

# seaview

## CORPORATE CENTER

10180 - 10190 Telesis Court  
San Diego, CA 92121



Manulife Investment Management





10180

Futurewell Technologies, Inc.	120
John Hancock Real Estate	150
Development Management Group	115
	165
CA Technologies	200
Futurewell Technologies, Inc.	220
Modern Communications Systems	240
Huawei Device USA R&D	400
Spreadtrum Communications USA Inc.	500



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about the project

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## ABOUT THE PROJECT

# seaview

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## CORPORATE CENTER

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**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

on tracks  
design driven





availabilities









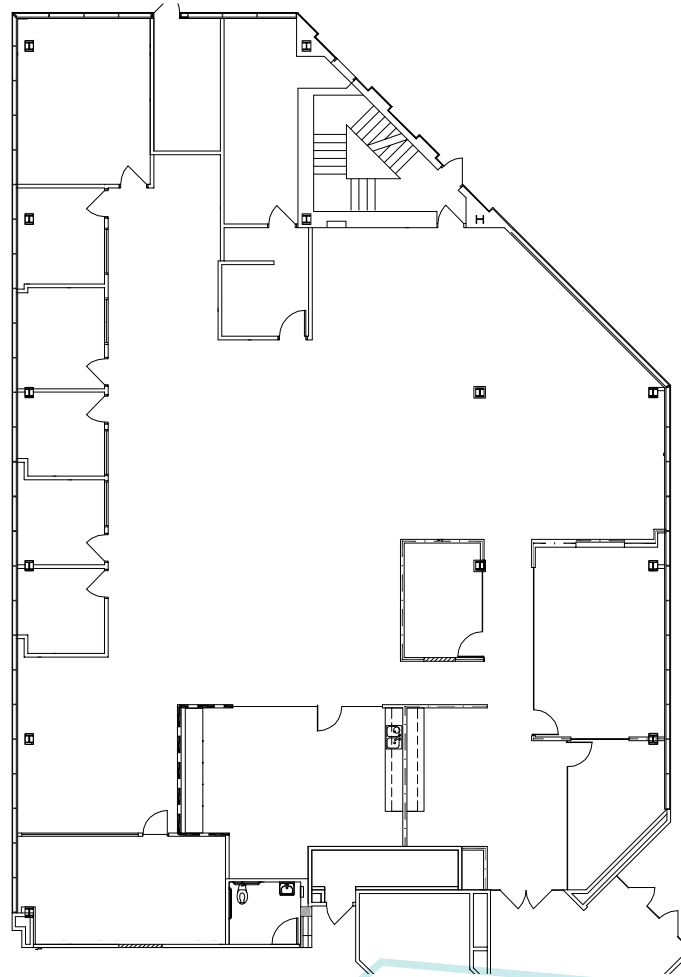
## AVAILABILITIES

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



## 10180 TELESIS CT SUITE 120 - 6,485 SF

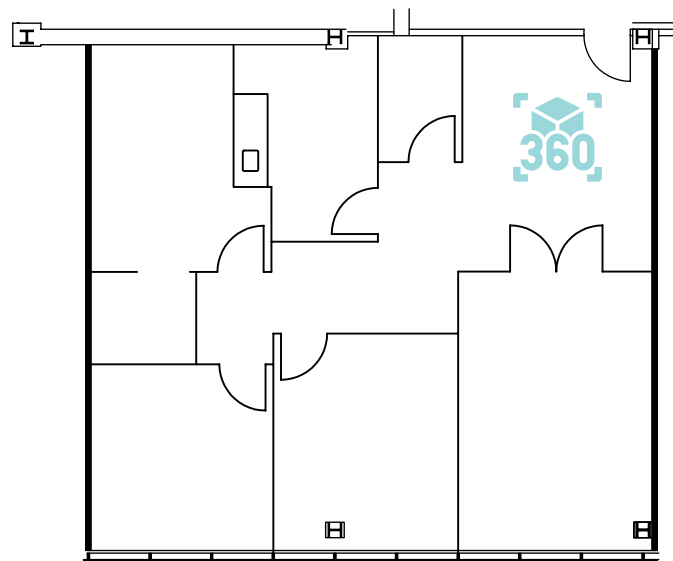


### CURRENT BUILD-OUT

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



**10180 TELESIS CT**  
SUITE 155 - 1,317 SF

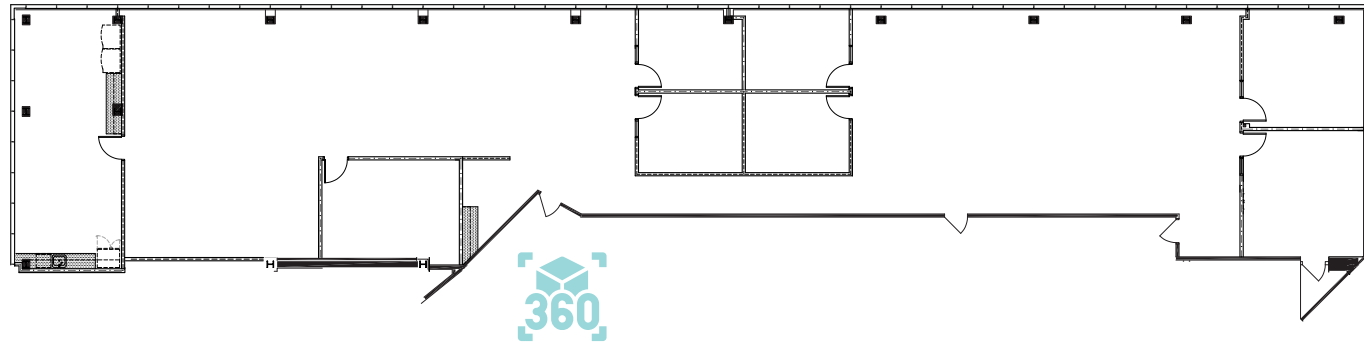


**CURRENT BUILD-OUT**

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



## 10180 TELESIS CT SUITE 210 - 6,309 SF

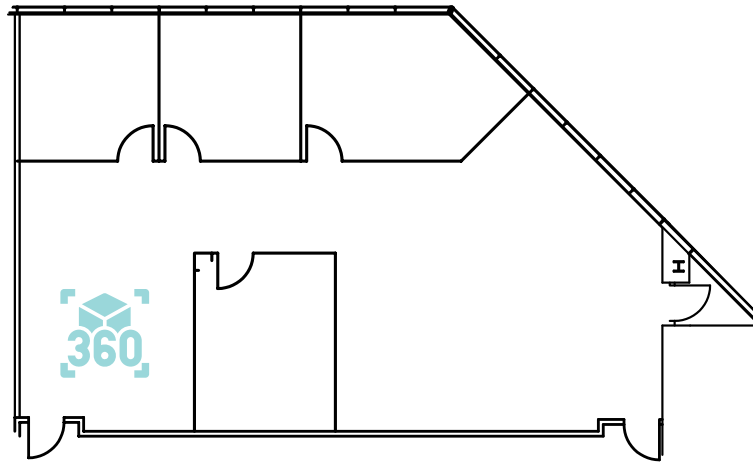


### CURRENT BUILD-OUT

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



**10180 TELESIS CT**  
SUITE 240 - 2,133 SF

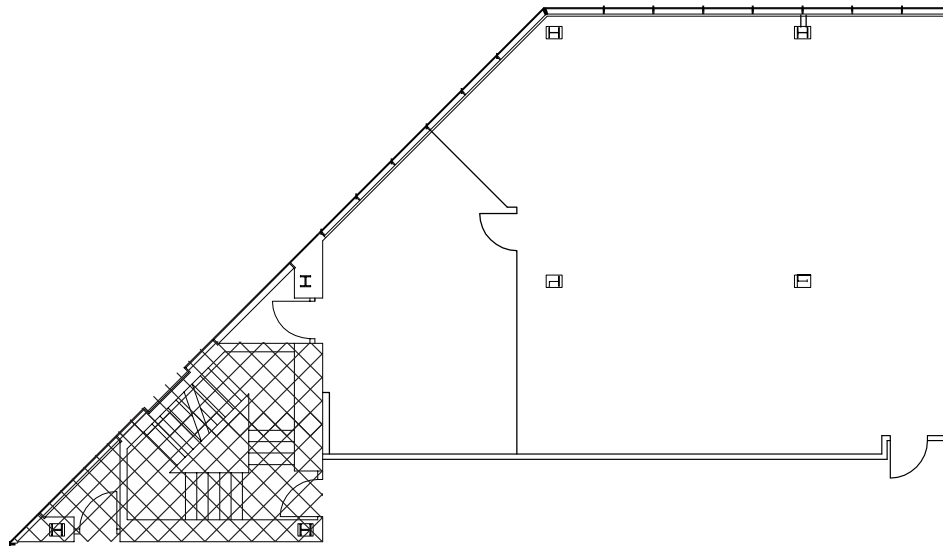


**CURRENT BUILD-OUT**

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.



## 10180 TELESIS CT SUITE 350 - 1,829 SF

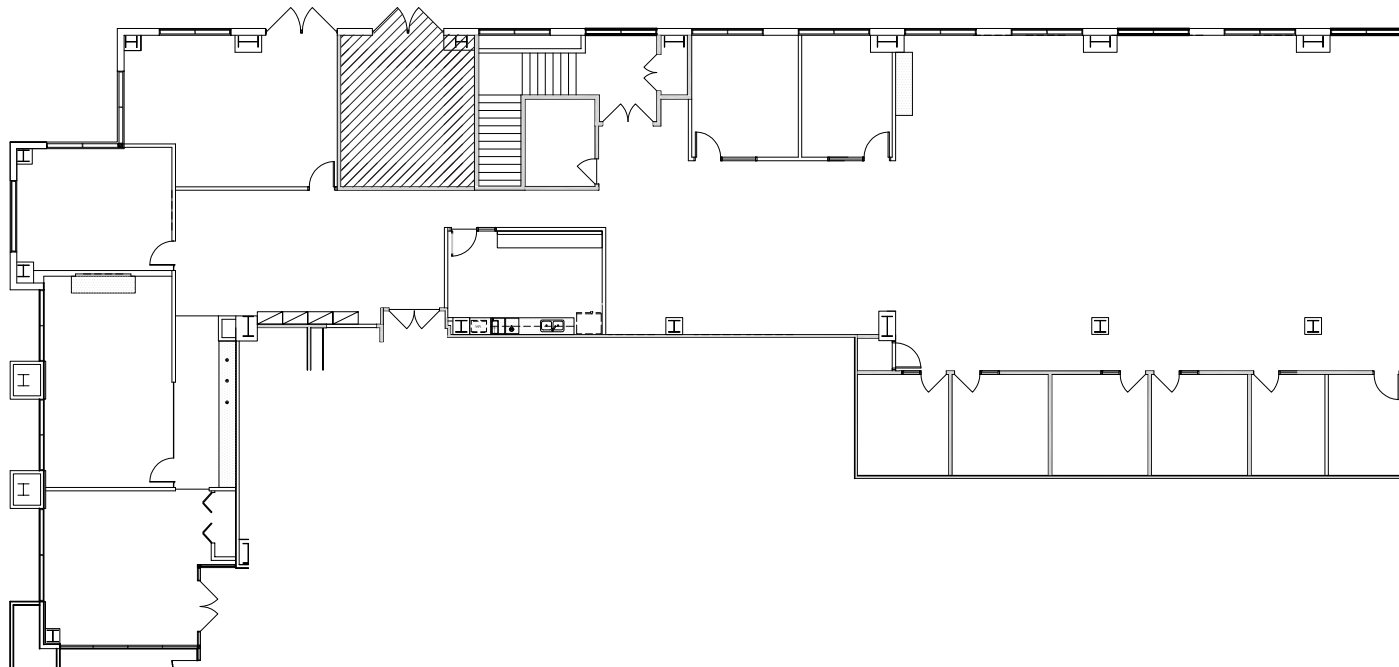


### CURRENT BUILD-OUT

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



**10188 TELESIS CT**  
SUITE 100 - 8,190 SF



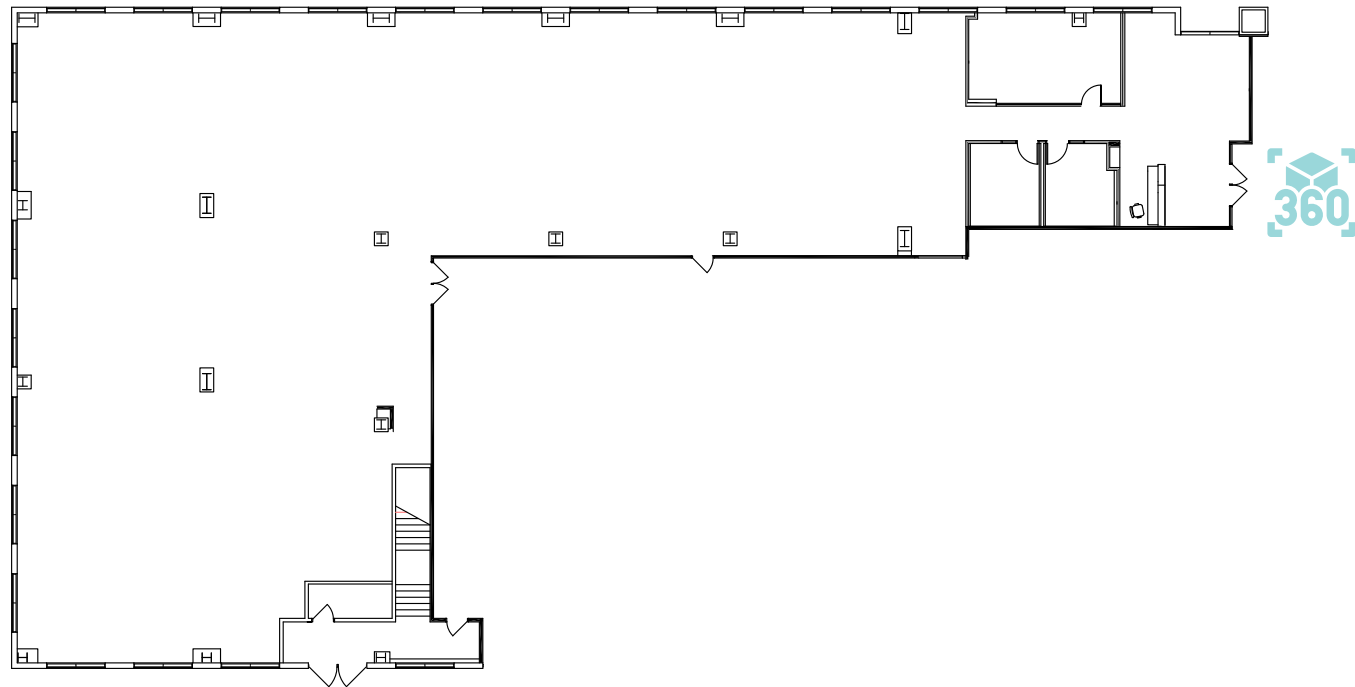
**CURRENT BUILD-OUT**

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.



## 10188 TELESIS CT SUITE 140 - 10,982 SF

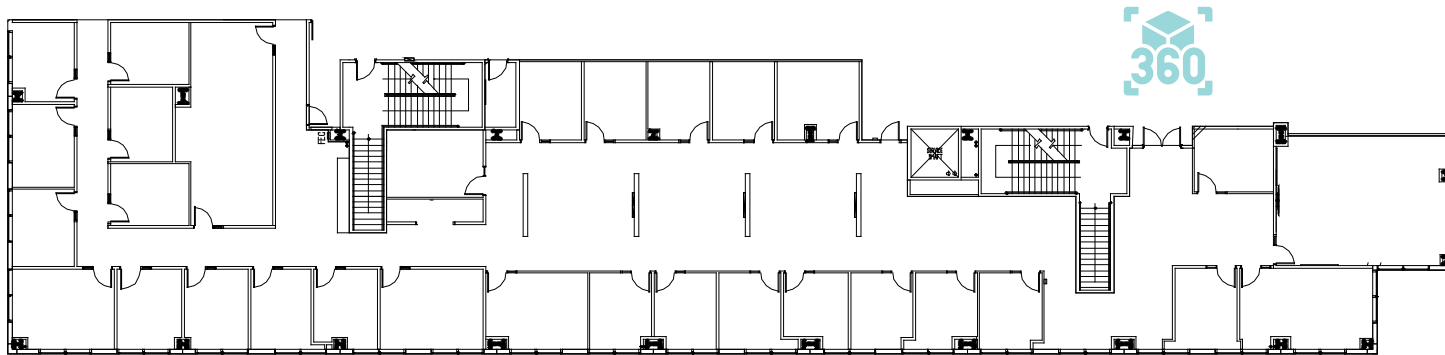


### CURRENT BUILD-OUT

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.



**10188 TELESIS CT**  
SUITE 250 - 10,476 SF

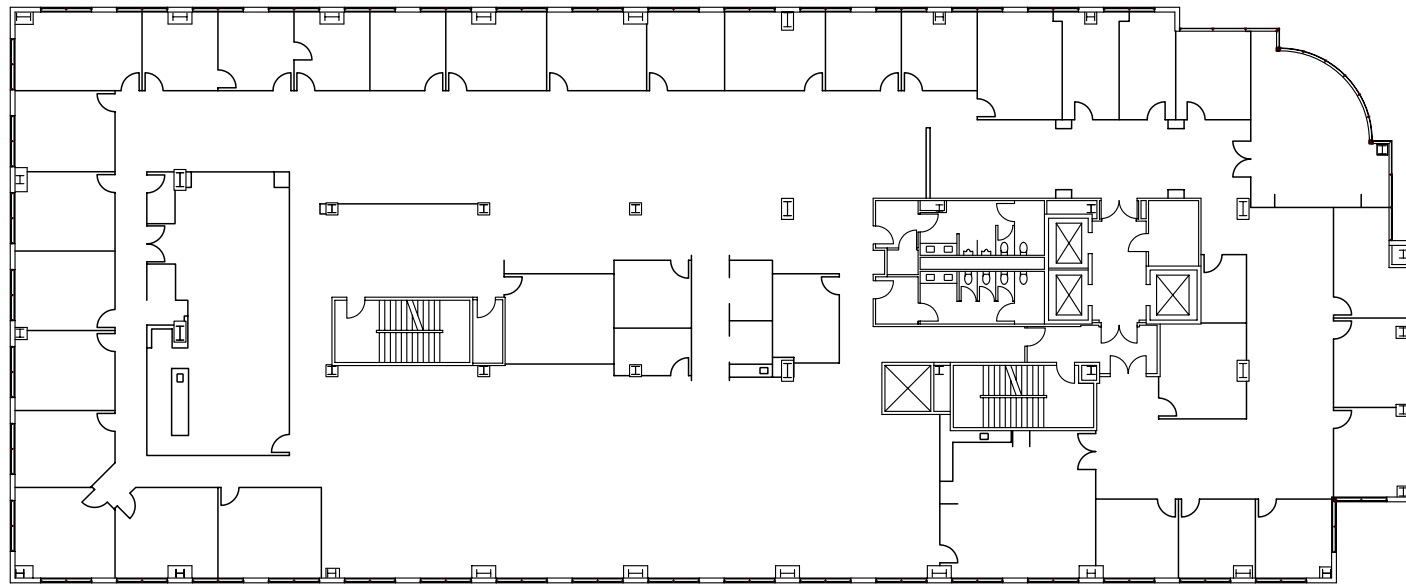


**CURRENT BUILD-OUT**

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



## 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.

**10188 TELESIS CT**  
SUITE 400 - 21,564 SF

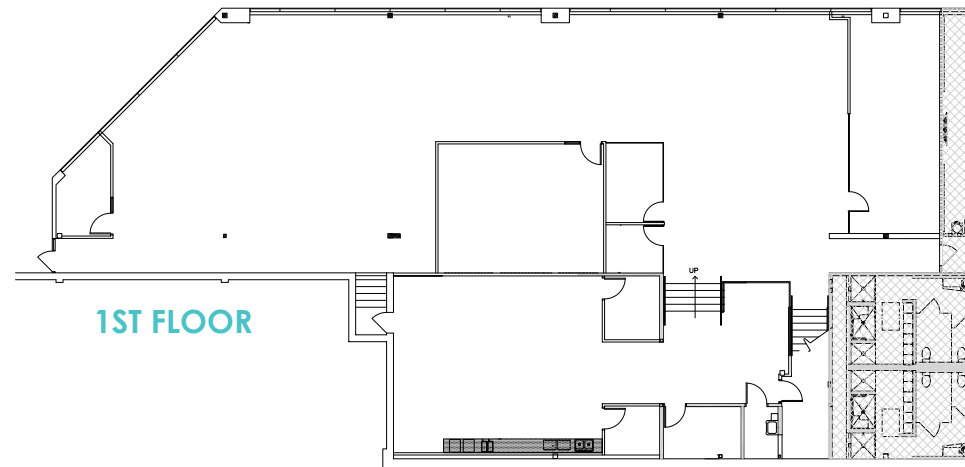
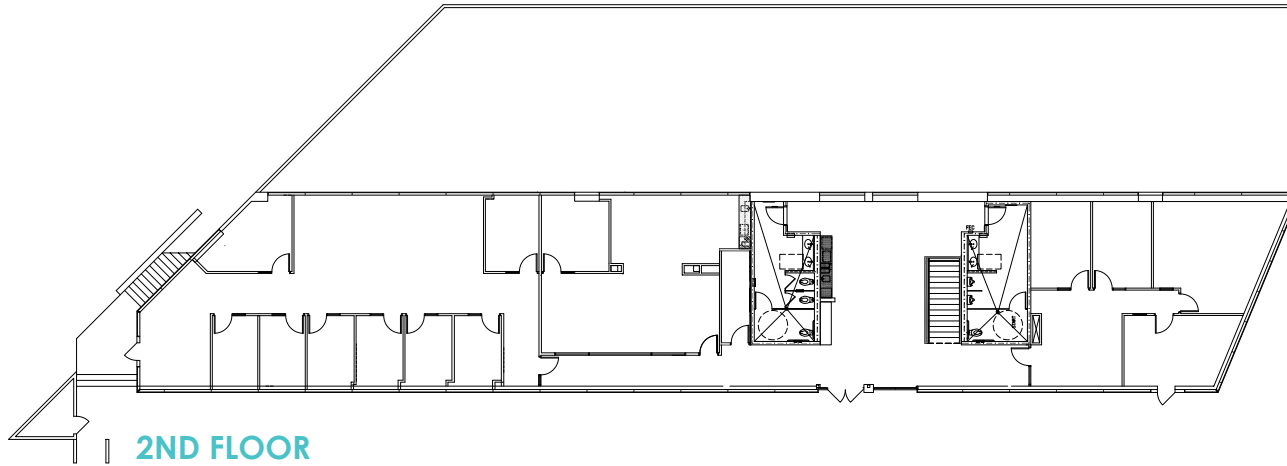


**CURRENT BUILD-OUT**

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.



**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.





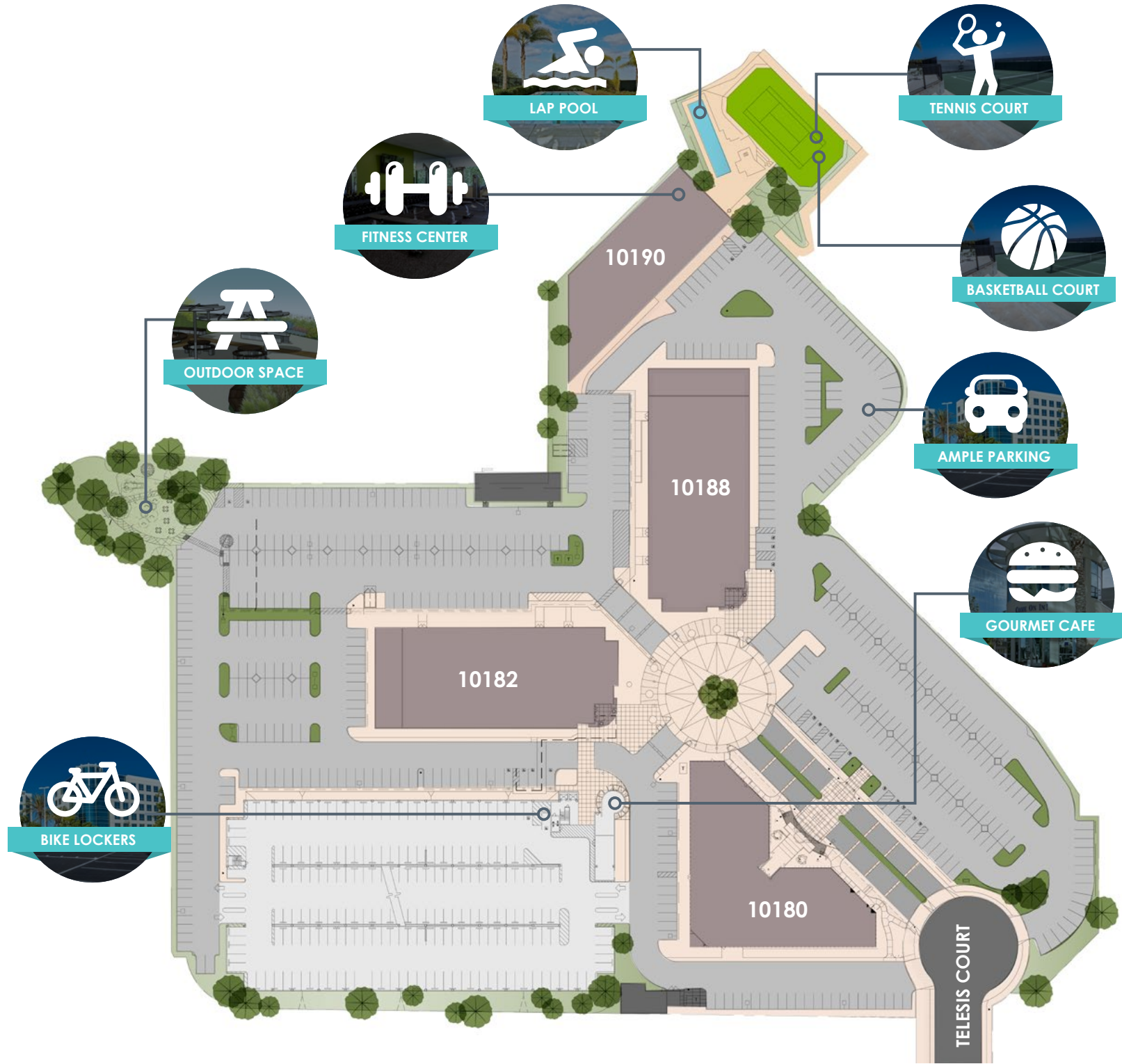
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amenities

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# ON-SITE AMENITIES







lap pool



tennis/basketball court



outdoor space



gourmet cafe



fitness center



# SURROUNDING AMENITIES











EXIT



building specs





10180 - 10190

SEAVIEW



## 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



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## 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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