



TERRACES

SAN DIEGO, CALIFORNIA



5887 Copley Drive, San Diego, California 92111



the **Sky** is the **Limit**



Unique identity, recruiting and retaining top talent, reducing environmental impact, streamlining operating costs, enabling employees to be active and promoting synergy are issues that have been solved at The Terraces. The campus was built in 2009 to LEED Gold & Silver standards and was designed around the needs of today's modern companies. In a daily work routine an employee never needs to leave the campus to seek food, relaxation, fitness facilities or indoor and outdoor work space. This all-encompassing environment fosters creativity and attracts genius.

you mean **Business**

- **Building Size:** 205,725 SF class A office building
- **Green Certifications:** LEED Gold Interiors / LEED Silver Core & Shell
- **Average Floor Plate Size:** 38,000 SF
- **Parking:** 4/1,000 SF parking ratio includes reserved visitor stalls, covered parking and EV charging stations

- **Furniture:** Steelcase furniture system includes movable 8'x8' workstations and offices with demountable walls
- **HVAC:** Six 90 ton roof mounted VAV units
- **Elevators:** 3 passenger elevators and 1 freight elevator
- **Core Factor:** 15-18%
- **Floor to Floor Height:** 14'6"

The availability of some or all of the FF&E is subject to negotiation.



Everything you Need



CONNECT EMPLOYEES

Higher Grounds Coffee and Cafe on-site with outdoor seating and workspace



STAY FIT

Large fitness facility with showers and lockers, yoga / dance room, outdoor basketball / volleyball court and putting green



FURNITURE WITH FLEXIBILITY

Furnished with best in class steelcase furniture systems provide not only huge cost savings but also flexibility with demountable office walls and easily movable workstations



Everything you Need



GREEN EFFICIENCY

LEED Gold interiors, LEED Silver Core and Shell coupled with 38,000 SF rectangular floor plates and floor to ceiling glass maximizes operational efficiencies and reduces your carbon footprint



TRANSPORTATION FRIENDLY

Bike storage and EV charging stations. Covered structured parking with reserved visitor area directly in front of the building.



BE RECOGNIZED

A building top sign at The Terraces means over 200,000 cars per day see your companies unique brand



Multi-tenant Availability

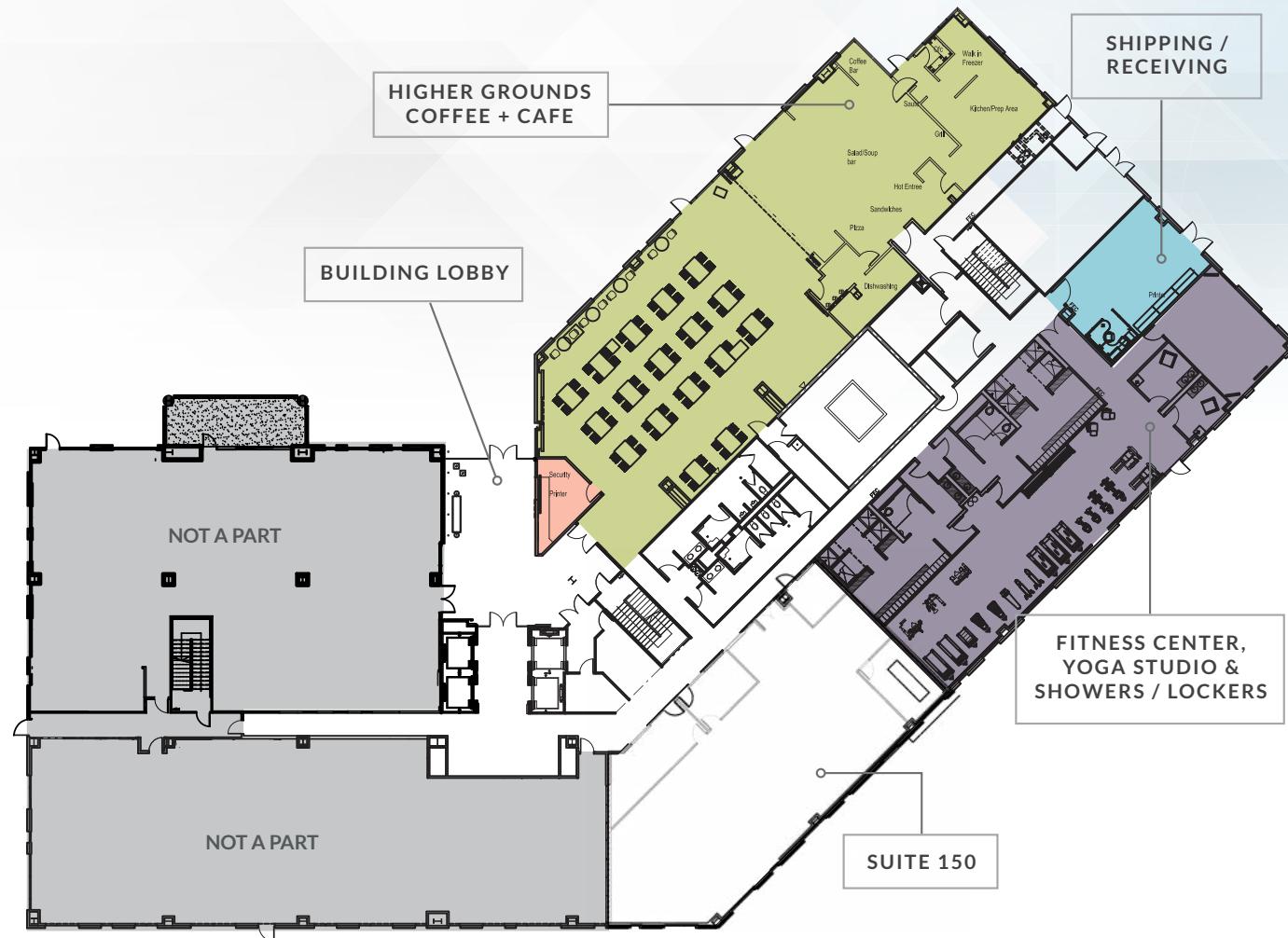


Large Block Availability



realize **Modern**

SUITE 150
4,120 RSF
As-Built Floor Plan

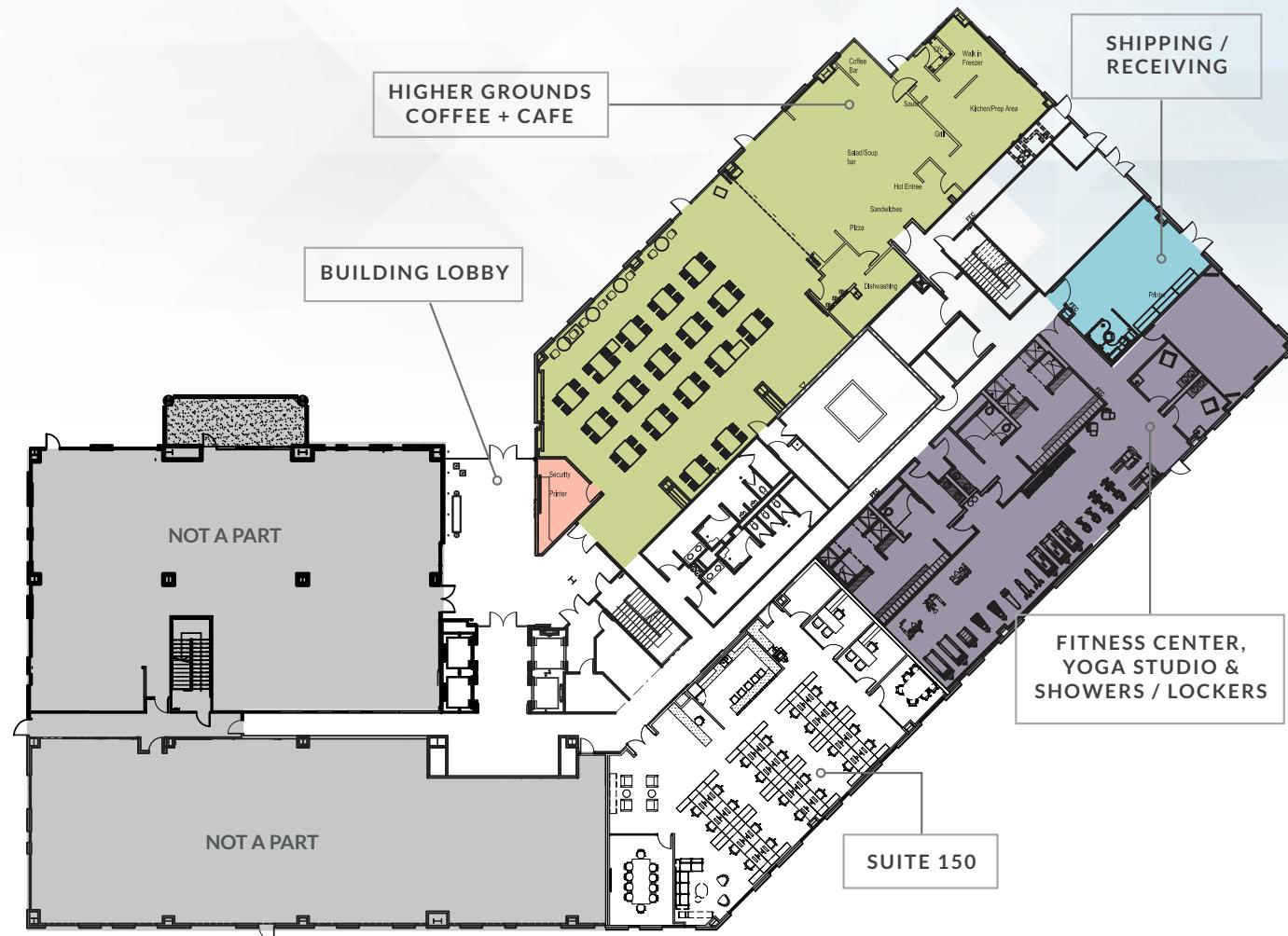


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SUITE 150

4,120 RSF

Hypothetical Floor Plan



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SECOND FLOOR

33,847 RSF

As-Built Floor Plan



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SECOND FLOOR

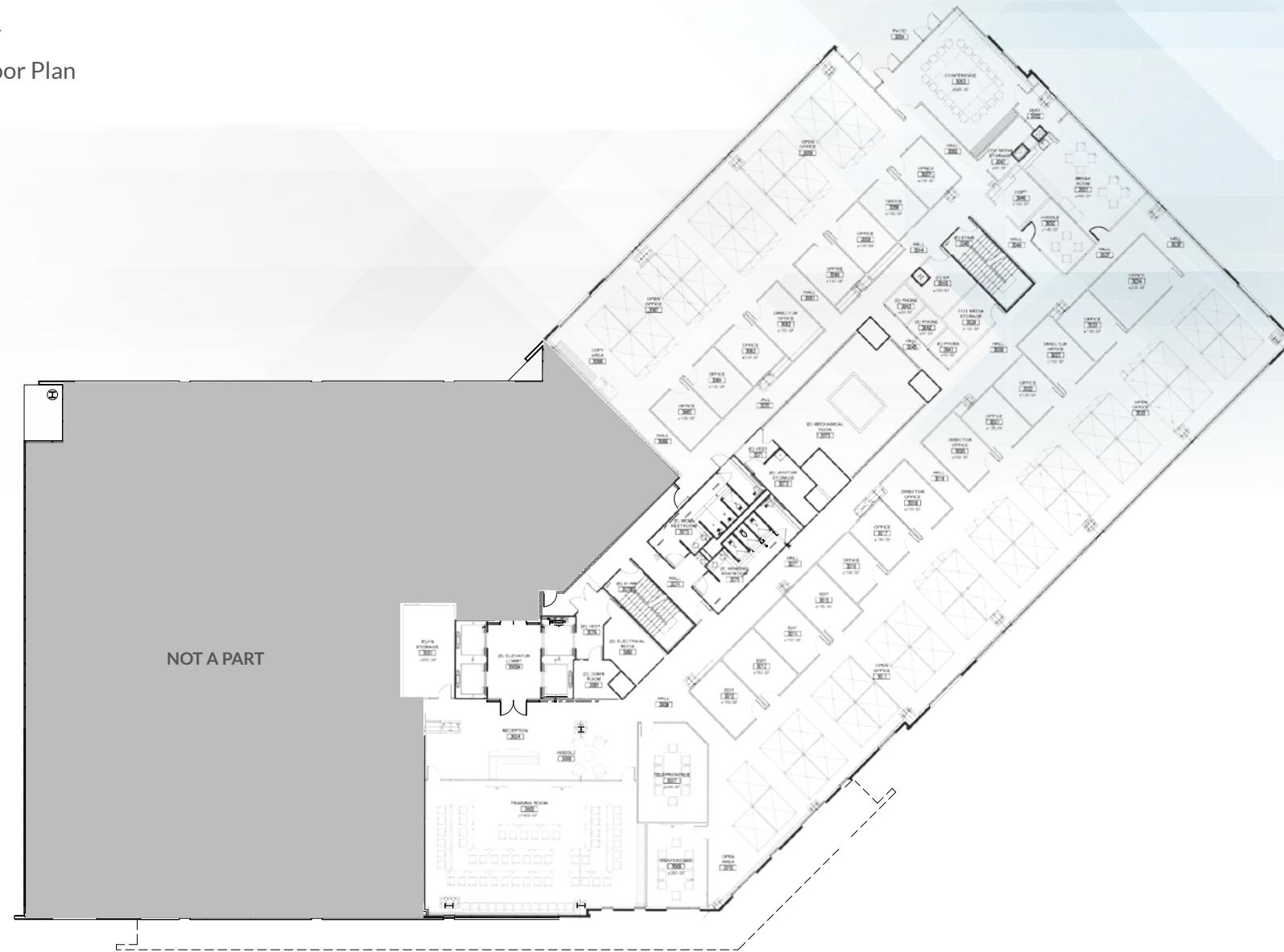
33,847 RSF

Hypothetical Floor Plan



realize **Modern**

SUITE 300 22,399 RSF As-Built Floor Plan



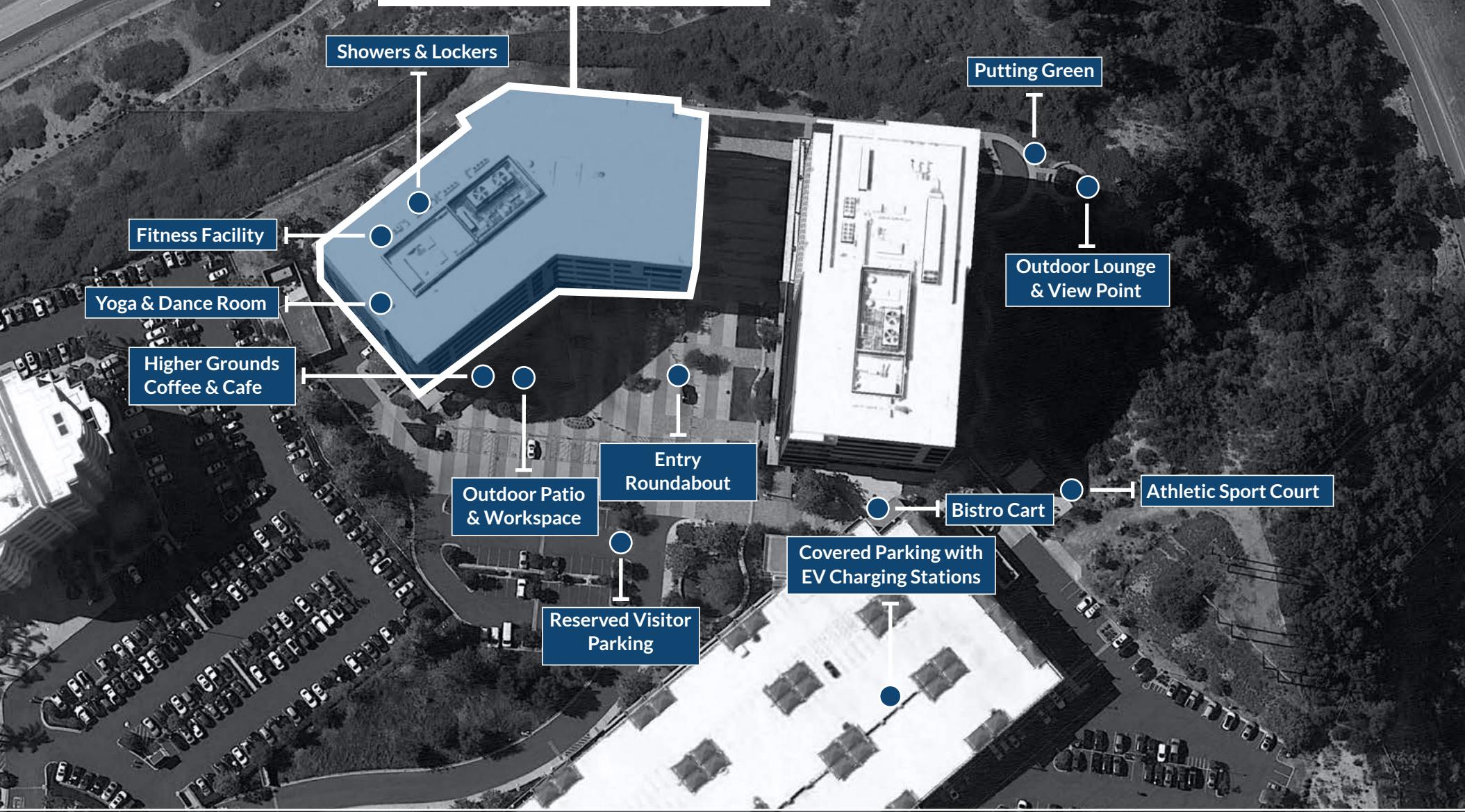
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SUITE 300

22,399 RSF

Hypothetical Floor Plan



 **TERRACES**

Everything you Need



TERRACES



For More Information, Please Contact:

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