



FOR SALE/LEASE

Under Construction Pacific Tech Park

BUILDING G Retail/Med/Flex 8,947 SF

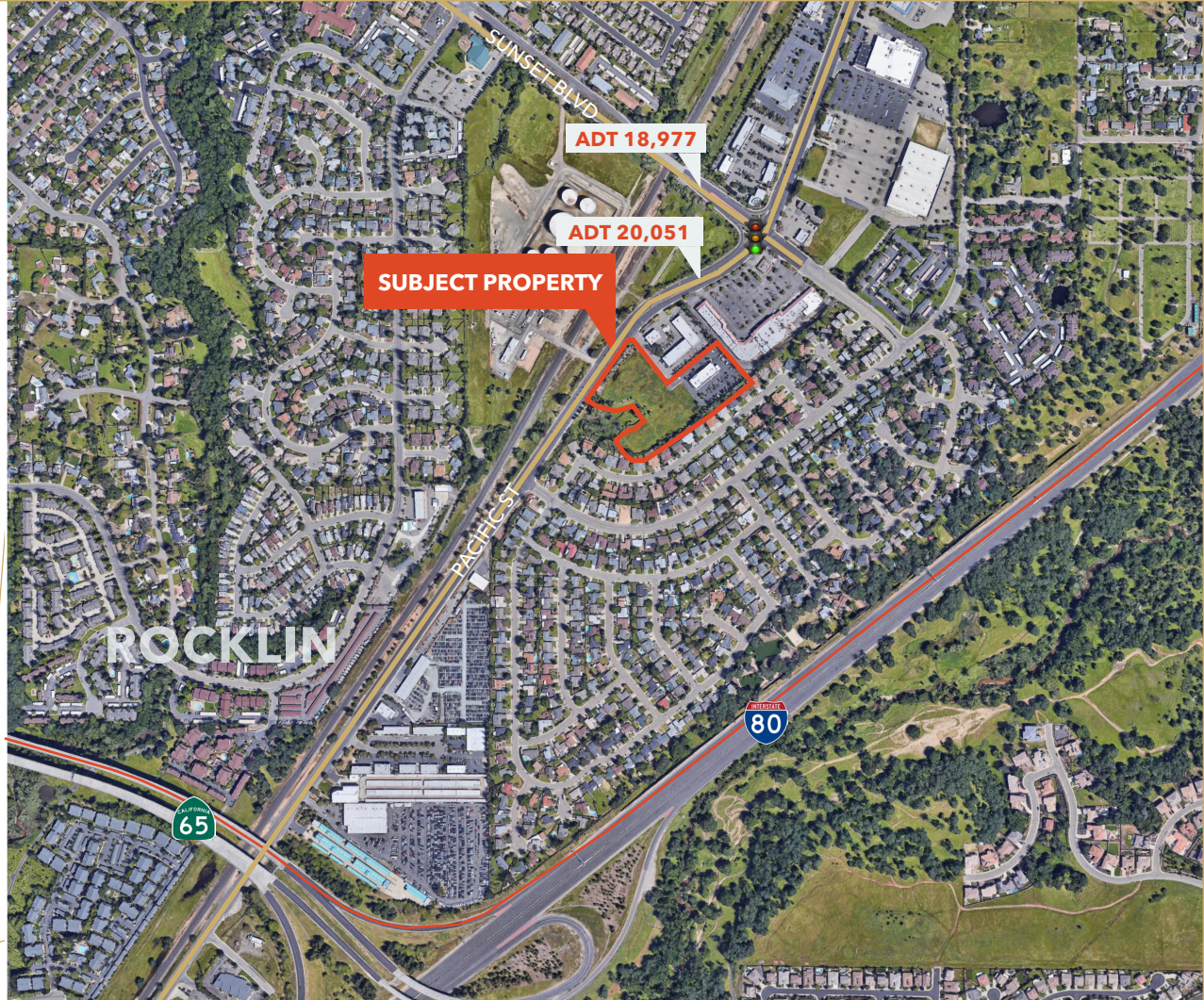
BUILDING F Flex 5,775 SF

BUILDING E Flex 6,394 SF (in escrow)

BUILDING D Flex 9,311 SF

BUILDING C Flex 7,737 SF (in escrow)

BUILDING B Flex 10,320 SF (leased)



BROKE GROUND JANUARY 2019



UNDER CONSTRUCTION



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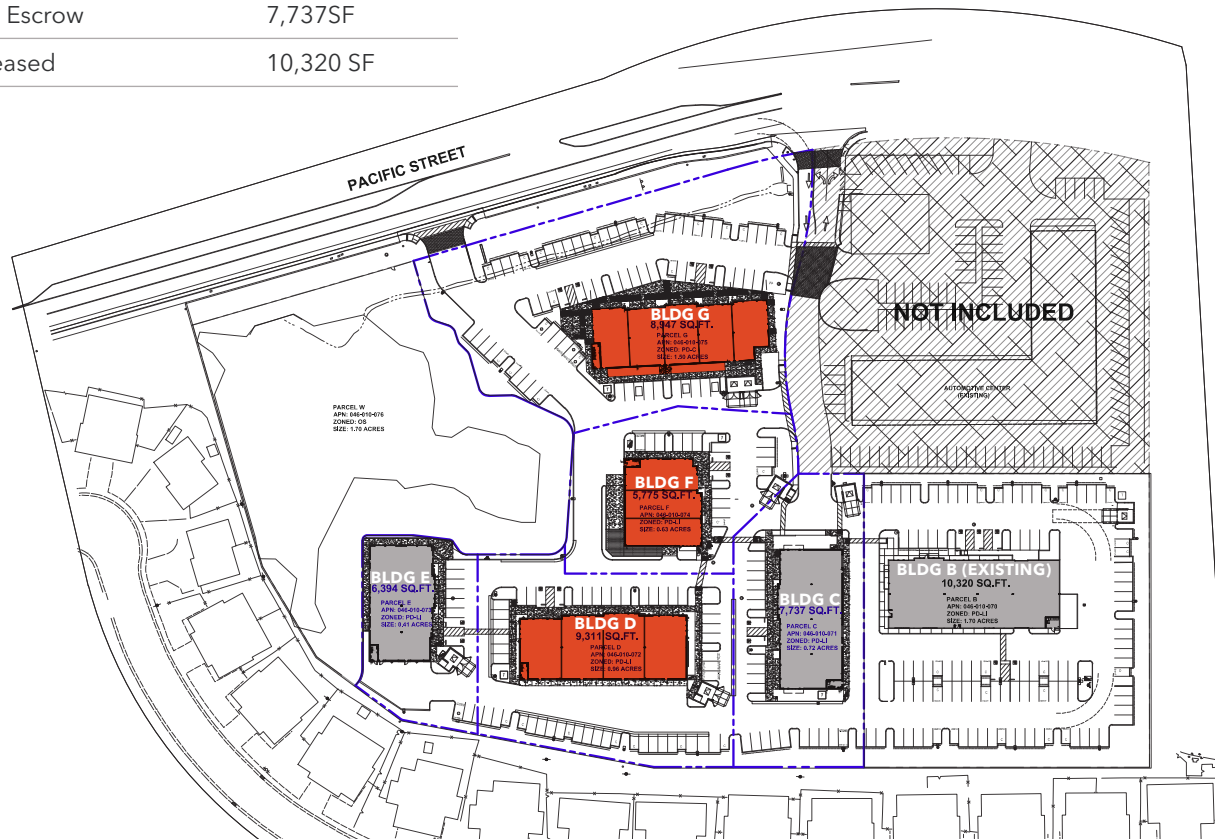
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Pacific Tech Park

BUILDING INFORMATION

BUILDINGS AVAILABLE

SUITE	SF
Bldg G (Retail/Medical/Flex Options)	8,947 SF
Bldg F (Flex)	5,775 SF
Bldg E (Flex) In Escrow	6,394 SF
Bldg D (Flex)	9,311 SF
Bldg C (Flex) In Escrow	7,737 SF
Bldg B (Flex) Leased	10,320 SF



SITE PLAN & FEATURES

Shell Price	\$235/SF
Lease Rate	\$1.50/SF, NNN (Shell)
Clear Height	15'
Power	208/120V, 800 amp 3 phase/ suite
Parking Ratio (Bldg G)	8/1,000 SF
Parking Ratio (All Others)	3.2/1,000 SF
Zoned PD-C	Light Industrial

Shell Includes:

- R60 Roof Installation
- R40 Walls & Rollup Door Insulation
- Solitude Skylights
- Common Area dock offload at Bldg F
- Clean slab poured after electrical & plumbing installed per Buyer's choice

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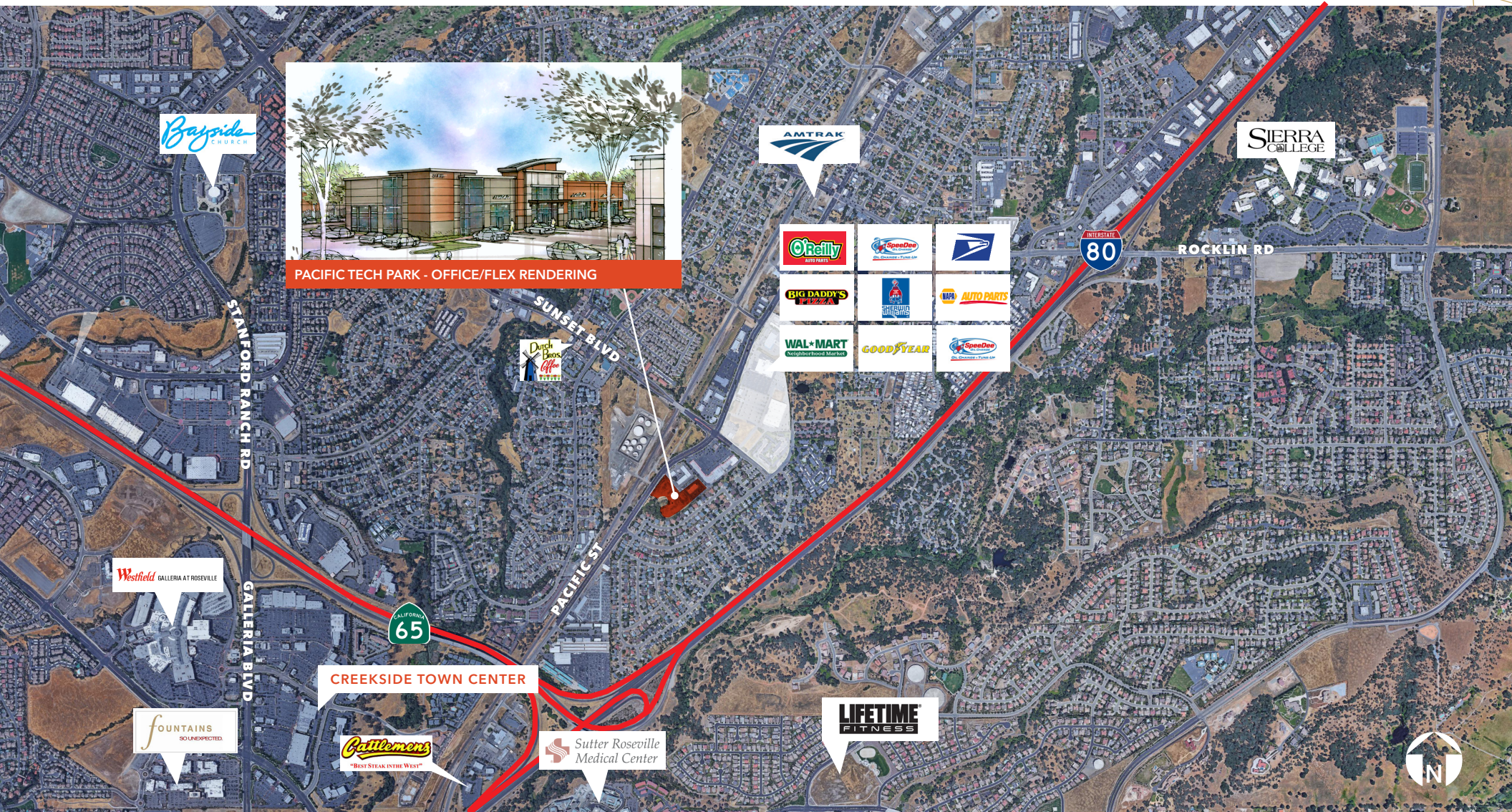
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Pacific Tech Park

AERIAL IMAGE



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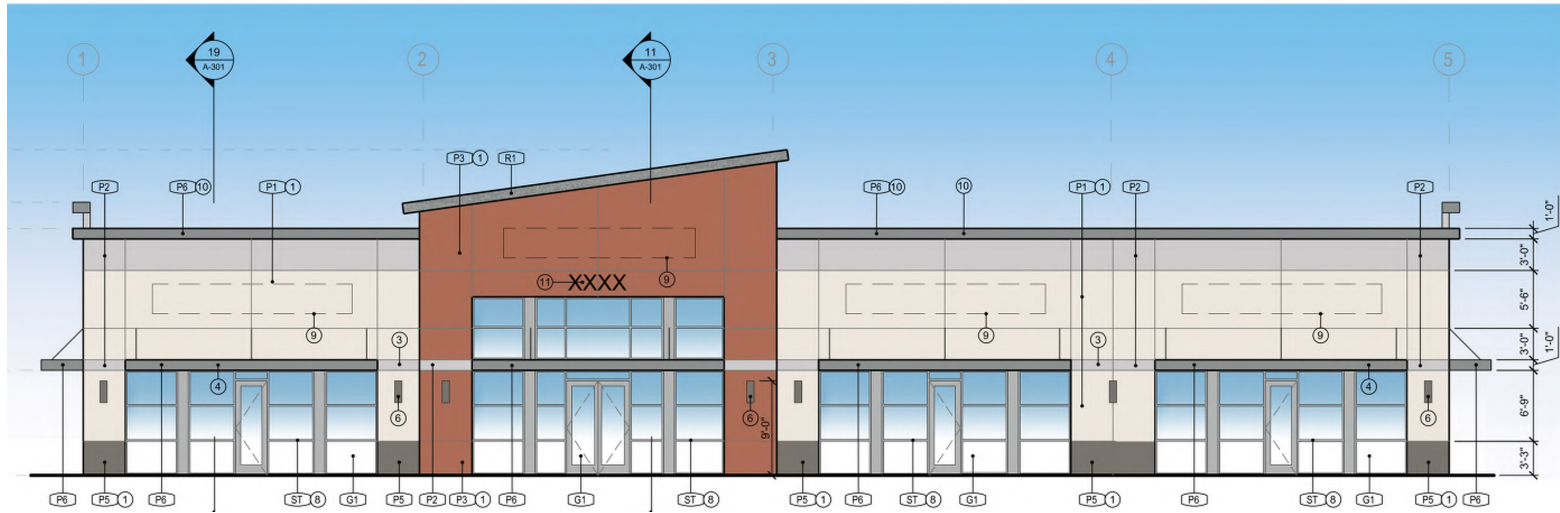
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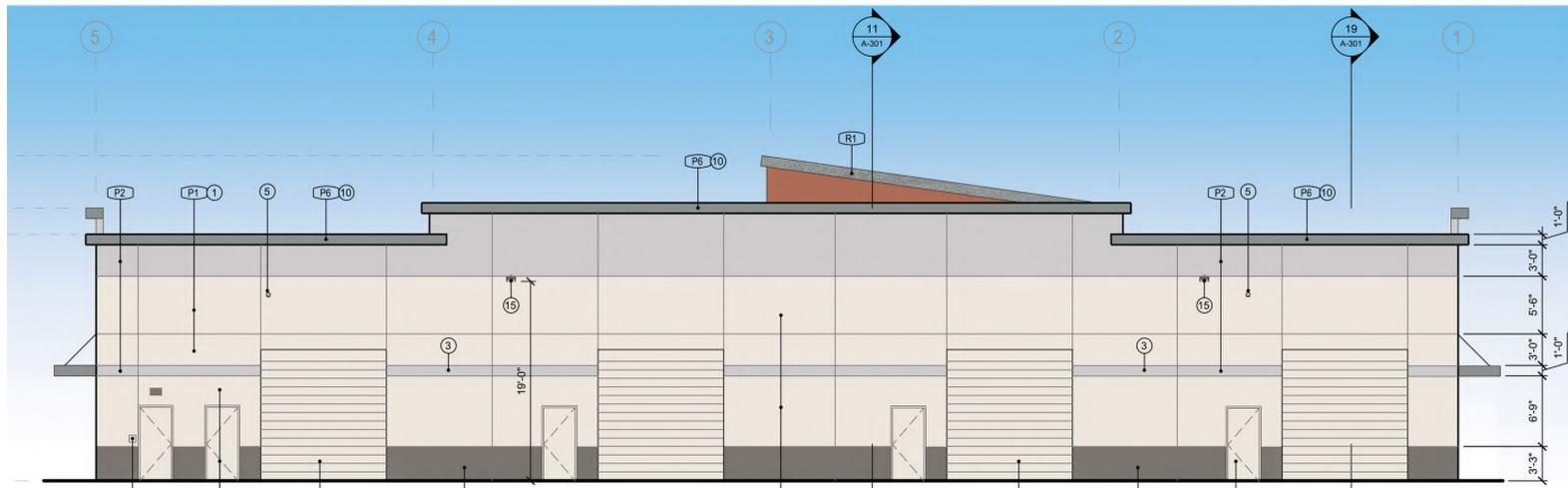
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±36,000 SF TOTAL



EXAMPLE FLEX BUILDING



FLEX WITH ROLL UP DOORS

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