

seaview

CORPORATE CENTER

10180 - 10190 Telesis Court
San Diego, CA 92121



Manulife Investment Management



10180

Fulcrum Technologies, Inc.	100
John Hancock Real Estate	100
Development Management Group	115
	115
CA Technologies	200
Fulcrum Technologies, Inc.	200
Modern Communications Systems	240
Huawei Device USA R&D	400
Spreadtrum Communications USA Inc.	500



about the project





ABOUT THE PROJECT

seaview

CORPORATE CENTER

Seaview Corporate Center is a four-building campus environment with three high-rise, high-image Class A office buildings and one R&D facility. With its superior Northwestern location in Sorrento Mesa, Seaview allows excellent access to I-805 and I-5. Seaview Corporate Center features numerous amenities including a recently expanded and revitalized gym, tennis/basketball court and pool for employee use. The quality and location of the Seaview Corporate Center makes it the Premier Class A campus in San Diego.

- Project Size: 355,368 RSF
- Space Available: 1,317 to 21,546 RSF
- Monument and building signage available
- High image buildings with large nationally recognized tenants
- On-site sit down gourmet café - Soma Cafe & Bakery
- Fitness center with state of the art equipment, showers, lockers and lounge, lap pool, basketball/tennis court and nearby walking trails
- Outdoor patio and event space with ocean and canyon views
- On-site ownership & property management
- Daily coaster pick-up and drop-off shuttle service
- Panoramic views of the Pacific Ocean and Los Peñasquitos Canyon



Seaview

on tracks



availabilities





AVAILABILITIES

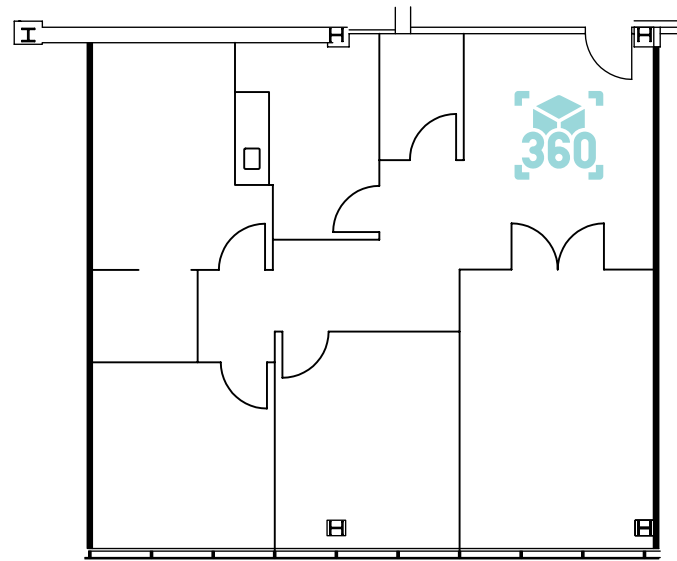
BUILDING / SUITE	RSF	RATE	AVAILABILITY
10180 Telesis Ct. Suite 155	1,317	\$3.70 + E	Immediately
10180 Telesis Ct. Suite 210	6,309	\$3.70 + E	Immediately
10180 Telesis Ct. Suite 240	2,133	\$3.70 + E	Immediately
10180 Telesis Ct. Suite 330*	10,112	\$3.70 + E	Immediately
10188 Telesis Ct. Suite 100***	8,190	\$3.70 + E	60 Days
10188 Telesis Ct. Suite 140***	10,982	\$3.70 + E	Immediately
10188 Telesis Ct. Suite 250	10,476	\$3.70 + E	Immediately
10188 Telesis Ct. Suite 400	21,564	\$3.70 + E	10/1/2021

10188 - Suites 100 & 140 are contiguous to 19,172 SF

* Divisible to 3,000 SF

*** Divisible to 6,000 SF

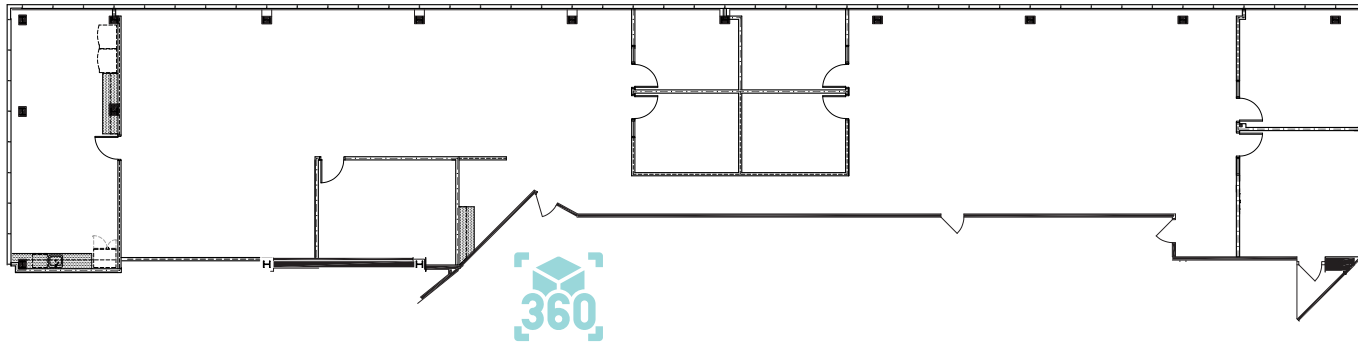
10180 TELESIS CT SUITE 155 - 1,317 SF



CURRENT BUILD-OUT

Efficient small suite on the ground floor with conference room, break room, three private offices and server/storage room

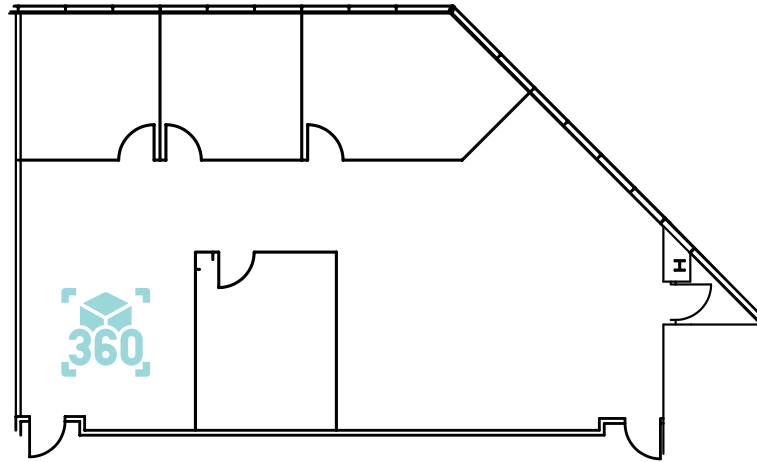
10180 TELESIS CT
SUITE 210 - 6,309 SF



CURRENT BUILD-OUT

Suite is high-end professional office that can be occupied immediately. Expansive glassline with panoramic views.

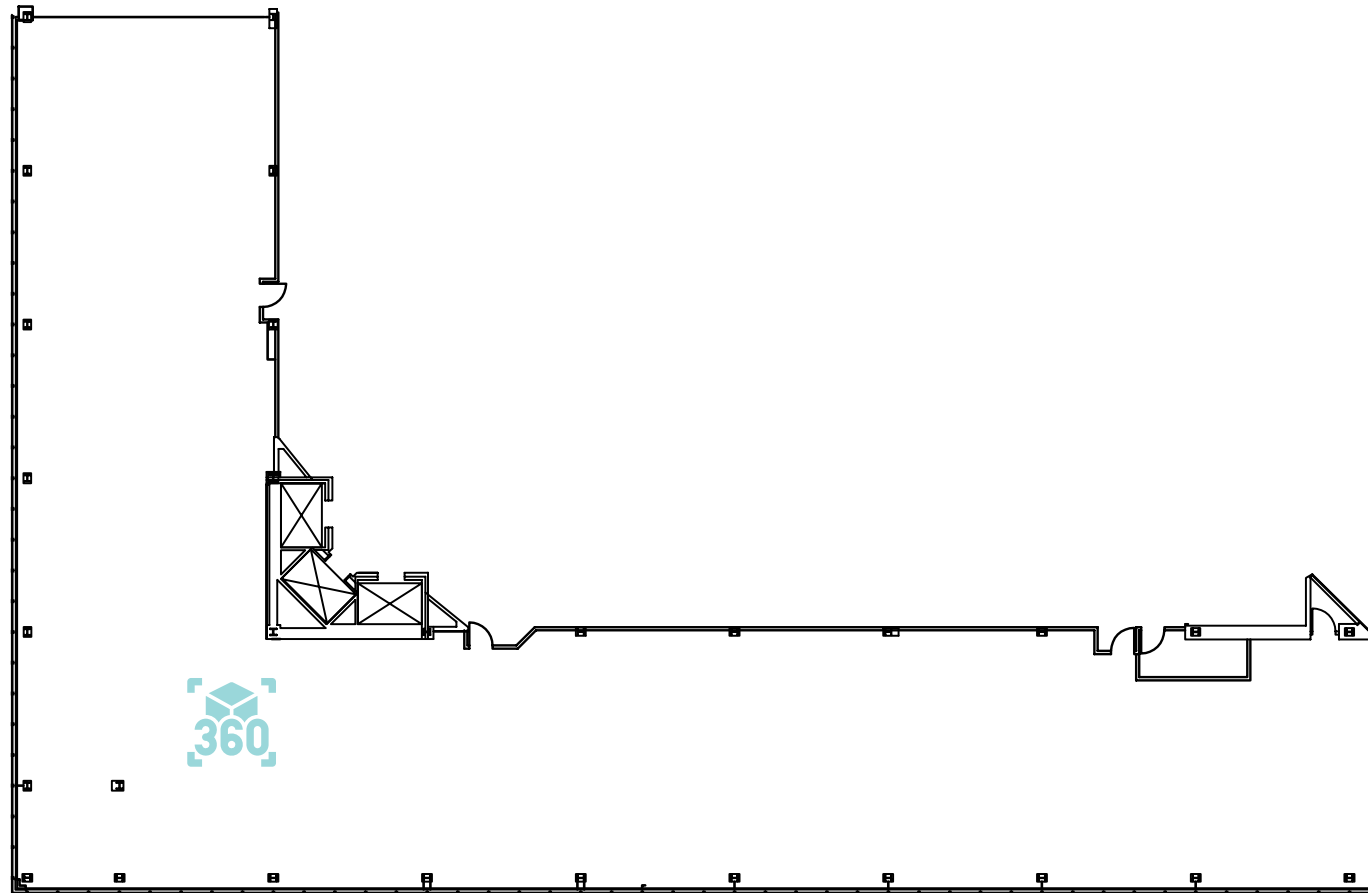
10180 TELESIS CT SUITE 240 - 2,133 SF



CURRENT BUILD-OUT

Two glass front private offices, two glass front conference room, internal break room, reception, open office and a private patio. Great glass line with canyon views.

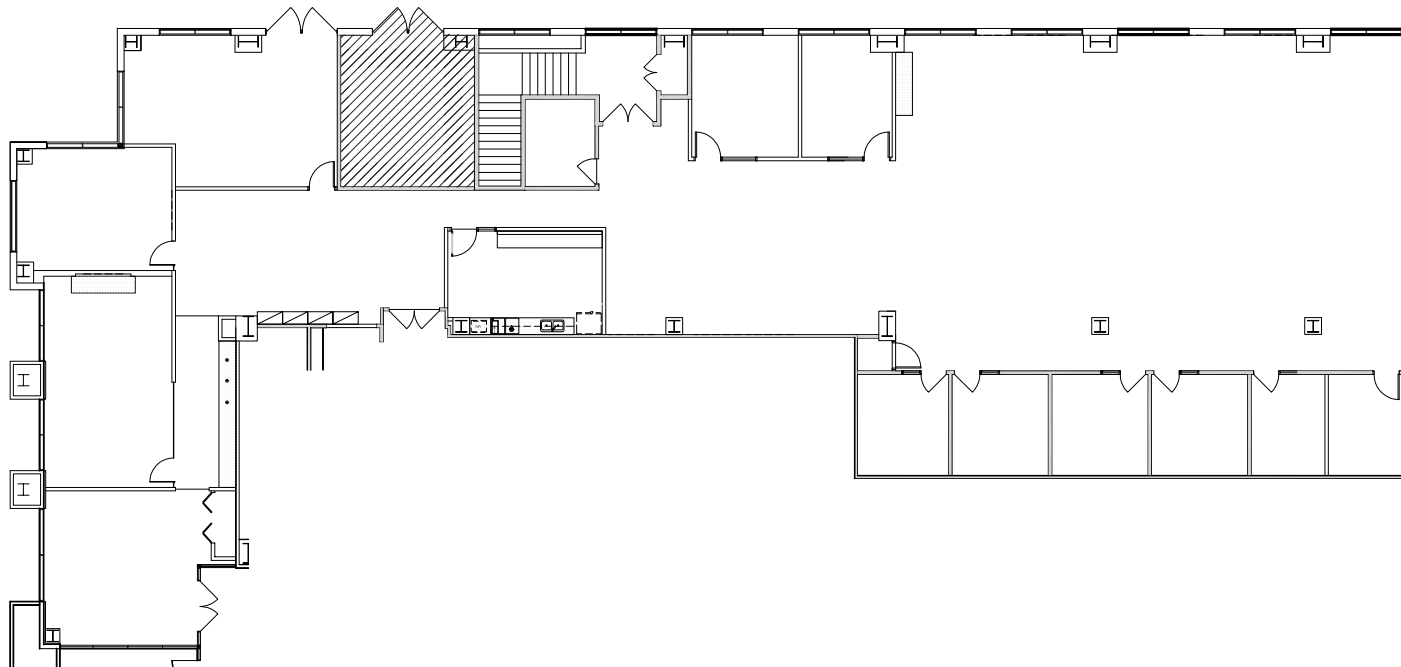
10180 TELESIS CT
SUITE 330 - 10,112 SF



CURRENT BUILD-OUT

Suite is in warm shell condition. Expansive glassline with panoramic views.
Divisible to 3,000 SF.

10188 TELESIS CT SUITE 100 - 8,190 SF

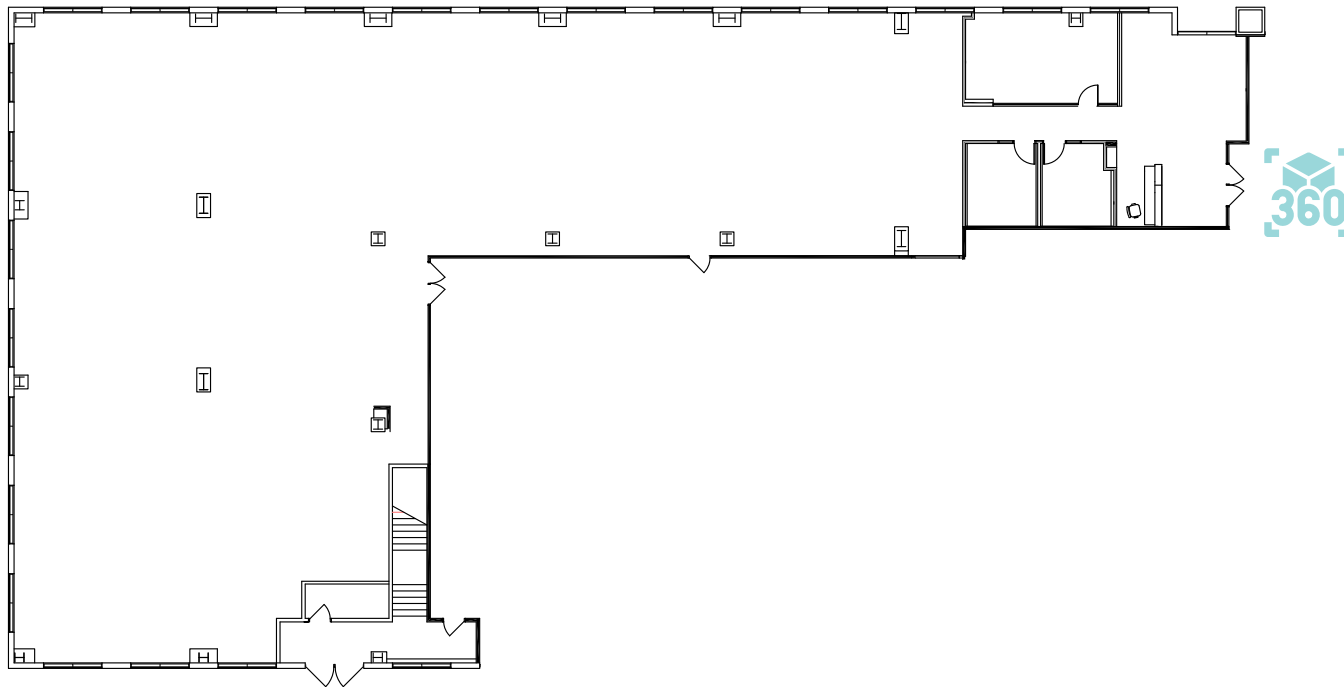


CURRENT BUILD-OUT

Ground floor with doubly doors off the main lobby. High end space with floor to ceiling glass and a mixture of private offices, conference rooms, open office, break room, and small shipping receiving area with direct exterior double door loading.

Contiguous to 19,172 SF.

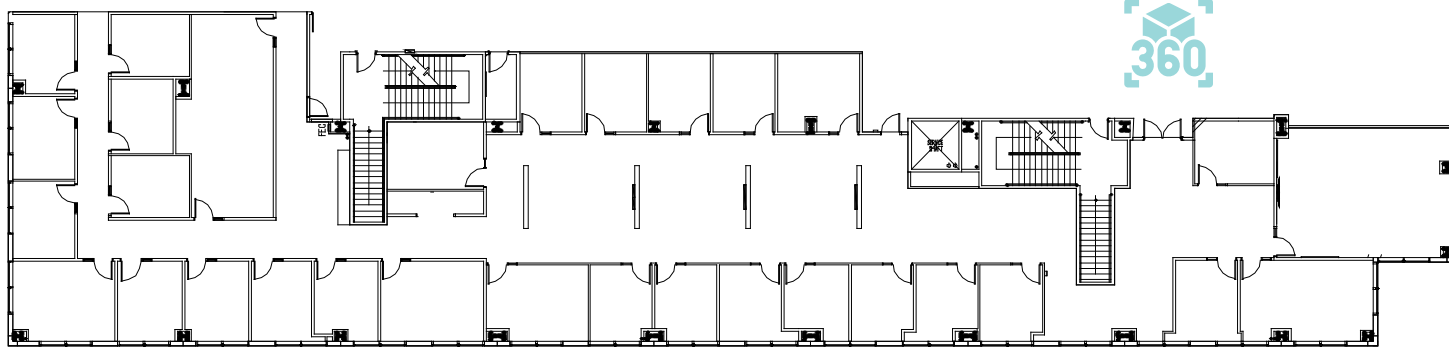
10188 TELESIS CT
SUITE 140 - 10,982 SF



CURRENT BUILD-OUT

Partial creative office exposed ceiling spec suite with the balance in shell condition.
Double door of the main lobby and expansive window line with canyon views.
Contiguous to 19,172 SF.

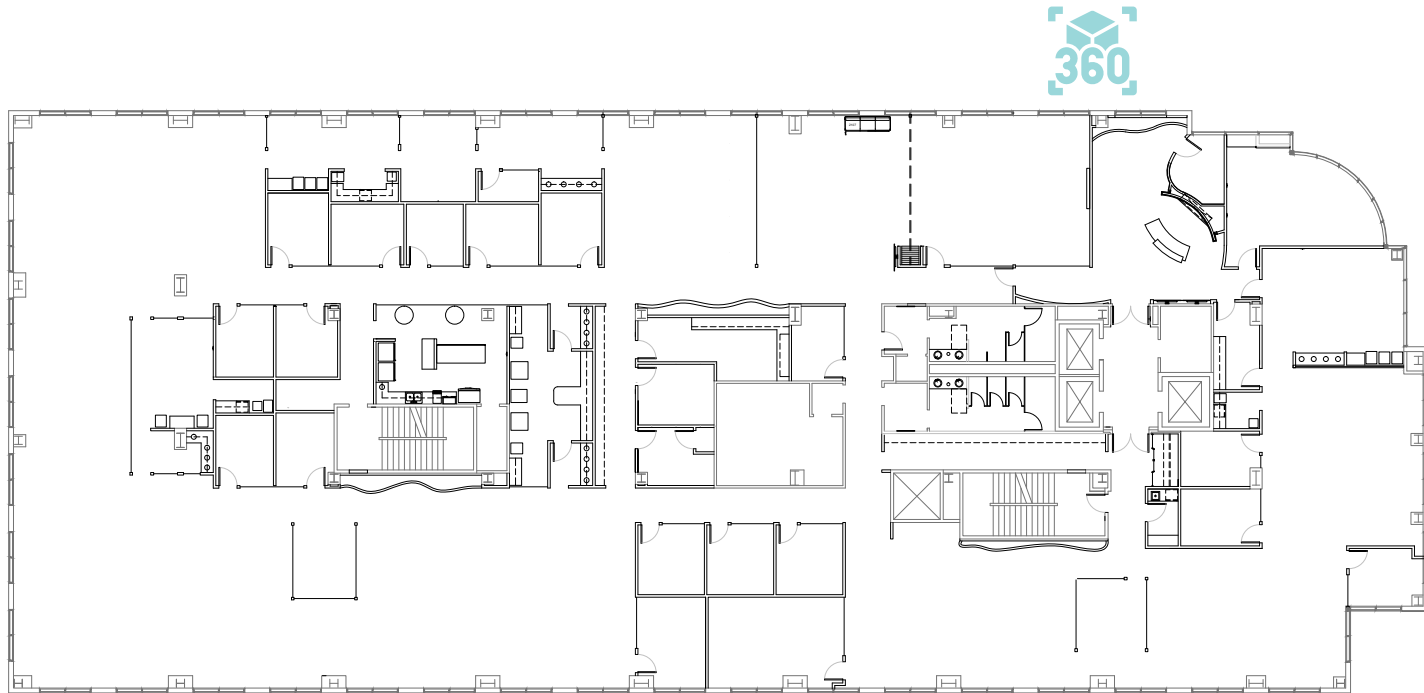
10188 TELESIS CT SUITE 250 - 10,476 SF



CURRENT BUILD-OUT

Professional private office environment. Double door entry off of floor lobby and expansive windowline with panoramic views.

10188 TELESIS CT
SUITE 400 - 21,564 SF



CURRENT BUILD-OUT

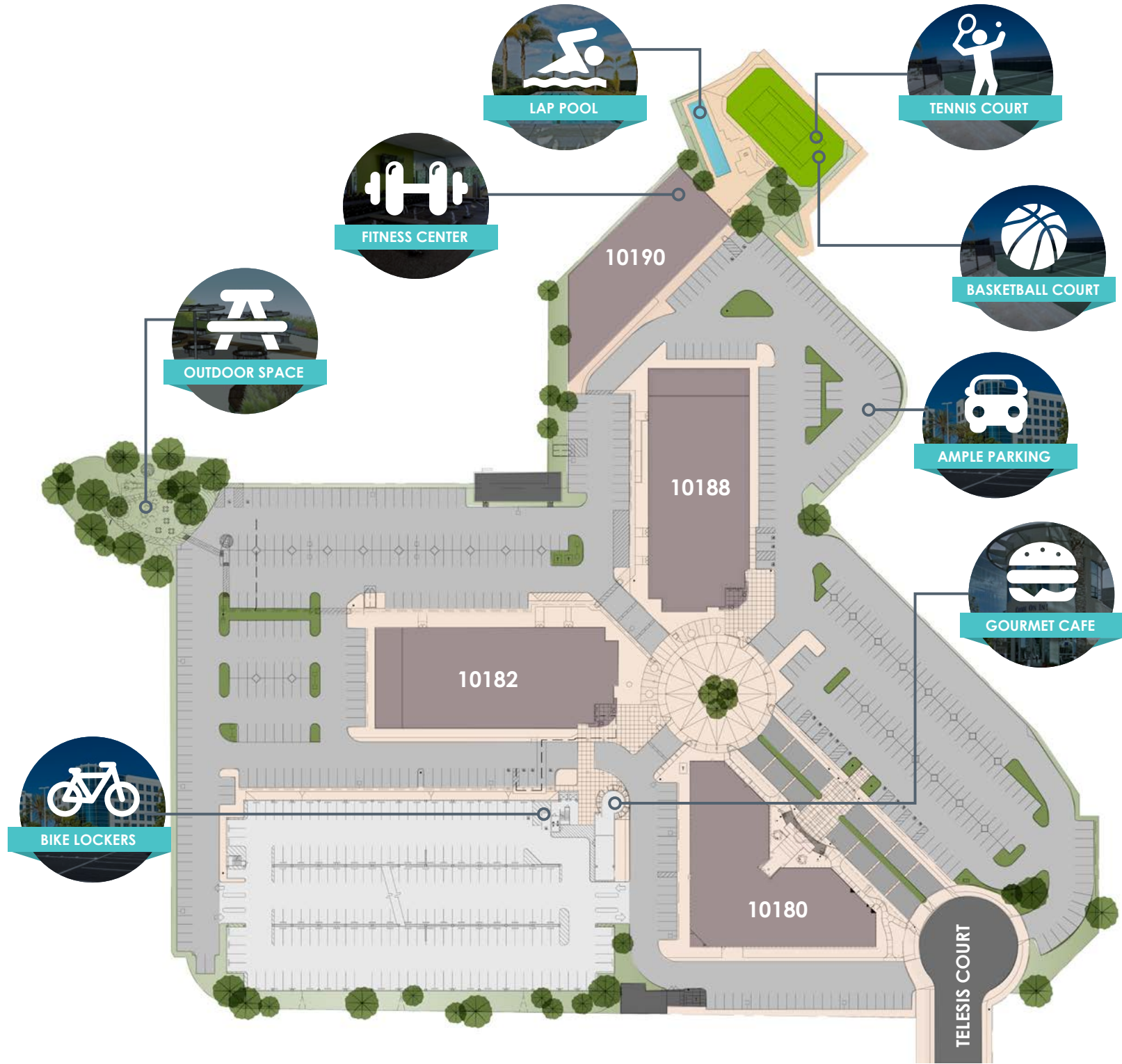
Full floor opportunity with canyon and ocean views. Mix of private office and open work space with floor to ceiling glass line.





amenities

ON-SITE AMENITIES





lap pool



tennis/basketball court



outdoor space



gourmet cafe



fitness center

SURROUNDING AMENITIES



SEAVIEW CORPORATE CENTER

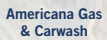
SORRENTO MESA CROSSROADS

Nico's Taco Shop
Submarina
The Grill & Market
Hanaya Sushi
Sunrise Cafe
Kings Garden Chinese
Florist
Day Care
805 Segue Body Wraps



SORRENTO PLAZA

Crouton's
Subway
Rubio's
Sher Punjab Indian
Opera Cafe & Patisserie









building specs



10180 - 10190

SEAWAY

10180 TELESIS COURT

Project Size:	93,242 SF
Year Built:	1984
Year Renovated:	2017
Stories:	5
Core Factor:	5.4% - 14.2%
IT Capabilities:	T1 & Fiber Optics
Construction:	Steel frame with curtain wall system
Elevators:	3 - 2,500 pound passenger elevators
Power:	2,000 Amps, 277/480-volt, 3 phase & 400 amp metered house panel
Zoning:	IP-2-1

10182 TELESIS COURT

Project Size:	122,798 SF
Year Built:	1999
Year Renovated:	2017
Stories:	6
Core Factor:	3.7% - 7.8%
IT Capabilities:	twTelecom, T1 & Fiber Optics
Construction:	Steel frame with EIFS and curtain wall system
Elevators:	2 - 2,500 pound passenger elevators & 1- 3,500 pound freight elevator
Power:	3,000 Amps, 277/480-volt, 3 phase & 600 amp house panel

10188 TELESIS COURT

Project Size:	122,874 SF
Year Built:	2001
Year Renovated:	2017
Stories:	6
Core Factor:	12.9% - 15%
IT Capabilities:	twTelecom, T1 & Fiber Optics
Construction:	Steel frame with EIFS and curtain wall system
Elevators:	2 - 2,500 pound passenger elevators & 1 - 3,500 pound freight elevator
Power:	3,000 Amps, 277/480-volt, 3 phase with 6 400 amps sub-panels

10190 TELESIS COURT

Project Size:	15,199 SF
Year Built:	1984
Year Renovated:	2014
Stories:	2
Core Factor:	14.6%
IT Capabilities:	T1 Lines
Construction:	Steel frame with curtain wall system
Power:	2,000 Amps, 277/480-volt, 3 phase
Zoning:	IP-2-1

seaview

CORPORATE CENTER

FOR MORE INFORMATION ON
THE PROJECT PLEASE CONTACT

BRETT WARD, LEED AP
858.546.5470
brett.ward@cushwake.com
CA Lic 01426040

BILL CAVANAGH
858.546.5460
bill.cavanagh@cushwake.com
CA Lic 00905262

MICHAEL CASSOLATO
858.546.5434
michael.cassolato@cushwake.com
CA Lic 01893847

ABOUT 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 our institutional, retail, and retirement businesses globally.



**CUSHMAN &
WAKEFIELD**

12830 El Camino Real, Suite 100
San Diego, CA 92130
main +1 858 546 5400
fax +1 858 630 6320
www.cushmanwakefield.com

Manulife Investment Management

[View Site Specific COVID-19 Prevention Plan](#)