

seaview

CORPORATE CENTER

10180 - 10190 Telesis Court
San Diego, CA 92121



||| Manulife Investment Management



10180

Futurwell Technologies, Inc.	120
John Hancock Real Estate	150
Development Management Group	155
	165
CA Technologies	200
Futurwell Technologies, Inc.	220
Modem Communications Systems	240
Huawei Device USA R&D	400
Spreadtrum Communications USA Inc.	800



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 12,000 RSF
- Monument and building signage available
- High image buildings with large nationally recognized tenants
- On-site sit down gourmet café
Come-On-In-Café
- New fitness center with state of the art equipment, showers, lockers and lounge, lap pool, basketball/tennis court and nearby walking trails
- New 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

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10182

availabilities





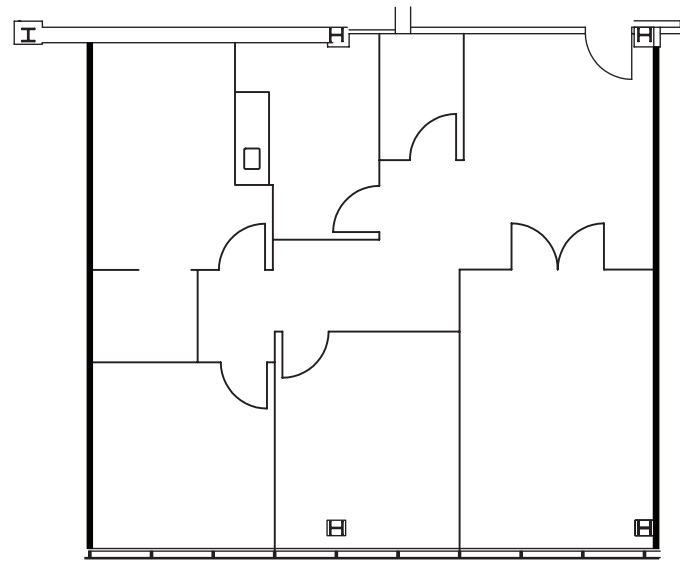
AVAILABILITIES

BUILDING / SUITE	RSF	RATE	AVAILABILITY
10180 Telesis Ct. Suite 155	1,317	\$3.35 + E	Immediately
10180 Telesis Ct. Suite 200	12,000	\$3.35 + E	Immediately
10180 Telesis Ct. Suite 330*	10,112	\$3.35 + E	Immediately
10188 Telesis Ct. Suite 130**	10,982	\$3.35 + E	Immediately
10188 Telesis Ct. Suite 250	10,476	\$3.35 + E	Immediately

* Divisible to 3,000 SF

** Divisible to 6,000 SF

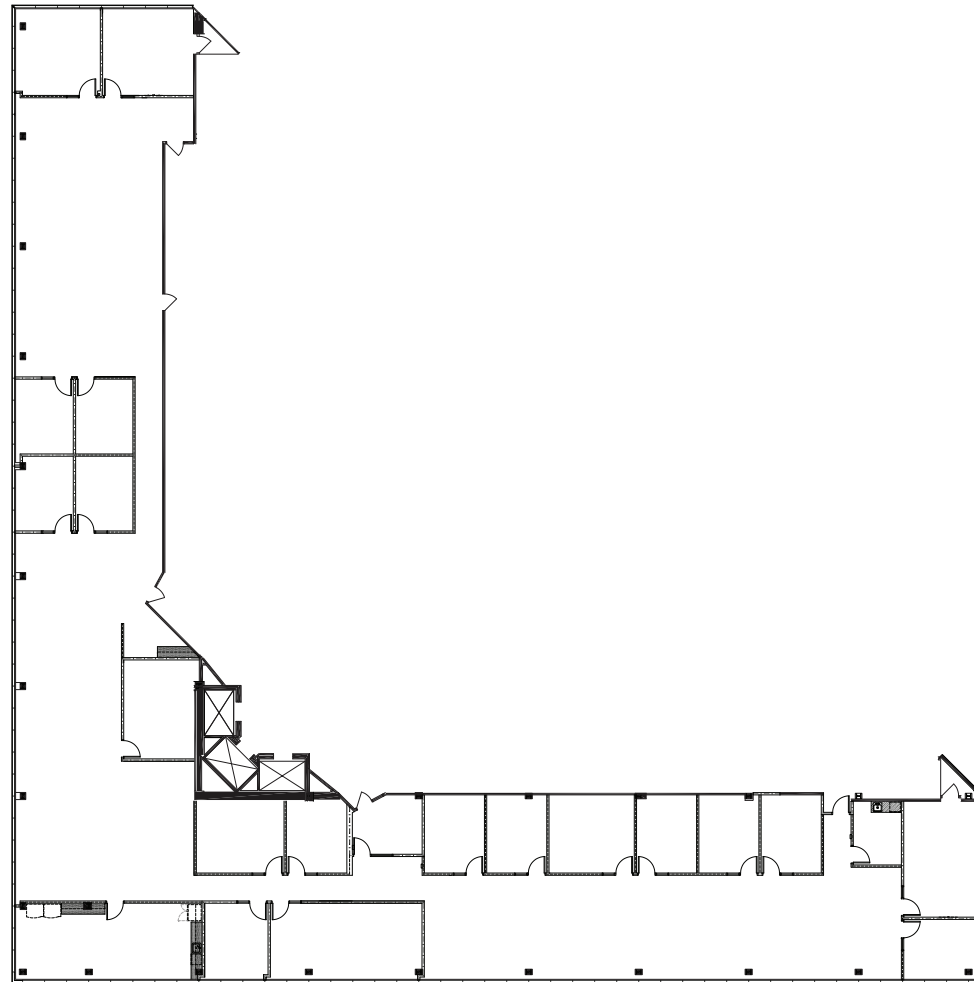
10180 TELESIS CT SUITE 155 - 1,317 SF



CURRENT BUILD-OUT

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

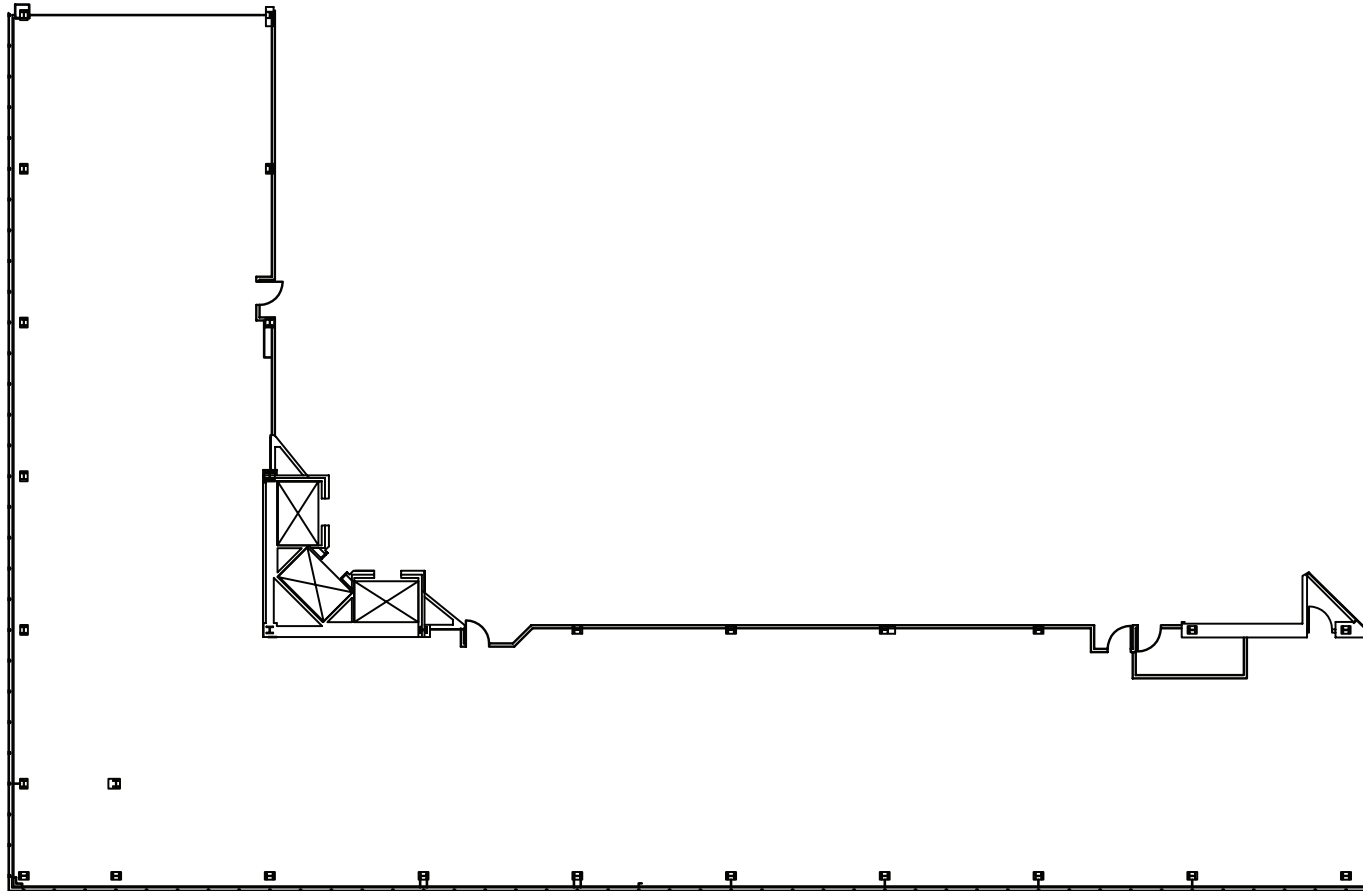
10180 TELESIS CT
SUITE 200 - 12,000 SF



CURRENT BUILD-OUT

Ability to provide furnished office space. Suite is high-end professional office that can be occupied immediately. Expansive glassline with panoramic views.

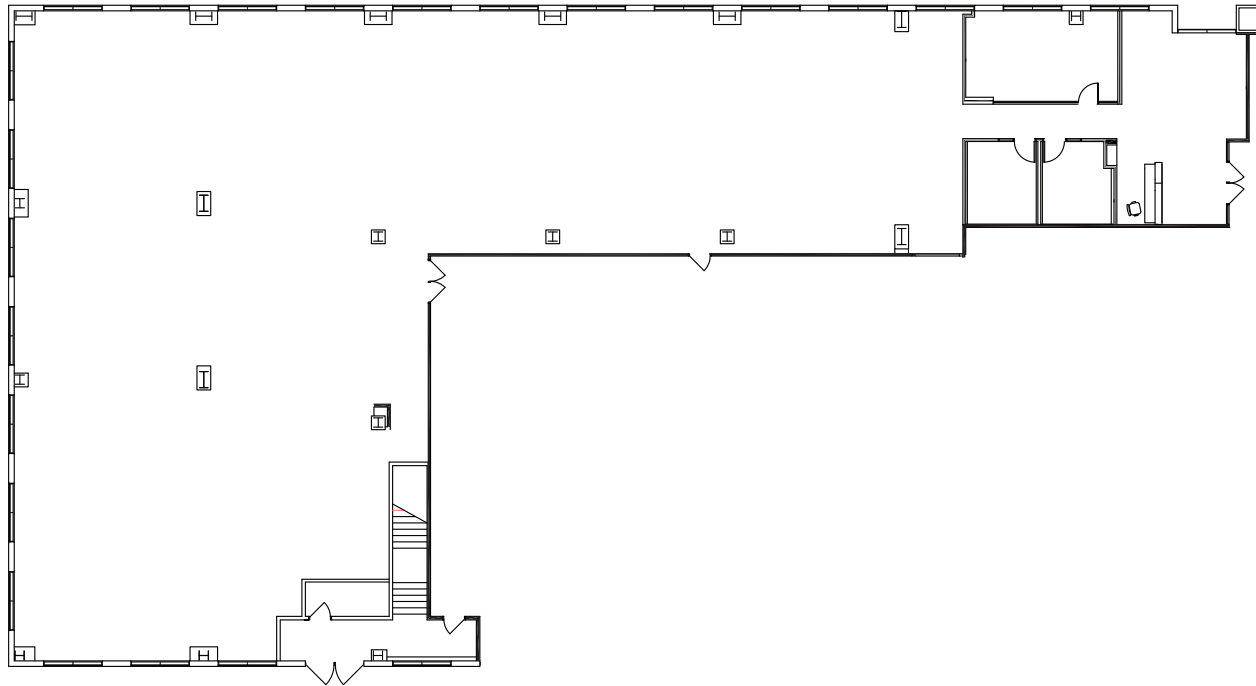
10180 TELESIS CT SUITE 330 - 10,112 SF



CURRENT BUILD-OUT

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

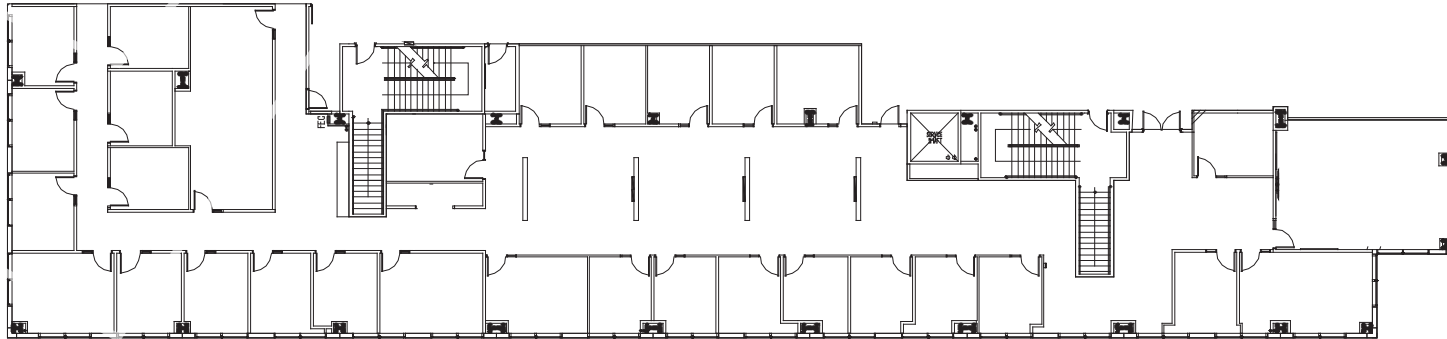
10188 TELESIS CT
SUITE 130 - 10,982 SF



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.
Divisible to 6,000 SF.

10188 TELESIS CT SUITE 250 - 10,476 SF



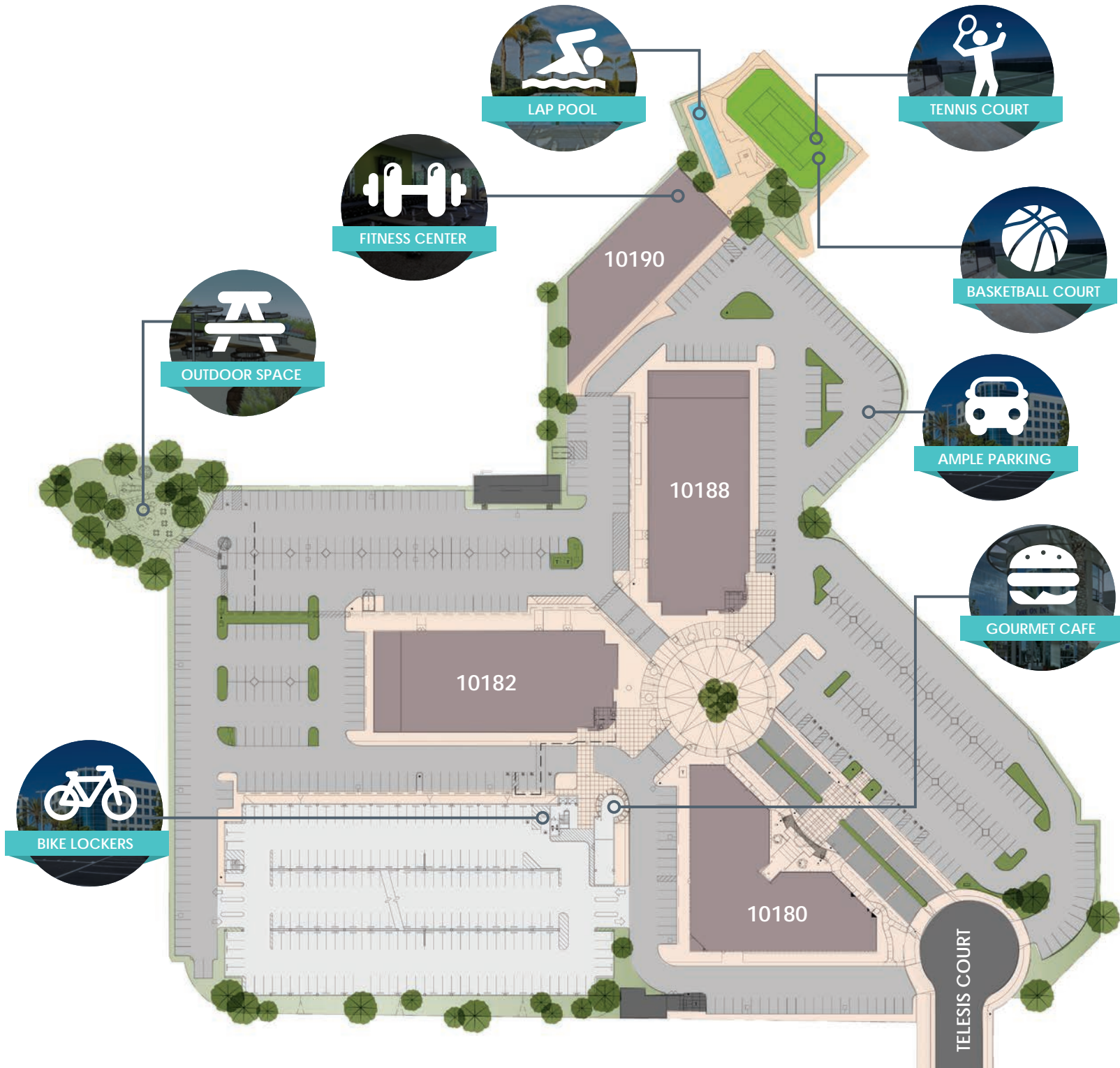
CURRENT BUILD-OUT

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



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 | Kings Garden Chinese |
| Submarina | Florist |
| The Grill & Market | Day Care |
| Hanaya Sushi | 805 Segue Body Wraps |
| Sunrise Cafe | |



SORRENTO PLAZA

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







building specs



10180 - 10190

SEAVIEW

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

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CORPORATE CENTER

FOR MORE INFORMATION ON
THE PROJECT PLEASE CONTACT

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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.



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