

TERRACES

Everything You Need. All in One Place.

5887 Copley Drive, San Diego, CA 92111

 TRYPERION | HOLDINGS

 CRESCENT COAST
PARTNERS

 CUSHMAN &
WAKEFIELD



Six Terraces,
ONE OUTLOOK



TERRACES

Designed to Attract Talent,

POSITIONED TO KEEP IT

+ ±205,725 SF Class A office campus

+ Large block available

+ Average floor plates of approximately 38,000 SF

+ Slab-to-slab heights of 14'6"

+ Core factor ranging from 15-18%

+ 6 Private Outside Terraces



AMENITIES (COMING SOON)

- + State-of-the-Art Fitness Center
- + On-Site Café Experience
- + Revitalizing Cold Plunge

PARKING & ACCESS

- + 4.0/1,000 SF parking ratio
- + Covered structured parking
- + Reserved visitor parking
- + EV charging stations and bike storage
- + Immediate freeway access to I-805 and SR-52

BUILDING INFRASTRUCTURE

- + 750 KW Generator
- + Six 90-ton roof-mounted VAV HVAC units
- + Three passenger elevators and one freight elevator
- + On-site shipping and receiving

SUSTAINABILITY & EFFICIENCY

- + Rectangular floor plates designed to maximize efficiency and natural light
- + LEED Gold Interiors
- + LEED Silver Core & Shell



A Statement of Presence

VISIBILITY WITH DISTINCTION

+ Building-top signage provides exposure to over 300,000 vehicles per day

+ Ease of access to I-805 and SR-52 freeways

TERRACES

Fresh Ownership. Strong Capital.

NEW PERSPECTIVE



TRYPERION



STOS PARTNERS



CRESCENT COAST PARTNERS



Terraces is well capitalized with New Ownership at a revised basis which is primed and ready to make deals.



A Complete Workplace ENVIRONMENT

Stay Fit

A full-service fitness facility with showers and lockers, yoga and dance studio, pickleball court and a putting green support wellness and work-life balance.

Stay Connected

Higher Grounds Coffee + Cafe provides on-site dining, outdoor seating, and informal meeting space designed to bring teams together throughout the day.

Stay Grounded

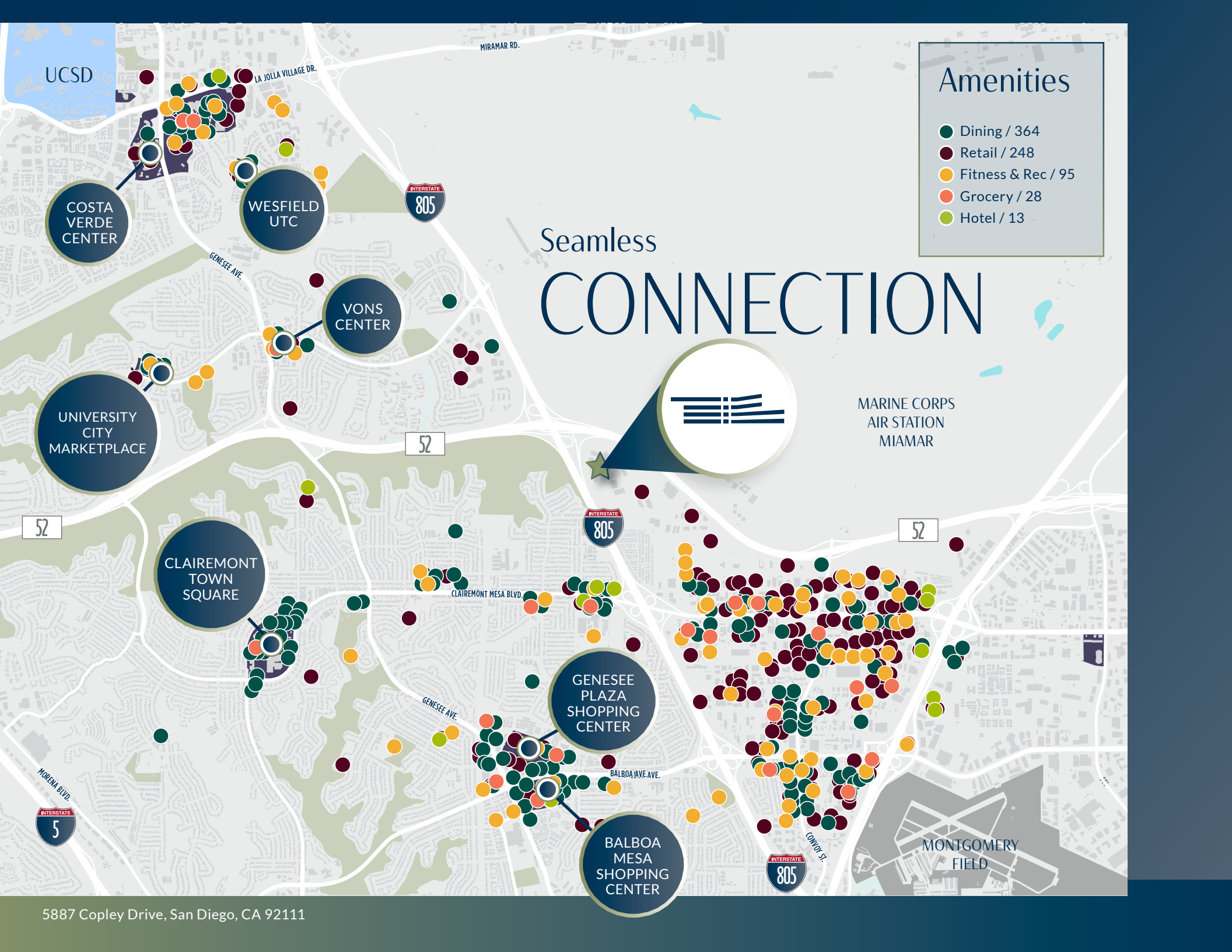
Outdoor patios, lounge areas, and landscaped workspaces offer flexibility and fresh-air environments for meetings, focus time, or casual collaboration.

The Terraces offers a comprehensive suite of on-site amenities designed to support productivity, wellness, and connection throughout the workday. From fitness and dining to indoor and outdoor collaboration spaces, the campus environment allows employees to stay focused, energized, and engaged without leaving the property.



Workday ELEVATED





Amenities

- Dining / 364
- Retail / 248
- Fitness & Rec / 95
- Grocery / 28
- Hotel / 13

Seamless CONNECTION

MARINE CORPS
AIR STATION
MIAMAR

TERRACES

The Terraces offers a range of flexible leasing opportunities designed to accommodate both growing teams and established organizations. Available suites provide efficient layouts and access to the campus' full amenity offering.

③ 3rd Floor
Suite 300 | ±22,399 SF

② 2nd Floor
±33,847 SF

① 1st Floor
Suite 150 | ±4,120 SF

Total
±60,366 SF

Availability is suitable for multi-tenant occupancy and can be configured to support a variety of workplace strategies.

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Multi-Tenant Opportunities

FLEXIBLE SPACE TO FIT YOUR NEEDS





Designed for

FLEXIBILITY

3rd Floor

Suite 300

±22,399 SF

Floor Plan

As-Built





Designed for

FLEXIBILITY

2nd Floor
±33,847 SF

Floor Plan
As-Built





Designed for

FLEXIBILITY

2nd Floor
±33,847 SF

Floor Plan
Hypothetical

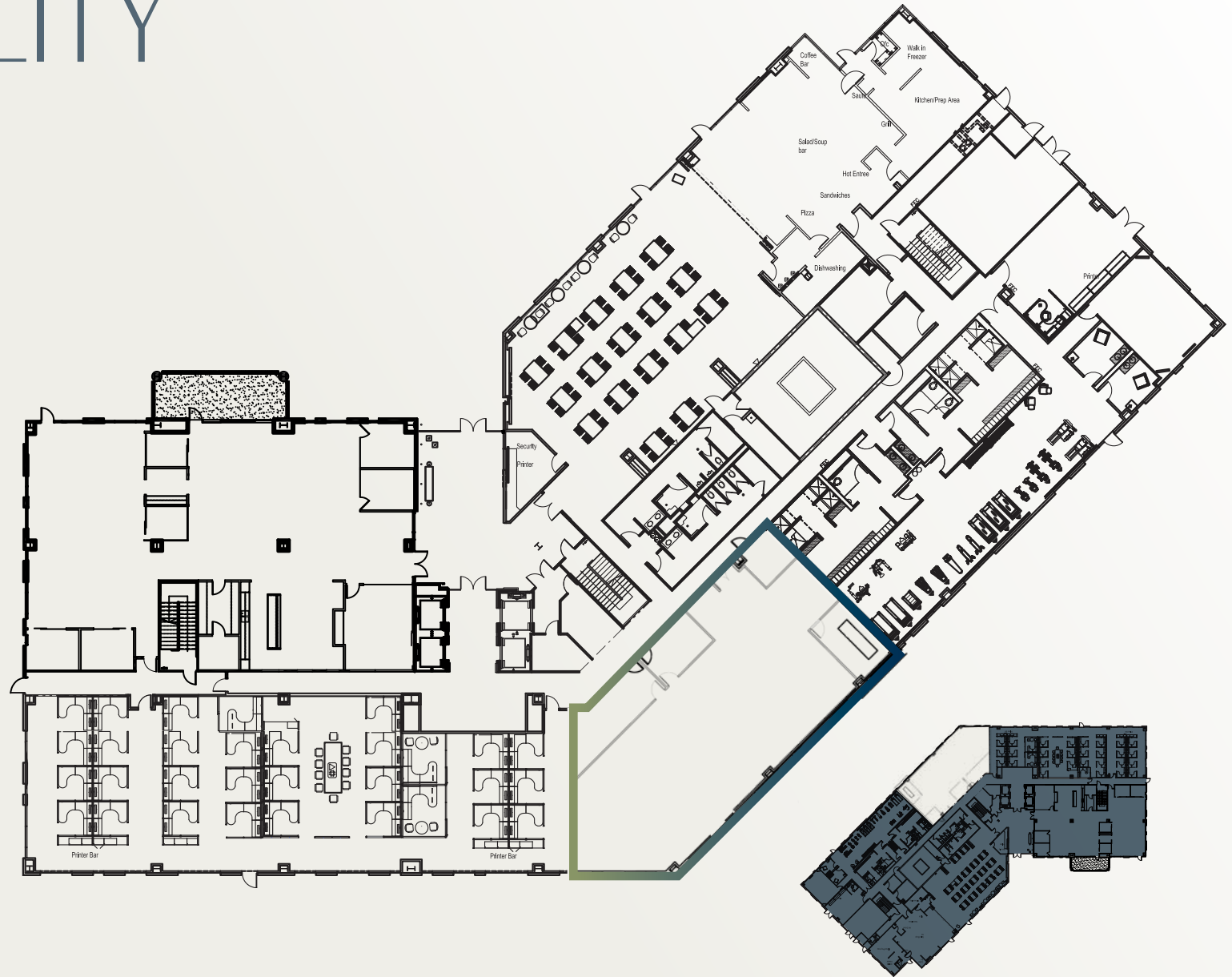




Designed for FLEXIBILITY

1st Floor
4,120 SF

Floor Plan
As-Built



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