

CUSHMAN &  
WAKEFIELD

Manulife Investment Management



10180 - 10190 Telesis Court  
San Diego, CA 92121

# seaview

C O R P O R A T E   C E N T E R

San Diego's Premier Class A  
Office Campus



## About The Campus

# Where Work Meets The Horizon

Seaview Corporate Center is a four-building Class A office campus offering three high-image towers and a versatile R&D facility in one of San Diego's most strategic business hubs. With immediate access to I-805 and I-5, the campus delivers connectivity, convenience, and an elevated workplace experience that supports today's top performing companies.



## Designed for Performance



## Ocean & canyon views throughout

Set against panoramic views of the Pacific Ocean and Los Peñasquitos Canyon, Seaview blends best-in-class infrastructure with a robust amenity offering that includes a revitalized fitness center, a lap pool, outdoor lounges, and an onsite gourmet café. Designed for efficiency and built for growth, Seaview is San Diego's premier workplace destination.

### Campus Highlights

- 376,621 RSF across four high-image buildings
- Availabilities up to 200,000 SF
- Monument and building signage opportunities
- Excellent freeway access to I-805, I-5 and SR-56
- Home to leading national and global tenants
- Onsite café with indoor/outdoor seating
- State-of-the-art fitness center with showers, lockers, and lounge areas
- Lap pool and sports court with pickleball, tennis and basketball
- Outdoor collaboration areas
- Onsite ownership and professional property management



## On-Site Amenities

# Work. Refresh. Reset. Repeat.

Seaview's amenity package is designed to support productivity, well-being, and tenant experience at every level.

**Trail Access**  
Immediate access to Los Peñasquitos Canyon Trail

**Parking**  
Ample parking with both covered and surface

**Onsite Cafe**  
Ideal for lunches, quick meetings, or a mid-day coffee break



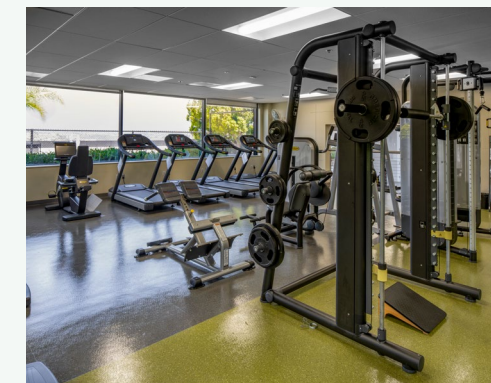
### Lap Pool & Sport Courts

Pickleball, tennis and basketball court wellness breaks, team activities, and recreation



### Outdoor Collaboration Spaces

Work-ready outdoor collaboration spaces with ocean and canyon backdrops



### Modern Fitness Center

State-of-the-art equipment, locker rooms, showers, and lounge





## Availabilities

# Flexible Solutions for Growing Teams

With spaces ranging from boutique suites to large contiguous blocks, Seaview provides highly adaptable floor plates and move-in-ready layouts that support both corporate efficiency and team-centric design. Select suites feature modern improvements, glass-fronted offices, and open collaborative zones.



## Refined Work Environments



Building / Suite	RSF	Rate	Availability
10180 Telesis Ct. Suite 120	6,485	Negotiable	Immediately
10180 Telesis Ct. Suite 210	6,309	Negotiable	Immediately
10180 Telesis Ct. Suite 240	2,133	Negotiable	Immediately
10180 Telesis Ct. Suite 350	1,829	Negotiable	Immediately
10180 Telesis Ct. Suite 400*	19,673	Negotiable	Immediately
10180 Telesis Ct. Suite 500*	19,746	Negotiable	Immediately
10182 Telesis Ct. Suite 300**	22,473	Negotiable	6/1/2026
10182 Telesis Ct. Suite 400**	22,473	Negotiable	10/1/2026
10182 Telesis Ct. Suite 500**	22,376	Negotiable	10/1/2026
10182 Telesis Ct. Suite 600**	21,566	Negotiable	10/1/2026
10188 Telesis Ct. Suite 100***	8,190	Negotiable	Immediately
10188 Telesis Ct. Suite 140***	10,982	Negotiable	Immediately
10188 Telesis Ct. Suite 200***	22,631	Negotiable	Immediately
10188 Telesis Ct. Suite 300***	22,976	Negotiable	Immediately
10188 Telesis Ct. Suite 400***	22,377	Negotiable	Immediately
10188 Telesis Ct. Suite 500***	22,151	Negotiable	Immediately
10188 Telesis Ct. Suite 600***	21,489	Negotiable	Immediately
10190 Telesis Ct. - Entire Building	12,698	Negotiable	Immediately

\* Contiguous to 39,419 SF

\*\* Contiguous to 88,888 SF

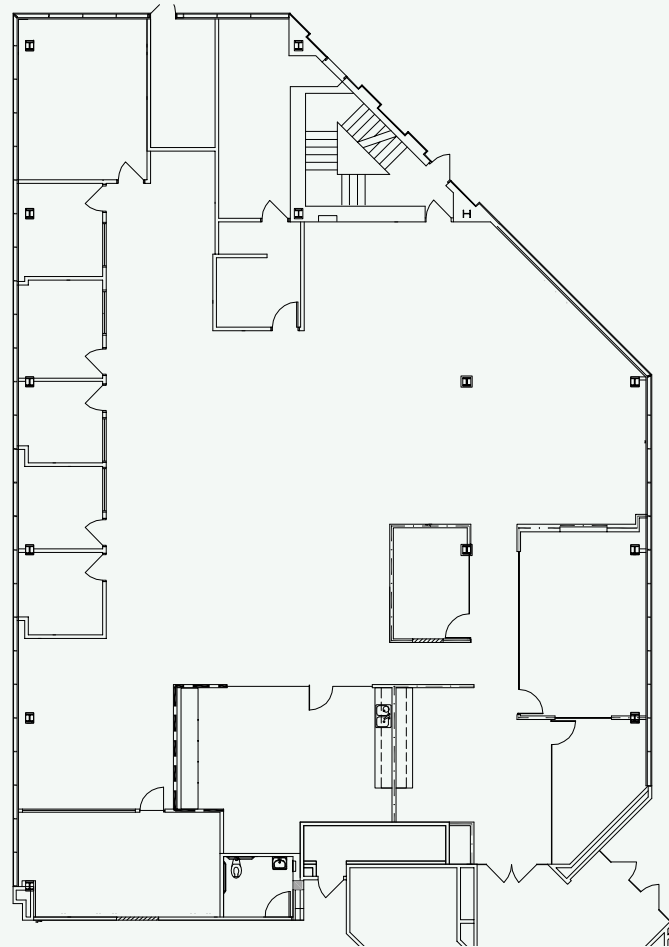
\*\*\* Contiguous to 130,796 SF

- Building 10180
- Building 10182
- Building 10188
- Building 10190

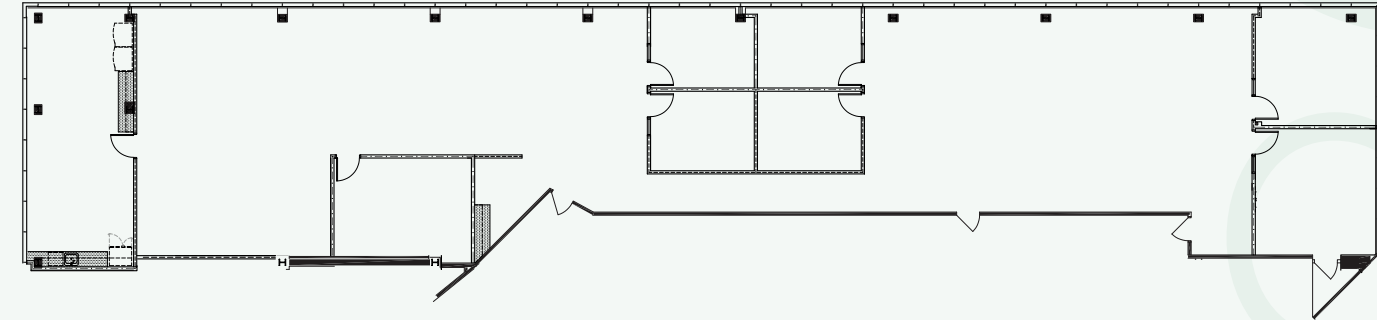


Floor Plans

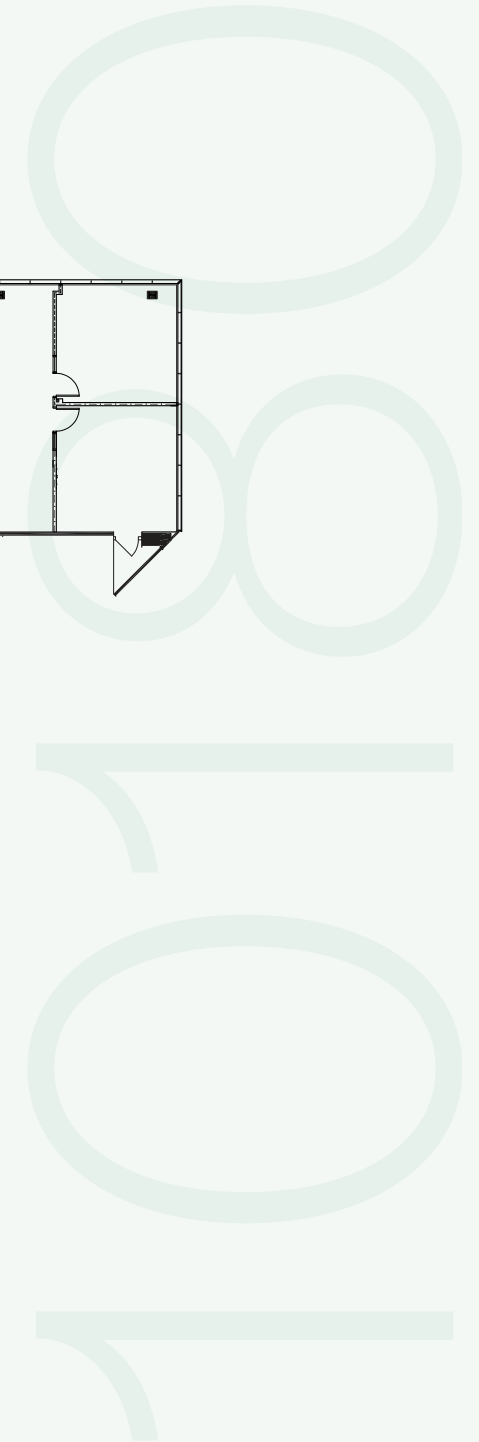
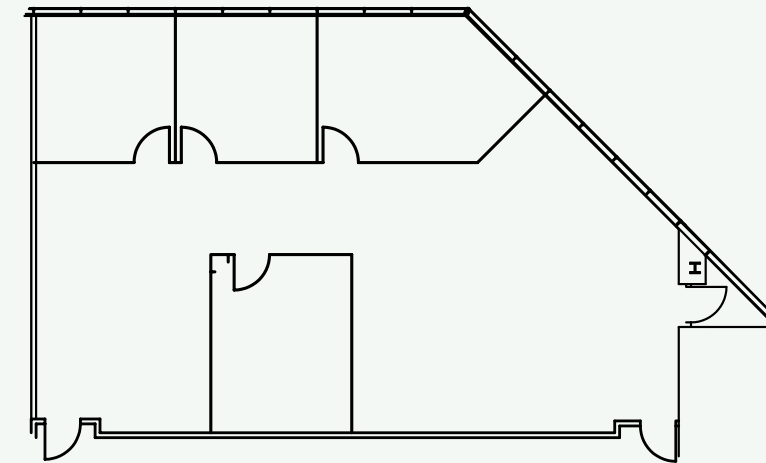
**10180 Telesis Court**  
Suite 120 - 6,485 SF



**10180 Telesis Court**  
Suite 210 - 6,309 SF



**10180 Telesis Court**  
Suite 240 - 2,133 SF

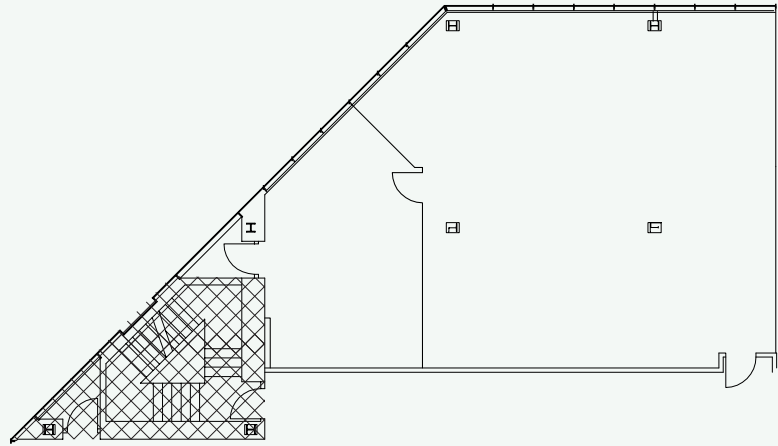




## Floor Plans

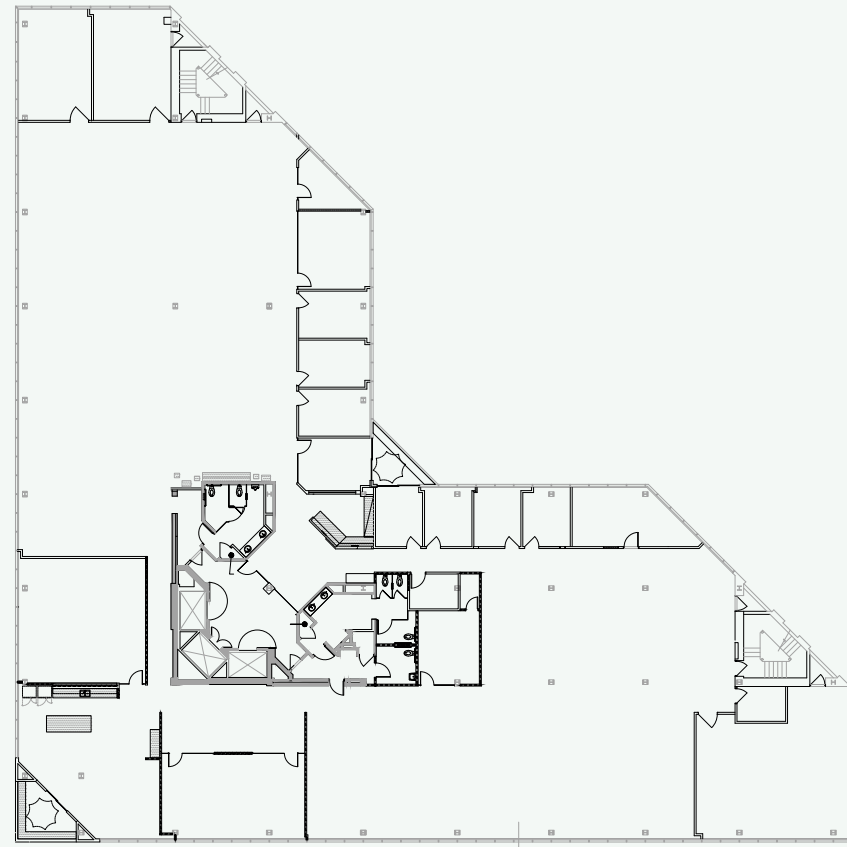
### 10180 Telesis Court

Suite 350 - 1,829 SF



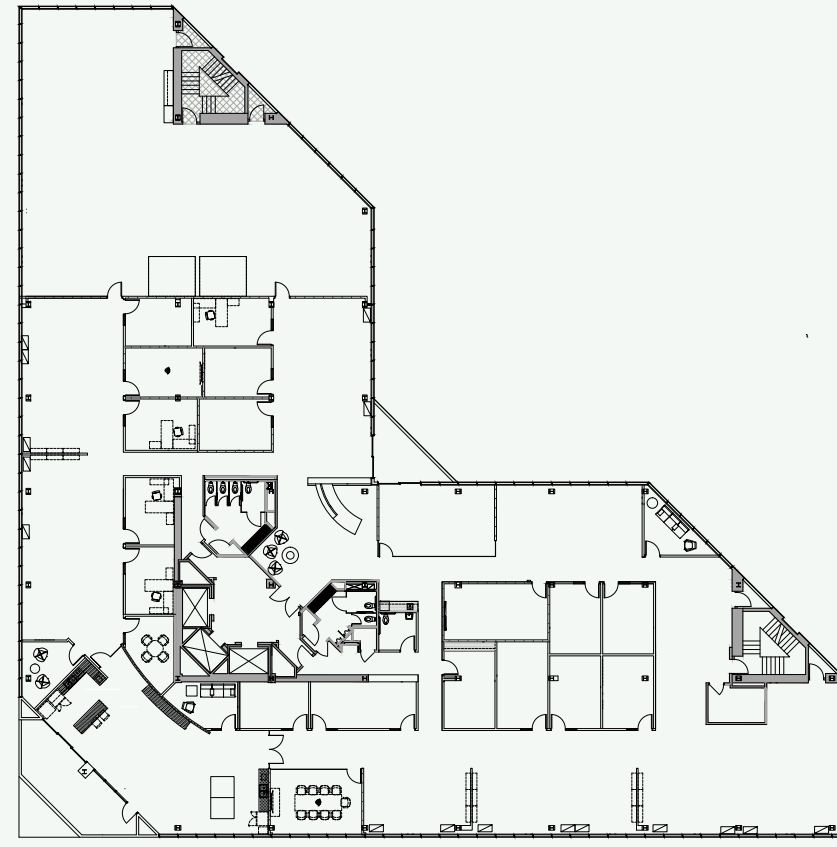
### 10180 Telesis Court

Suite 400 - 20,003 SF (Contiguous to 40,001 SF)



### 10180 Telesis Court

Suite 500 - 19,998 SF (Contiguous to 40,001 SF)



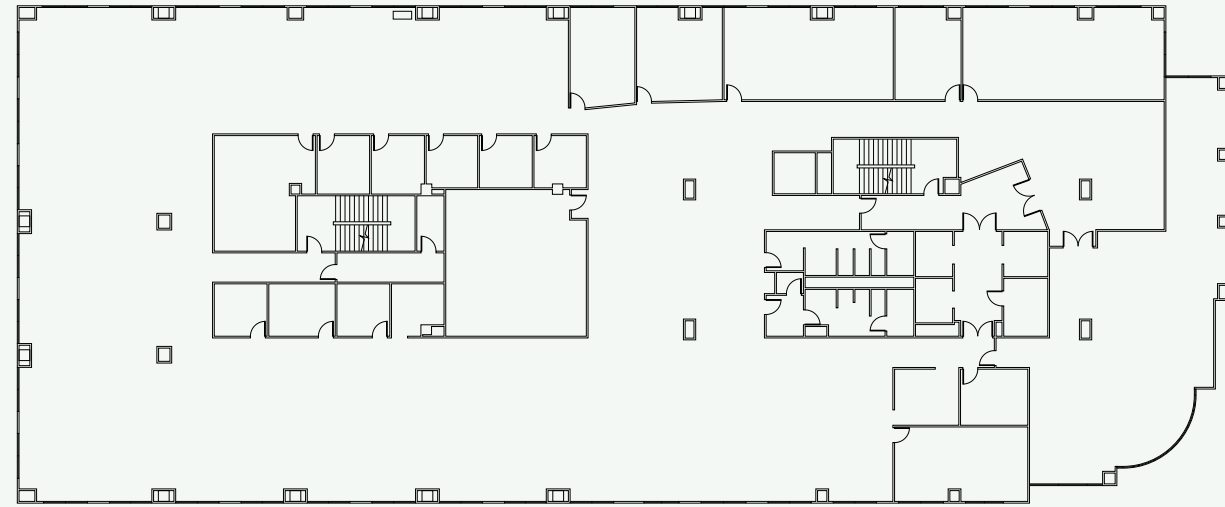
10180



Floor Plans

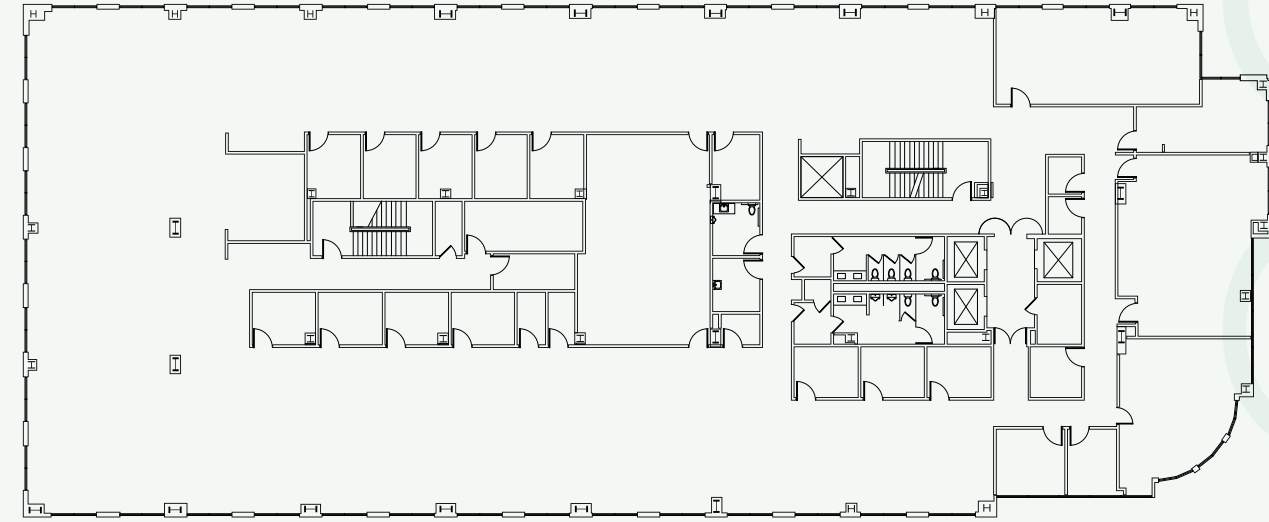
**10182 Telesis Court**

Suite 300 - 22,473 SF (Contiguous to 88,888 SF)



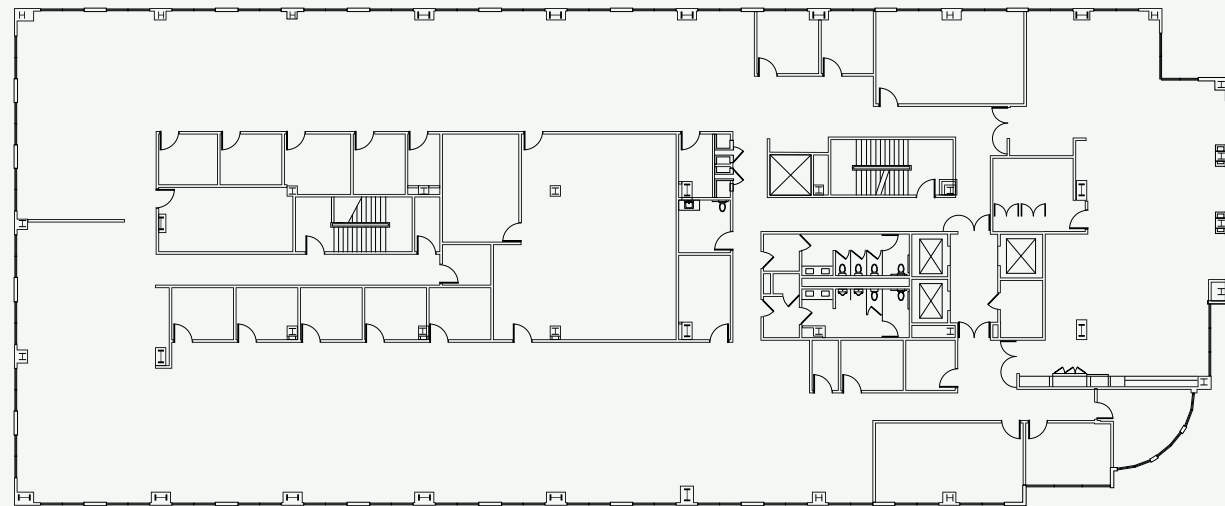
**10182 Telesis Court**

Suite 500 - 22,376 SF (Contiguous to 88,888 SF)



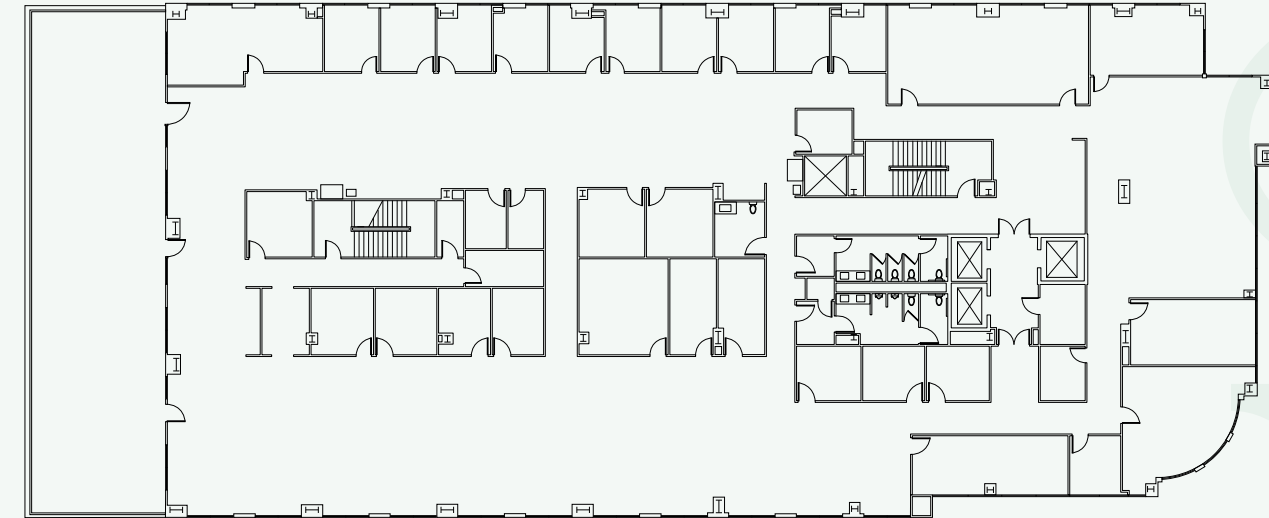
**10182 Telesis Court**

Suite 400 - 22,473 SF (Contiguous to 88,888 SF)



**10182 Telesis Court**

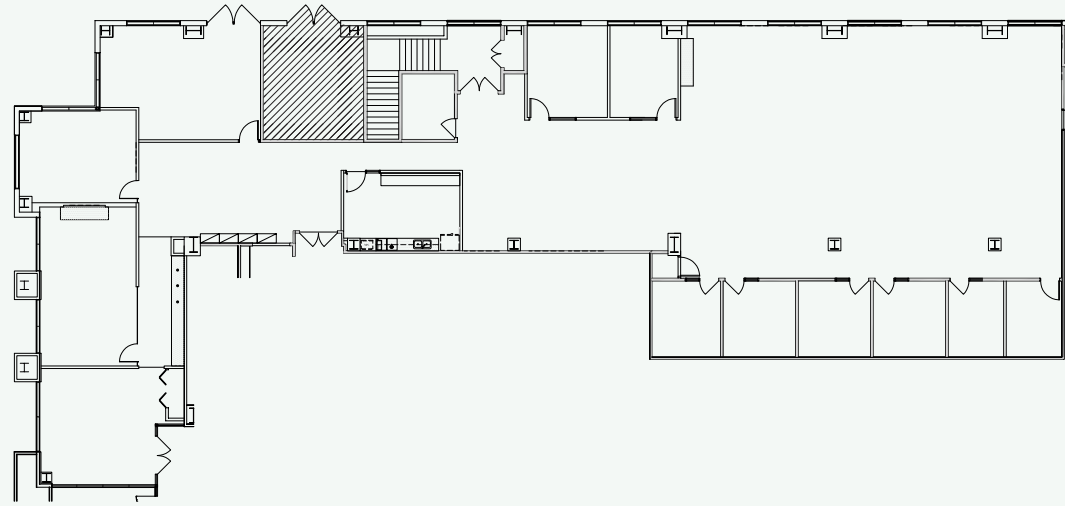
Suite 600 - 21,566 SF (Contiguous to 88,888 SF)



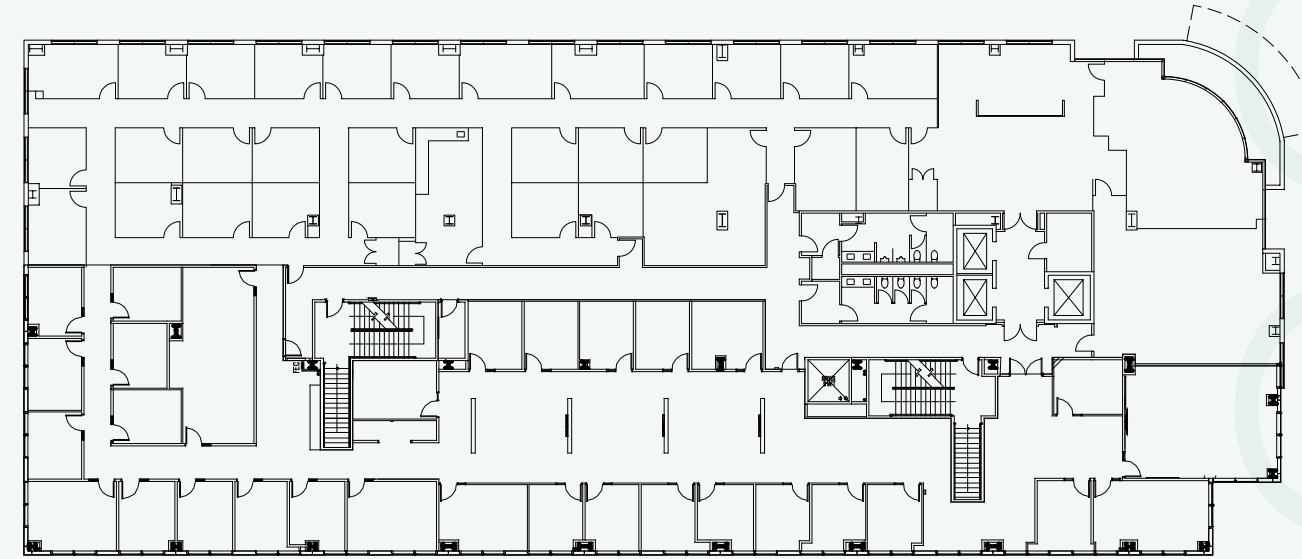


Floor Plans

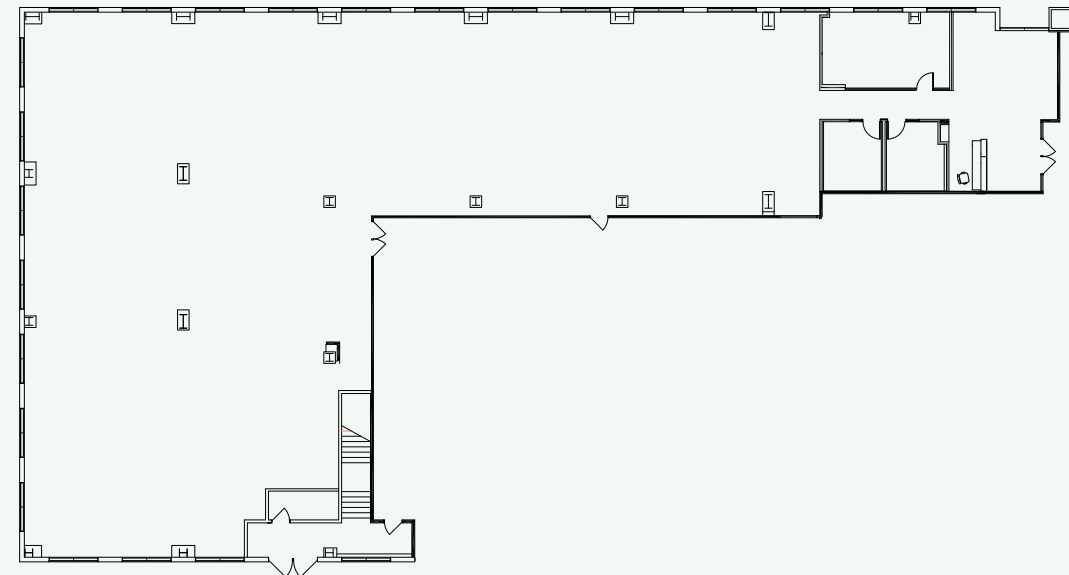
**10188 Telesis Court**  
Suite 100 - 8,190 SF (Contiguous to 130,796 SF)



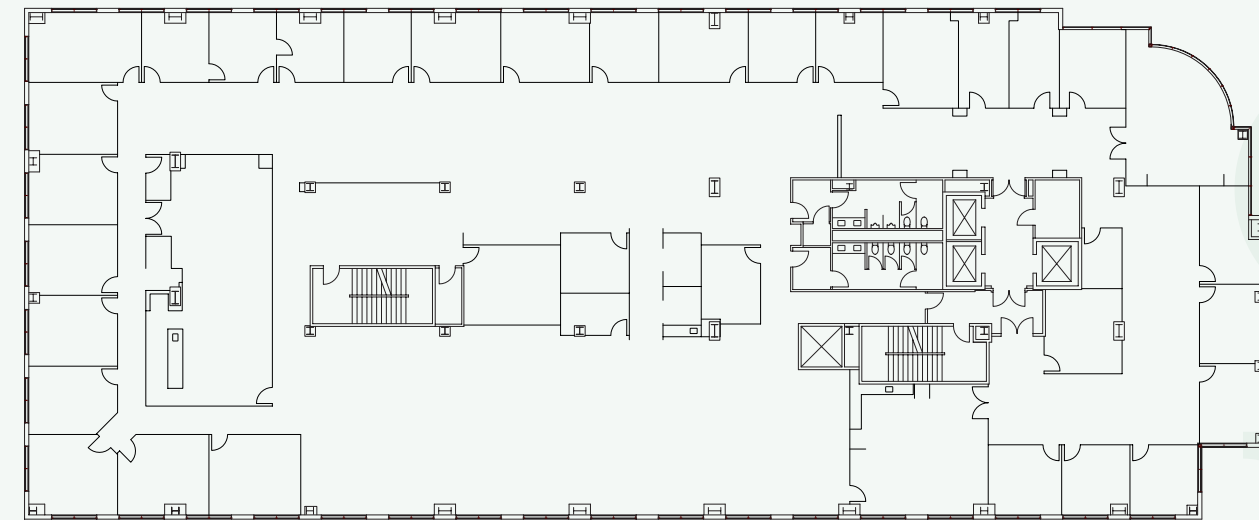
**10188 Telesis Court**  
Suite 200 - 22,631 SF (Contiguous to 130,796 SF)



**10188 Telesis Court**  
Suite 140 - 10,982 SF (Contiguous to 130,796 SF)



**10188 Telesis Court**  
Suite 300 - 22,976 SF (Contiguous to 130,796 SF)

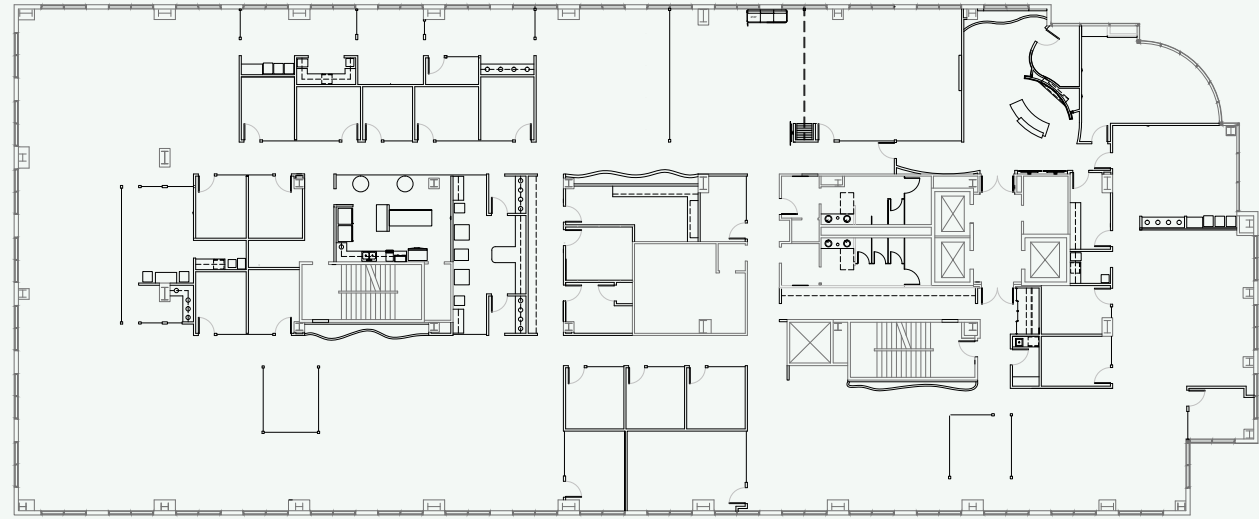




Floor Plans

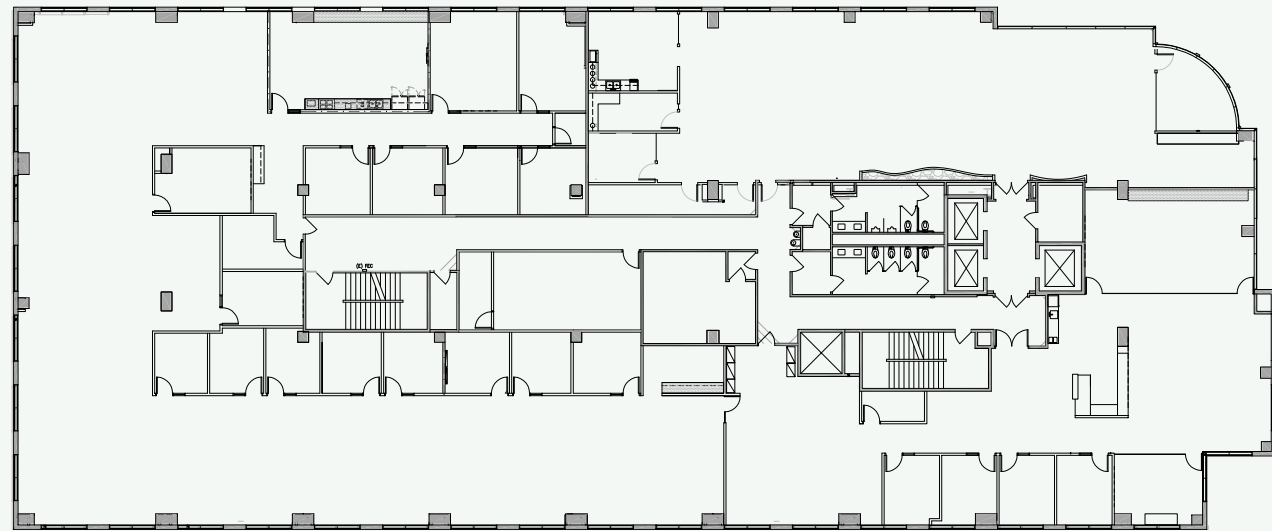
**10188 Telesis Court**

Suite 400 - 22,377 SF (Contiguous to 130,796 SF)



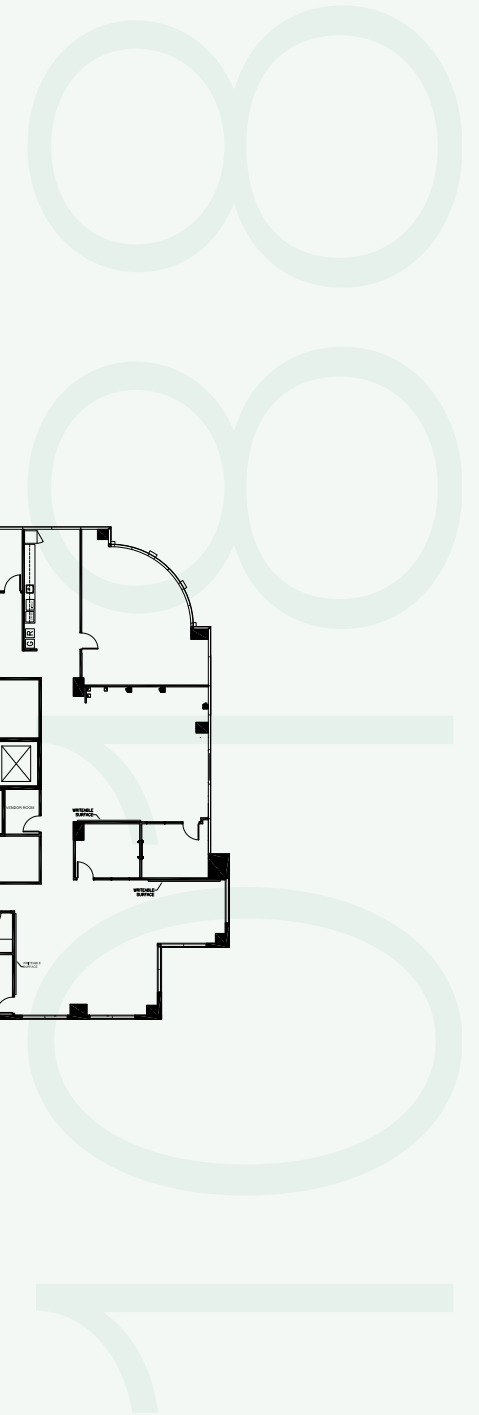
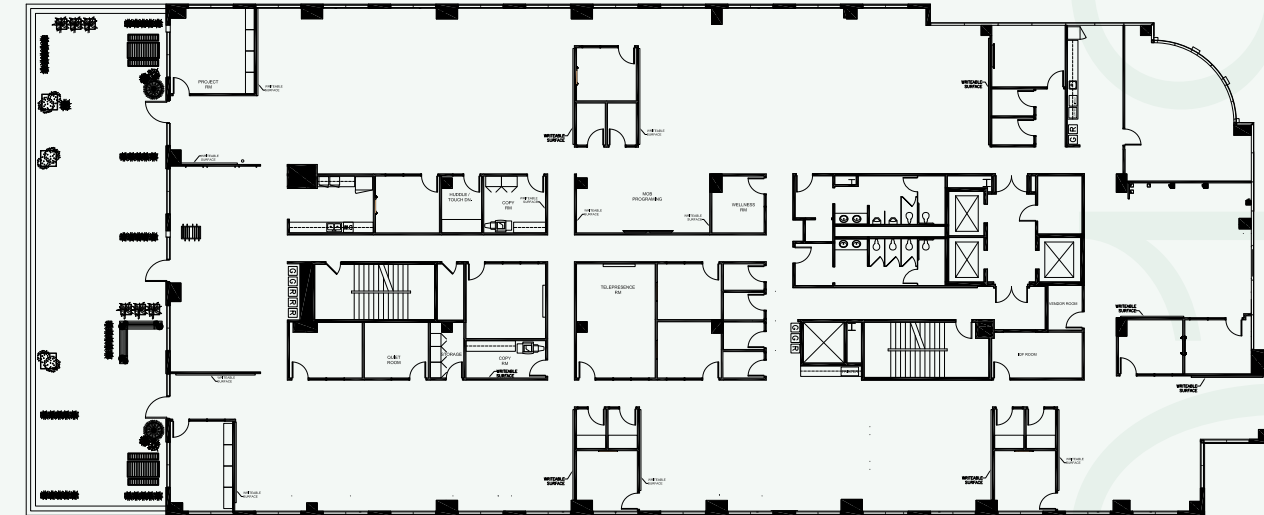
**10188 Telesis Court**

Suite 500 - 22,151 SF (Contiguous to 130,796 SF)



**10188 Telesis Court**

Suite 600 - 21,489 SF (Contiguous to 130,796 SF)

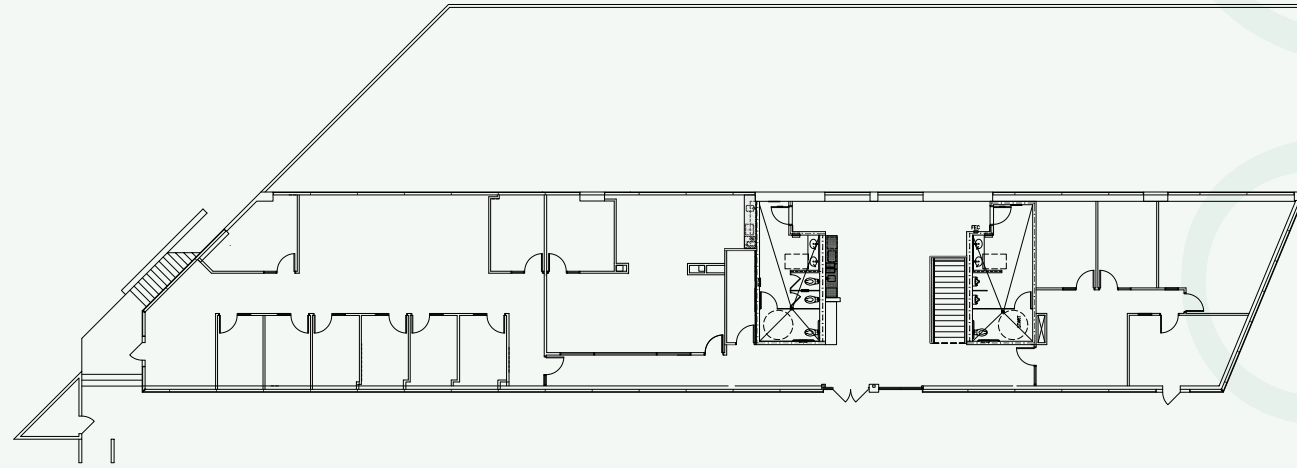




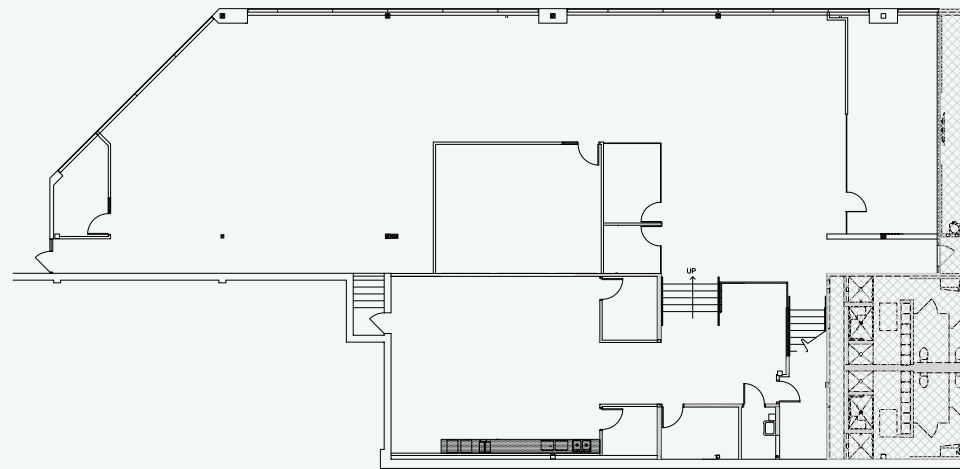
**10190 Telesis Court**  
Entire Building - 12,698 SF

**Floor Plans**

Second Floor



First Floor







# seaview

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## ||| Manulife Investment Management

Manulife Investment Management is the global wealth and asset management segment of Manulife Financial Corporation. They draw on more than 150 years of financial stewardship to partner with clients across



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