

TERRACES

5887 Copley Drive, San Diego, California 92111



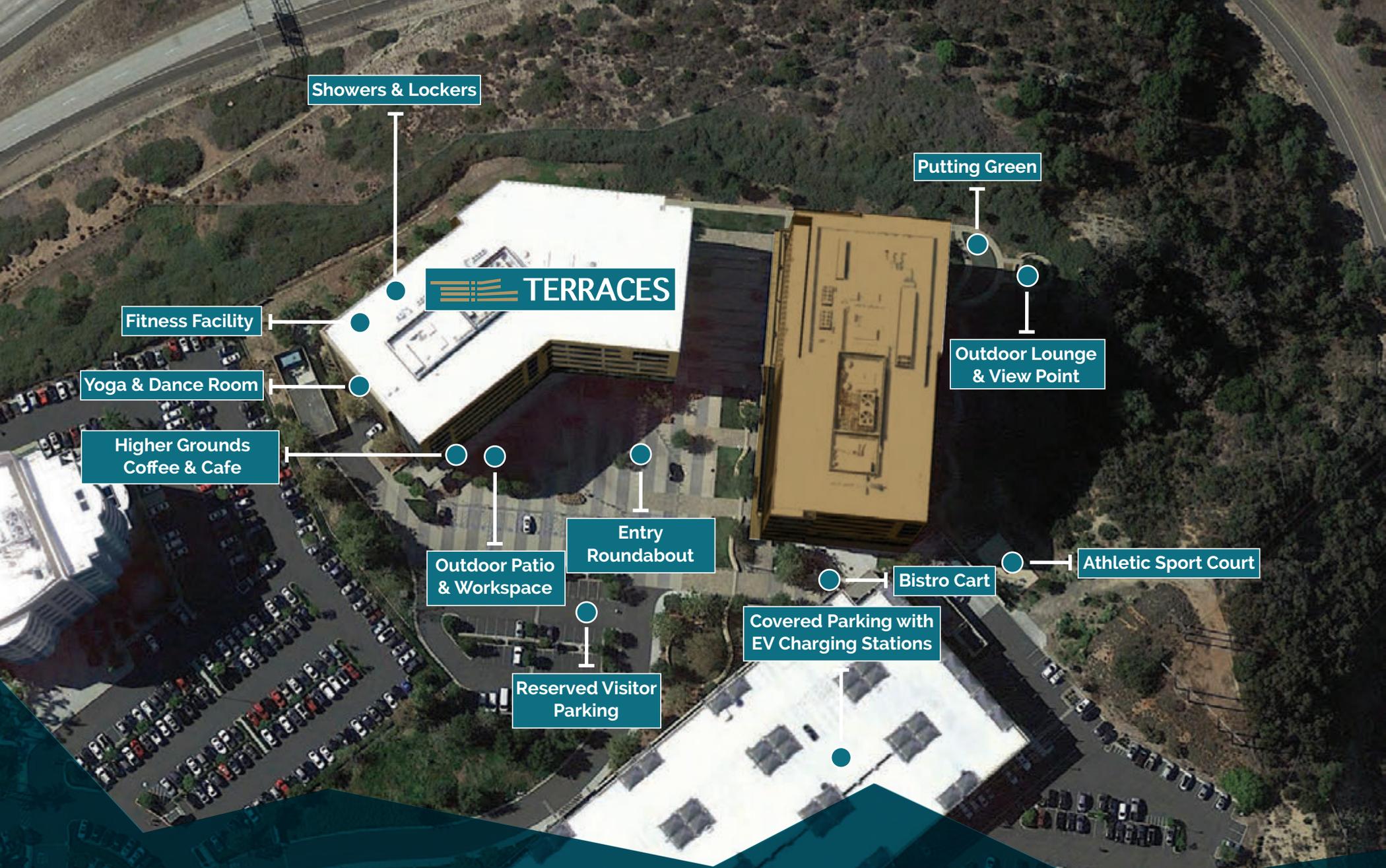
the SKY is the LIMIT

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
- **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"





Showers & Lockers

Putting Green

 TERRACES

Fitness Facility

Outdoor Lounge & View Point

Yoga & Dance Room

Higher Grounds
Coffee & Cafe

Entry
Roundabout

Outdoor Patio
& Workspace

Bistro Cart

Athletic Sport Court

Covered Parking with
EV Charging Stations

Reserved Visitor
Parking

EVERYTHING *you* NEED

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



BE RECOGNIZED

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



realize MODERN

FIRST FLOOR

17,488 SF

Contiguous to 205,725 RSF



LEASABLE PREMISES

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SECOND FLOOR

33,847 RSF

Contiguous to 205,725 RSF



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FOURTH FLOOR

39,010 RSF

Contiguous to 205,725 RSF



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SIXTH FLOOR

38,975 RSF

Contiguous to 205,725 RSF





ACCESS to EVERYWHERE



TERRACES



For More Information, Please Contact:

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