



FOR SALE/ LEASE

Under Construction Pacific Tech Park

BUILDING B Flex 10,320 SF (leased)

BUILDING C Flex 7,737 SF (in escrow)

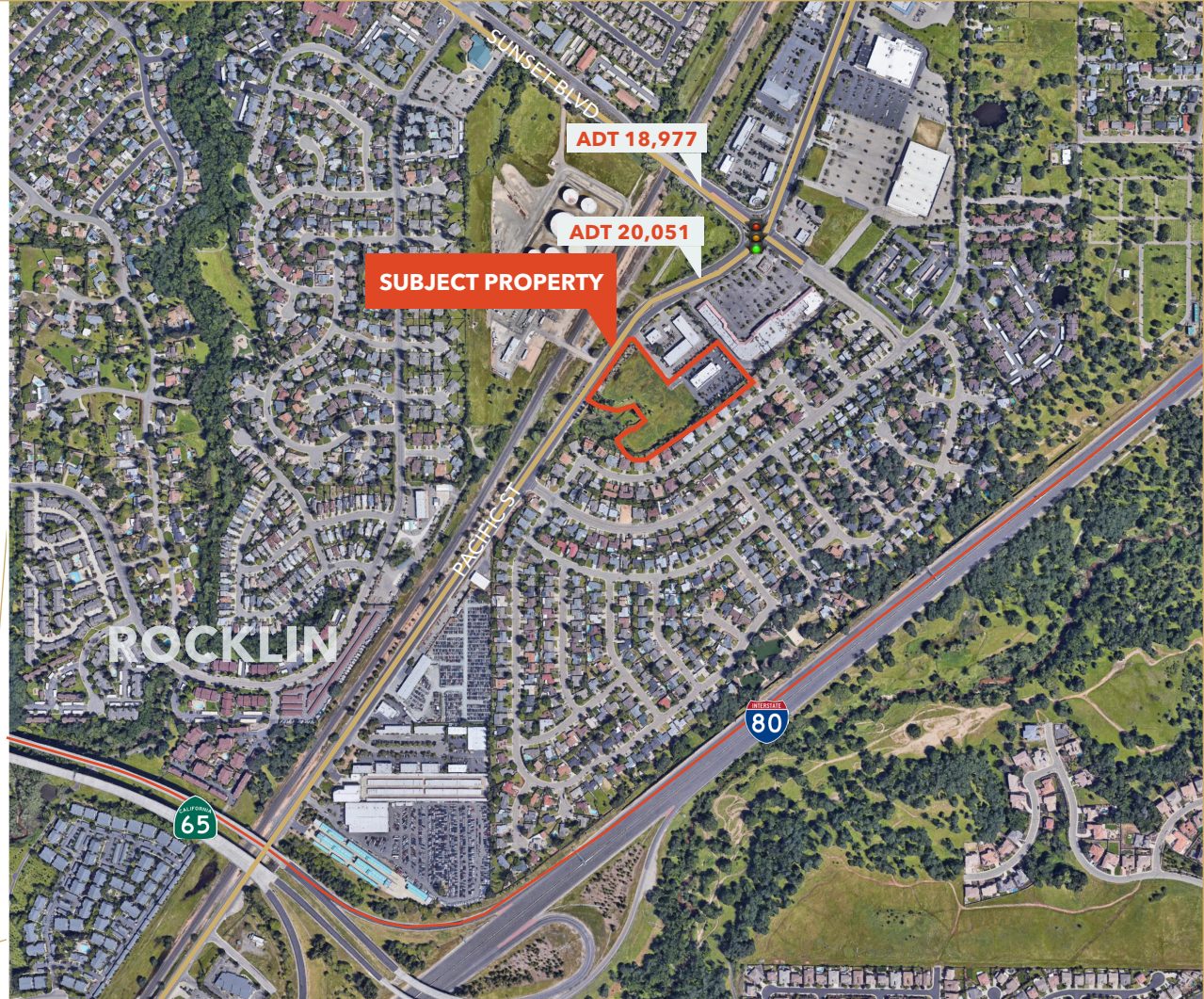
BUILDING D Flex 9,311 SF

BUILDING E Flex 6,394 SF (in escrow)

BUILDING F Flex 5,775 SF

BUILDING G Retail/Med/Flex 8,947 SF

**Kidder
Mathews**



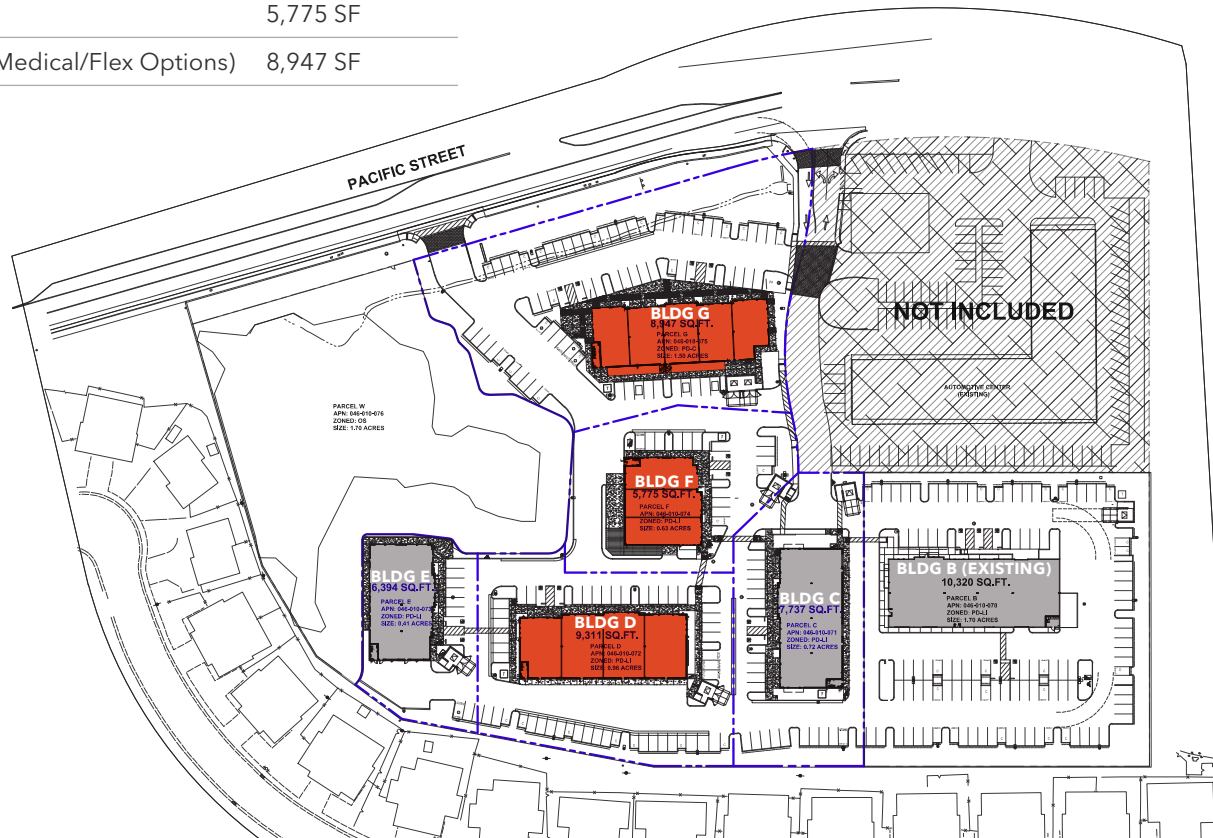
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Pacific Tech Park

BUILDING INFORMATION

BUILDINGS AVAILABLE

SUITE	SF
Bldg B (Flex) For Sale-NNN Leased	10,320 SF
Bldg C (Flex) In Escrow	7,737 SF
Bldg D (Flex)	9,311 SF
Bldg E (Flex) In Escrow	6,394 SF
Bldg F (Flex)	5,775 SF
Bldg G (Retail/Medical/Flex Options)	8,947 SF



SITE PLAN & FEATURES

Shell Price	Buildings D&F: \$264/SF Building G: \$289/SF
Lease Rate	\$1.65/SF, NNN (Shell)
Clear Height	15'
Power	208/120V, 800 amp 3 phase/ suite
Parking Ratio (Bldg G)	8/1,000 SF
Parking Ratio (All Others)	3.2/1,000 SF
Zoned PD-C	Light Industrial
CAM	\$0.15/SF per month

Shell Includes:

- R60 Roof Installation
- R40 Walls & Rollup Door Insulation
- Solitude Skylights
- Common Area dock offload at Bldg F
- Clean slab poured after electrical & plumbing installed per Buyer's choice

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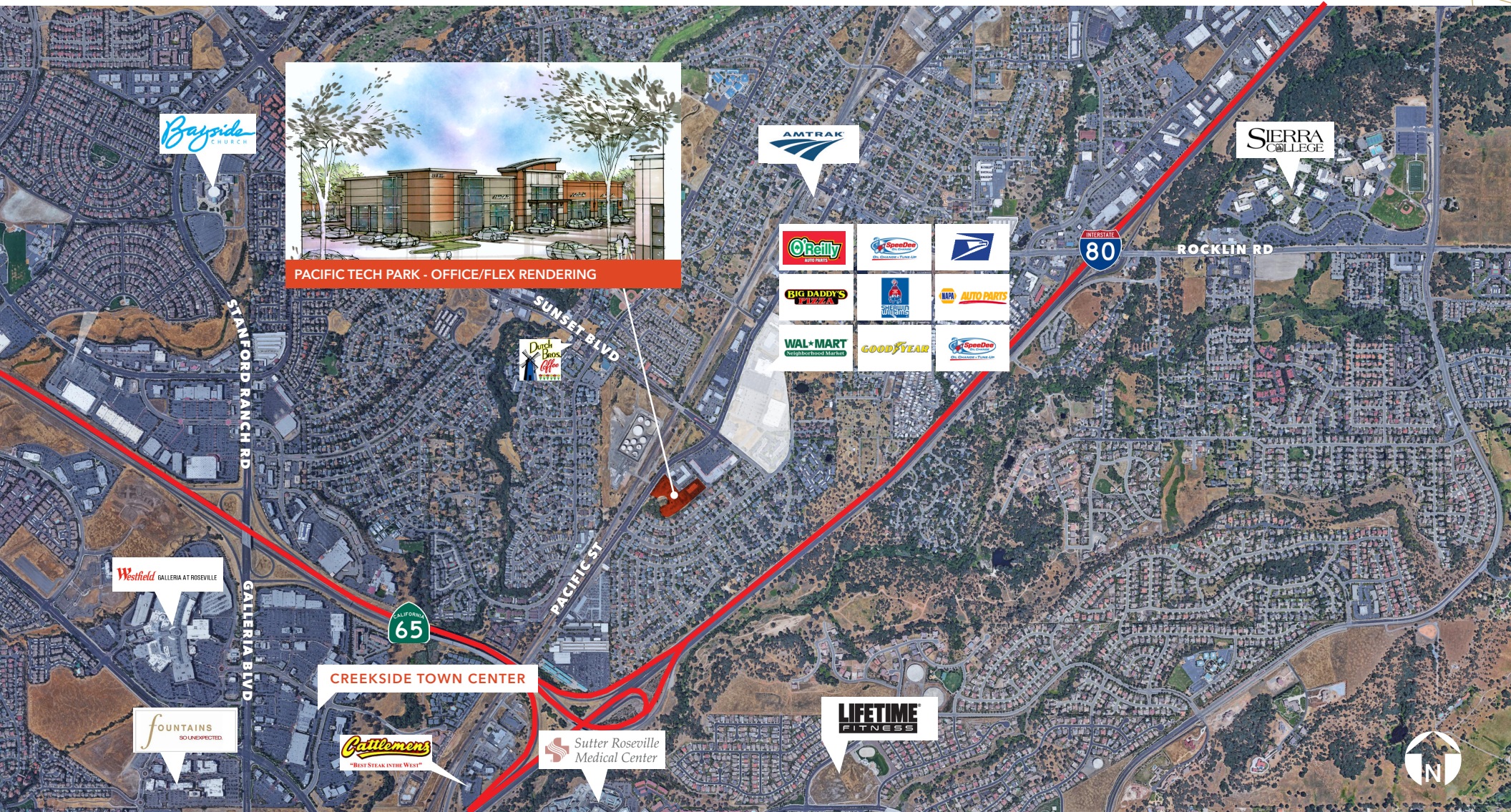
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AERIAL IMAGE



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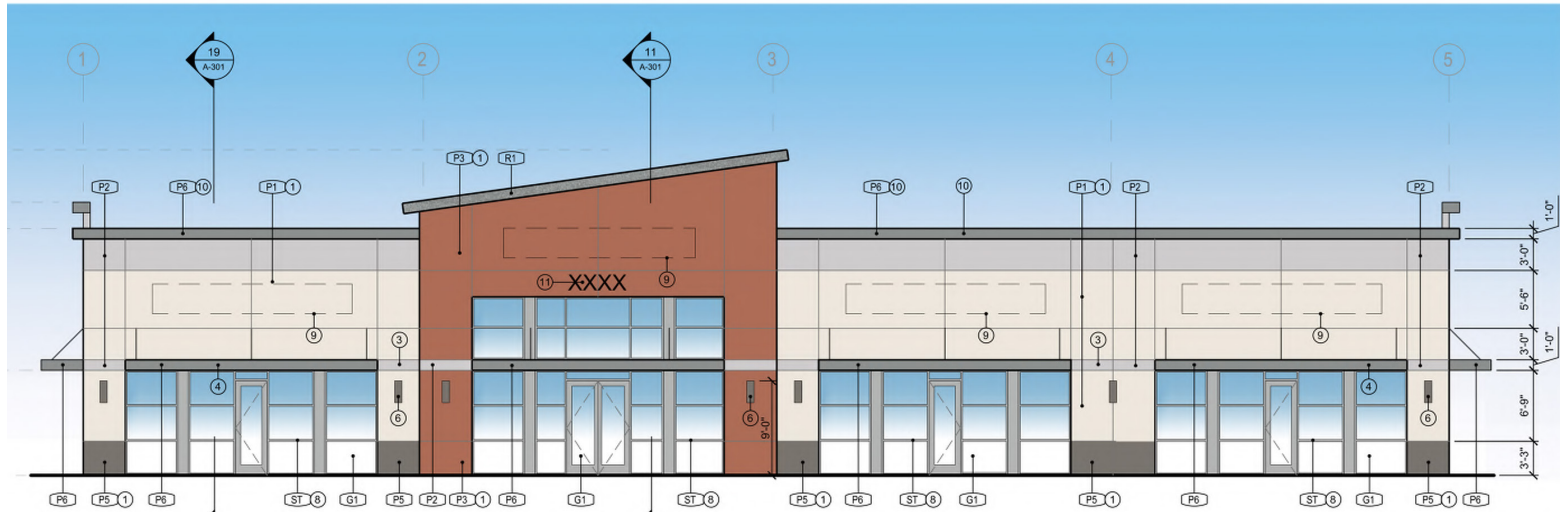
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km Kidder Mathews

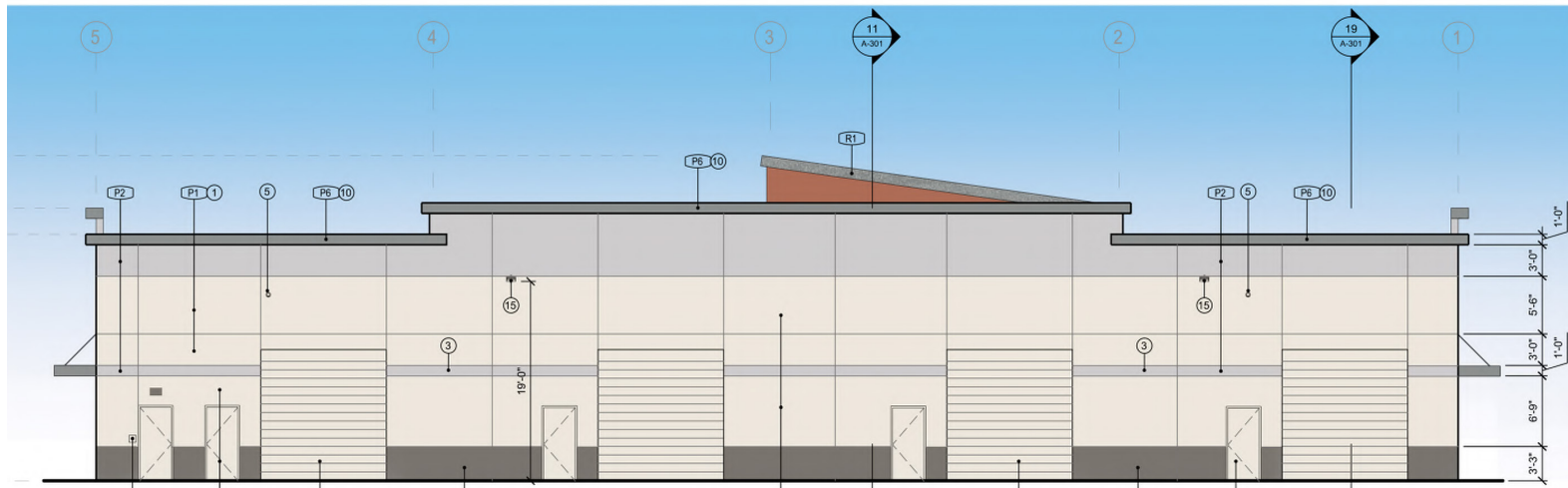
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±36,000 SF TOTAL



EXAMPLE FLEX BUILDING



FLEX WITH ROLL UP DOORS

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