

CUSHMAN &
WAKEFIELD

Manulife Investment Management



10180 - 10190 Telesis Court
San Diego, CA 92121

seaview

C O R P O R A T E C E N T E R

San Diego's Premier Class A
Office Campus



About The Campus

Where Work Meets The Horizon

Seaview Corporate Center is a four-building Class A office campus offering three high-image towers and a versatile R&D facility in one of San Diego's most strategic business hubs. With immediate access to I-805 and I-5, the campus delivers connectivity, convenience, and an elevated workplace experience that supports today's top performing companies.



Designed for Performance



Ocean & canyon views throughout

Set against panoramic views of the Pacific Ocean and Los Peñasquitos Canyon, Seaview blends best-in-class infrastructure with a robust amenity offering that includes a revitalized fitness center, a lap pool, outdoor lounges, and an onsite gourmet café. Designed for efficiency and built for growth, Seaview is San Diego's premier workplace destination.

Campus Highlights

- 378,625 RSF across four high-image buildings
- Availabilities up to 200,000 SF
- Monument and building signage opportunities
- Excellent freeway access to I-805, I-5 and SR-56
- Home to leading national and global tenants
- Onsite café with indoor/outdoor seating
- State-of-the-art fitness center with showers, lockers, and lounge areas
- Lap pool and sports court with pickleball, tennis and basketball
- Outdoor collaboration areas
- Onsite ownership and professional property management



On-Site Amenities

Work. Refresh. Reset. Repeat.

Seaview's amenity package is designed to support productivity, well-being, and tenant experience at every level.

Trail Access
Immediate access to Los Peñasquitos Canyon Trail

Parking
Ample parking with both covered and surface

Onsite Cafe
Ideal for lunches, quick meetings, or a mid-day coffee break



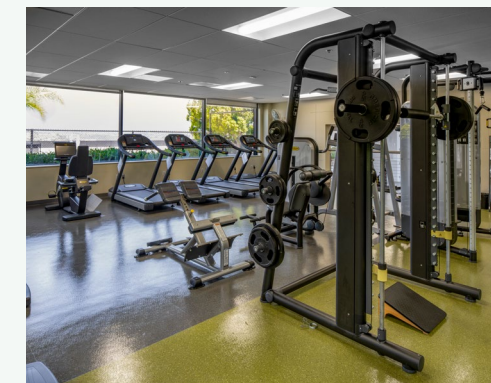
Lap Pool & Sport Courts

Pickleball, tennis and basketball court wellness breaks, team activities, and recreation



Outdoor Collaboration Spaces

Work-ready outdoor collaboration spaces with ocean and canyon backdrops



Modern Fitness Center

State-of-the-art equipment, locker rooms, showers, and lounge





Availabilities

Flexible Solutions for Growing Teams

With spaces ranging from boutique suites to large contiguous blocks, Seaview provides highly adaptable floor plates and move-in-ready layouts that support both corporate efficiency and team-centric design. Select suites feature modern improvements, glass-fronted offices, and open collaborative zones.



Refined Work Environments



Building / Suite	RSF	Rate	Availability
10180 Telesis Ct. Suite 120	6,485	Negotiable	Immediately
10180 Telesis Ct. Suite 210	6,309	Negotiable	Immediately
10180 Telesis Ct. Suite 350	1,829	Negotiable	Immediately
10180 Telesis Ct. Suite 400*	19,673	Negotiable	Immediately
10180 Telesis Ct. Suite 500*	19,746	Negotiable	Immediately
10182 Telesis Ct. Suite 300**	22,473	Negotiable	Immediately
10182 Telesis Ct. Suite 400**	22,473	Negotiable	10/1/2026
10182 Telesis Ct. Suite 500**	22,376	Negotiable	10/1/2026
10182 Telesis Ct. Suite 600**	21,566	Negotiable	10/1/2026
10188 Telesis Ct. Suite 100***	8,190	Negotiable	Immediately
10188 Telesis Ct. Suite 140***	10,982	Negotiable	Immediately
10188 Telesis Ct. Suite 200***	10,500 - 22,631	Negotiable	Immediately
10188 Telesis Ct. Suite 300***	22,976	Negotiable	Immediately
10188 Telesis Ct. Suite 400***	22,377	Negotiable	Immediately
10188 Telesis Ct. Suite 500***	22,151	Negotiable	Immediately
10188 Telesis Ct. Suite 600***	21,489	Negotiable	Immediately
10190 Telesis Ct. - Entire Building	12,698	Negotiable	Immediately

* Contiguous to 39,419 SF

** Contiguous to 88,888 SF

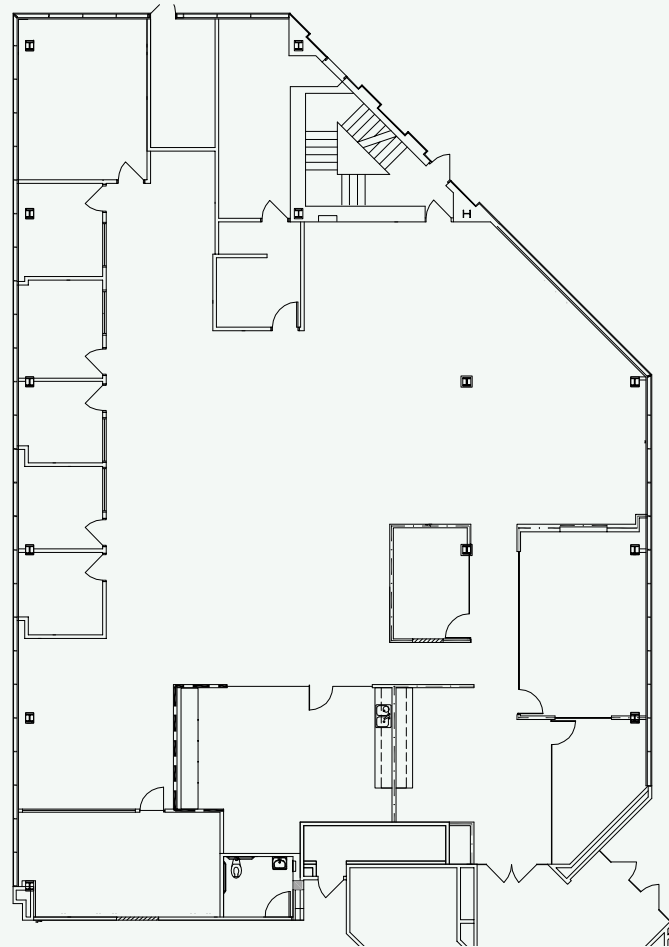
*** Contiguous to 130,796 SF

- Building 10180
- Building 10182
- Building 10188
- Building 10190

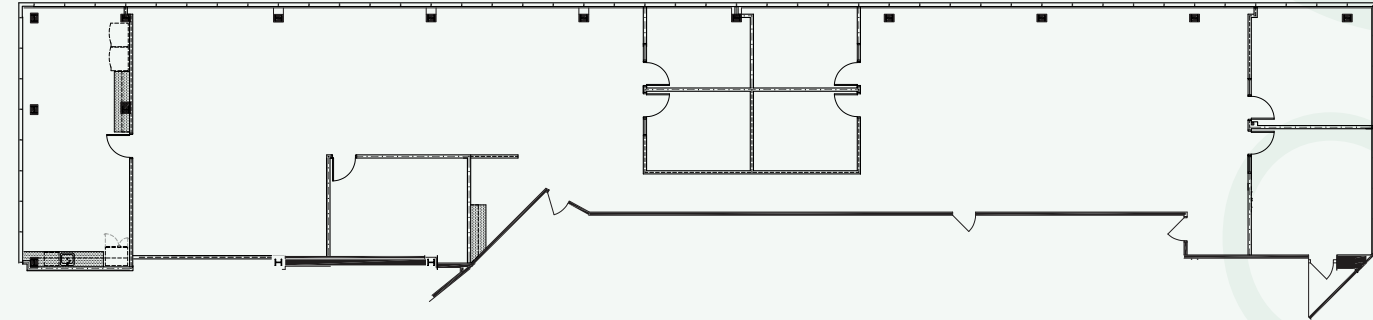


Floor Plans

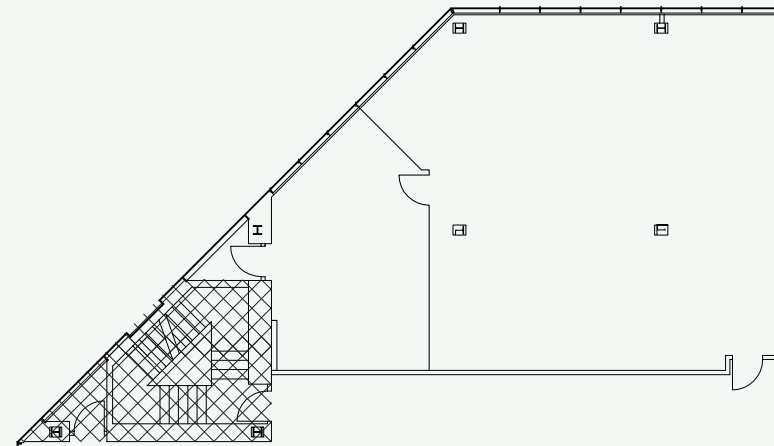
10180 Telesis Court
Suite 120 - 6,485 SF



10180 Telesis Court
Suite 210 - 6,309 SF



10180 Telesis Court
Suite 350 - 1,829 SF



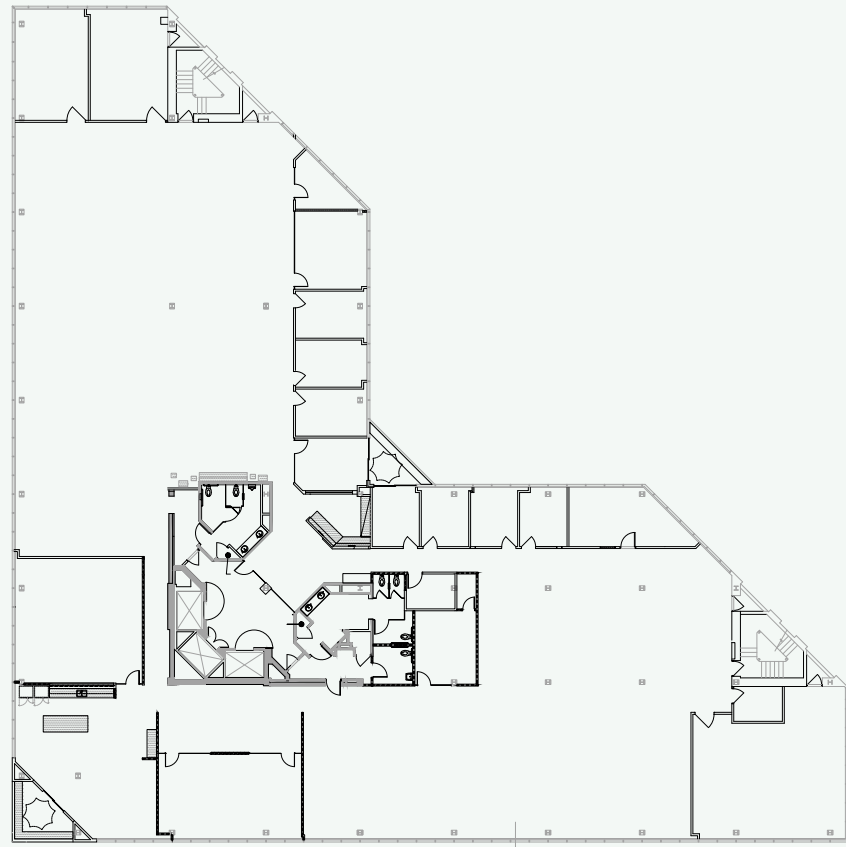
10180



Floor Plans

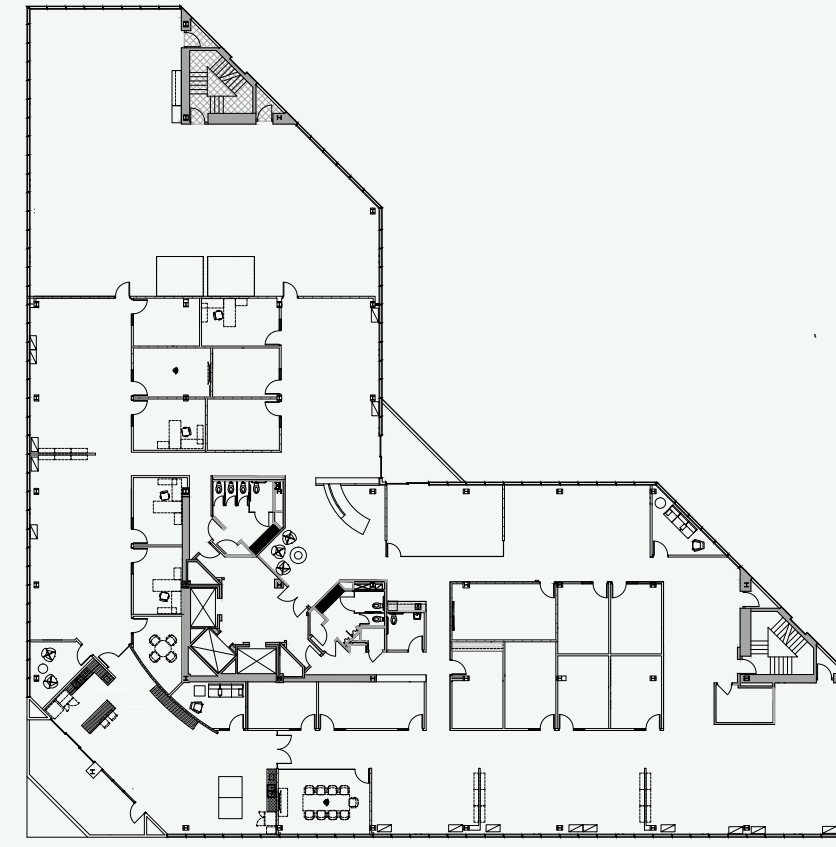
10180 Telesis Court

Suite 400 - 19,673 SF (Contiguous to 39,419 SF)



10180 Telesis Court

Suite 500 - 19,746 SF (Contiguous to 39,419 SF)



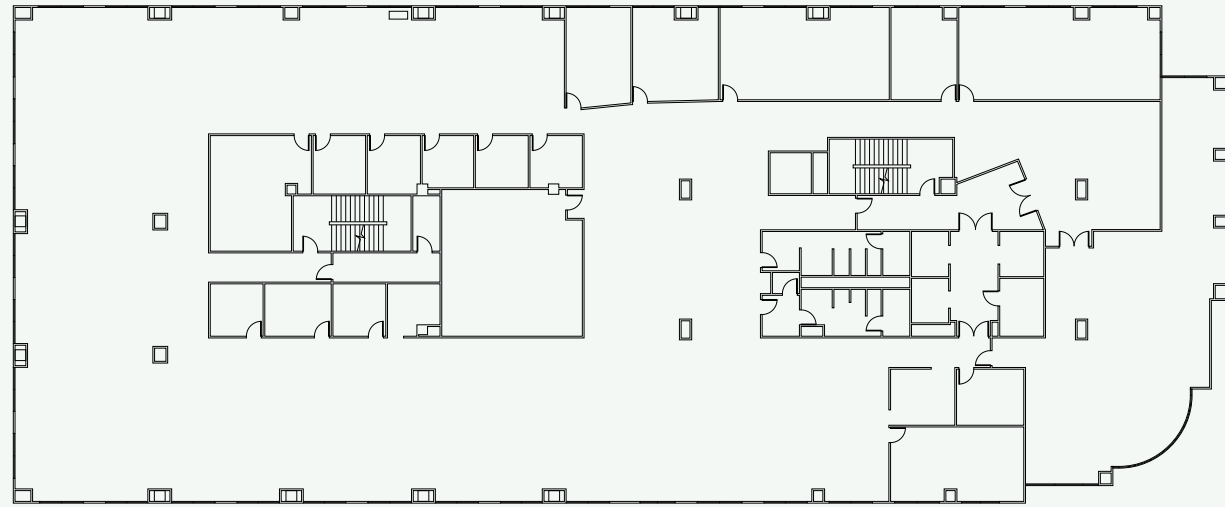
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Floor Plans

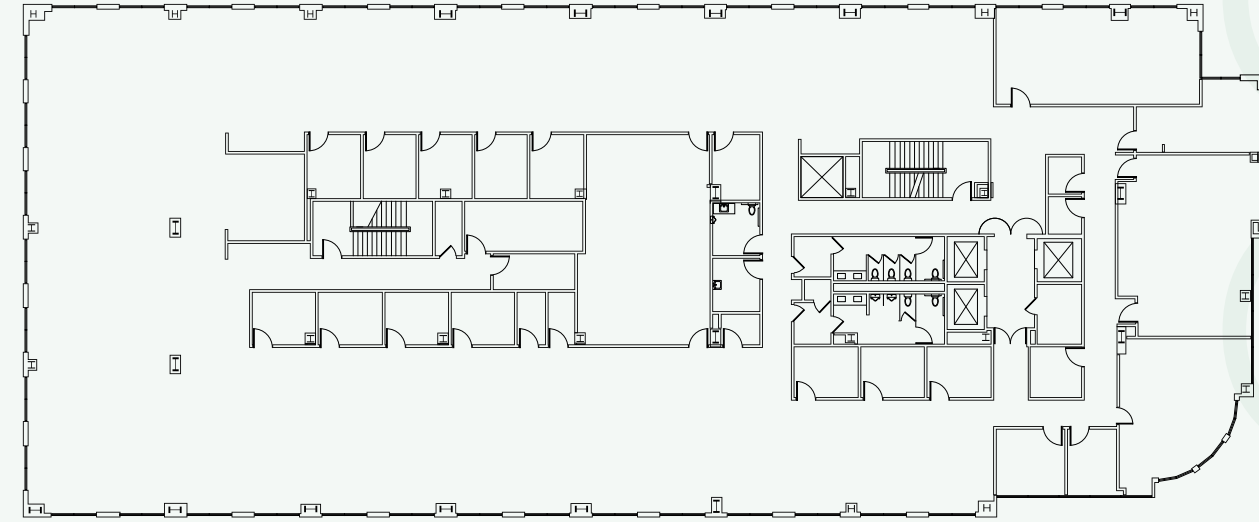
10182 Telesis Court

Suite 300 - 22,473 SF (Contiguous to 88,888 SF)



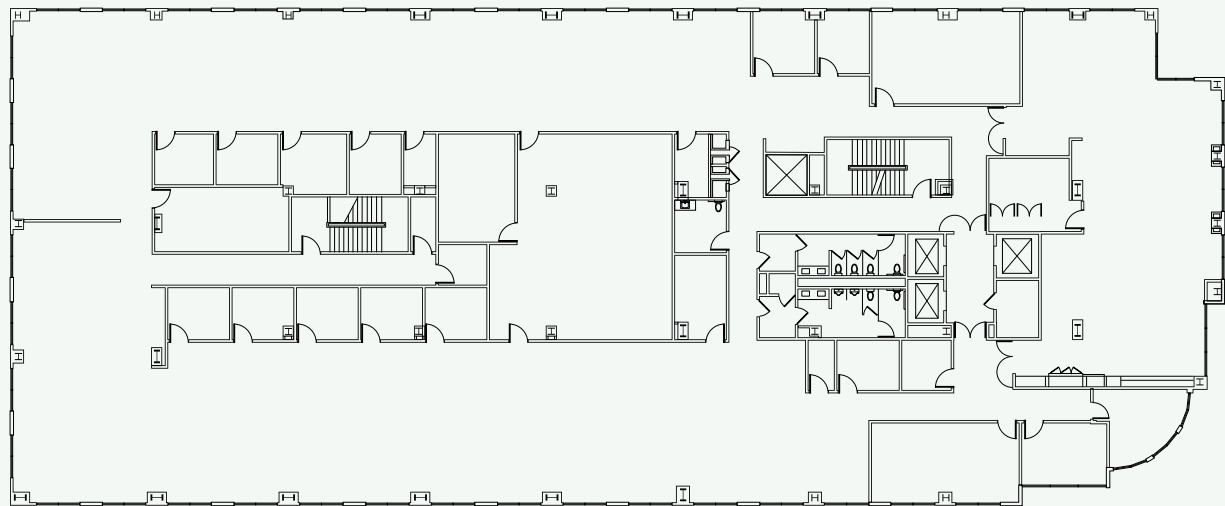
10182 Telesis Court

Suite 500 - 22,376 SF (Contiguous to 88,888 SF)



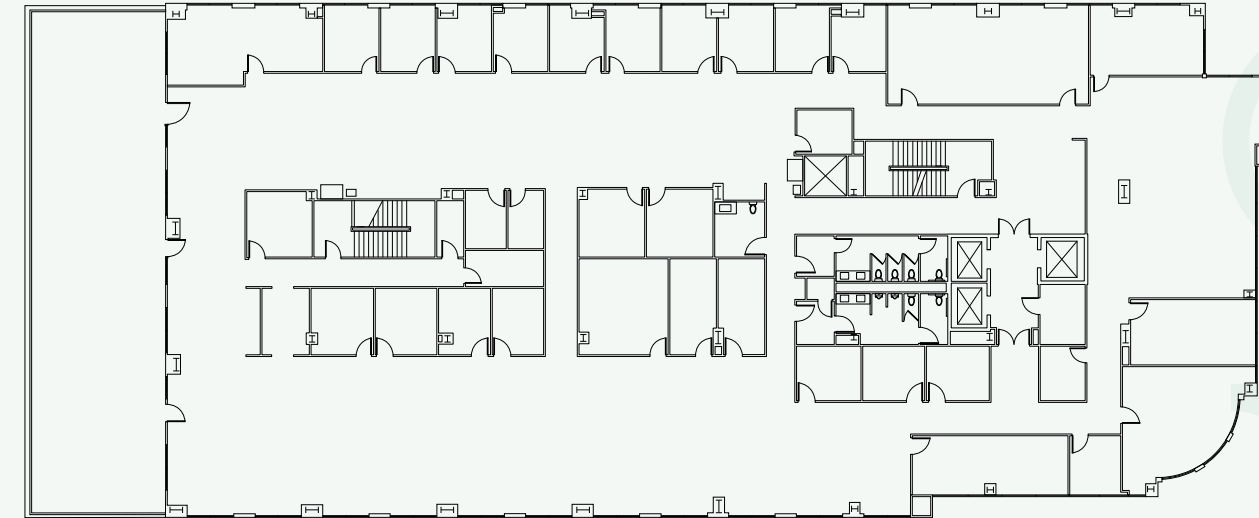
10182 Telesis Court

Suite 400 - 22,473 SF (Contiguous to 88,888 SF)



10182 Telesis Court

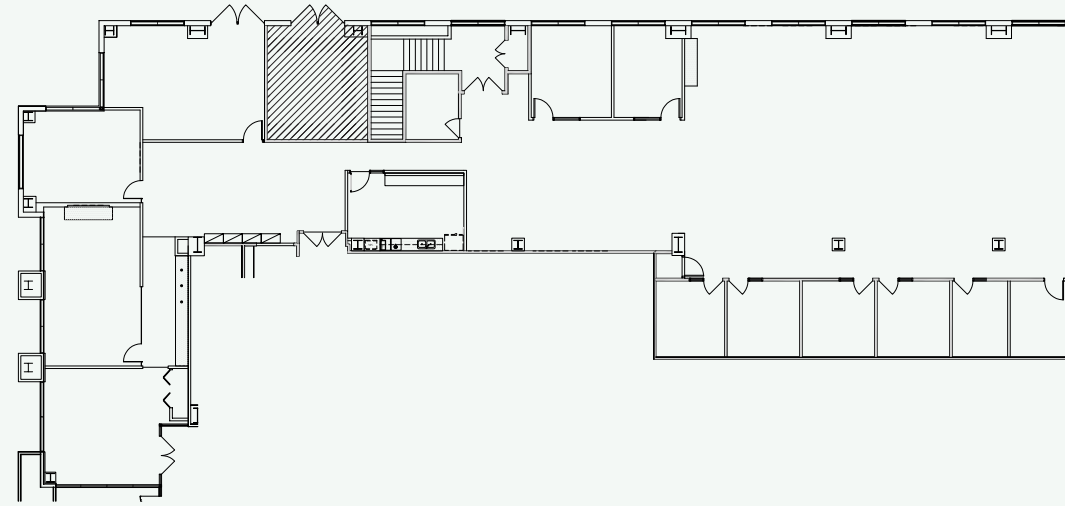
Suite 600 - 21,566 SF (Contiguous to 88,888 SF)



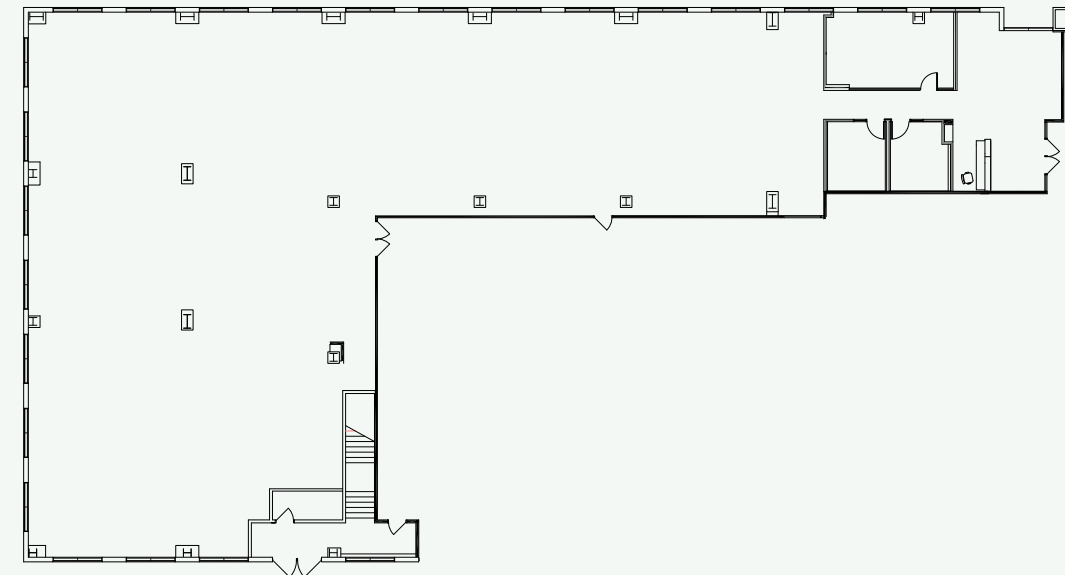


Floor Plans

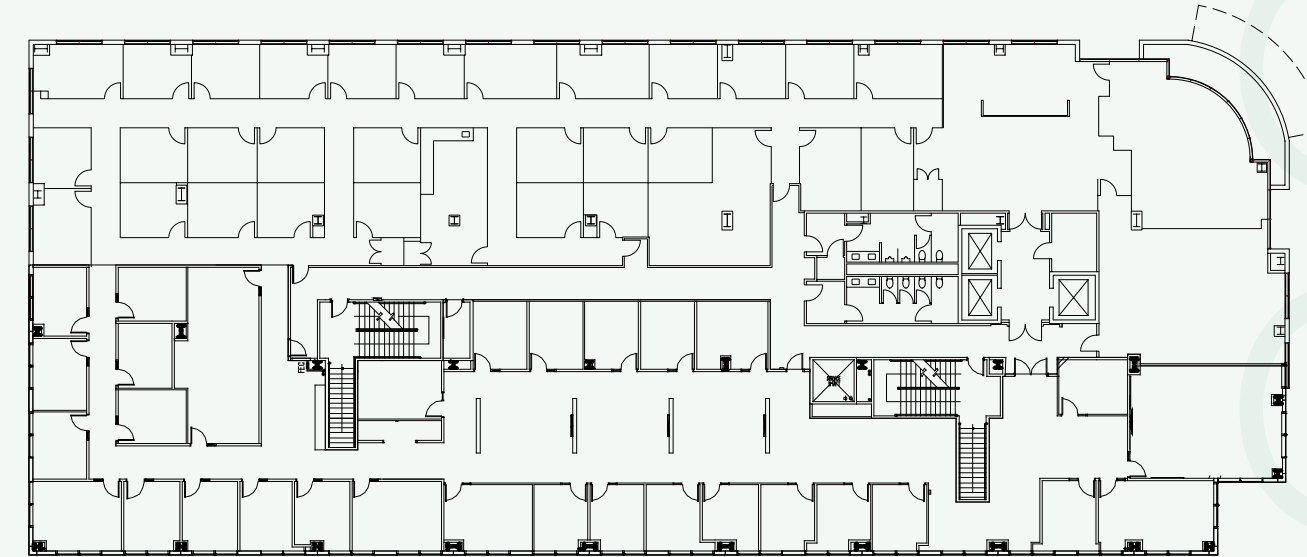
10188 Telesis Court
Suite 100 - 8,190 SF (Contiguous to 130,796 SF)



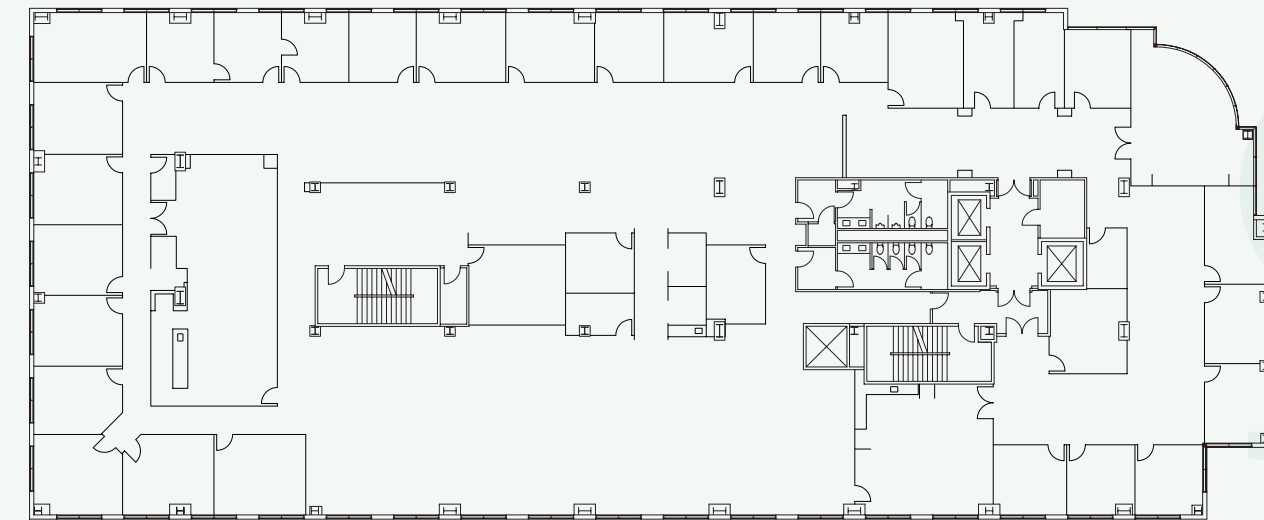
10188 Telesis Court
Suite 140 - 10,982 SF (Contiguous to 130,796 SF)



10188 Telesis Court
Suite 200 - 10,500 - 22,631 SF (Contiguous to 130,796 SF)



10188 Telesis Court
Suite 300 - 22,976 SF (Contiguous to 130,796 SF)

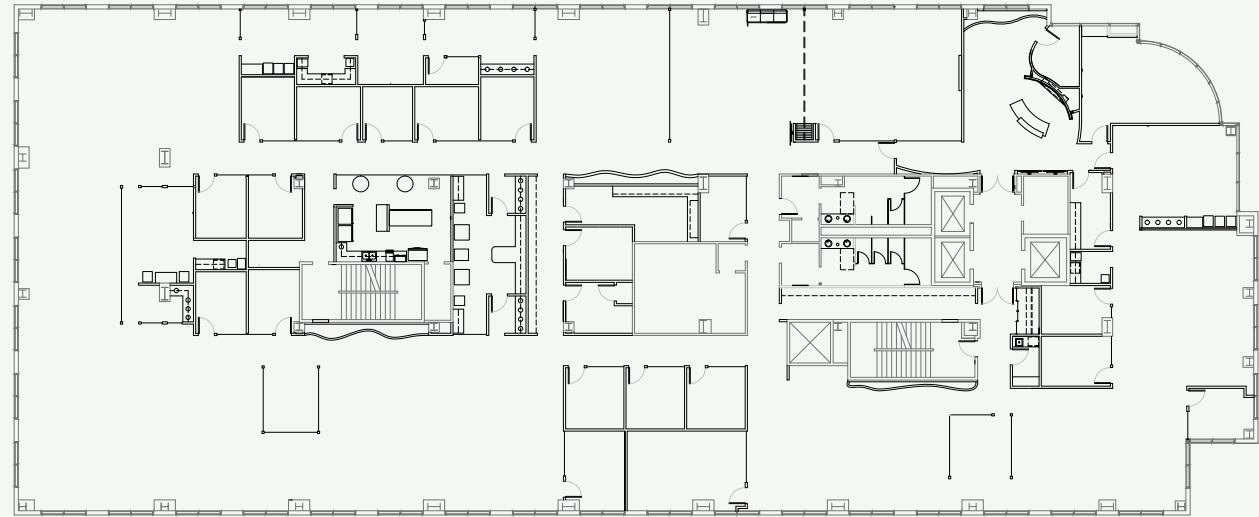




Floor Plans

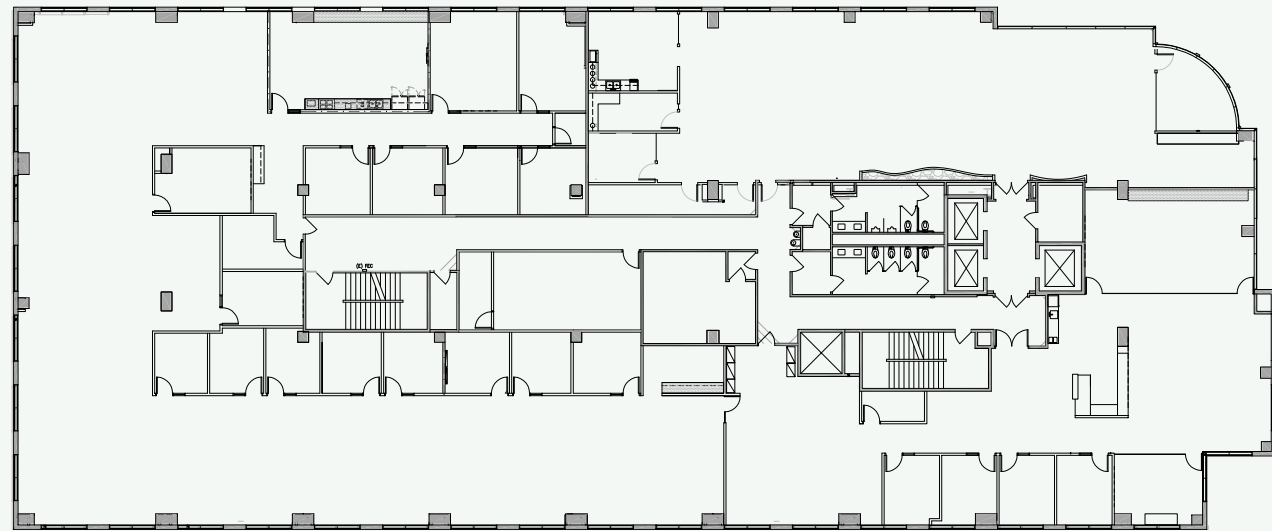
10188 Telesis Court

Suite 400 - 22,377 SF (Contiguous to 130,796 SF)



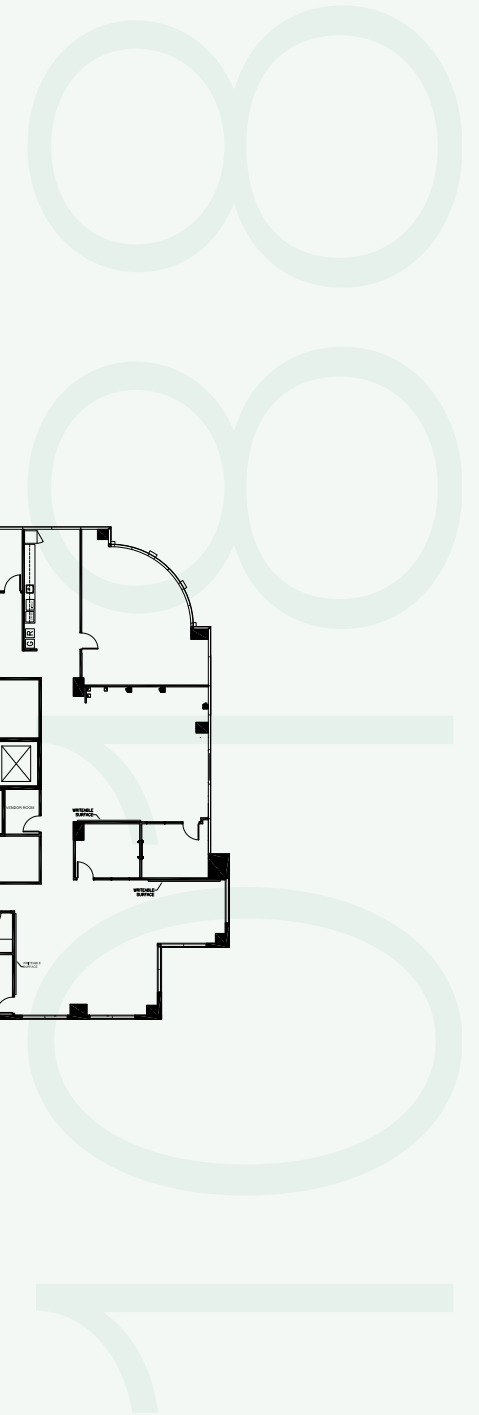
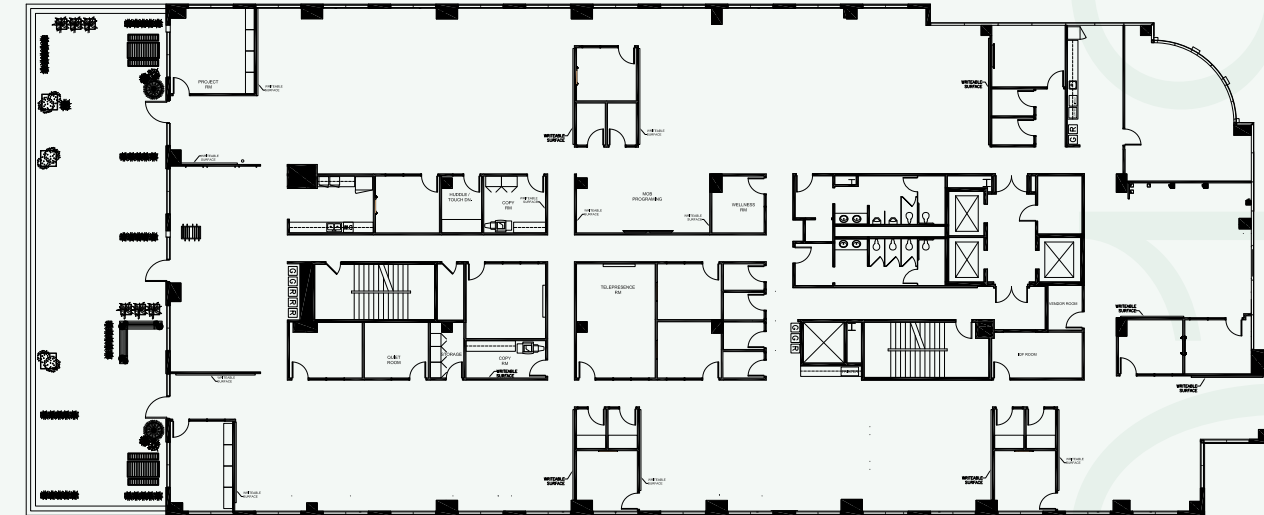
10188 Telesis Court

Suite 500 - 22,151 SF (Contiguous to 130,796 SF)



10188 Telesis Court

Suite 600 - 21,489 SF (Contiguous to 130,796 SF)

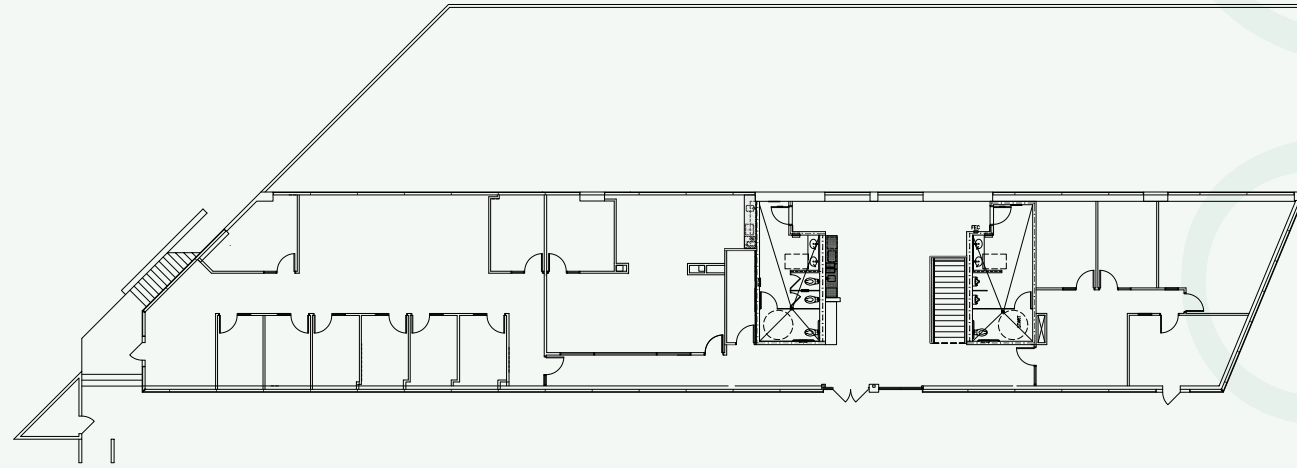




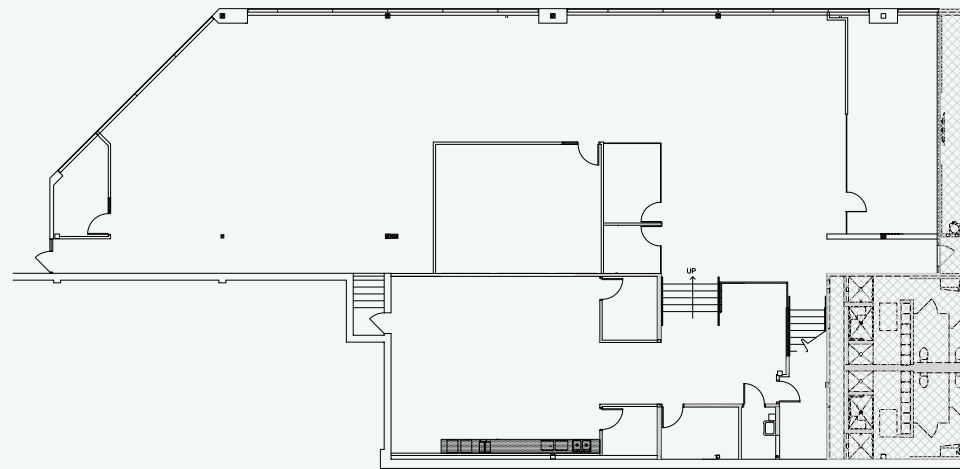
10190 Telesis Court
Entire Building - 12,698 SF

Floor Plans

Second Floor



First Floor







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||| Manulife Investment Management

Manulife Investment Management is the global wealth and asset management segment of Manulife Financial Corporation. They draw on more than 150 years of financial stewardship to partner with clients across



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