

FOR LEASE



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SEAVIEW

CORPORATE CENTER

10180 – 10190 Telesis Court, San Diego, CA 92121



John Hancock Real Estate

ABOUT THE PROJECT

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 FEATURES

- Project Size: 355,368 RSF
- Space Available: 2,500 to 8,190 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
- On-site ownership & property management
- Daily coaster pick-up and drop-off shuttle service
- Panoramic views of the Pacific Ocean and Los Peñasquitos Canyon

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AVAILABILITY

| FLOOR / SUITE | RSF | Rate | AVAILABILITY |
|--------------------------------|-------|------------|--------------|
| 10180 Telesis Ct. - Suite 120 | 6,485 | \$2.95 + U | Immediately |
| 10188 Telesis Ct. - Suite 100* | 8,190 | \$2.95 + U | Immediately |
| 10188 Telesis Ct. - Suite 140 | 4,884 | \$2.95 + U | Immediately |

* Suite is divisible to 2,500 SF

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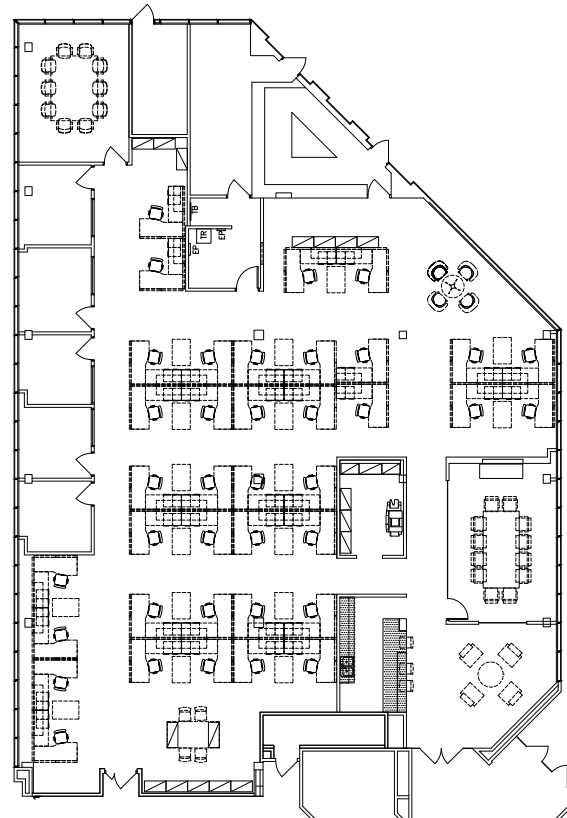
10180 TELESIS CT
SUITE 120 - 6,485 SF



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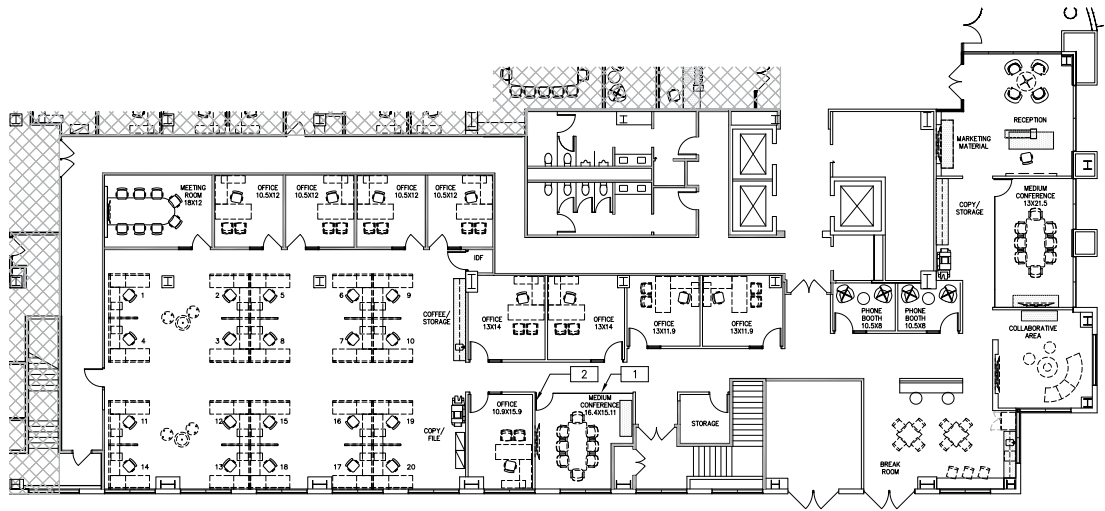
CURRENT BUILD-OUT

Ground floor spec suite with glass double door entry off of the main lobby. Extensive glass windowline, mix of 5 private offices, 2 conference rooms, break room with bar, server room, copy room and a large efficient open space.

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SUITE 100 - 8,190 SF



CURRENT BUILD-OUT

Ground floor office with double door entry off of the main lobby, high ceilings and expansive floor to ceiling glass line. Divisible to 2,500 SF.



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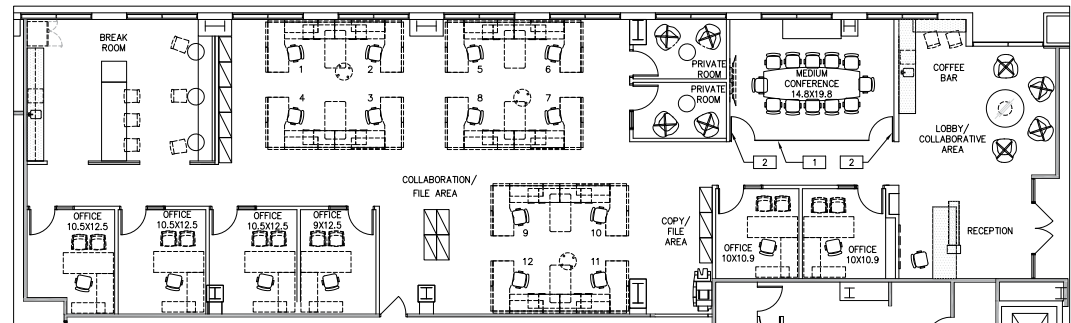
10188 TELESIS CT
SUITE 140 - 4,884 SF



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CURRENT BUILD-OUT

Ground floor suite with double door entry off of the main lobby. Efficient rectangular shape with extensive windowline.

ON-SITE PROJECT AMENITIES

Lap Pool



Tennis/Basketball Court



Fitness Center



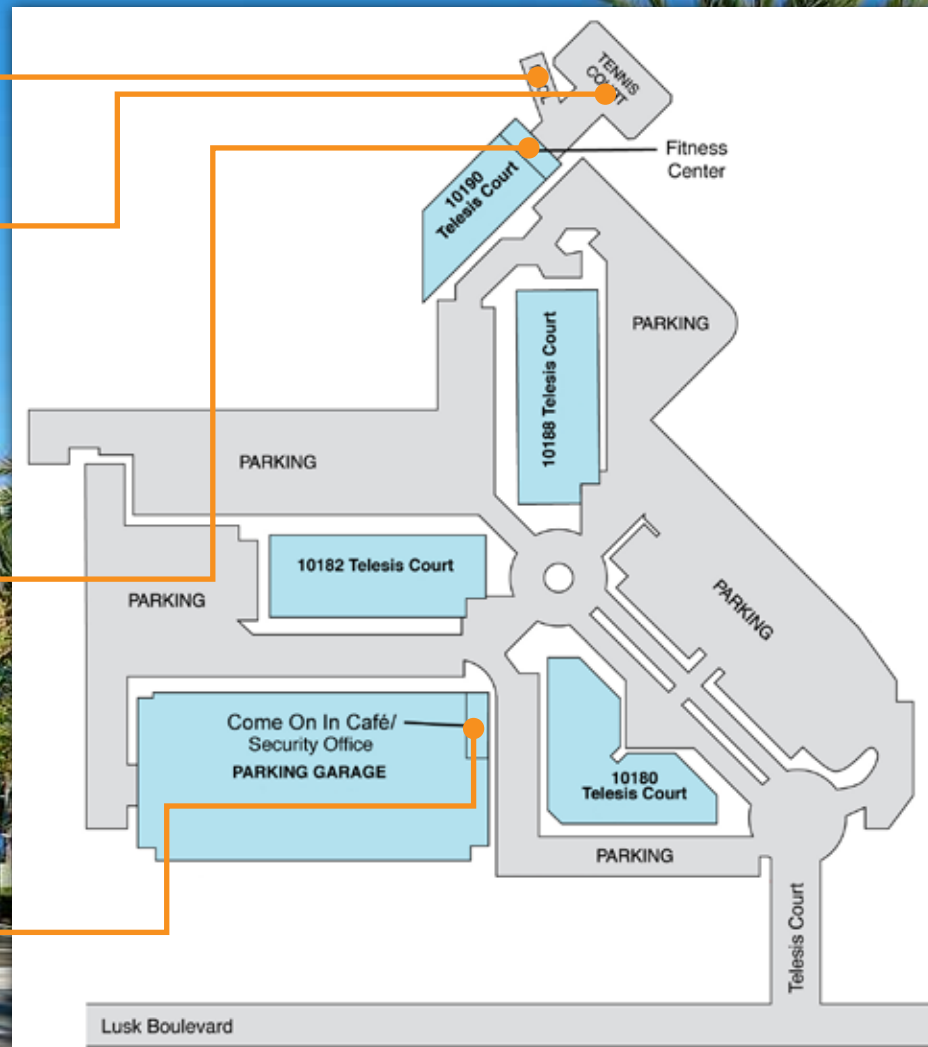
Gourmet Cafe



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BUILDING SPECS

10180 Telesis Court



10182 Telesis Court



10188 Telesis Court



10190 Telesis Court



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10180 Telesis Court

| | |
|------------------|---|
| Project Size: | 93,242 SF |
| Year Built: | 1984 |
| Year Renovated: | 1998 |
| Stories: | 5 |
| Core Factor: | 6.2% - 13.4% |
| 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 |
| Stories: | 6 |
| Core Factor: | 6.2% - 13.4% |
| 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 |
| Zoning: | IP-2-1 |

10188 Telesis Court

| | |
|------------------|--|
| Project Size: | 122,874 SF |
| Year Built: | 2001 |
| Stories: | 6 |
| Core Factor: | 6.2% - 13.4% |
| 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 |
| Zoning: | IP-2-1 |

10190 Telesis Court

| | |
|------------------|--------------------------------------|
| Project Size: | 15,199 SF |
| Year Built: | 1984 |
| Year Renovated: | 1998 |
| IT Capabilities: | T1 Lines |
| Stories: | 2 |
| Construction: | Steel frame with curtain wall system |
| Power: | 2,000 Amps, 277/480-volt, 3 phase |
| Zoning: | IP-2-1 |

SEAVIEW

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SURROUNDING AMENITIES

TO CARMEL MOUNTAIN RD.
ON & OFF RAMPs



Freeway ingress/egress route

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ABOUT JOHN HANCOCK

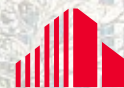
Operating as John Hancock Real Estate in the United States, Manulife Real Estate is actively involved in the ownership, development and management of commercial real estate. The portfolio includes a diversified mix of prime office and industrial properties in key metropolitan centers throughout Canada, the United States and Asia. In San Diego, Manulife owns and manages nearly 2 million square feet in 14 properties.

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