

COPLEY CORPORATE CENTER

nuveen



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hello there

Step into a contemporary office setting tailored for today's business dynamics. Nuveen crafts spaces that emphasize culture, work-life harmony, and teamwork. At Copley Corporate Center, we've embodied these ideals to create a top-tier destination.

elevating the office game

Two full floors available now at the north end of Kearny Mesa—the center of the county.



ABUNDANT PARKING

7.0/1,000
 Parking ratio
mostly secured



SIGNAGE AVAILABLE

Building & monument
 options



FIBER PROVIDERS

Multiple supplier
 options



FLOOR PLATES

Large & efficient
8% core factor



FREEWAY ADJACENT

Excellent access to
 I-805 and HWY 52



EV CHARGING

Ten (10)
 stations



EMERGENCY GENERATORS

Two (2)
 available



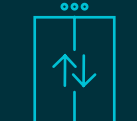
EXTRAORDINARY POWER

2,000 AMPS
 @ 277/480 V



FITNESS CENTER

Onsite, with
 showers & lockers



ELEVATOR SERVED

Two (2)
 available



OUTDOOR LOUNGE AREAS

Access to fresh air
 & sunshine



EXPANSION POTENTIAL

Room to
 grow



FREIGHT ELEVATOR

Rear
 loaded



WINDOW LINES

10' ceilings with
 (15' FL/FL)
 window lines



CUSTOMIZED AMENITY

Potential

Situated at the north end of Kearny Mesa at 5855 Copley Drive, Copley Corporate Center features two full floors with large, highly efficient floor plates totaling approximately 79,891 rentable square feet to accommodate tenants of all sizes.

SECOND FLOOR - 39,886 RSF

THIRD FLOOR - 40,335 RSF



Open-air oasis



Welcoming gathering spaces

putting the office experience center stage

TOUR

click for hypothetical virtual tour





Upgraded corridors



High-design common spaces

a new standard for office life

the next level...on all levels

Two spacious floors are immediately available, boasting expansive and efficient floor plates, leading to reduced costs per worker.

thriving talent ecosystem

Located at the northern end of Kearny Mesa, in the heart of the county, Copley Corporate Center offers convenient access to a variety of talent pools and provides a more affordable option compared to the heavily impacted areas of UTC, Sorrento Mesa, and Torrey Pines.

expand your horizons with us

Above standard parking ratio of 7 per 1,000 RSF provides adaptability in design and function, attracting fast-growing businesses, back office, and a variety of other uses.

strong core and infrastructure

10' drop ceilings (15' floor/floor height), a back-up generator and newly designed outdoor areas providing tenants with comprehensive infrastructure, creating a premium real estate offering.

unlocking new levels of wellness

Experience a modern workout environment in our freshly completed fitness center, bringing essential wellness to the workday. New equipment, modern locker rooms, and remodeled facilities—we provide a rejuvenating escape from the daily hustle.



New fitness center



Proposed pickleball courts



New shower & locker facilities

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Nuveen Network

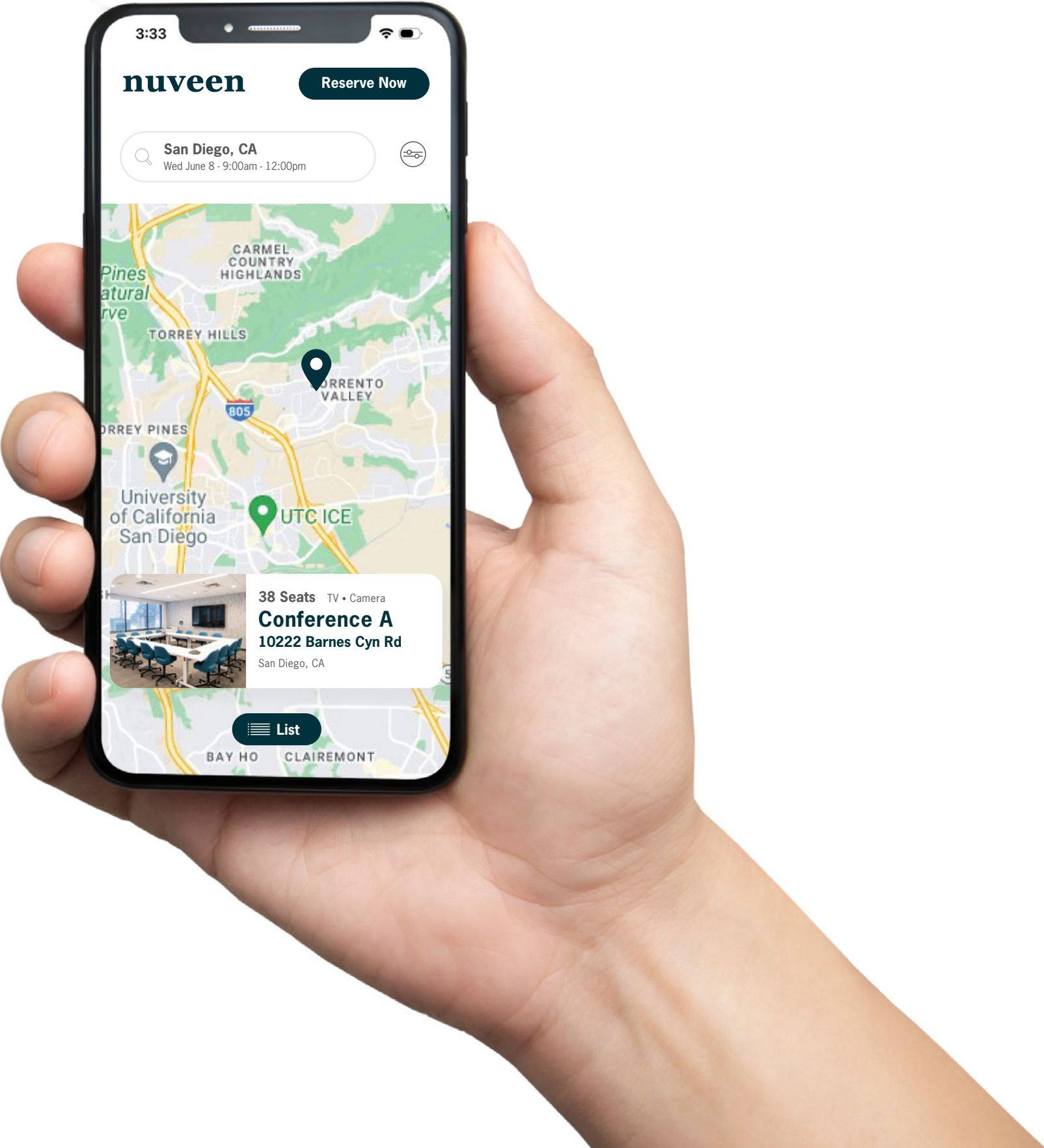
Places with *purpose*

Nuveen knows great workplace partners need to help you solve for the ways employees want to work.

Tenants at Nuveen owned buildings are now able to book workspaces at more than 175 locations on demand.

Questions? Email info@nuveennetwork.com

Visit realestate.nuveen.com



your employees can work....



Throughout the building:
Shared amenities allow tenants to use common spaces as an extension of their office.



In the community:
The ability to work closer to home on fringe days.



Across the country:
As a travel benefit or a solution for remote gatherings.

your company can....



Future-proof its footprint:
Worry less about long term commitments if business changes over time.



Support employee choice:
Allows employees to do work where they do work best.



Be efficient with design:
Allows employees to do work where they do work best.

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claim your space

THIRD FLOOR - 40,335 RSF
SECOND FLOOR - 39,886 RSF
FIRST FLOOR - 38,542 RSF

Great office spaces are available today in a broad range of sizes.



third floor
AVAILABLE

second floor
AVAILABLE

first floor
LEASED

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center stage

Surrounded by leading innovators and financially robust organizations that shape and expand the San Diego market.

prominent nearby companies



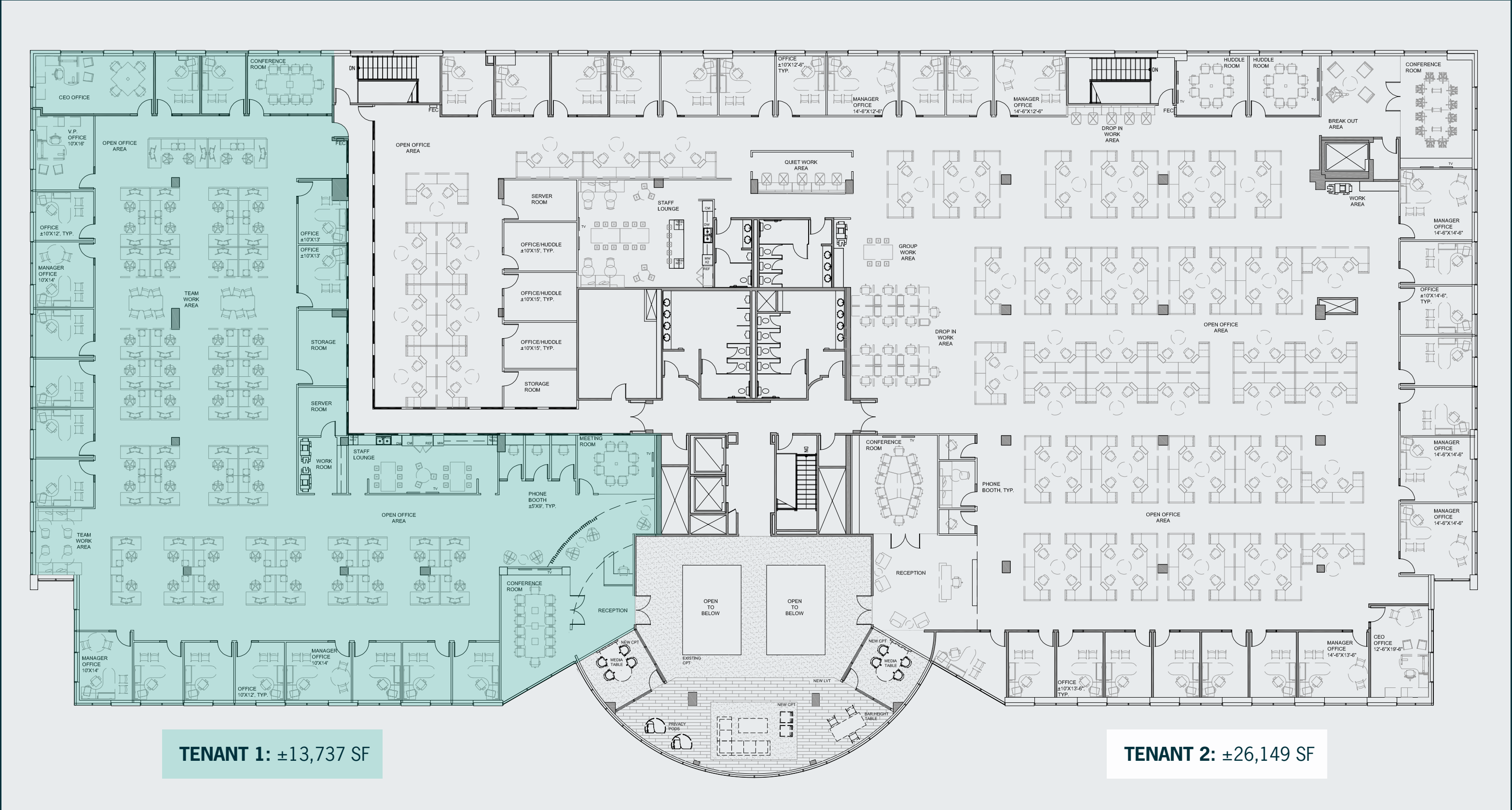
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2nd floor

39,886 RSF

AVAILABLE NOW

Two Tenant
Concept Plan



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Nuveen is dedicated to making the workplace into an immersive, collaborative hub for today's professionals. Through our service-driven approach, we offer enriching experiences and amenities that prioritize the wellbeing of all tenants and visitors.

ready when you are

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