



860
HAROLD PLACE

**EXTERIOR
RENOVATIONS
RECENTLY
COMPLETED**

105,537 SF CORPORATE
HEADQUARTERS/R&D
BUILDING WITH YARD

66,789 SF 2-STORY
OFFICE (DIVISIBLE)

38,748 SF
WAREHOUSE
WITH FENCED
1.5 ACRE YARD

LPCWEST
LINCOLN PROPERTY COMPANY



Jones Lang LaSalle Americas, Inc. License #

PROJECT FEATURES



Office/Corporate Headquarters/R&D/Warehouse



Excellent location within the award-winning master-planned community of Eastlake. The location is well-positioned to capture a highly technical labor pool and workforce in close proximity. Eastlake is home to the highest concentration of **Technology, Mathematics, Engineering, and Architecture Labor** South of Interstate 8.



Time Saving Reverse Commute Harold Place and Eastlake boasts an extreme advantage with a time-saving reverse commute. Compared to Central San Diego submarkets, there is an **average savings of 35 to 45 minutes, each way, per day.**



Access 1 Mile to the South Bay Expressway/SR-125



66,789 SF 2-story office space designed to accommodate a variety of users and provide excellent function, flexibility, with a prominent corporate identity (Divisible to +/- 8,500 SF, 17,000 SF, 33,400 SF).



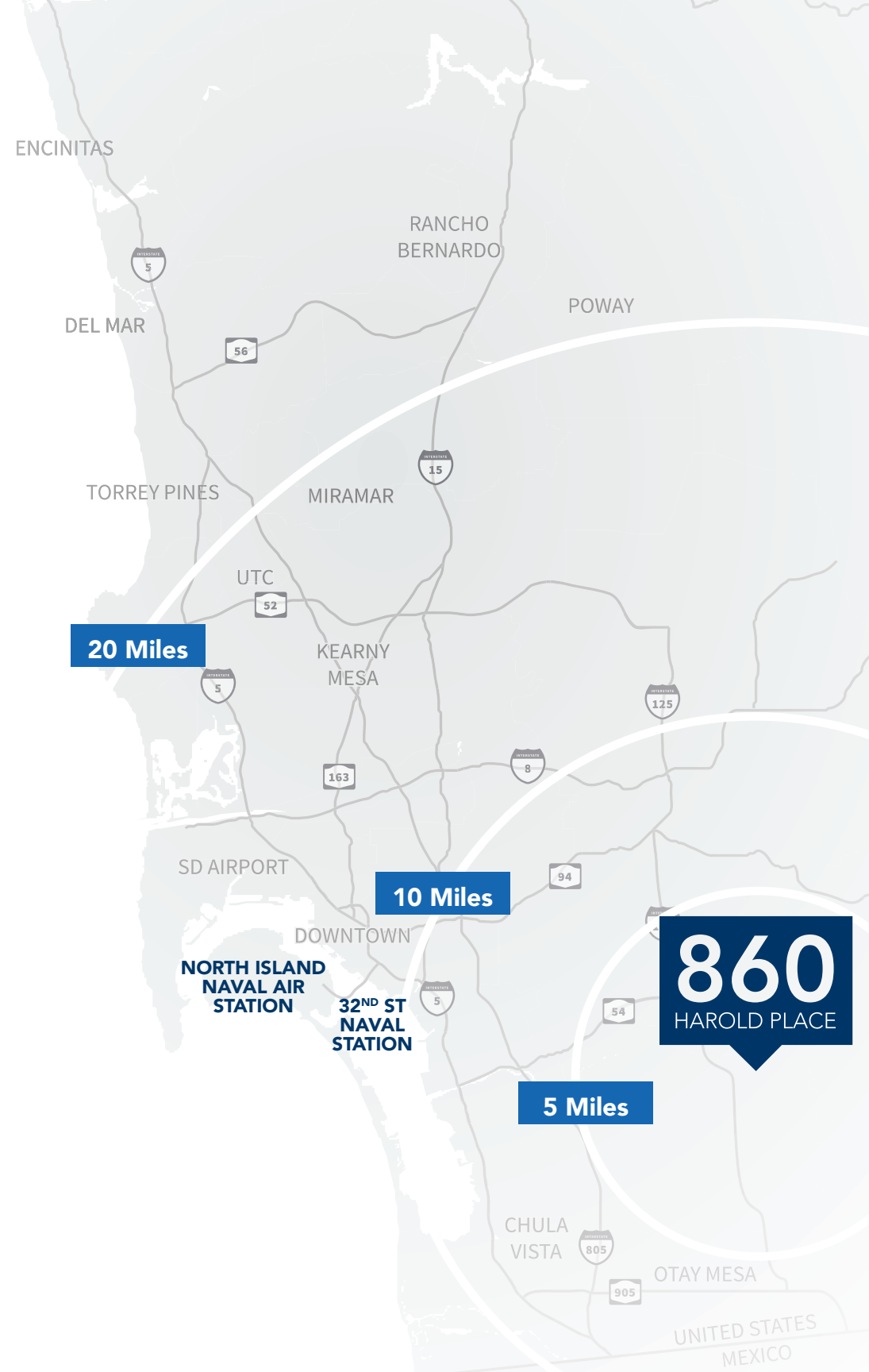
251 parking spaces currently dedicated to the office building (3.75/1,000 parking ratio) that may be expanded (please note this does not include the 1.5-acre fenced yard adjacent to the warehouse).



38,748 SF Warehouse with 13 dock-high doors, 30' clear-height, ESFR sprinklers and exclusive use of a 1.5-acre, fenced and secure yard.



105,537 SF Corporate Headquarters/R&D Building on **6.99 Acre Site**





SITE PLAN

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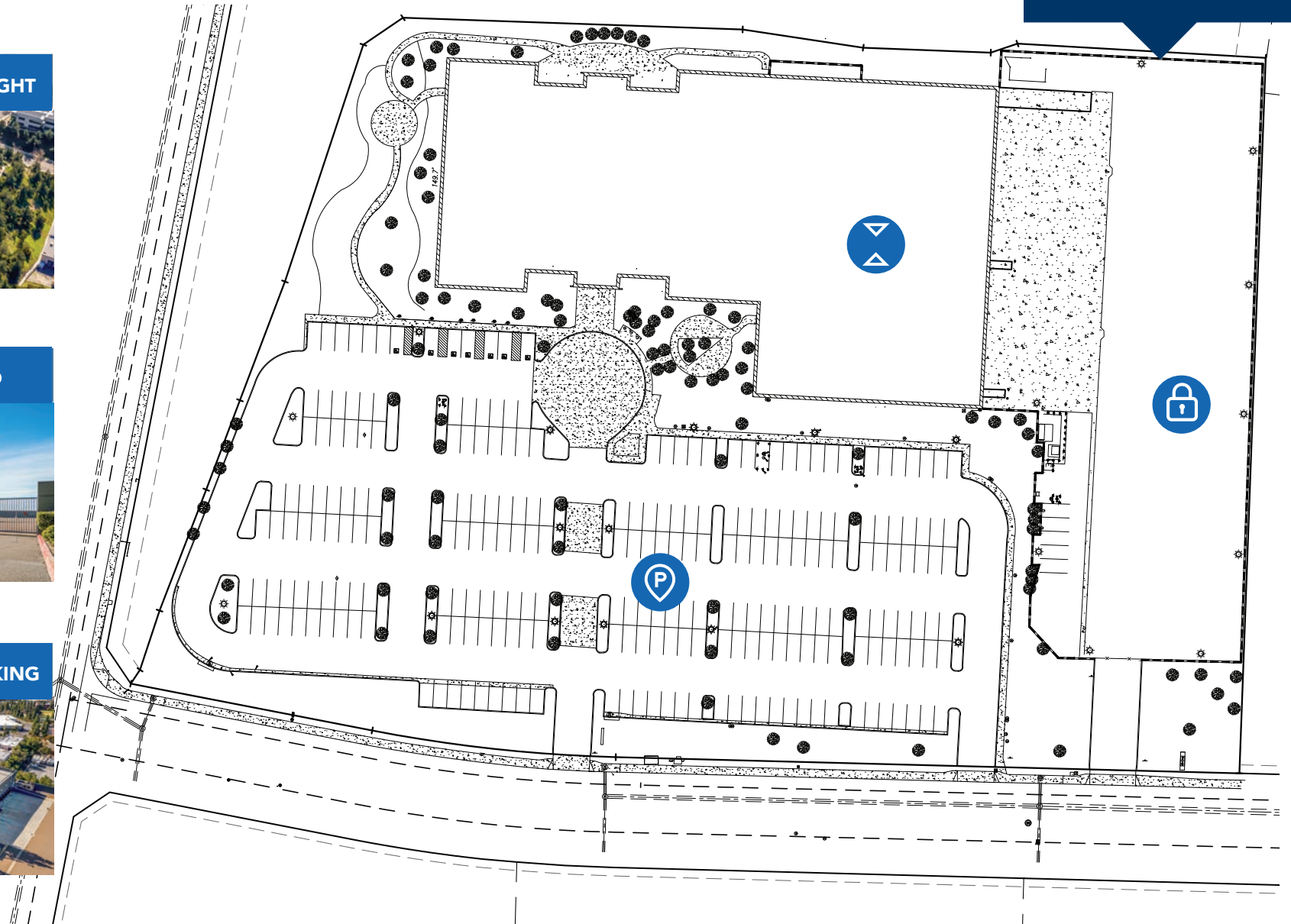
30' WAREHOUSE CLEAR HEIGHT



1.5 ACRE SECURED YARD



UP TO 4.3 PER 1,000 SF PARKING





SPECIFICATIONS

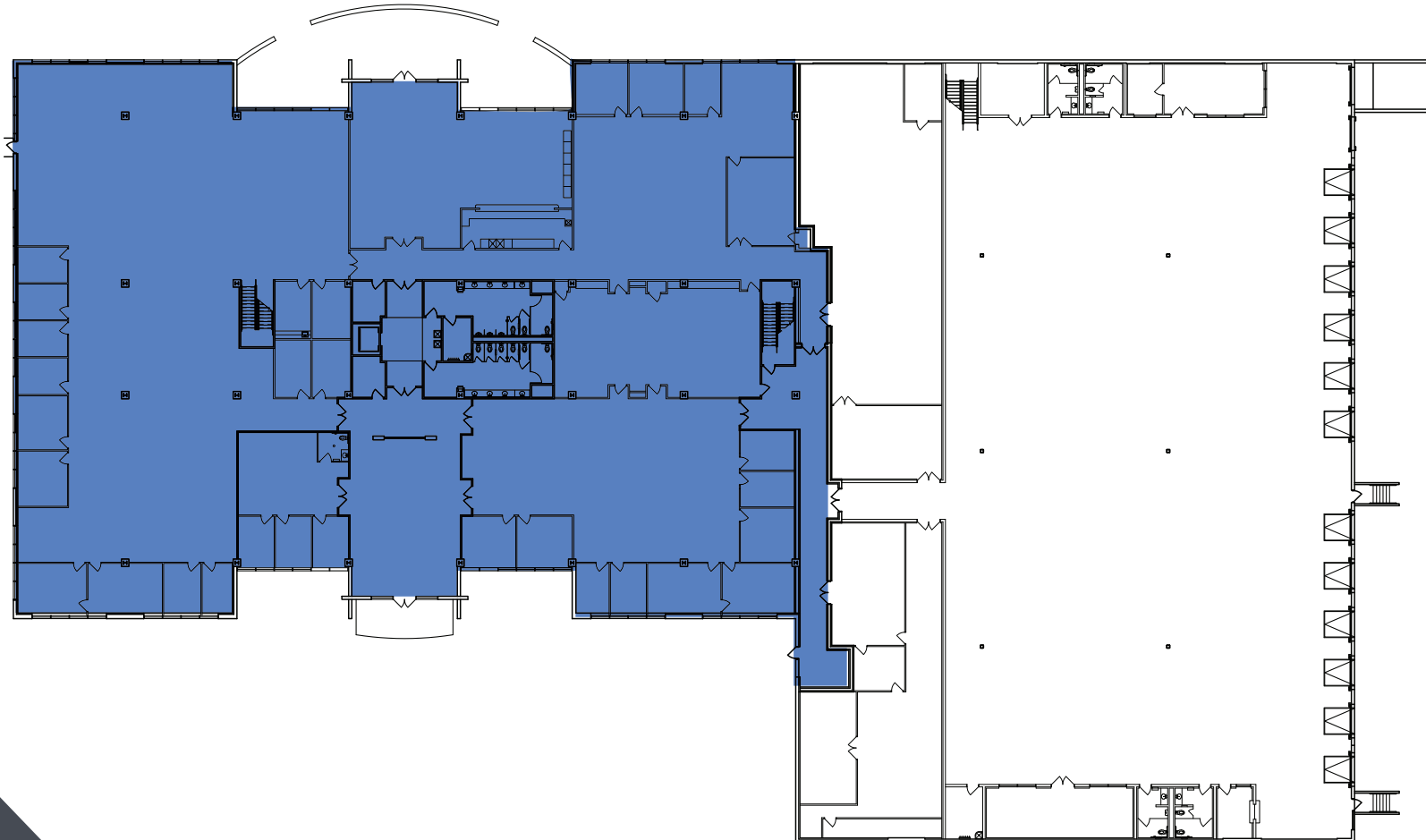
Building Size: 105,537 SF	Fiber Providers: Copper and fiber-optic cable available
Total Stories: 2	Sprinkler System: ESFR
Floor Sizes: ±33,000 SF (office bldg.)	Building Flexibility: Corporate HQ, R&D, General Office, Warehouse
Total Project Size: 105,537 SF on 6.99 Acre lot	Elevators: 1
Building Condition: Warm Shell	Site Area: 6.99 Acres
Floor-to-Floor Height: ±10' on ground floor, ±14' on 2nd floor	HVAC/Mechanical: VAV System with DDC controls
Zoning: Eastlake II Planned Community Zone, PC4BC1	Core Factor Range: (N/A for a single-tenant)
Parking: 3.75/1,000 SF (expandable up to 4.3/1,000 SF)	EV Charging Capability: Not currently, but capable of adding
Power: 2,000 Amps at 277/480 volt	

FIRST FLOOR | 62,971 SF

Office: 32,646 SF

Warehouse: 30,325 SF

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■ Office

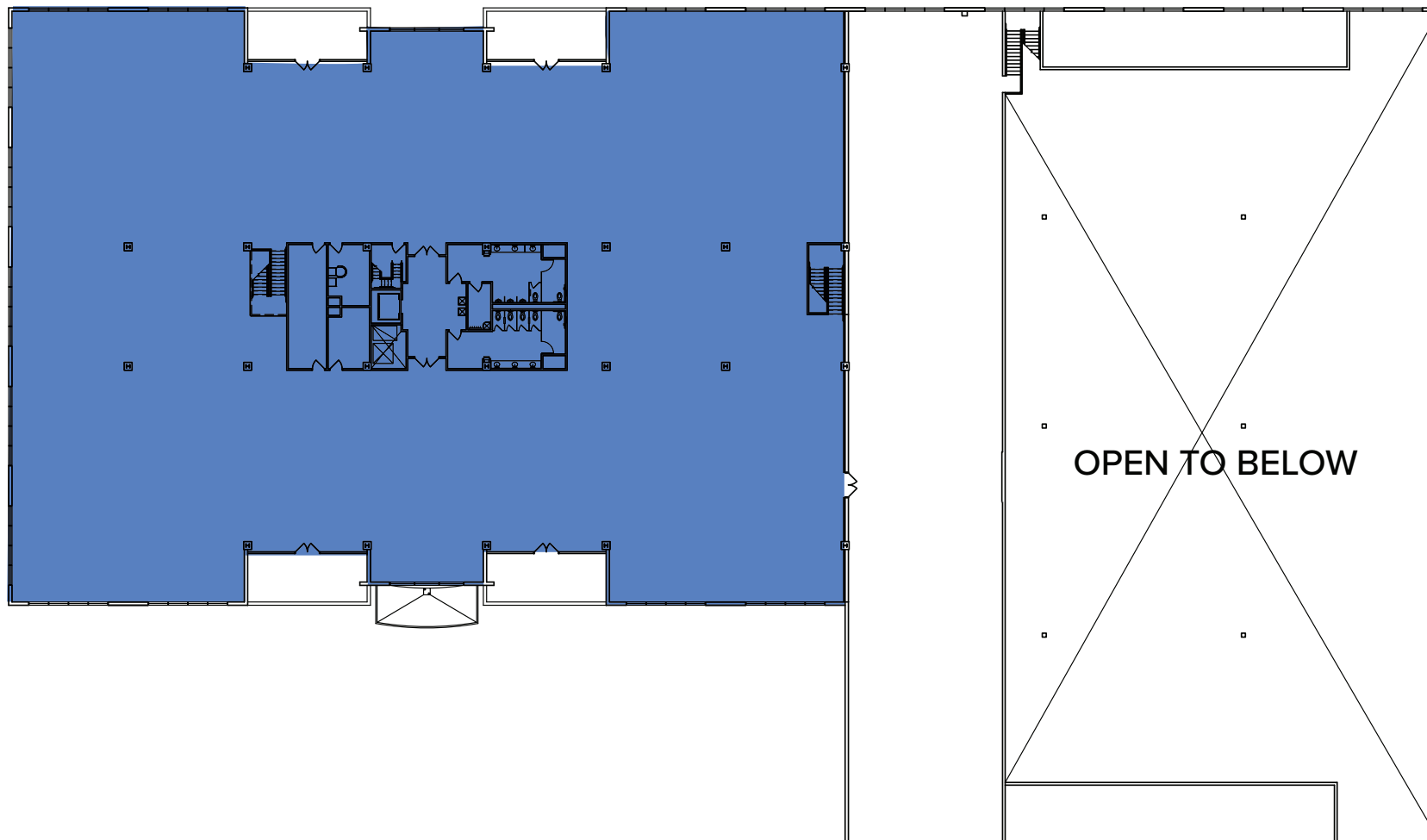
□ Warehouse

SECOND FLOOR | 42,566 SF

Office: 34,143 SF

Warehouse: 8,423 SF

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■ Office

□ Warehouse

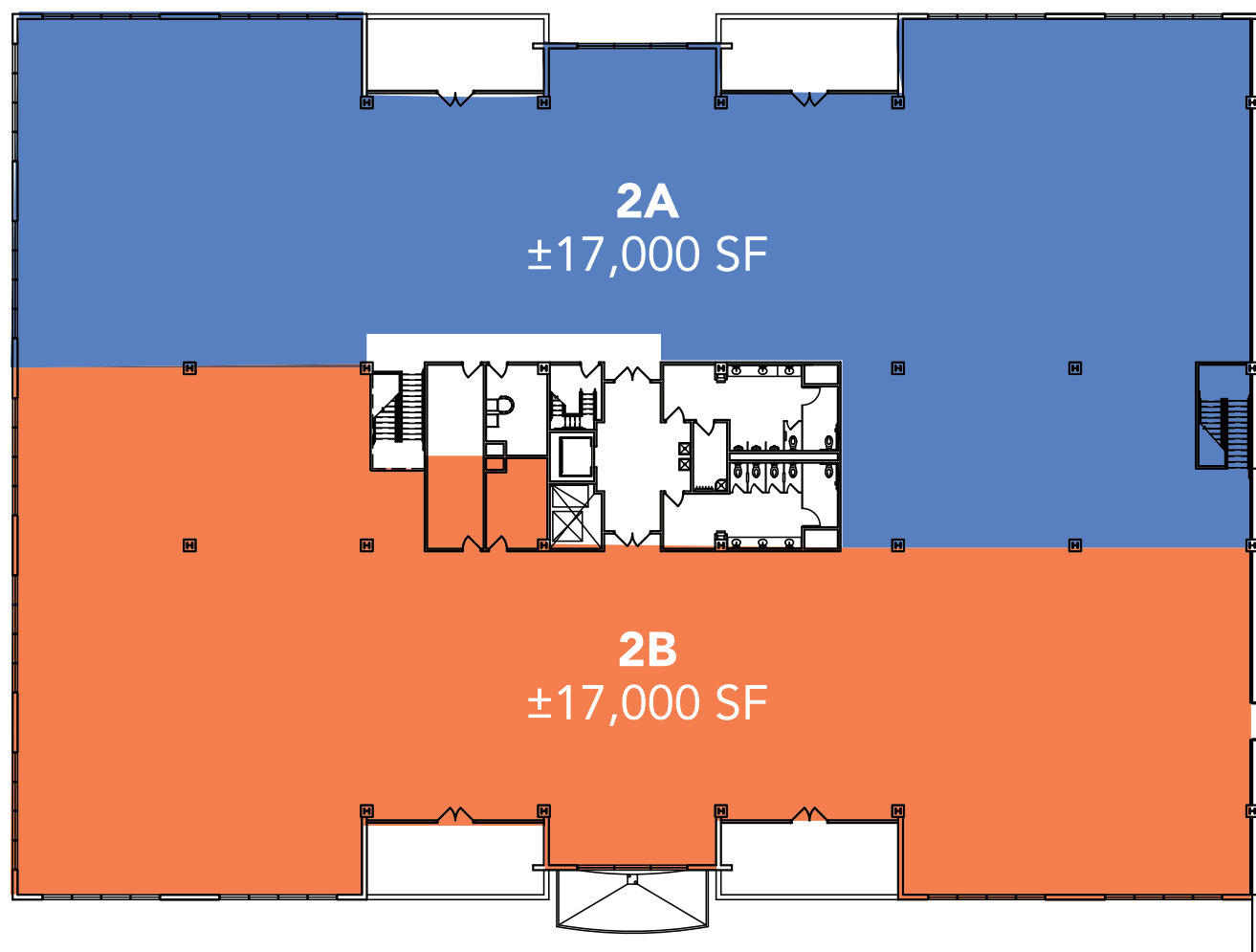
CONCEPTUAL DEMISING
FIRST FLOOR | 32,646 SF

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CONCEPTUAL DEMISING
SECOND FLOOR | 34,143 SF

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OTAY LAKES ROAD



EASTLAKE PARKWAY



Eastlake Park



BOSWELL ROAD

Transamerican
AUTOPARTS

Transamerican
AUTOPARTS

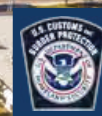
SAMSUNG

Extra
Space Storage

LANE AVENUE

860

HAROLD PLACE



FENTON STREET

UPS Freight™



Scripps

HITACHI

Hampton Inn

RESTAURANTS

- A** Novo Brazil Brewing
- B** Jack in the Box
- C** Krispy Kreme, Epic Wings, Jersey Mike's Subs, Frutiza
- D** Subway, Starbucks, Luna Grill, Bento & Noodles, Islands Restaurant
- E** IHOP, Chipotle Mexican Grill, McDonald's

- F** Patxi's Pizza, Pansang's Filipino Cuisine, L&L Hawaiian BBQ, The Flame Broiler, Starbucks
- G** Subway, Carl's Jr, Pizza Hut, Rubio's Coastal Grill, Max's Restaurant, Starbucks
- H** Otay Ranch Town Center: Savoie Italian Eatery, Karina's Mexican Seafood, Buffalo Wild Wings, The Cheesecake Factory,

Panda Express, Jersey Mike's Subs, Tokyo Grill, Los Chilaquiles, Romano's Macaroni Grill, Chilli's Grill & Bar, Subway, Panera Bread, P.F. Chang's, In-N-Out Burger, Kaiyo Sushi, Mandarin Beijing, Starbucks



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Jay Alexander
Managing Director
+1 858 410 1188
jay.alexander@am.jll.com
RE license No. 01019910

Joe Anderson
Senior Vice President
+1 858 410 6360
j.anderson@am.jll.com
RE license No. 01509782

Andy Irwin
Vice President
+1 858 410 6376
andy.irwin@am.jll.com
RE license No. 01302674