The Towers Sorrento serves as the “gateway” to San Diego’s technology hub, Sorrento Mesa. The Towers Sorrento is made up of four Class A office buildings. The Towers North consisting of two-buildings totaling 279,000 SF and The Towers South, consisting of two-buildings totaling 280,000 SF, located next to two retail centers, Sorrento Court and Sorrento Plaza. This campus setting provides the ultimate environment for today’s most innovative companies.

The Towers Sorrento provides unparalleled amenities, which include: cutting edge fitness centers complete with shower and locker facilities, state-of-the-art conference facilities, modern landscaped outdoor gathering areas, covered parking and on-site management. The project’s glass and stone facades and high profile location fronting Interstate 805 provide tenants with a sophisticated image and an ideal location.
on-site amenities

1. **Sorrento Plaza**
   - Croutons Restaurant
   - Subway
   - Rubio’s Fresh Mexican Grill
   - Sher Punjab Indian
   - Skewers
   - Opera Café and Patisserie

2. **Sorrento Court**
   - Starbucks Coffee
   - Quiznos
   - Jamba Juice
   - Banks
   - Dry Cleaner
   - Car Wash and Gas Station
   - Dentist
   - Optometrist
   - Precision Fitness
   - The Greek Cafe
   - McDonald’s
   - Chicks Natural
   - Thai Chada
   - Salad Farm
   - Flame Broiler
   - Sitar Indian Cuisine
   - Delicacy Chinese
   - Pascucci Italian
   - Fiesta Mexican Grille
   - Kabul House of Kabobs
   - Pho Station Vietnamese
   - Moose’s BBQ and Philly
   - Cheesesteak
   - Orchids Nails & Spa
   - Sorrento Wine and Spirits

area amenities

3. **Courtyard by Marriott**
4. **Karl Strauss**
5. **Chili’s**
6. **Come on In! Deli**
7. **Holiday Inn Express**
8. **Country Inn & Suites**
9. **Hyatt House**
   - Oasis Grill
10. **Sorrento Mesa Crossroads**
    - Nico’s Taco Shop
    - Submarina
    - The Grill and Market
    - Hanaya Sushi
    - Sunrise Café
    - Kings Garden Chinese
    - Florist
    - Day Care
    - 805 Segue Body Wraps
11. **Homestead Suites**
12. **Residence Inn**
13. **Dominic’s Deli**
- Two-six story office buildings totaling 278,510 SF
- High image glass façade exterior
- New modern building lobbies and common areas
- Inviting outdoor lounge seating areas and landscape
- New fitness center with exposed ceilings, new equipment and shower/locker facilities
- State-of-the-art common area conference center, training room and catering kitchen
- Direct access to adjacent Sorrento Court retail center
- Subterranean parking provide security and direct access to building lobbies
- On-site property manager and security
- Institutional ownership
<table>
<thead>
<tr>
<th>Building Spec</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Built</td>
<td>1989; renovations in 2014</td>
</tr>
<tr>
<td>Zoning</td>
<td>IL-3-1</td>
</tr>
<tr>
<td>Structural</td>
<td>Steel frame construction, metal decking with concrete topping</td>
</tr>
<tr>
<td>Exterior</td>
<td>Glass curtain wall system</td>
</tr>
<tr>
<td>Typical Column Spacing</td>
<td>28’ by 30’</td>
</tr>
<tr>
<td>Load Factor</td>
<td>Typically 12 - 16%</td>
</tr>
<tr>
<td>Floor-to-Floor Height</td>
<td>13’-0”</td>
</tr>
<tr>
<td>Finished Ceiling Height</td>
<td>8’-10”</td>
</tr>
<tr>
<td>HVAC</td>
<td>80-ton cooling capacity. Cooling tower with water source heat pump system.</td>
</tr>
<tr>
<td>Emergency Generator</td>
<td>Two diesel 375 kVA capacity emergency generators serve the fire life safety systems elevators and emergency lighting</td>
</tr>
<tr>
<td>Electrical</td>
<td>2,000-amp, 277/480V, three phase, 4-wire</td>
</tr>
<tr>
<td>Fire Protection</td>
<td>Fully sprinklered</td>
</tr>
<tr>
<td>Security</td>
<td>Porter: 6am-10pm; Guard: 10pm-6am Mon-Fri</td>
</tr>
<tr>
<td>Parking</td>
<td>Approx. 3.9/1,000 u.s.f. (957 stalls)</td>
</tr>
</tbody>
</table>
MODERN LANDSCAPE
INVITING COLLABORATION AREAS
CONNECTION TO RETAIL
SLEEK CASUAL SEATING
WI-FI ACCESS
STATE-OF-THE-ART
CONFERENCE CENTER &
TRAINING ROOM

NEW FITNESS CENTER,
SHOWERS/LOCKERS

MODERN LOBBIES, CORRIDORS,
BATHROOMS
• Two-six story office buildings totaling 280,631 SF
• High image stone and glass façade exterior
• Modern building lobbies and common areas
• Inviting outdoor lounge seating areas and landscape
• New fitness center with exposed ceilings, new equipment and shower/locker facilities
• State-of-the-art common area conference room and catering kitchen
• Direct access to adjacent Sorrento Plaza retail center
• Access to new ramp
• Subterranean parking garage
• On-site ATM, property manager and security
• Institutional ownership

the towers
SOUTH
# building specs

<table>
<thead>
<tr>
<th>Specification</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Built:</td>
<td>2001</td>
</tr>
<tr>
<td>Zoning:</td>
<td>M-1B</td>
</tr>
<tr>
<td>Structural:</td>
<td>Steel frame construction, metal decking with concrete topping</td>
</tr>
<tr>
<td>Exterior:</td>
<td>Glass curtain wall system</td>
</tr>
<tr>
<td>Column spacing:</td>
<td>25' by 30'</td>
</tr>
<tr>
<td>Load Factor:</td>
<td>Typically 12 - 15%</td>
</tr>
<tr>
<td>Floor-to-Floor Height:</td>
<td>13'-6” with 18’-0” at the 1st to 2nd floor and 13’-0” at the 6th floor</td>
</tr>
<tr>
<td>Finished Ceiling Height:</td>
<td>10’-6” on the 1st floor or, 9’-0” on all other floors</td>
</tr>
<tr>
<td>HVAC:</td>
<td>McQuay water-cooled packaged variable volume units (one on each floor); estimated 20 zones per floor with electric heating</td>
</tr>
<tr>
<td>Emergency Generator:</td>
<td>Two diesel 375 kVA capacity emergency generators serve the fire life safety systems, elevators &amp; emergency lighting.</td>
</tr>
<tr>
<td>Electrical:</td>
<td>3,900-amp, 277/480V, 3 phase, 4-wire</td>
</tr>
<tr>
<td>Fire Protection:</td>
<td>Fully sprinklered</td>
</tr>
<tr>
<td>Security:</td>
<td>Porter: 6am-10pm; Guard: 10pm-6am Mon-Fri</td>
</tr>
<tr>
<td>Parking:</td>
<td>Approx. 5.0/1,000 u.s.f. (1,139 stalls)</td>
</tr>
</tbody>
</table>
A PLACE WHERE PEOPLE WANT TO GATHER

MODERN LANDSCAPING

CASUAL OUTDOOR SEATING AREAS
NEW FITNESS CENTER
MODERN CONFERENCE CENTER
SHOWER & LOCKER FACILITIES
BUILDING LOBBY
ENHANCEMENTS
Food:
- Starbucks Coffee
- Quiznos
- Jamba Juice
- The Greek Cafe
- McDonald’s
- Chicks Natural
- Thai Chada
- Salad Farm
- Flame Broiler
- Sitar Indian Cuisine
- Delicacy Chinese
- Pascucci Italian
- Fiesta Mexican Grille
- Kabul House of Kabobs
- Pho Station Vietnamese
- Moose’s BBQ and Philly Cheesesteak
- Sorrento Wine and Spirits

Banking:
- Bank of America
- Chase

Lifestyle
- Dry Cleaner
- Car Wash and Gas Station
- Orchids Nails & Spa

Health
- Dentist
- Optometrist
- Precision Fitness
Food:
- Croutons Restaurant
- Subway
- Rubio’s Fresh Mexican Grill
- Sher Punjab Indian
- Skewers
- Opera Café and Patisserie

Banking:
- Wells Fargo

Food:
- Starbucks Coffee
- Quiznos
- Jamba Juice
- The Greek Cafe
- McDonald’s
- Chicks Natural
- Thai Chada
- Salad Farm
- Flame Broiler
- Sitar Indian Cuisine
- Delicacy Chinese
- Pascucci Italian
- Fiesta Mexican Grille
- Kabul House of Kabobs
- Pho Station Vietnamese
- Moose’s BBQ and Philly Cheesesteak
- Sorrento Wine and Spirits

Banking:
- Bank of America
- Chase

Lifestyle
- Dry Cleaner
- Car Wash and Gas Station
- Orchids Nails & Spa

Health
- Dentist
- Optometrist
- Precision Fitness

sorrento plaza

Sorrento Mesa’s only full service walkable project

dine . shop . escape
the team

**JLL (Jones Lang LaSalle)**

JLL is a financial and professional services firm that specializes in commercial real estate services and investment management. We’re in business to create and deliver real value through commercial real estate for clients, shareholders and our own people. In a complex world that is constantly changing, JLL is committed to helping you understand and navigate the intricacies of commercial real estate—whether you’re an investor or occupier of space.

**Prudential Real Estate Investors**

Prudential Real Estate Investors is the real estate investment management business of Prudential Financial. PREI, comprised of fund management centers in the US in Parsippany, New Jersey; Madison, New Jersey; San Francisco, California; Chicago, Illinois and Atlanta, Georgia; and globally in Munich, London, Singapore and Mexico City; is supported by a network of local offices throughout the world. PREI’s specialized operating units offer a broad range of investment opportunities and investment management services in the United States, Europe, Asia and Latin America. PREI manages $51.2 billion of gross assets on behalf of more than 400 clients and is ranked among the largest real estate investment managers.

**MCC**

MCC’s primary focus is the acquisition of office, biotech/life science, medical office and mixed-use properties in the major commercial markets west of Denver. The firm invests in relatively few, relatively large assets with value created through MCC’s focused and best-of-class property and asset management, leasing and development skills in combination with its institutional partner resources. The firm also engages in select acquisitions of redevelopment projects and developable land.

**Gensler**

As architects, designers, planners and consultants, Gensler partners with their clients on some 3,000 projects every year. These projects can be as small as a wine label or as large as a new urban district. With more than 4,000 professionals networked across 46 locations, Gensler serves their clients as trusted advisors, combining localized expertise with global perspective wherever new opportunities arise.