

seaview

CORPORATE CENTER

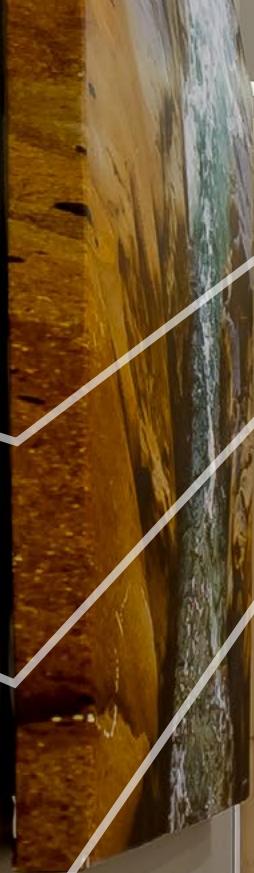
10180 - 10190 Telesis Court
San Diego, CA 92121



Manulife Investment Management

10180

Futurewei Technologies, Inc.	120
John Hancock Real Estate	150
Development Management Group	155
	165
CA Technologies	200
Futurewei Technologies, Inc.	220
Modern Communications Systems	240
Huawei Device USA R&D	400
Spirent Communications USA Inc.	500





about the project





ABOUT THE PROJECT

seaview

CORPORATE CENTER

Seaview Corporate Center is a four-building campus environment with three high-rise, high-image Class A office buildings and one R&D facility. With its superior Northwestern location in Sorrento Mesa, Seaview allows excellent access to I-805 and I-5. Seaview Corporate Center features numerous amenities including a recently expanded and revitalized gym, tennis/basketball court and pool for employee use. The quality and location of the Seaview Corporate Center makes it the Premier Class A campus in San Diego.

- Project Size: 355,368 RSF
- Space Available: 1,317 to 72,776 RSF
- Monument and building signage available
- High image buildings with large nationally recognized tenants
- On-site sit down gourmet café - Soma Cafe & Bakery
- Fitness center with state of the art equipment, showers, lockers and lounge, lap pool, basketball/tennis court and nearby walking trails
- Outdoor patio and event space with ocean and canyon views
- On-site ownership & property management
- Daily coaster pick-up and drop-off shuttle service
- Panoramic views of the Pacific Ocean and Los Peñasquitos Canyon



Seaview





availabilities





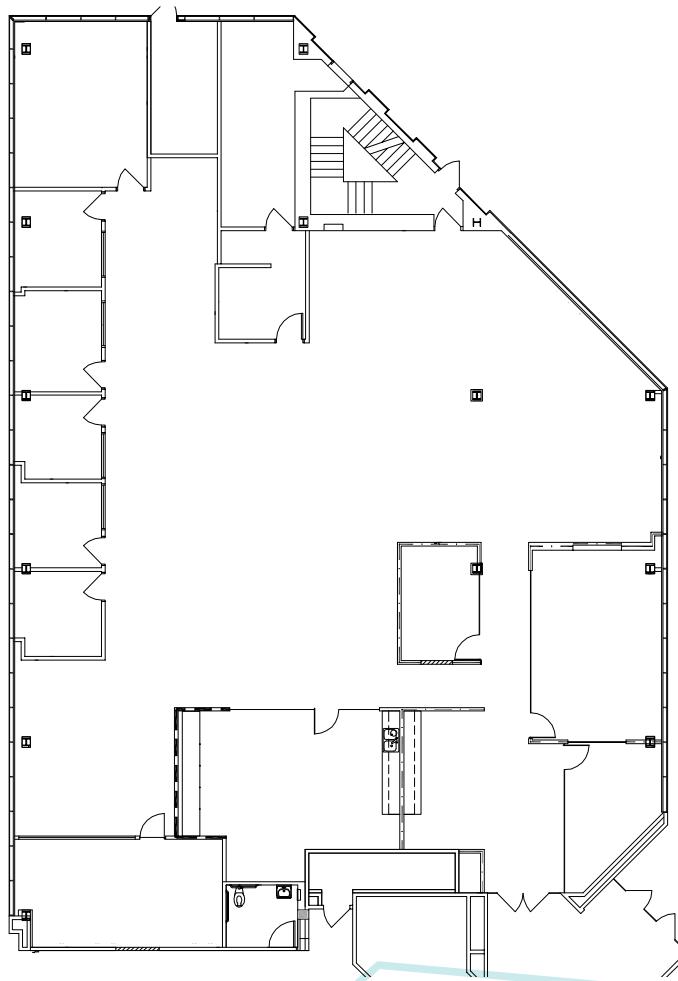
AVAILABILITIES

BUILDING / SUITE	RSF	RATE	AVAILABILITY
10180 Telesis Ct. Suite 120	6,485	\$3.85 + E	1/1/2022
10180 Telesis Ct. Suite 155	1,317	\$3.85 + E	Immediately
10180 Telesis Ct. Suite 210	6,309	\$3.85 + E	Immediately
10180 Telesis Ct. Suite 240	2,133	\$3.85 + E	Immediately
10180 Telesis Ct. Suite 350	1,829	\$3.85 + E	Immediately
10188 Telesis Ct. Suite 100*	8,190	\$3.85 + E	60 Days
10188 Telesis Ct. Suite 140*	10,982	\$3.85 + E	Immediately
10188 Telesis Ct. Suite 250*	10,476	\$3.85 + E	Immediately
10188 Telesis Ct. Suite 300*	21,564	\$3.85 + E	2/1/2022
10188 Telesis Ct. Suite 400*	21,564	\$3.85 + E	Immediately
10190 Telesis Ct. Entire Building	12,783	\$3.85 + E	3/1/2022

* Contiguous to 72,776 SF

FLOOR PLANS

10180 TELESIS CT
SUITE 120 - 6,485 SF

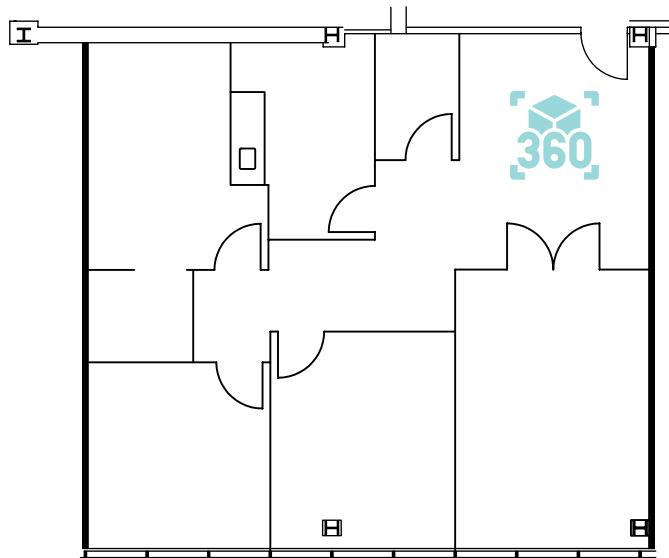


CURRENT BUILD-OUT

Ground floor spec suite with double doors off the main lobby and floor to ceiling glassline. Mix of exposed ceiling and drop ceiling with 2 perimeter private offices, 2 conference rooms, huddle room, break area, open office, electronics lab, and server/storage room

FLOOR PLANS

10180 TELESIS CT
SUITE 155 - 1,317 SF

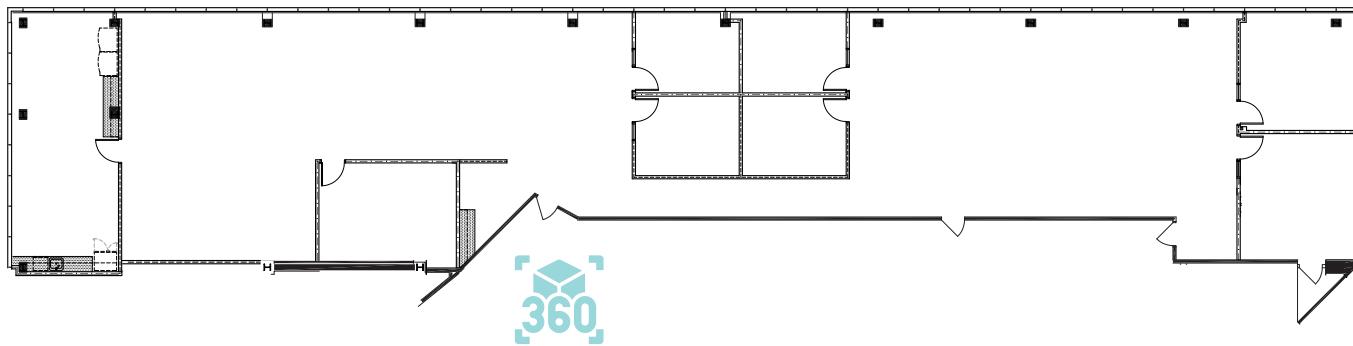


CURRENT BUILD-OUT

Efficient small suite on the ground floor with conference room, break room, three private offices and server/storage room

FLOOR PLANS

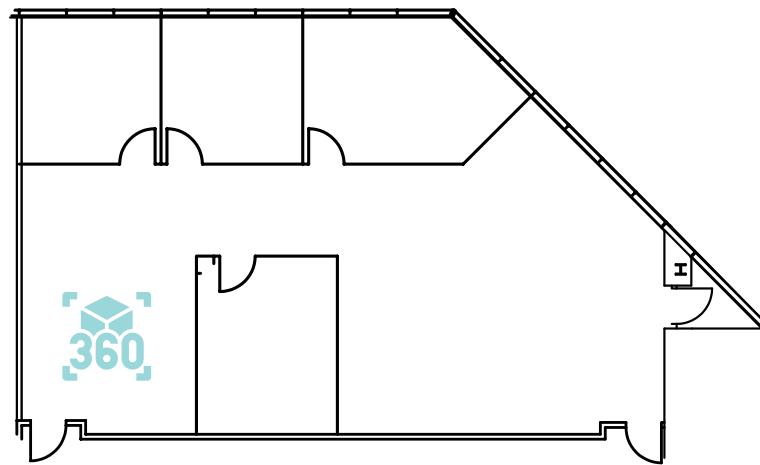
10180 TELESIS CT
SUITE 210 - 6,309 SF



CURRENT BUILD-OUT

Suite is high-end professional office that can be occupied immediately. Expansive glassline with panoramic views.

10180 TELESIS CT
SUITE 240 - 2,133 SF

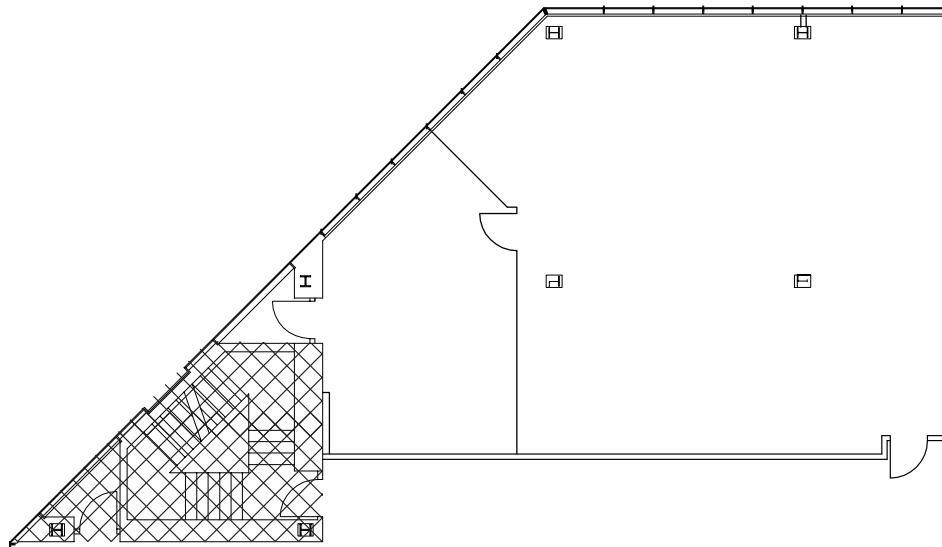


CURRENT BUILD-OUT

Two glass front private offices, two glass front conference room, internal break room, reception, open office and a private patio. Great glass line with canyon views.

FLOOR PLANS

10180 TELESIS CT
SUITE 350 - 1,829 SF

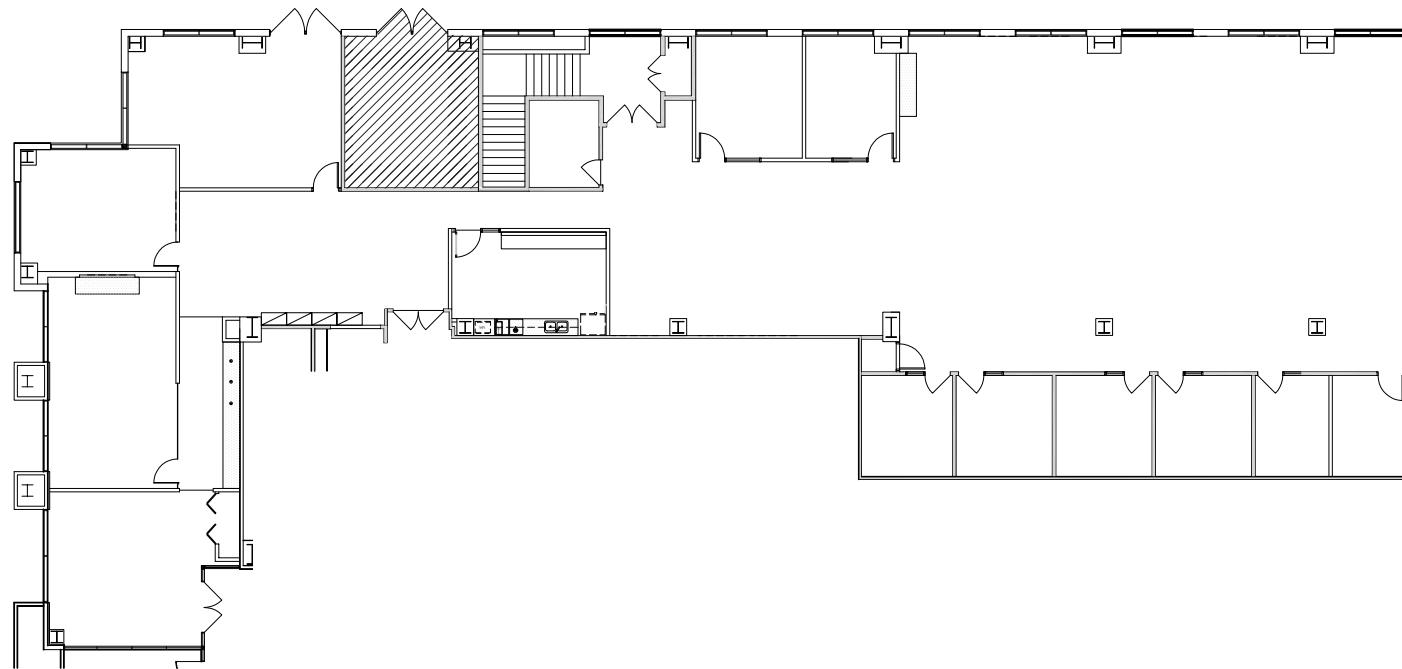


CURRENT BUILD-OUT

Open office with meeting room. Extensive glass line and canyon views.

FLOOR PLANS

10188 TELESIS CT
SUITE 100 - 8,190 SF

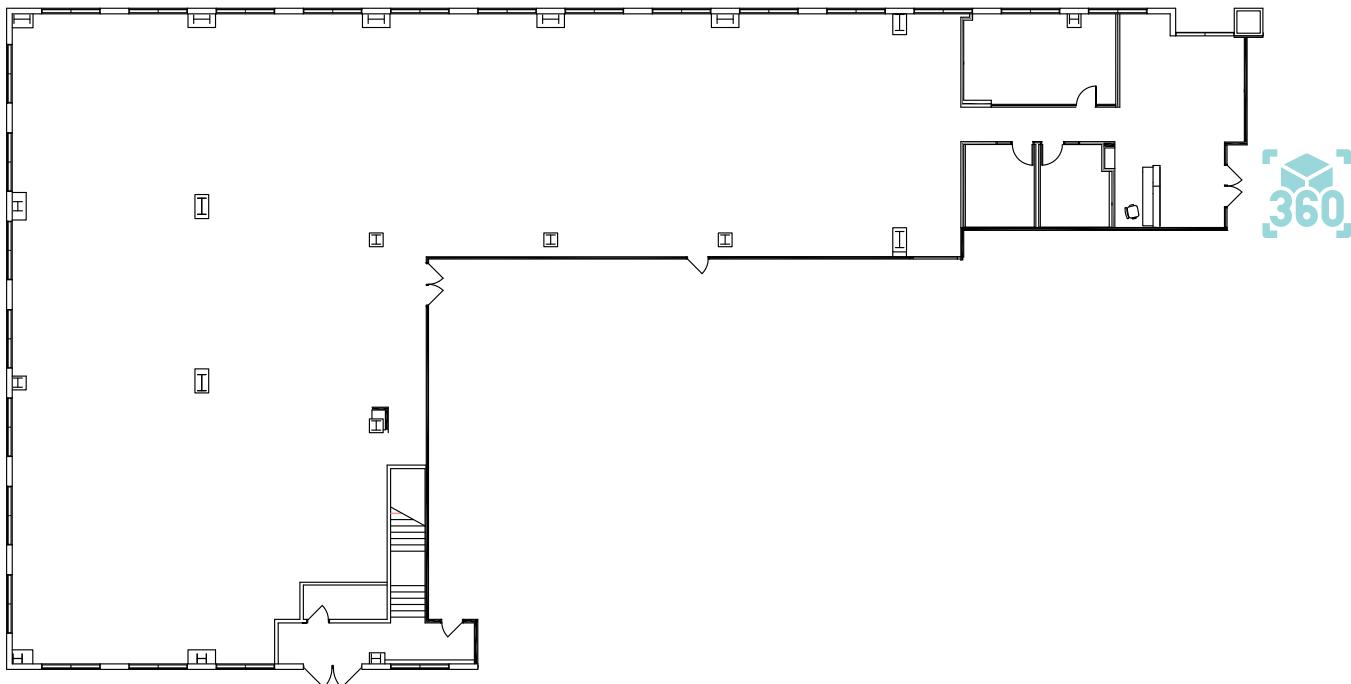


CURRENT BUILD-OUT

Ground floor with doubly doors off the main lobby. High end space with floor to ceiling glass and a mixture of private offices, conference rooms, open office, break room, and small shipping receiving area with direct exterior double door loading.
Contiguous to 72,776 SF.

FLOOR PLANS

10188 TELESIS CT
SUITE 140 - 10,982 SF

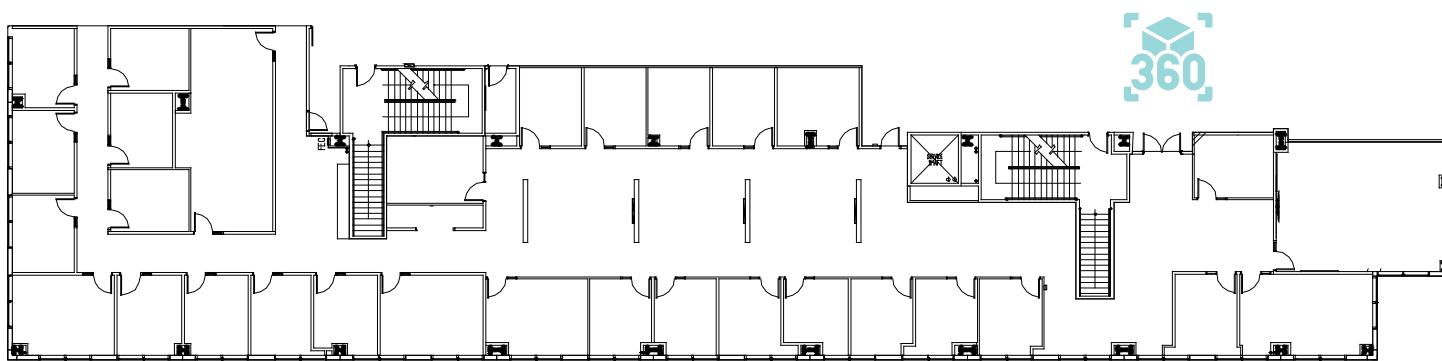


CURRENT BUILD-OUT

Partial creative office exposed ceiling spec suite with the balance in shell condition. Double door of the main lobby and expansive window line with canyon views.
Contiguous to 72,776 SF.

FLOOR PLANS

10188 TELESIS CT
SUITE 250 - 10,476 SF

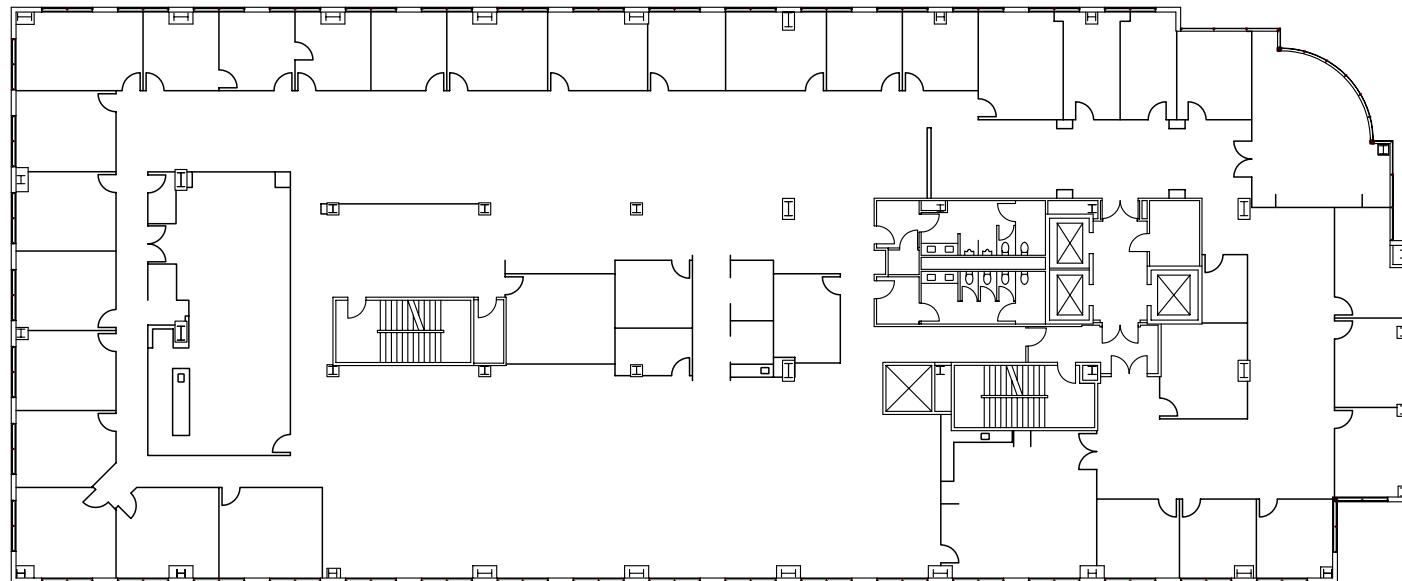


CURRENT BUILD-OUT

Professional private office environment. Double door entry off of floor lobby and expansive windowline with panoramic views. Contiguous to 72,776 SF.

FLOOR PLANS

10188 TELESIS CT
SUITE 300 - 21,564 SF

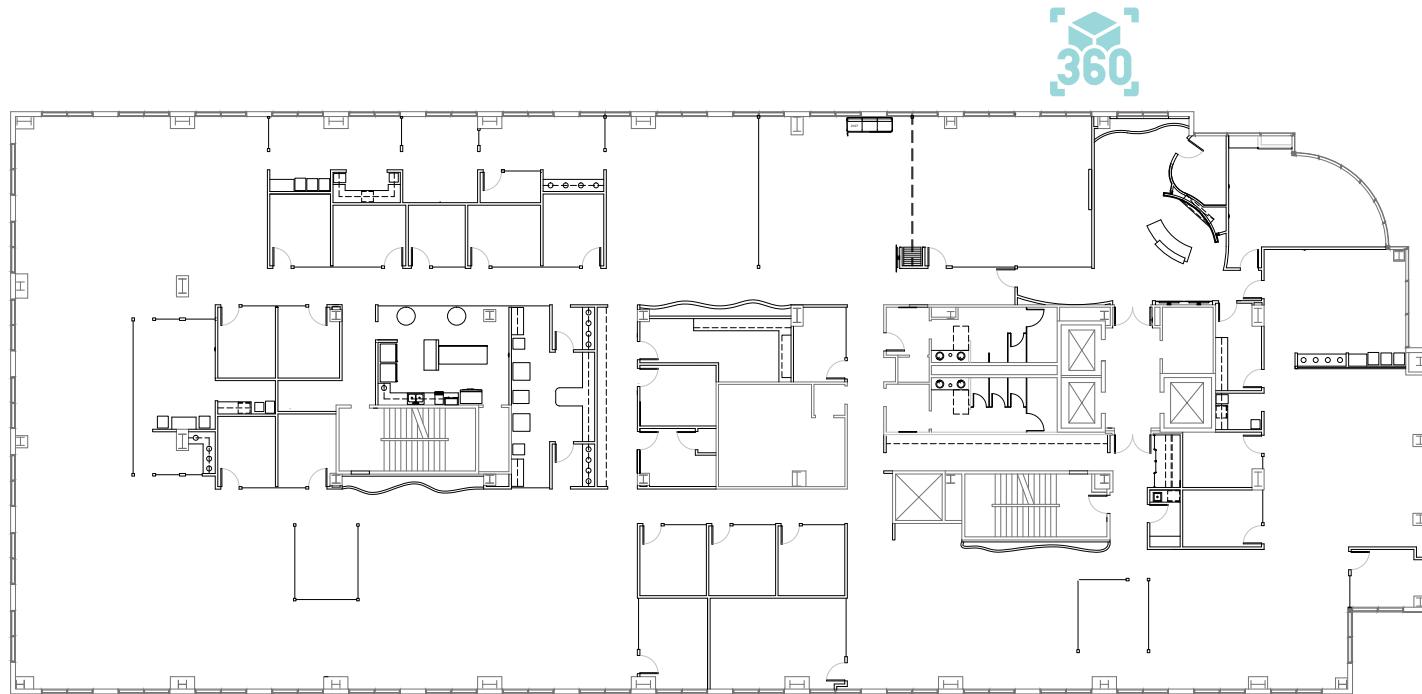


CURRENT BUILD-OUT

Full floor with high efficiency and frontloaded core. Mix of open office, private offices, and conference rooms with large break area. Space possesses sweeping views of the ocean and canyons. Contiguous to 72,776 SF.

FLOOR PLANS

10188 TELESIS CT
SUITE 400 - 21,564 SF

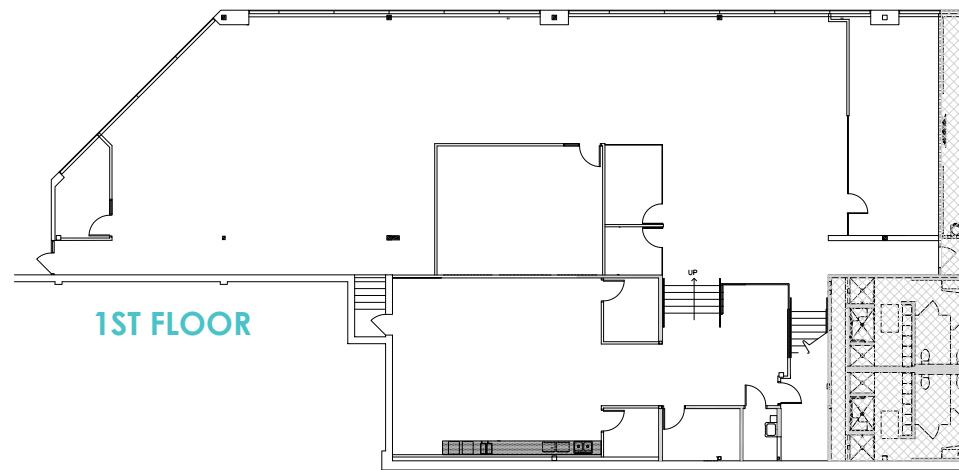
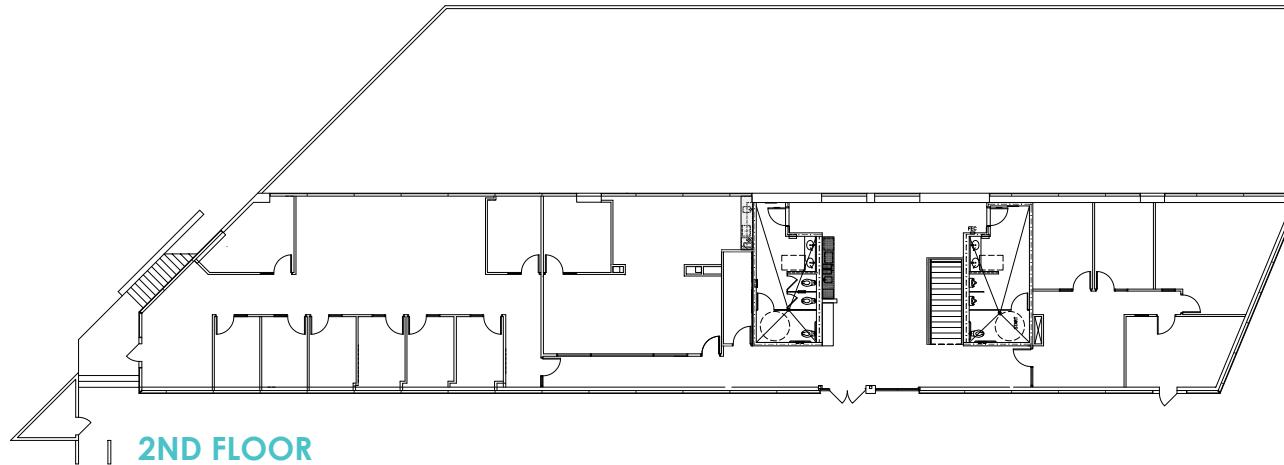


CURRENT BUILD-OUT

Full floor opportunity with canyon and ocean views. Mix of private office and open work space with floor to ceiling glass line. Contiguous to 72,776 SF.

FLOOR PLANS

10190 TELESIS CT
ENTIRE BUILDING -
12,783 SF



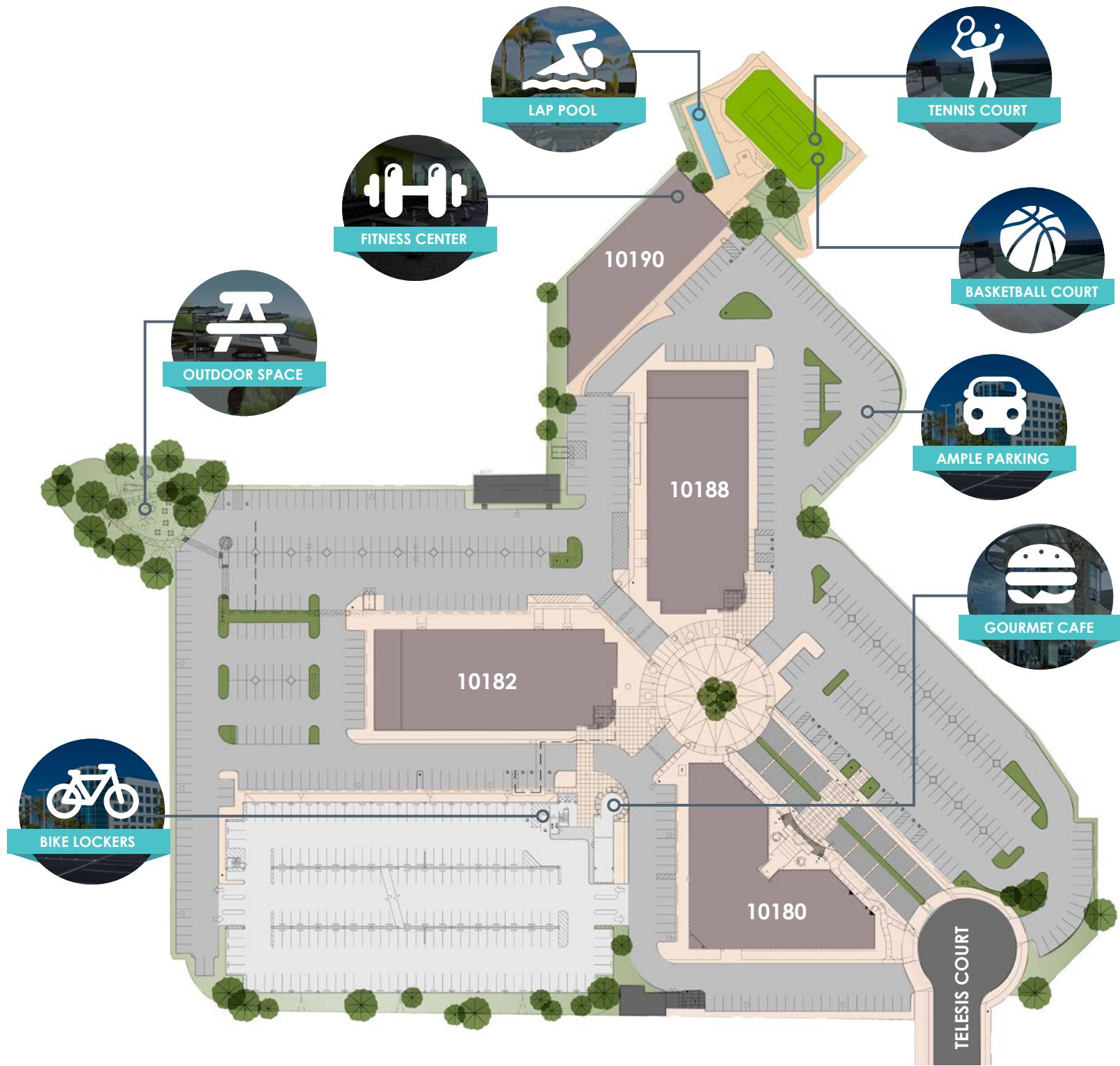
CURRENT BUILD-OUT

Creative free standing 2-story building with internal stairwell. Build-out consists of exposed ceilings, mix of open office and private offices, conference room, and collaborative break area.



amenities

ON-SITE AMENITIES



ON-SITE AMENITIES



lap pool



tennis/basketball court



outdoor space



gourmet cafe



fitness center

SURROUNDING AMENITIES







A photograph of a modern office hallway. The ceiling is recessed with large, circular pendant lights. The floor is made of dark wood planks. On the left, there are two recessed rectangular light fixtures in a wall. On the right, there is a row of doors in various colors (orange, white, grey) leading to different rooms. The hallway leads to a dark, industrial-looking area with pipes and ducts.

building specs



10180-10190

SEAVIEW
Corporate Center

10180 TELESIS COURT

Project Size:	93,242 SF
Year Built:	1984
Year Renovated:	2017
Stories:	5
Core Factor:	5.4% - 14.2%
IT Capabilities:	T1 & Fiber Optics
Construction:	Steel frame with curtain wall system
Elevators:	3 - 2,500 pound passenger elevators
Power:	2,000 Amps, 277/480-volt, 3 phase & 400 amp metered house panel
Zoning:	IP-2-1

10182 TELESIS COURT

Project Size:	122,798 SF
Year Built:	1999
Year Renovated:	2017
Stories:	6
Core Factor:	3.7% - 7.8%
IT Capabilities:	twTelecom, T1 & Fiber Optics
Construction:	Steel frame with EIFS and curtain wall system
Elevators:	2 - 2,500 pound passenger elevators & 1- 3,500 pound freight elevator
Power:	3,000 Amps, 277/480-volt, 3 phase & 600 amp house panel

10188 TELESIS COURT

Project Size:	122,874 SF
Year Built:	2001
Year Renovated:	2017
Stories:	6
Core Factor:	12.9% - 15%
IT Capabilities:	twTelecom, T1 & Fiber Optics
Construction:	Steel frame with EIFS and curtain wall system
Elevators:	2 - 2,500 pound passenger elevators & 1- 3,500 pound freight elevator
Power:	3,000 Amps, 277/480-volt, 3 phase with 6 400 amps sub-panels

10190 TELESIS COURT

Project Size:	15,199 SF
Year Built:	1984
Year Renovated:	2014
Stories:	2
Core Factor:	14.6%
IT Capabilities:	T1 Lines
Construction:	Steel frame with curtain wall system
Power:	2,000 Amps, 277/480-volt, 3 phase
Zoning:	IP-2-1



seaview

CORPORATE CENTER

FOR MORE INFORMATION ON
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ABOUT 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 our institutional, retail, and retirement businesses globally.



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 **Manulife** Investment Management

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