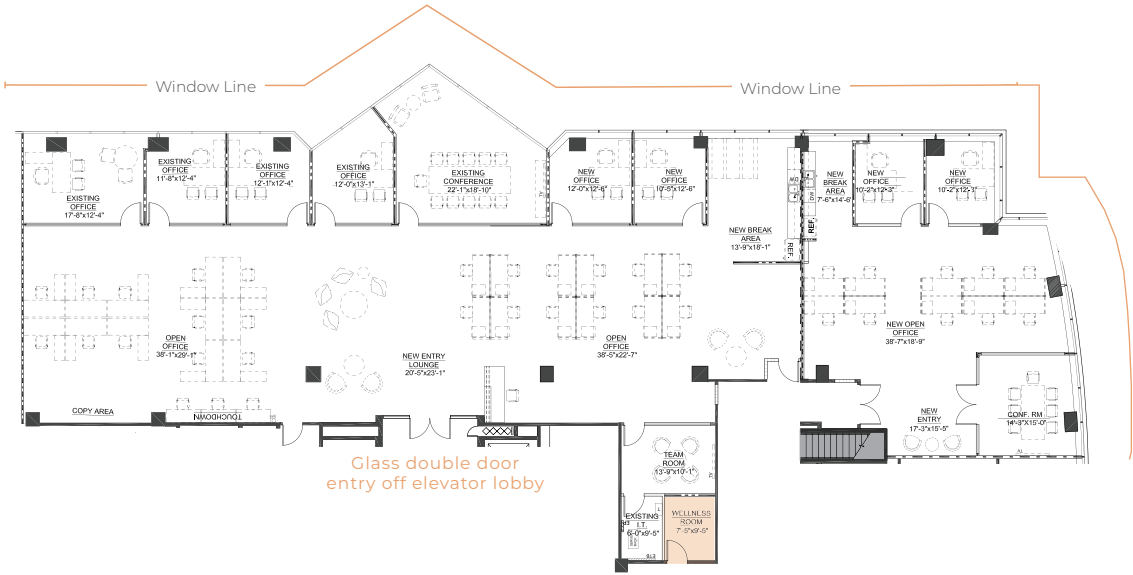
As Built

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.



SPEC SUITE

2ND FLOOR



Contiguous

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



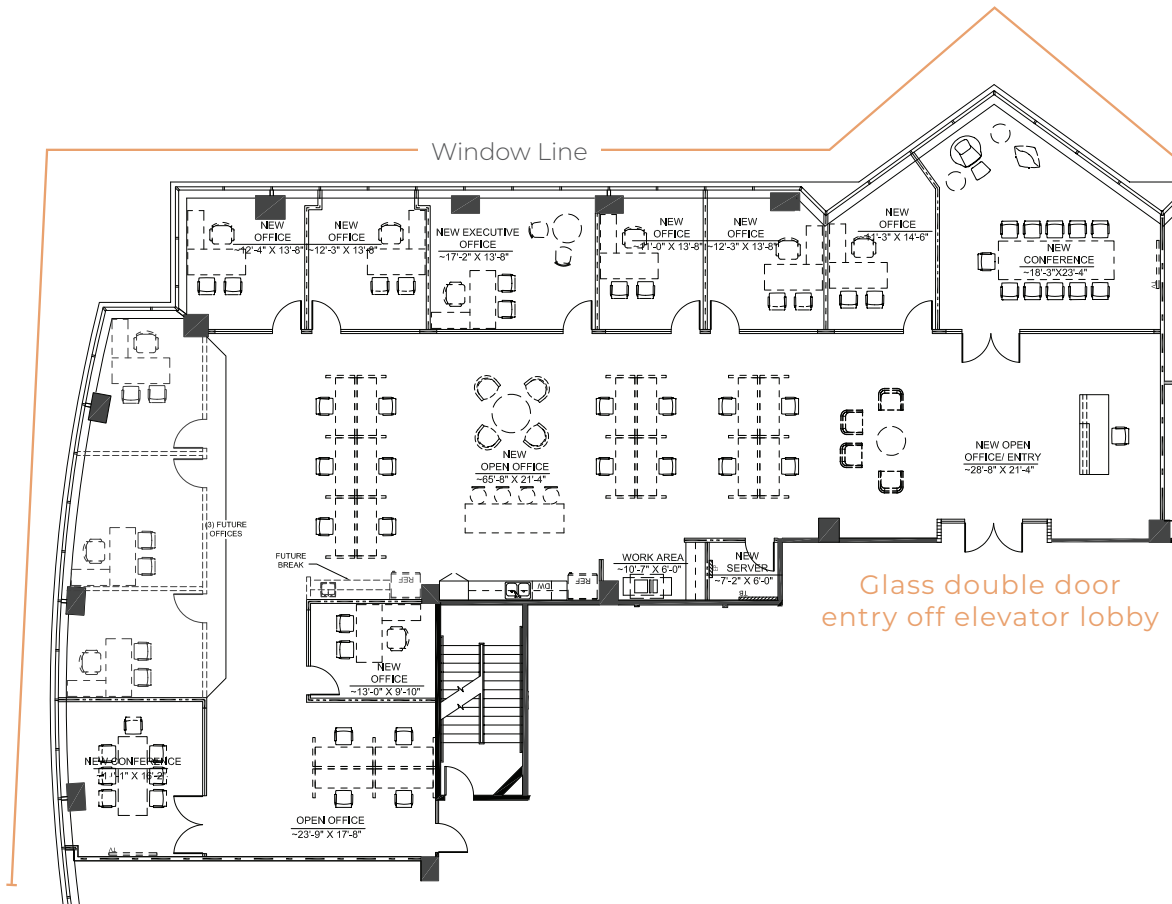
AVAILABILITY

Vacant



SPEC SUITE

5TH FLOOR



Glass double door entry off elevator lobby



VIRTUAL FLOOR PLAN



SUITE/SIZE

SUITE 500 – 6,755 RSF



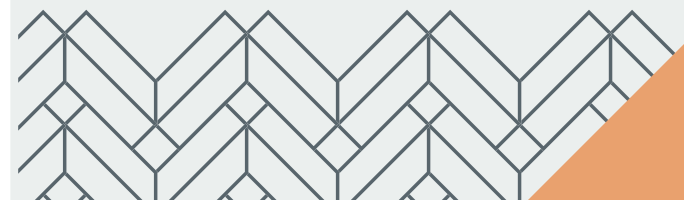
AVAILABILITY

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.



HYPOTHETICAL DIVISIBILITY PLAN

5TH FLOOR



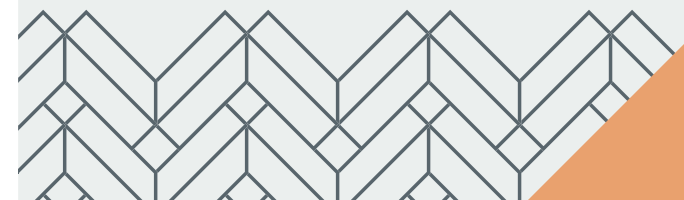
POTENTIAL DIVISIBILITY

2,974 RSF and 3,781 RSF



AVAILABILITY

Vacant



SPEC SUITE

6TH FLOOR



SUITE/SIZE

SUITE 630 – 4,028 RSF



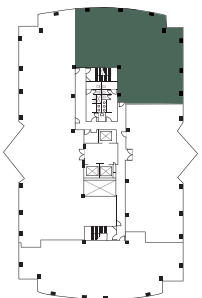
AVAILABILITY

Vacant



As Built

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



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.
TROLLEY STOP

NOBEL DR.



CVS pharmacy
Flaminio Brothers
SEPHORA
CAVA
WILD & BLOOM
nékter
RUBIO'S
NORDSTROM
rack



Chick-fil-ee
YOGASIX

Marshalls
TRADER JOE'S
PETS MARY
Ralphs
AMC THEATRES
crumbl
THE REBAR SHOP
ROSS
DSW
SEAN'S
STARBUCKS
BEST BUY

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

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CBRE

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