

THE PARK

Work
the way
you live.



THE
PARK

ABOUT THE PARK

THE PARK is a lifestyle inspired office campus comprised of nine buildings totaling 655,000 SQ FT with a 7-acre park acting as the heart of the project. Located within the park is a fitness center, sports courts, meditation gardens, walking paths, eateries, gathering spots and the great lawn. **THE PARK** is designed for companies who value innovation, authenticity, well-being and biophilia.

Begin your day with a fresh cup of locally roasted coffee. Boost your heart rate or clear your mind with a spin or yoga class offered in the fitness facility. Take a break from your desk with a stroll through the 7 acre garden, or relax under the shade of an old tree. Foster and strengthen relationships over a cold craft beer and appetizers at Karl Strauss. Watch as your workday reinvents itself through **THE PARK** experience.





**9645 SCRANTON ROAD - LIFESTYLE OFFICE SPACE WITH 14'
EXPOSED WOOD TRUSS CEILING AND POLISHED CONCRETE FLOOR**



SOUTHEAST VIEW OF 9645 SCRANTON ROAD, BUILDING 2

PROJECT FEATURES & AMENITIES



FEATURES

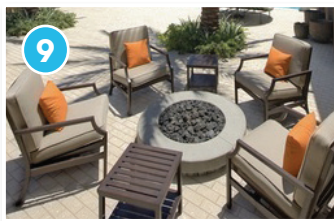
- Nine building lifestyle campus totaling 655,643 RSF with ability to expand by 1.0 million SF
- 36 acre site with 7 acre central park
- The Park is the first Wired Score platinum campus in San Diego County and offers unparalleled connectivity
- Fiber optic conduit to all buildings with multiple broadband carriers (including: AT&T, Verizon, Comcast, Sprint, etc)
- Over 2,700 parking stalls with parking ratio of 4/1,000 RSF
- On-site property management, engineering staff and security staff
- LEED Gold Certified
- Walkable campus within less than 1 block from Sorrento South Retail and food court
- Western Sorrento Mesa location (Less than 2 minute drive to access I-805)

AMENITIES

- **\$12 million amenity revitalization project underway with completion scheduled for Spring 2017**
- Karl Strauss restaurant and tap room
- Dog friendly campus w/ dog run
- New amenities to include the following:
 - Café and eatery
 - Soccer Field
 - Basketball Court
 - Sand Volleyball Court
 - Bocce ball Court
 - Yoga and Pilates Studio
 - Indoor fitness and weight room (w/ spa quality showers and lockers)
 - Outdoor fitness with TRX, sled course and turf
 - Event lawn
 - Electric Vehicle charging stations



SITE PLAN



1ST FLOOR - 9645 SCRANTON ROAD

BUILDING 2 - 9645 SCRANTON ROAD

FLOOR 1



SUITE 100

34,217 RSF

SUITE 160

7,740 RSF

Available January 1, 2017

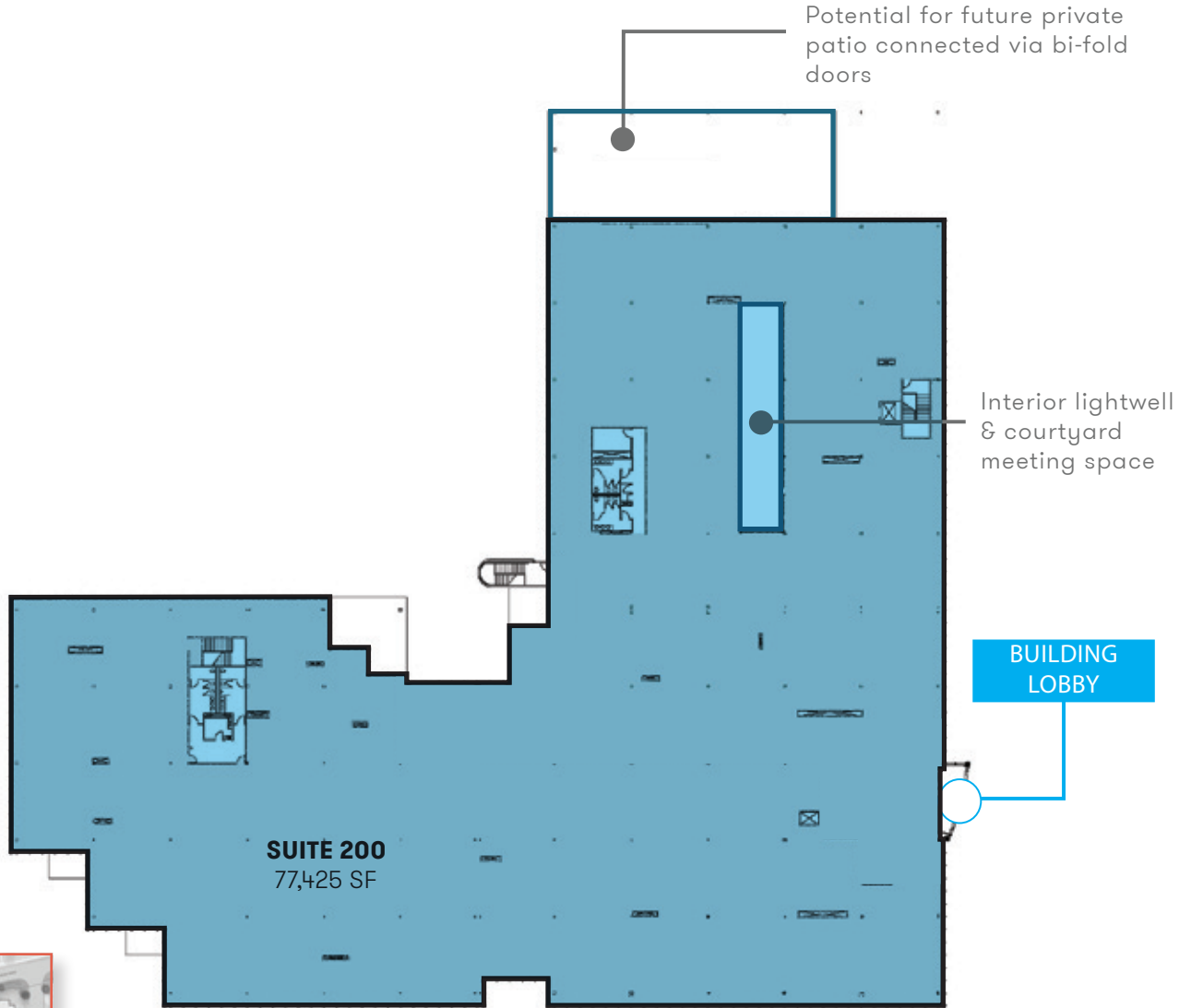
SITE PLAN



2ND FLOOR - 9645 SCRANTON ROAD

BUILDING 2 - 9645 SCRANTON ROAD

FLOOR 2



SITE PLAN



SUITE 200

77,425 Square Feet
Available January 1, 2017
(Divisible to approximately 25,000 SF)
(Contiguous with suite 100 totaling 111,642 SF)

1ST FLOOR - 9855 SCRANTON ROAD

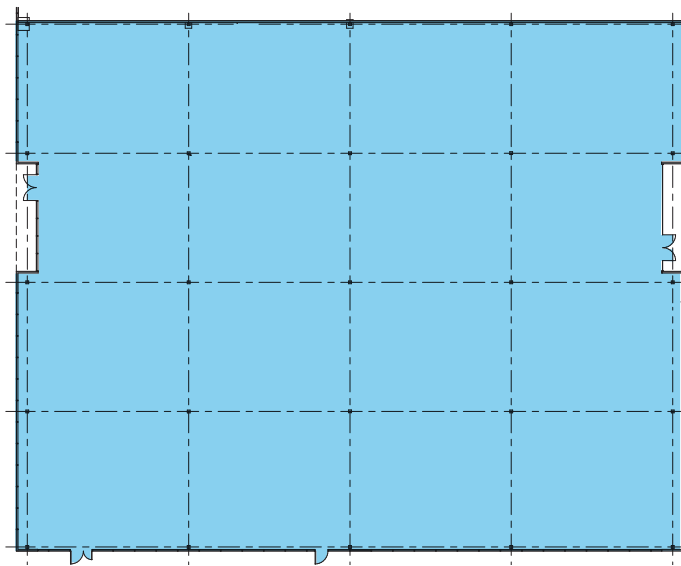
BUILDING 5 - 9855 SCRANTON ROAD

FLOOR 1

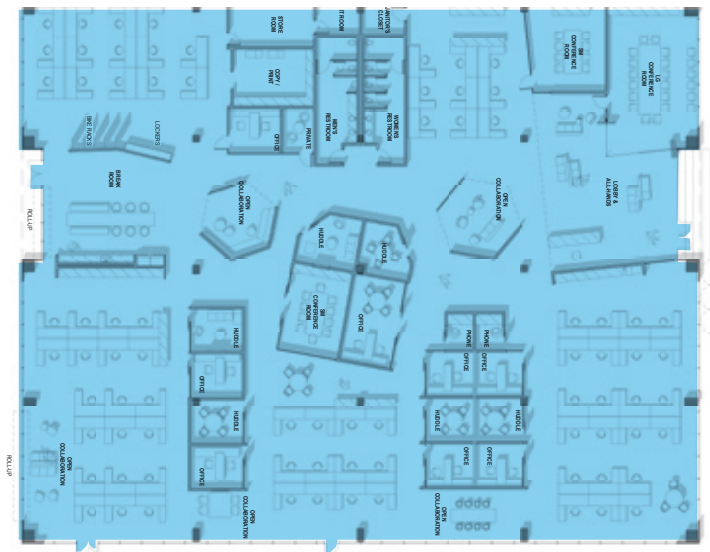
SUITE 100

19,144 Square Feet

AS BUILT
SUITE 100
19,144 SF



CONCEPTUAL
SUITE 100
19,144 SF



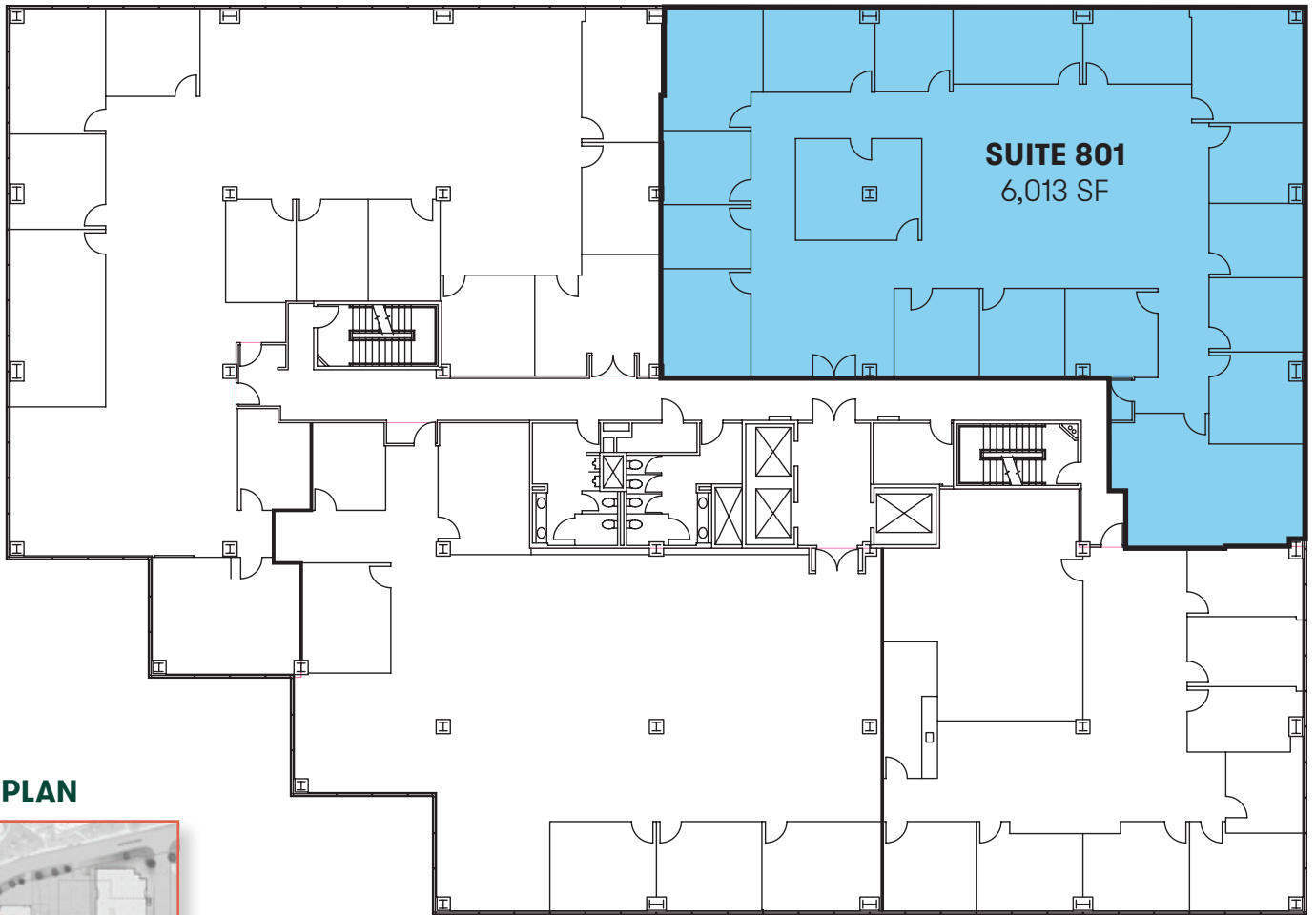
SITE PLAN



8TH FLOOR - 9605 SCRANTON ROAD

BUILDING 1 - 9605 SCRANTON ROAD

FLOOR 8



SITE PLAN



SUITE 801
6,013 Square Feet

AMENITIES MAP





1 | SORRENTO COURT

- Bank of America
- Chase Bank
- Car Wash
- Food Court
- Jamba Juice
- McDonalds
- Staples
- Starbucks

2 | SORRENTO SOUTH RETAIL

- Croutons
- Opera Cafe & Patisserie
- Rubio's Fresh Mexican Grill
- Sher E Punjab Indian
- Skewers
- Subway

3 | SORRENTO CROSSROADS

- Childcare
- Kings Garden
- Sorrento Cleaners
- Sunshine Cafe
- The Grill Deli

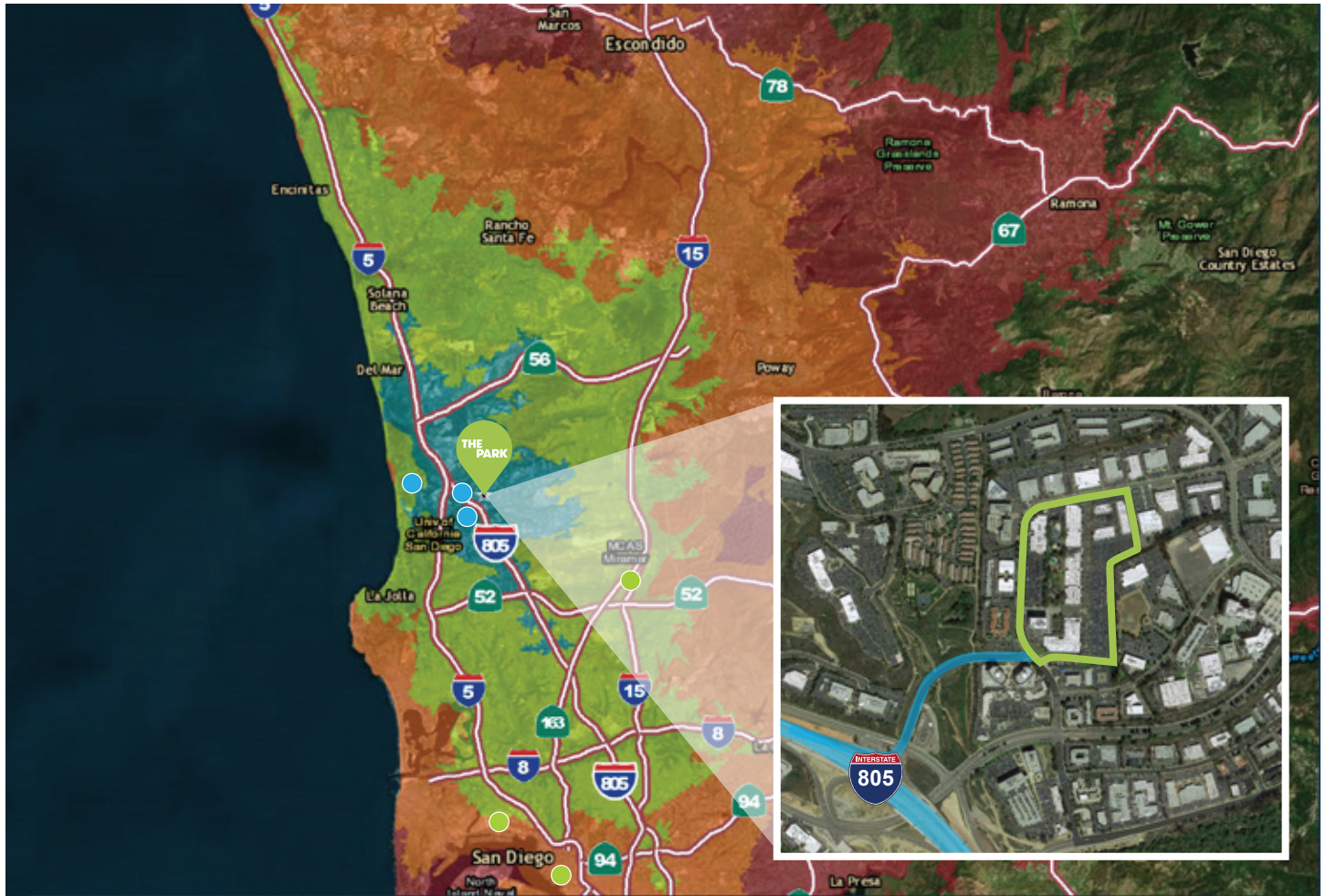
OTHER AMENITIES

- 4 Come On In Cafe
- 5 Marriott Courtyard
- 6 Sushi Town
- 7 Wells Fargo
- 8 Sandwich House
- 9 Mission Federal Credit Union
- 10 Homestead Suites
- 11 Sorrento Canyon Golf & Driving Range
- 12 Chilli's
- 13 San Diego County Credit Union
- 14 Submarina
- 15 Hyatt House
- 16 Lean & Green Cafe

SUBJECT PROPERTY

- The Park
- 17 Karl Strauss

DRIVE TIMES



Peak Drive Times



Highways

- 2 Mins to I-805 Freeway
- 15 Mins to I-15 Freeway

Amenities

- 3 Mins to Sorrento Valley Coaster Station
- 8 Mins to Torrey Pines Golf Course
- 20 Mins to Petco Park
- 21 Mins to La Costa Golf Course
- 21 Mins to San Diego Airport

THE
PARK

“ONE STOP WORKDAY”

concept provided by
11+ on-site amenities



9% increase in
effectiveness when
employees move to
a lifestyle or
neighborhood
office campus

38 HOURS

average time
saved annually
by not having
to drive off-site
for coffee



15%

increase in productivity
when offices have access
to outdoor workspace



12%

boost in creative collaboration
when employees have access to
casual meeting locations

No more than **20** minutes away from anywhere in San Diego



LOCALE
ADVISORS



LIONSTONE INVESTMENTS



THE PARK

BRETT WARD

Managing Director
T: 858.546.5470
CA Lic. 01426040
Brett.Ward@cushwake.com

BRIAN STARCK

Managing Director
T: 858.546.5486
CA Lic. 01504078
brian.starck@cushwake.com

MICHAEL CASSOLATO

Senior Associate
T: 858.546.5434
CA Lic. 01893847
Michael.Cassolato@cushwake.com

