



CBRE

**NEW SPEC SUITES
COMING SOON!**

UTC CLASS A OFFICE \ 7-TIME TOBY AWARD WINNING BUILDING

NOBEL EXECUTIVE CENTER

3655 NOBEL DRIVE, SAN DIEGO, CA 92122



3655 NOBEL DR.



A highly amenitized first floor indoor/outdoor tenant amenity area (see pages 6 & 7)



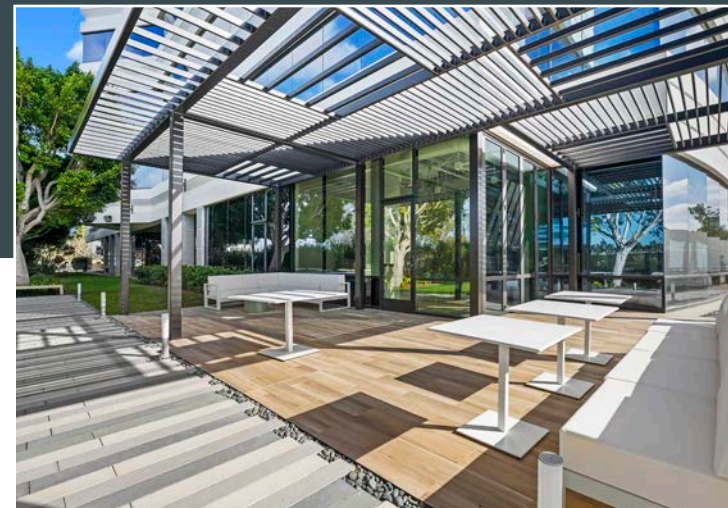
On-site amenities include fitness center, showers and lockers, coffee cart, property management, wifi, security system and is fully sprinklered.



The Project is located in the heart of UTC adjacent to Interstate 5 at Nobel Drive. Numerous restaurants, shops, banks and hotels are all within walking distance. Regional access is provided by I-5 and the MTS Super Loop.



Nobel Executive Center is a highly visible six-story, multi-tenant office building facing Interstate 5.



PROPERTY HIGHLIGHTS

PUBLIC TRANSIT



Walking distance, MTS SuperLoop

FLOOR TO FLOOR



1st Floor: 16', 2nd - 5th Floors: 13' 6",
6th Floor 14' 6"

PARKING



Free surface parking, covered
parking available at \$75.00/MO

FIBER OPTICS



AT&T, Time Warner, and Cox

PROJECT SIZE



119,991 SF

ZONING



CO-1-2

ELEVATORS



(3) Electrical elevators, 3500 lb; 150
fpm units

POWER



2000 amp, 277/480 volt, 3 phase, 4
wire

YEAR BUILT



1985, Renovated 2023



NOBEL EXECUTIVE CENTER AVAILABILITIES

SUITE	SIZE (RSF)	LEASE RATE	STATUS
250*	6,340 SF	\$3.85/RSF (Full-Service)	Vacant
270*	2,089 SF	\$3.85/RSF (Full-Service)	Vacant
500**	6,755 SF	\$3.85/RSF (Full-Service)	Vacant
510	1,981 SF	\$3.85/RSF (Full-Service)	2/1/2026
630	4,028 SF	\$3.85/RSF (Full-Service)	Vacant

Target Spec Suite Completion Date – March 2026

*250/270 are contiguous for 8,429 SF

**Divisible to 2,974 RSF and 3,781 RSF.

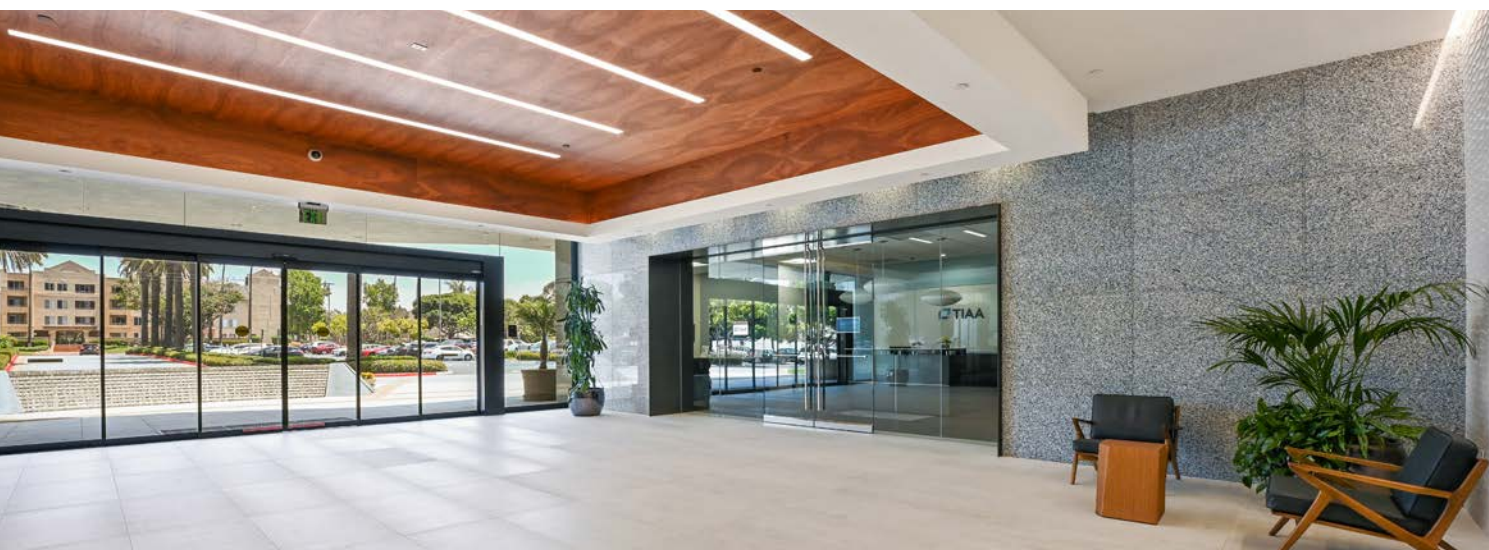


*FINISHES PORTRAYED IN THE RENDERINGS ARE INDICATIVE OF WHAT WILL BE INCLUDED IN THE SPEC SUITES.



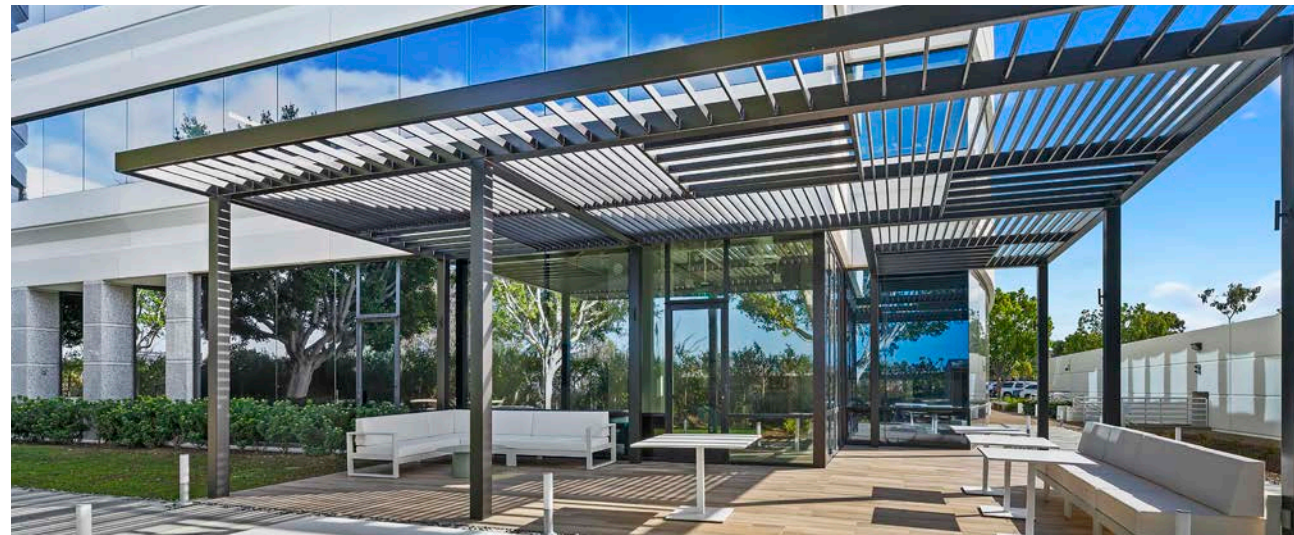
**NEW SPEC SUITES
DELIVERY - MARCH 2026**



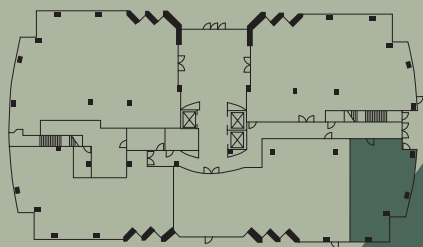


LOBBY RENOVATIONS

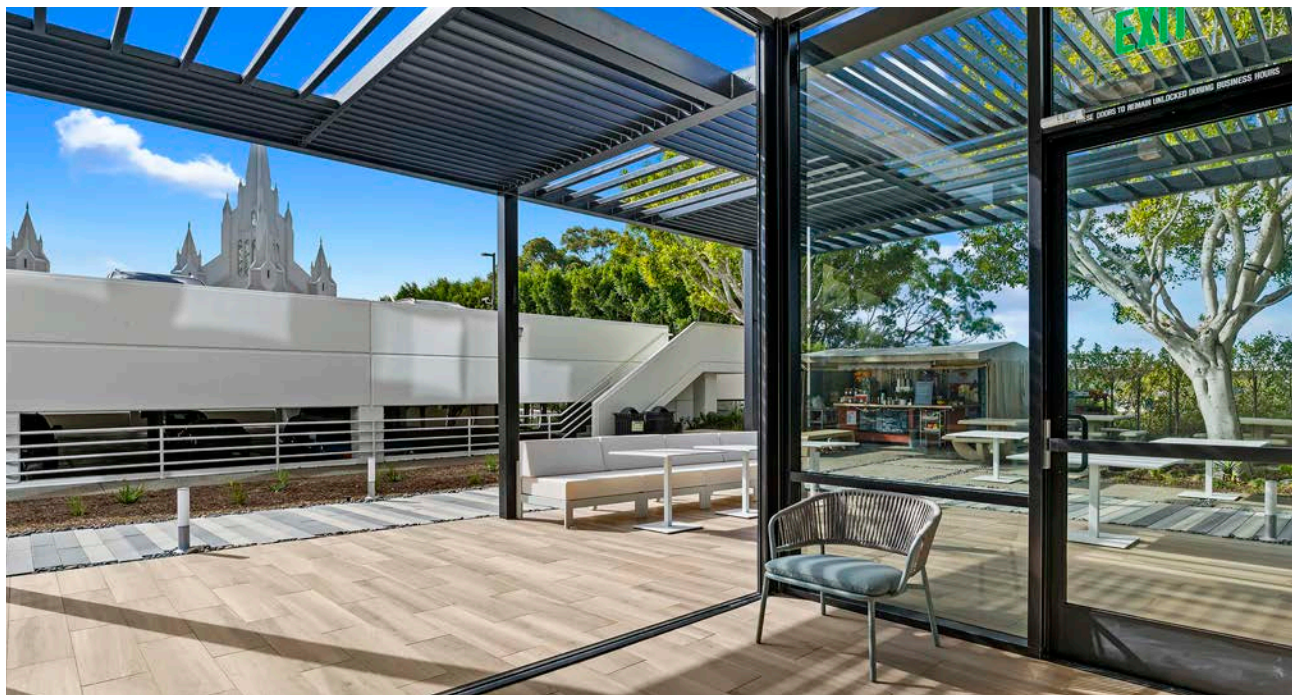
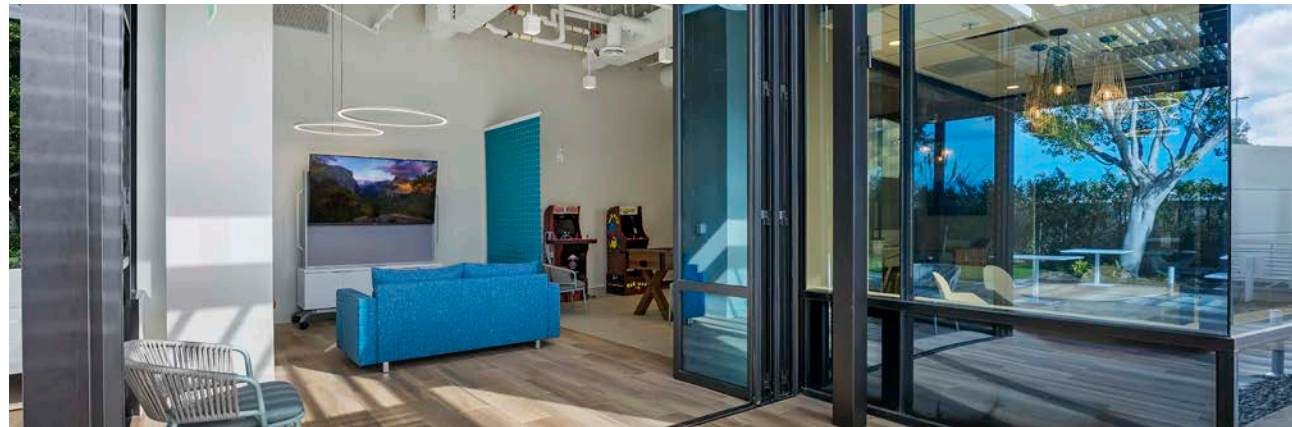




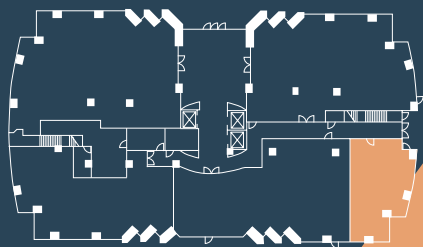
INDOOR/OUTDOOR TENANT AMENITY AREA



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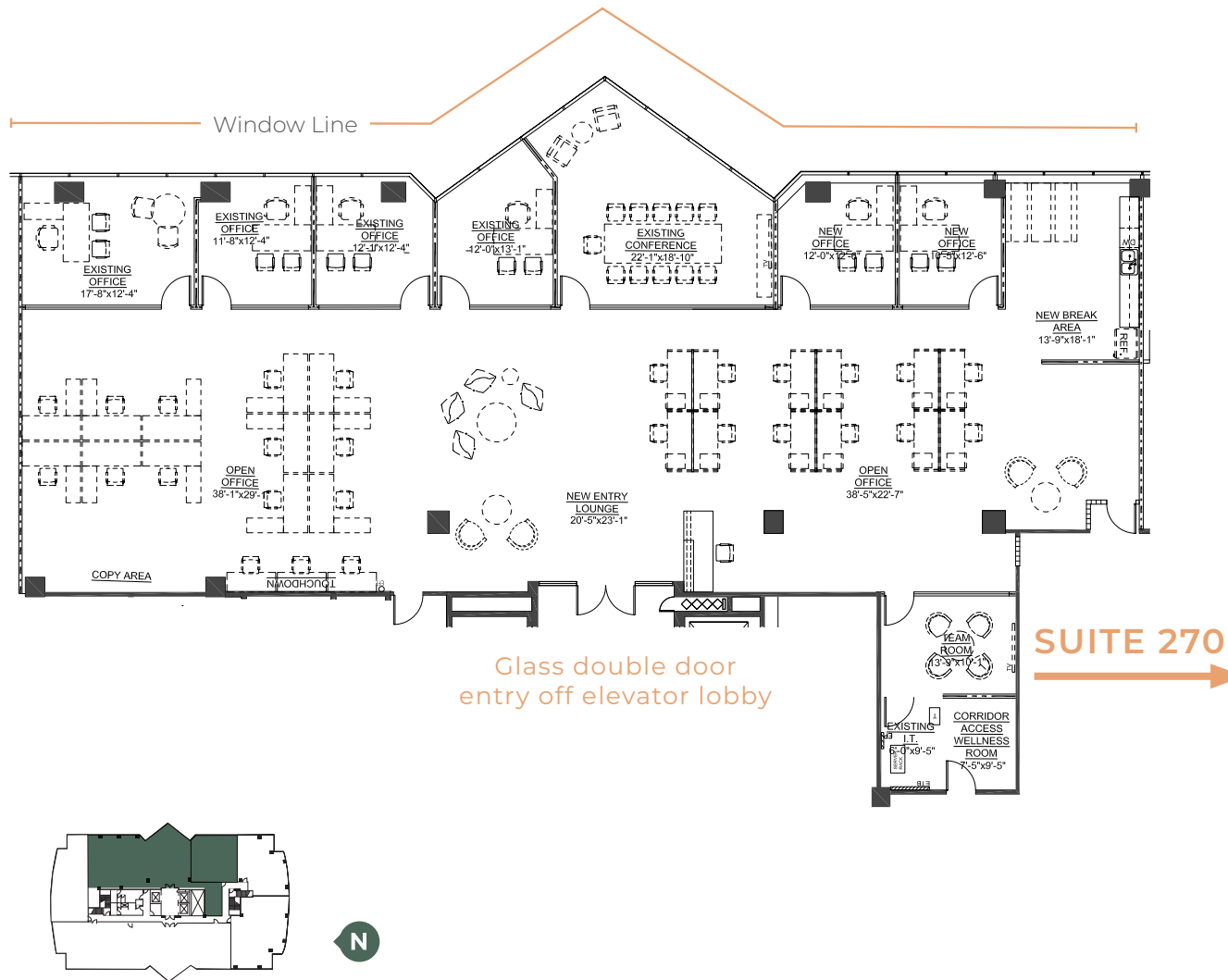


INDOOR/OUTDOOR TENANT AMENITY AREA



FUTURE SPEC SUITE

2ND FLOOR



SUITE/SIZE

SUITE 250 – 6,340 RSF



AVAILABILITY

Vacant

Target Spec Suite Completion
Date – March 2026

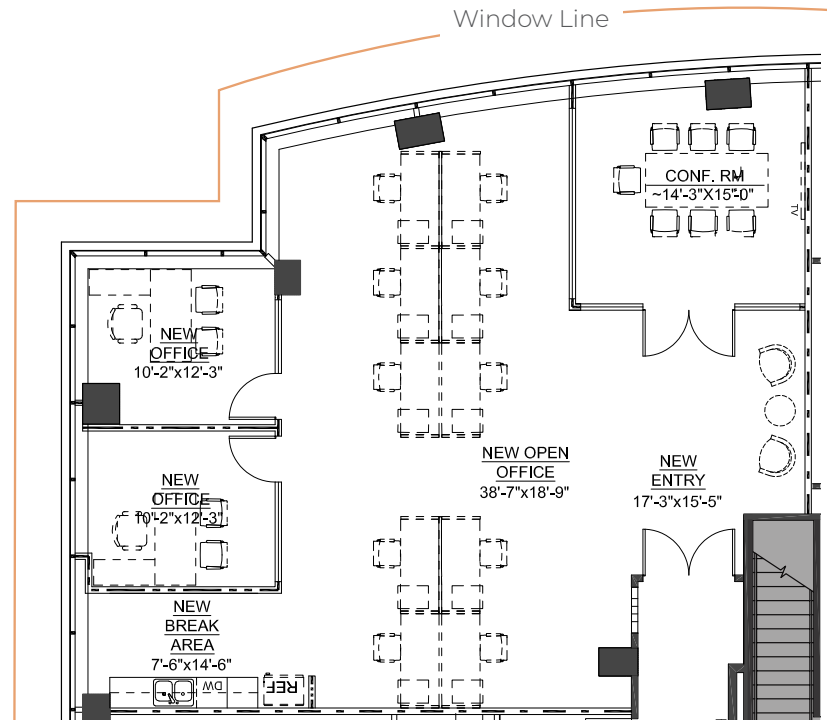


FUTURE LAYOUT

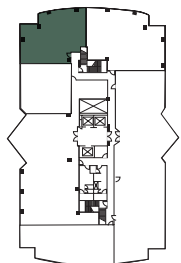
Suite features a prestigious glass double door entry off the elevator lobby, reception/lounge area, 6 private offices along the window line, break area, huddle room, wellness room with private entrance/exit, copy area, and open office area.

FUTURE SPEC SUITE

2ND FLOOR



SUITE 250



N



SUITE/SIZE

SUITE 270 – 2,089 RSF

*Suites 250/270 are contiguous
for up to **8,429 RSF.***



AVAILABILITY

Vacant

Target Spec Suite Completion
Date – March 2026



FUTURE LAYOUT

Corner suite that features
reception area, 2 private offices,
conference room, break room,
and open office area.

FUTURE SPEC SUITE

5TH FLOOR



VIRTUAL FLOOR PLAN



SUITE/SIZE

SUITE 500 – 6,755 RSF



AVAILABILITY

Vacant

Target Spec Suite Completion
Date – March 2026



FUTURE LAYOUT

Corner suite features prestigious glass double door entry off of elevator lobby, reception area, 9 private offices along the window line, 2 interior private offices, conference room, huddle areas, server room, and a storage room.

HYPOTHETICAL DIVISIBILITY PLAN

5TH FLOOR



POTENTIAL DIVISIBILITY
2,974 RSF and 3,781 RSF

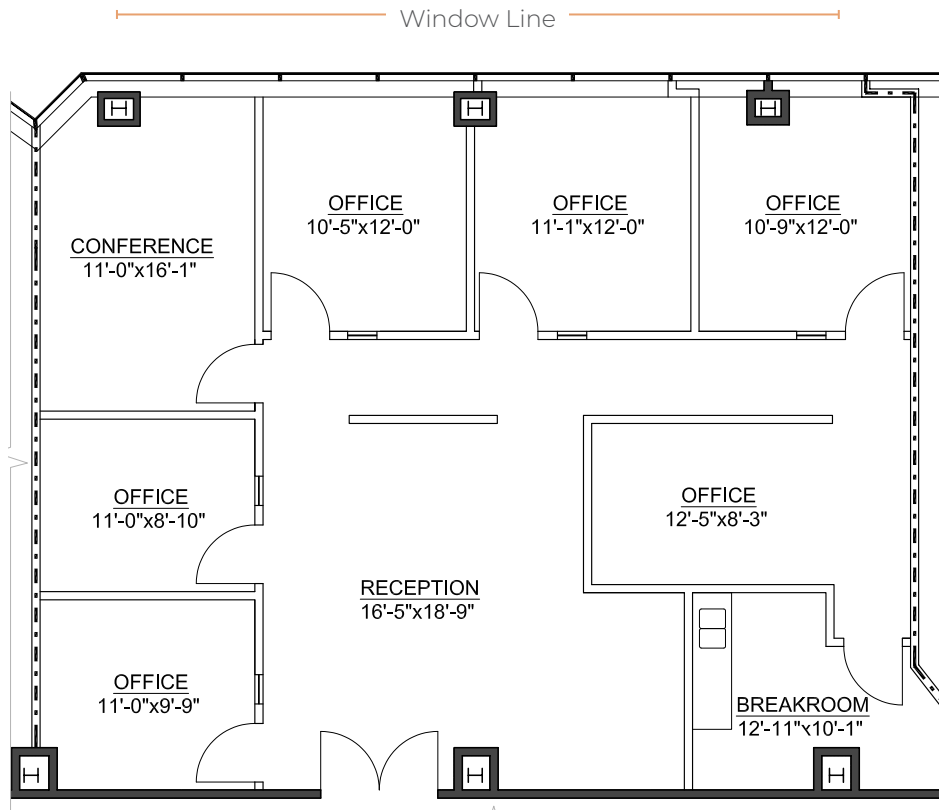


AVAILABILITY

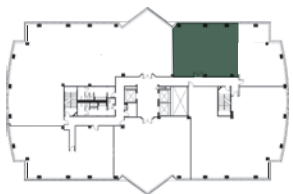
Vacant

AS-BUILT FLOOR PLAN

5TH FLOOR



Double door
entry off elevator lobby



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SUITE/SIZE

SUITE 510 – 1,981 RSF



AVAILABILITY

2/1/2026

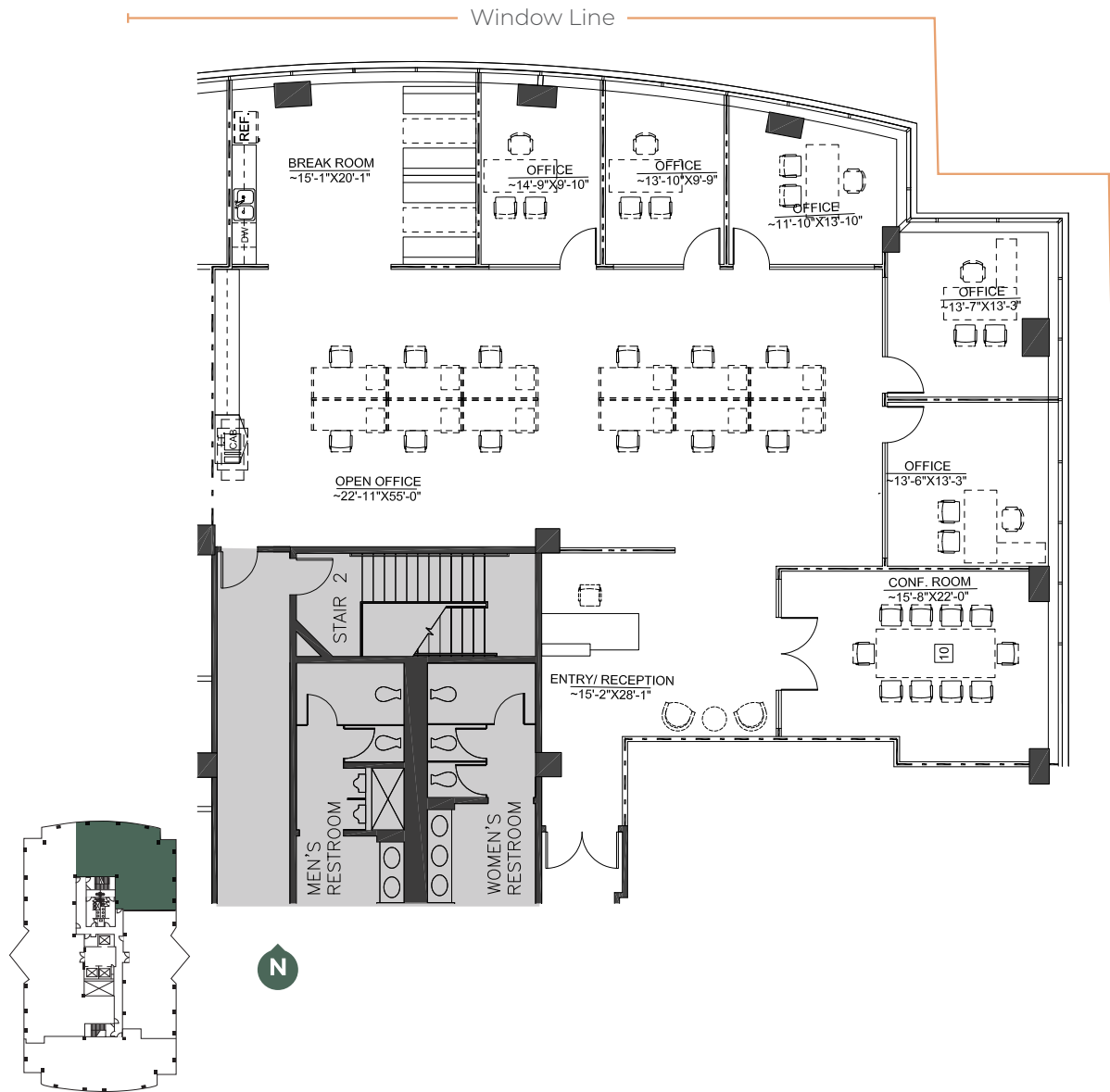


LAYOUT

Corner suite features prestigious double door entry off elevator lobby, reception area, 3 private offices along the window line, 2 interior private offices, conference room, break/kitchen area, and storage area.

FUTURE SPEC SUITE

6TH FLOOR



SUITE/SIZE

SUITE 620 – 4,028 RSF



AVAILABILITY

Vacant

Target Spec Suite Completion
Date – March 2026



FUTURE LAYOUT

Corner suite features double door entry, reception area, conference room, 5 private offices, break room, and open office area.

AERIAL OVERVIEW



PACIFIC OCEAN

TORREY PINES

DEL MAR



LA JOLLA

UCSD CAMPUS

SCRIPPS MEMORIAL HOSPITAL

UCSD HOSPITAL

LA JOLLA VILLAGE DR.



TROLLEY ACCESS

NOBEL EXECUTIVE CENTER

NOBEL DR.



NOBEL DR.
TROLLEY STOP

CVS pharmacy, Flame Broiler, SEPHORA, CAVA, necker, RUBIO'S, NORDSTROM rack

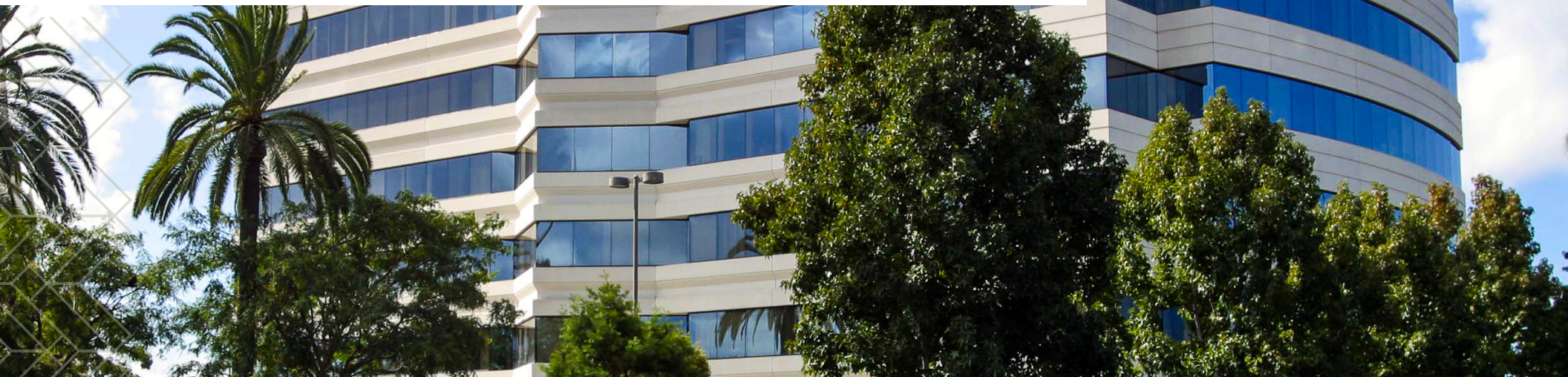
MENDOZINO BARRAS, Chick-fil-A, YOGASIX

Marshall's, TRADER JOE'S, PETSMART, Ralph's, AMC THEATRE, DSW, BEST BUY

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CBRE

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