

MERGE 56

SAN DIEGO, CALIFORNIA

PREMIER CLASS A OFFICE/LIFE SCIENCE/MEDICAL DEVELOPMENT IN A FREEWAY FRONTING MIXED-USE, LIFE-STYLE ENVIRONMENT

CBRE



WHY HERE? WHY NOW?

5 connected buildings. 3 distinct blocks. 1 dynamic experience.

LOCATED IN THE EPICENTER OF SAN DIEGO.

Located in the absolute center of San Diego, Merge 56 connects communities in a way that has never been done before. You can have it all—premier talent, diverse housing options, untouched nature preserves, and top-of-the-line amenities.

THE ONLY AUTHENTIC MIXED-USE DEVELOPMENT IN THE AREA.

Merge 56 is a true mixed-use development intentionally designed with you in mind. Efficiency has a whole new meaning—workout in the morning, head to work, shop at lunch, grab groceries on the way home—all on site.

FUNGIBLE FLOOR PLATES. ENDLESS OPPORTUNITY.

The buildings lay out unlike any others. Vertically or horizontally, you can be connected to coworkers in a configuration that best suits your needs. Bring the outdoors in with covered decks, large open windows & indoor/outdoor collaboration areas - all within steps of your desk!

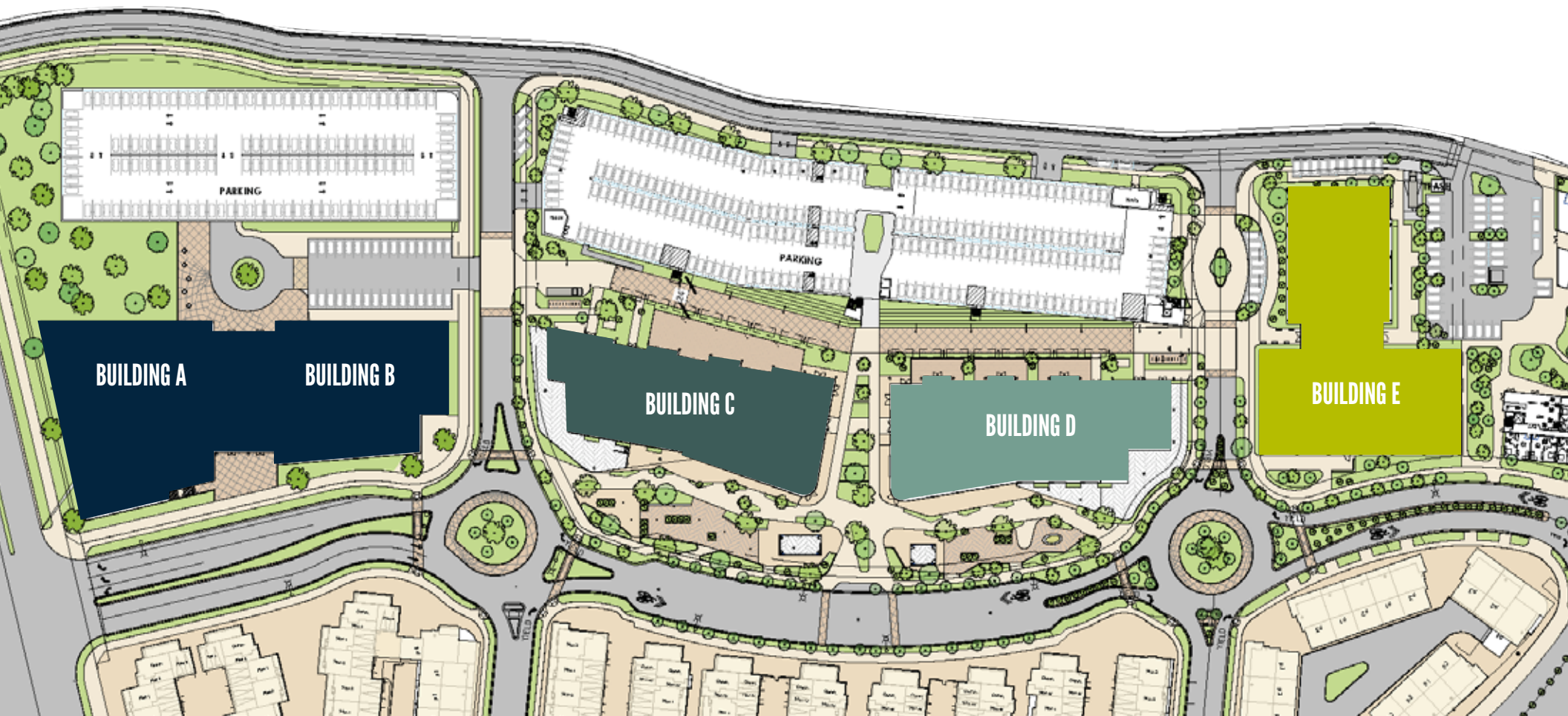
POSITIONED FOR THE BEST RECRUITING.

Time to stop searching. Merge 56 is ground zero for the best talent in San Diego. Tap into the largest concentration of highly-educated employees, and position your company near countless affluent neighborhoods.

THE REAL DEAL

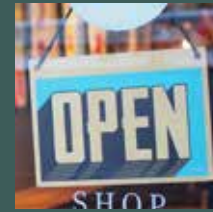
A mixed-use site like no other in San Diego.

The possibilities are endless at this 40-acre, self-contained indoor/outdoor development. Thoughtfully constructed from the ground up, Merge 56 caters to every aspect of daily life.



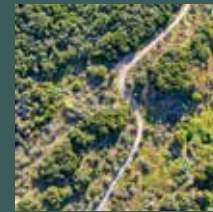
485,000

square feet of Class A office, medical or life science space



40,000

square feet of high-end retail and fitness



2,000

acres of adjacent hiking and biking trails



242

single family homes + townhomes/apartments



40

acre mixed-use project

HAPPENINGS HAPPEN HERE

Be in the epicenter of San Diego County.

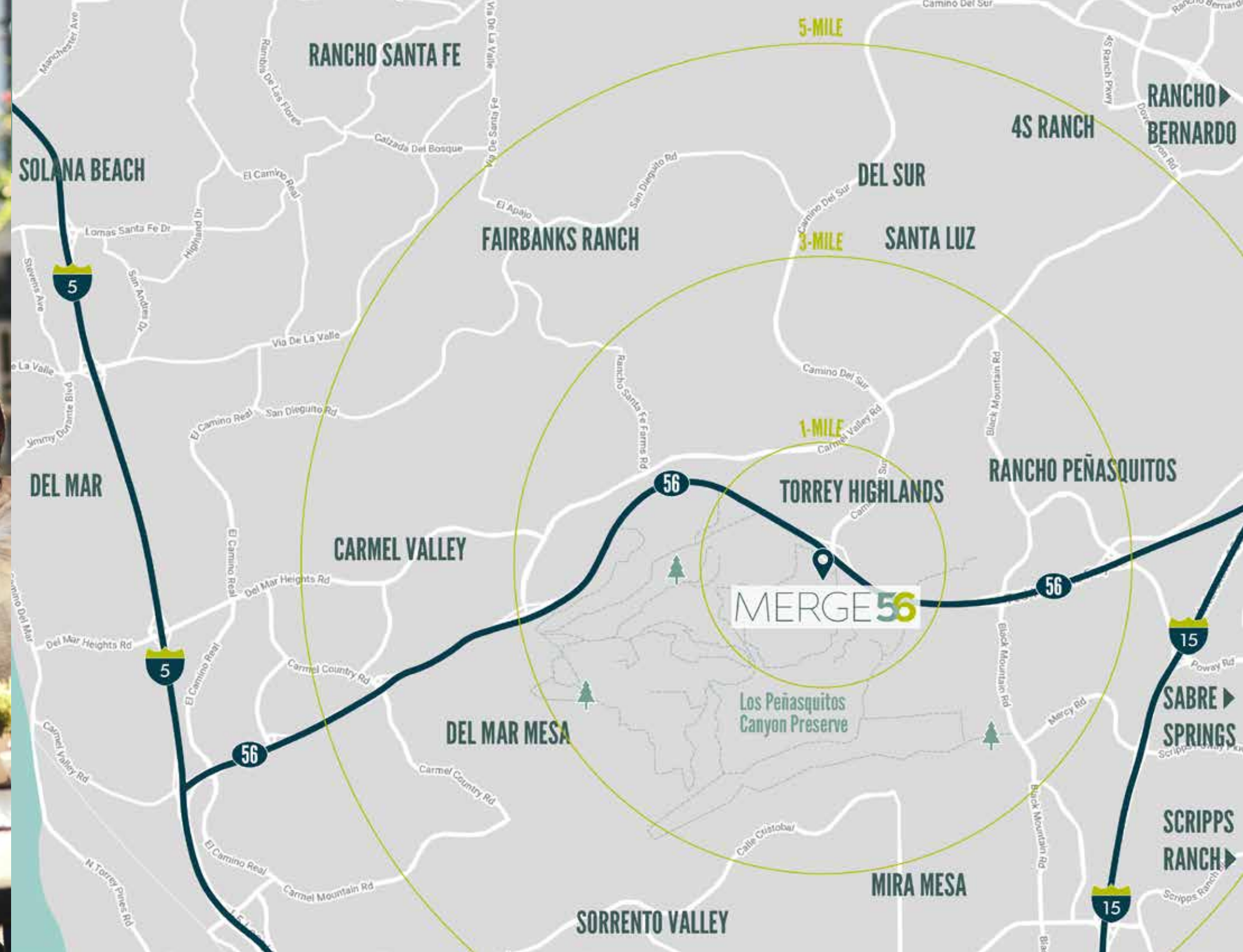
Experience a one-of-a-kind central San Diego development perched above the 2,000-acre Los Peñasquitos Canyon Preserve connecting north and south San Diego at the intersection of SR 56 and Camino Del Sur.

EXPLORE 2,000 acres of hiking and biking trails *at your back door*

HOP on Interstate 15 in **5 minutes**

JUMP in the Pacific Ocean in **15 minutes**

ZIP to Torrey Pines State Beach in **15 minutes**





ACCESS LIKE NOWHERE ELSE

Merge 56 takes you places.

The final puzzle piece. Merge 56 and the new roadways bridge the gap to unite nearby communities with top-notch amenities. Merge 56 is the place to be.



AN AUTHENTIC EXPERIENCE

Access the area's finest within steps.

Explore Merge 56's curated retail experience. A rich, balanced community people won't want to leave.

Craft COFFEE

Top-of-the-line FITNESS

Reliable DAYCARE

Gourmet EATERIES

Dog FRIENDLY

Outdoor DINING

On-site GROCERY

Public ART

Community PLAZA

Open-air BALCONIES

Clean Building CERTIFICATION

Fireside LOUNGE



COMMUNITY PLAZA // CONCEPTUAL RENDERING



OUTDOOR DINING // CONCEPTUAL RENDERING

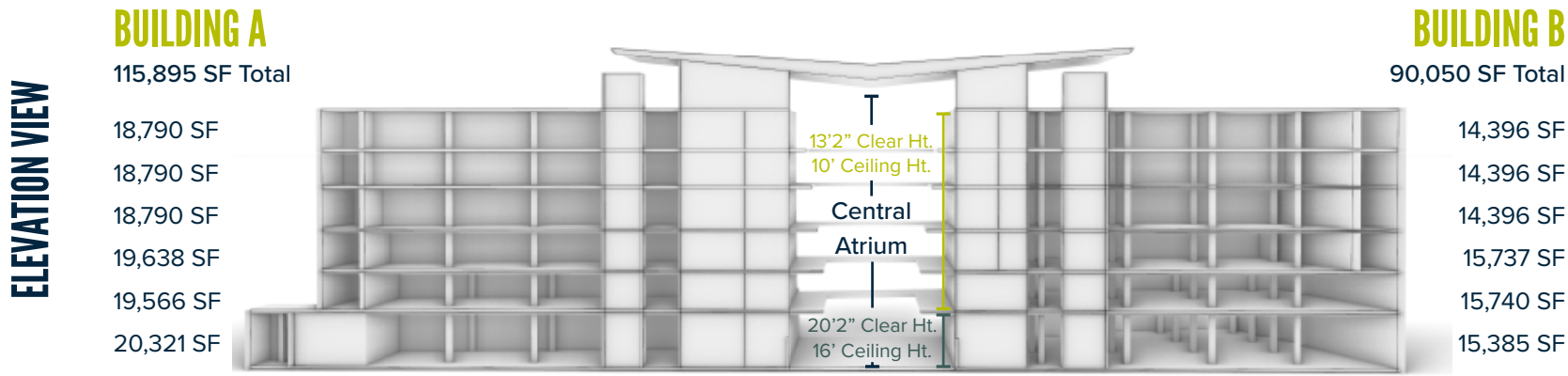


BUILDINGS A & B

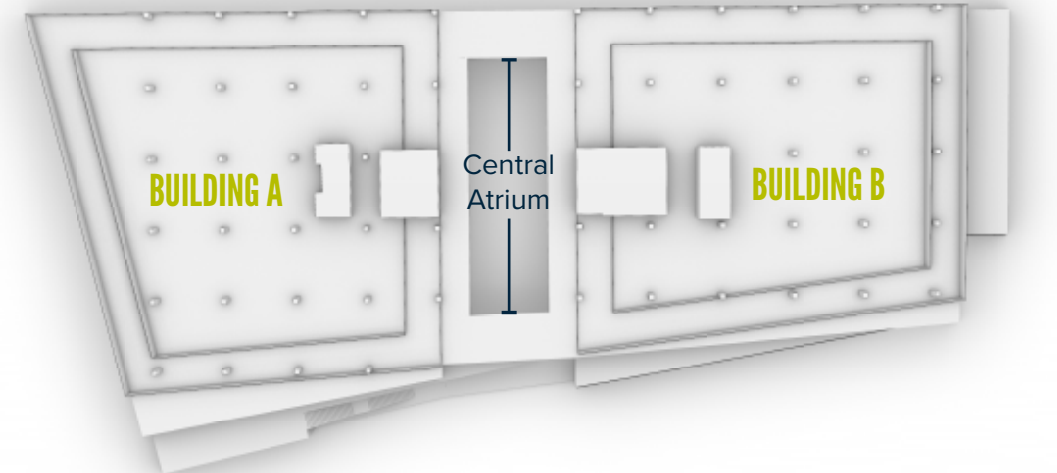
UNIQUE, FLEXIBLE FLOOR PLATES

A fungible layout that fits your needs.

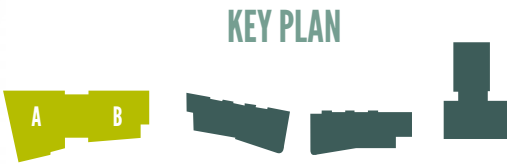
Buildings A & B offer flexible, open-concept floor plates. Tenants can design space either **vertically** or **horizontally**, depending on their needs. A 35,000 RSF tenant can take one floor across both buildings or two floors in one building. A larger tenant could take three floors horizontally or occupy and control a full building.



BIRD'S-EYE VIEW



[Click here to view floor plans.](#)





BUILDINGS C & D



BUILDING E

A PLACE FOR EVERYONE

Workplace reinvented.

Buildings C & D offer a unique layout for your office needs. With offset bridge connections amongst five stories, design your office space **vertically** or **horizontally**. Bring the outdoors in with an abundance of natural light and operable sliding windows overlooking terrace spaces that are overflowing with greenery. And just when you thought it couldn't get any better - Building E is the last, but not least occupancy option at Merge 56. This stand-alone five story medical or office building offers up to 150,900 RSF. The opportunities truly are endless.

BUILDING C

88,166 SF Total

- 21,241 SF
- 21,500 SF
- 22,500 SF
- 22,925 SF



2,500 SF
2,857 SF

BUILDING D

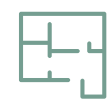
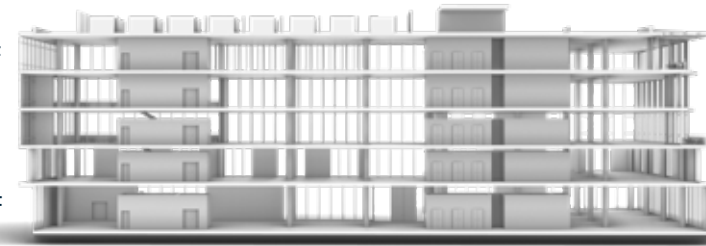
93,550 SF Total

- 21,243 SF
- 21,500 SF
- 22,500 SF
- 22,924 SF
- 5,383 SF

BUILDING E

150,900 SF Total

- 29,602 SF
- 29,411 SF
- 30,241 SF
- 29,712 SF
- 32,000 SF



[Click here to view floor plans.](#)



[Click here to view floor plans.](#)

KEY PLAN





BE IN GOOD COMPANY.

Surround yourself with the best in San Diego.

Easily tap into the region's best-in-class talent pool. Merge 56 is situated in the nation's third largest life science market and a premier technology hub. Why not surround yourself with the best?

\$197,759

Average household income within 1-mile radius

38

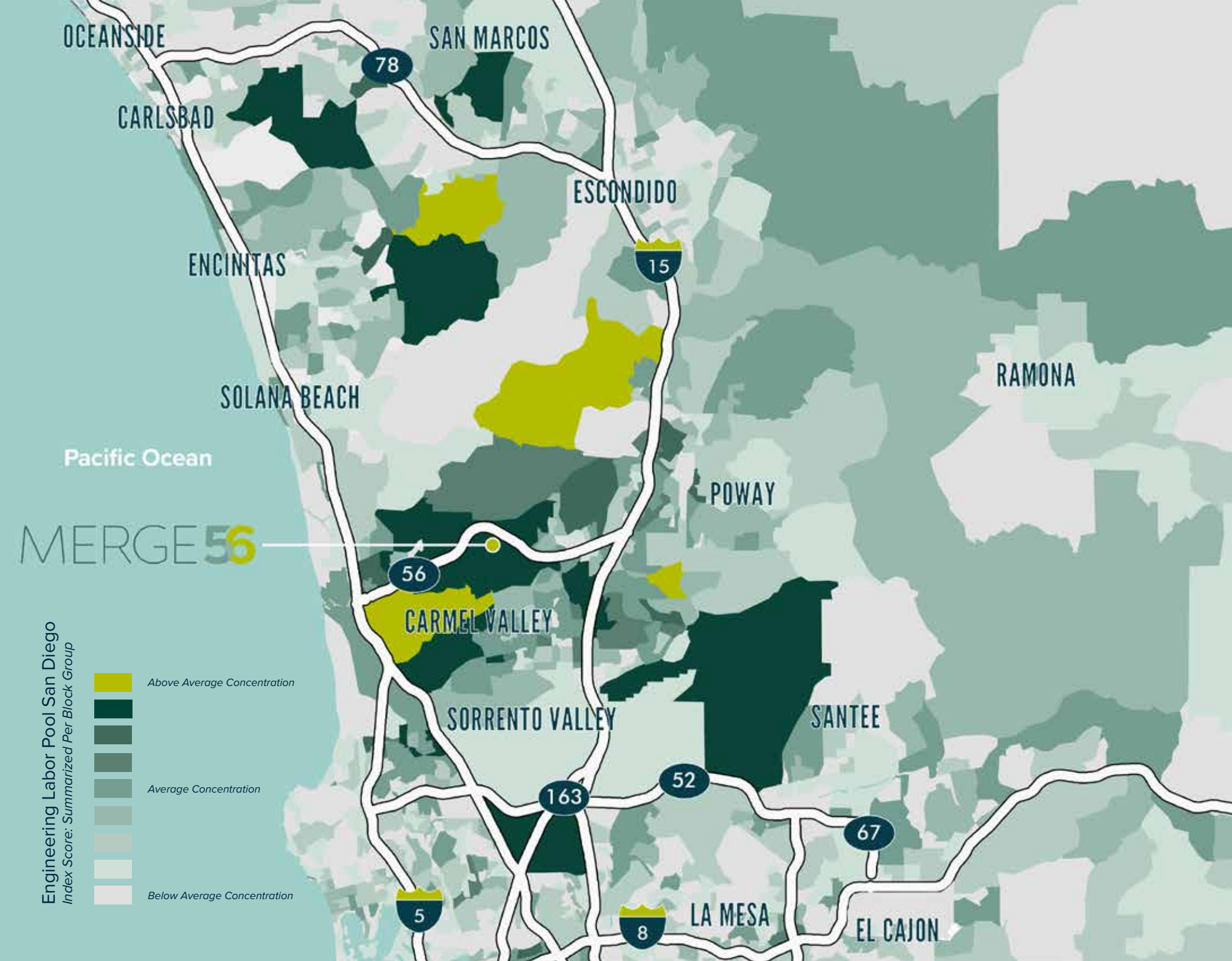
Average age within 1-mile radius

72.8%

Population has a Bachelor's degree or higher

10,477

Businesses within a 5-mile radius



SEA BREEZE PROPERTIES

The masterminds behind it all.

Specializing in creating unique real estate development opportunities in San Diego County, Sea Breeze Properties focuses on strategic partnerships, trustworthy financial backing, and a personalized approach to each of its projects.

Steering away from the status quo, each project speaks for itself through attention to detail, customer experience, and tasteful architecture. Sea Breeze Properties strives to create a more livable, walkable, and environmentally friendly San Diego.

NORTH CITY

THE QUAD

MERGE 56

MERGE CARMEL VALLEY

BLOCK C



CBRE

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