



PACIFIC CENTER

A STERLING BAY & HARRISON STREET DEVELOPMENT

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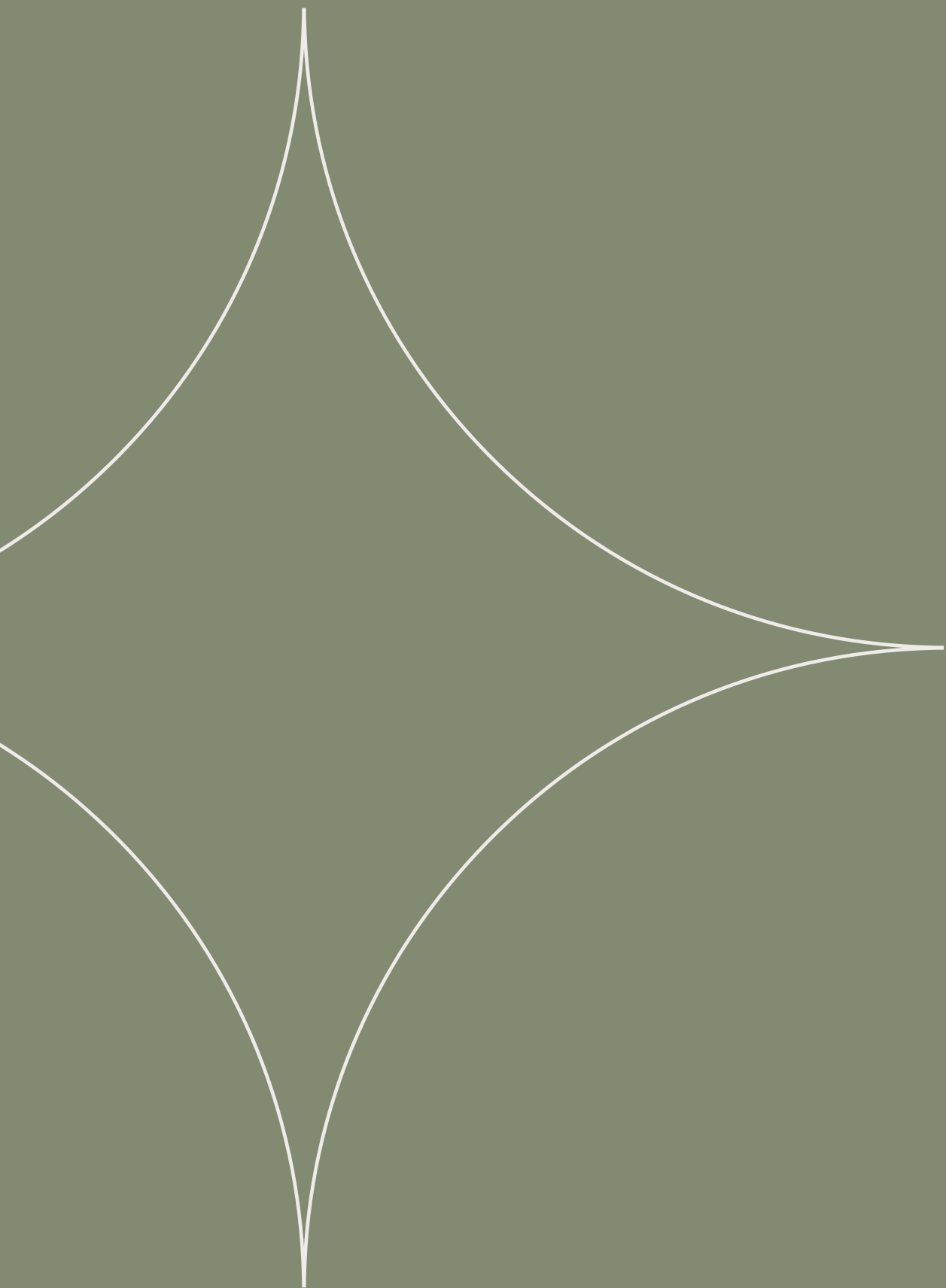
SUSTAINABILITY



05

PROJECT
OWNERSHIP





01 OVERVIEW

A small, white, curved line element located to the right of the title '01 OVERVIEW'.

THE NUCLEUS OF DISCOVERY

The core submarket in San Diego’s life science and tech cluster, Sorrento Mesa is surrounded by top talent making life-changing discoveries. Easily accessible from key housing communities, Pacific Center is also a 15-minute drive to the best brews, bites, and recreation the city offers.



WHERE NEW VISIONS THRIVE

To support innovation and discovery, Pacific Center combines focus and private spaces with communal and creative office amenities. An outdoor courtyard between buildings creates a nucleus of community, collaboration, and activity.

820K

RSF campus

28K

SF amenity building

2

purpose built life science buildings

36K-55K

SF floor plates

120

EV charging stations

318K

future development



THE CAMPUS



BUILDING A

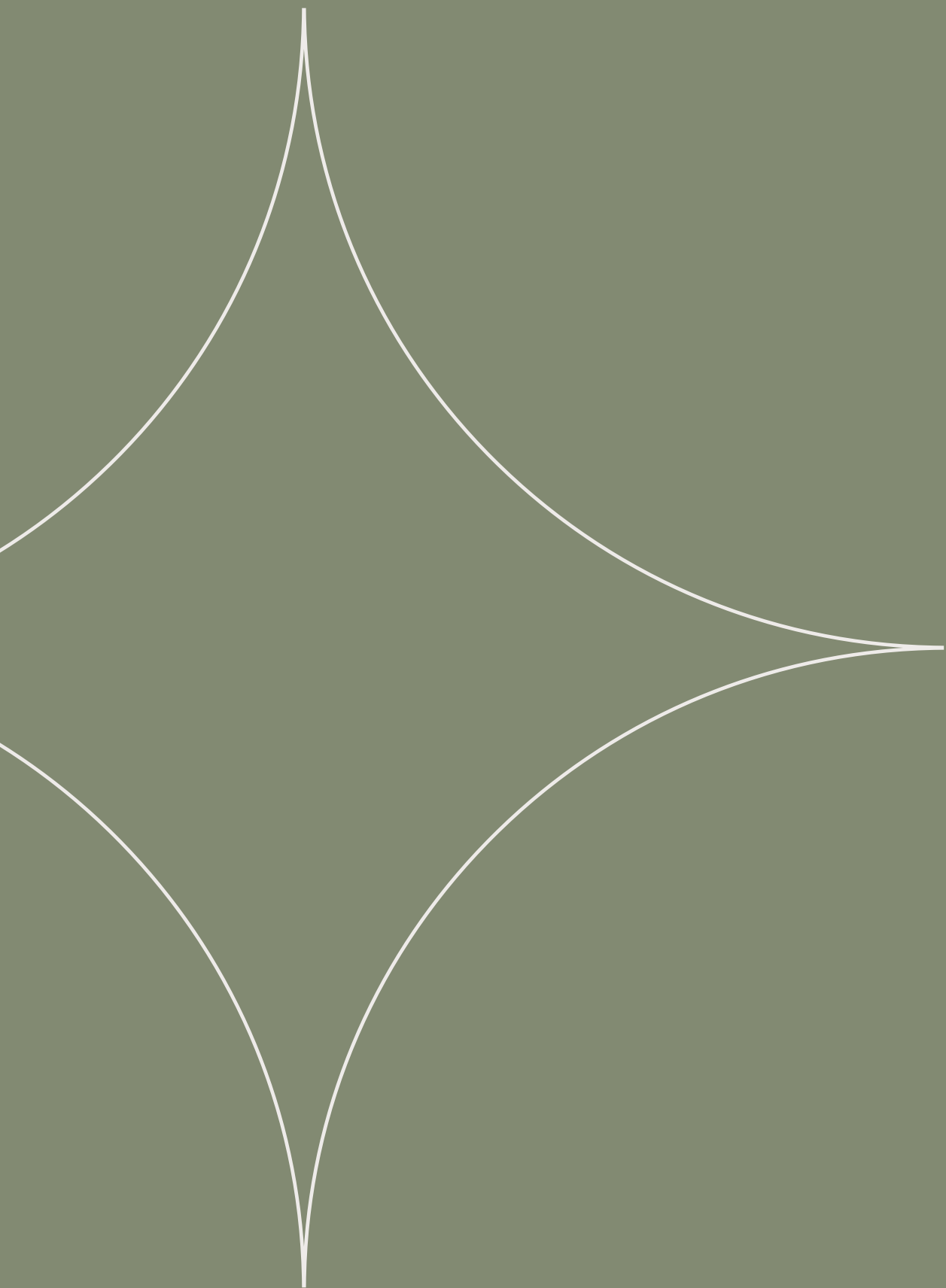
- › 55K SF floor plate size
- › 314K RSF
- › 6 floors
- › 5 terraces
- › Theater room
- › Conference center (capacity: 150+)
- › 2 training rooms
- › Tenant lounge

BUILDING B

- › 36K SF floor plate size
- › 190K RSF
- › 5 floors
- › 4 terraces
- › Conference center (capacity: 125)
- › Tenant lounge

BUILDING C (Phase 2)

- › 280K RSF
- › 6 floors
- › 7 terraces
- › Conference center
- › 2 training rooms
- › Tenant lounge



02 FLOOR PLANS ›

FLOOR PLANS

SINGLE TENANT TEST FIT

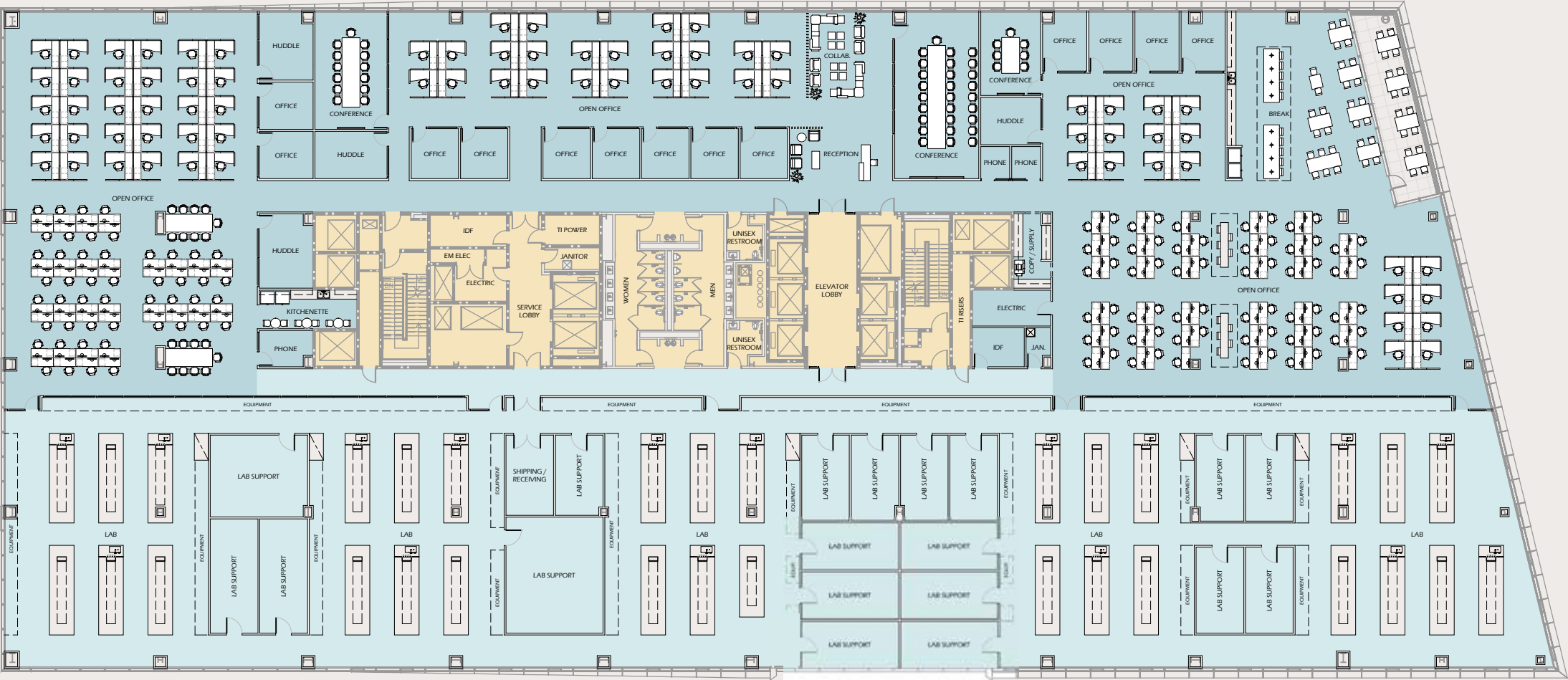
BUILDING A

55,000 SF Floor Plates

Flexibility for 60:40
Lab to Office Ratio

Versatility to accommodate
biology and chemistry uses

- Lab Space
- Office Space



SINGLE TENANT TEST FIT

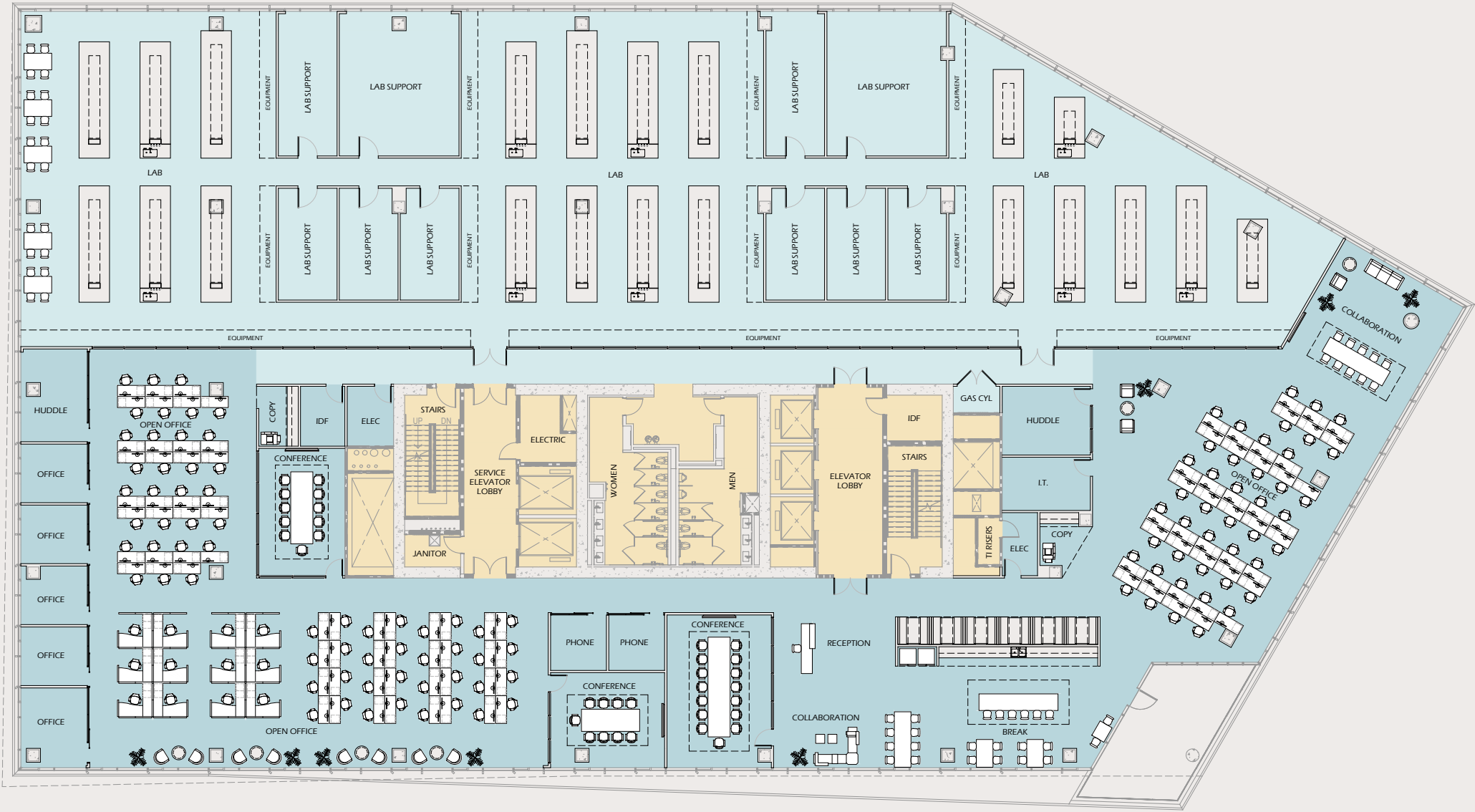
BUILDING B

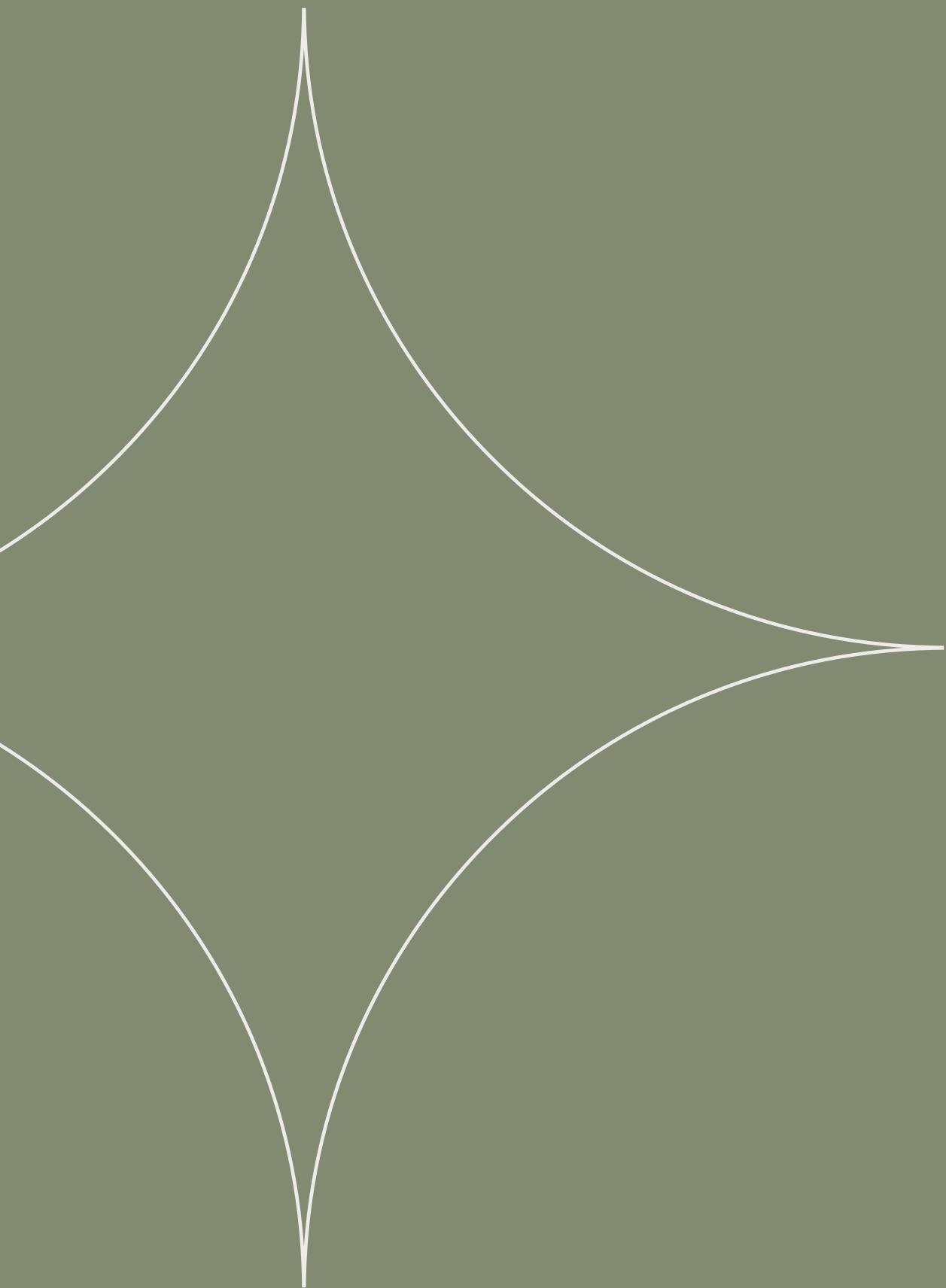
36,000 SF Floor Plates

Flexibility for 60:40
Lab to Office Ratio

Versatility to accommodate
biology and chemistry uses

- Lab Space
- Office Space





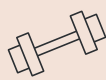
03 AMENITIES }

AN ECOSYSTEM FOR TOP TALENT

With glass walls and exposed timber framing, the amenity center is a beacon of light and warmth. Centered around those who inhabit it every day, the site provides everything talent needs to power a productive, vibrant workday.

- 

Net zero
(target)
- 

Chef-driven on-site
restaurant and food hall
- 

Fitness and
wellness club
- 

Training, conference,
and event room
- 

Hospitality-driven concierge, lobby,
and shared touchdown spaces
- 

Theater room with
pre-function
- 

Outdoor lounge and
meeting space

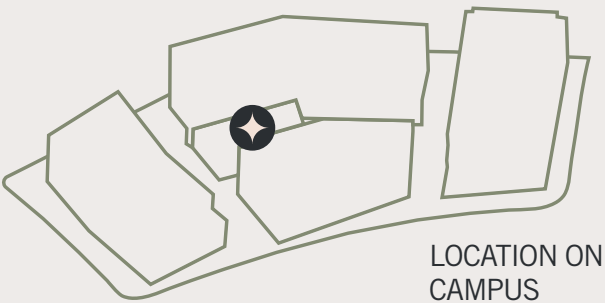


AMENITIES

AMENITY BUILDING

FOOD HALL
RESTAURANT &
MARKET

- Mass timber jewel box with indoor/outdoor connectivity
- Full bar and cafe
- Chef driven seated restaurant
- Food hall fast casual with rotating menu and pizza oven
- Mini market for all your on the go needs



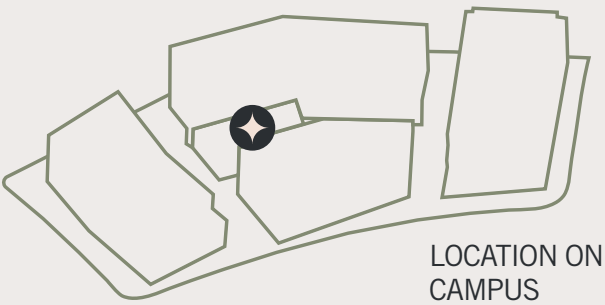
AMENITIES

AMENITY BUILDING

FITNESS & WELLNESS CLUB

The fitness center and wellness club will be operated by Stretch Affect, a holistic movement health company. The club will offer:

- Personal training sessions
- Instructor-led studio classes (yoga, HIIT, flexibility, etc.)
- Health and wellness focused resources include: steam room, sauna, massage, cold plunge and active recovery
- Showers and lockers with towel service

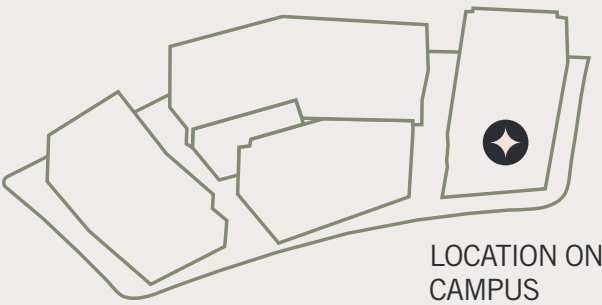


AMENITIES

BUILDING A

THEATER ROOM

Presentations command attention and engagement in this showstopping space designed for focus.

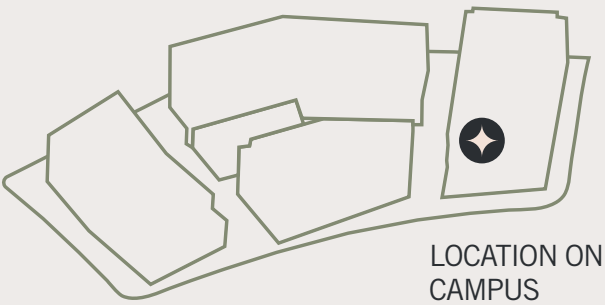


AMENITIES

BUILDING A

TRAINING/
CONFERENCING
SPACE

150+ Person Seating Capacity

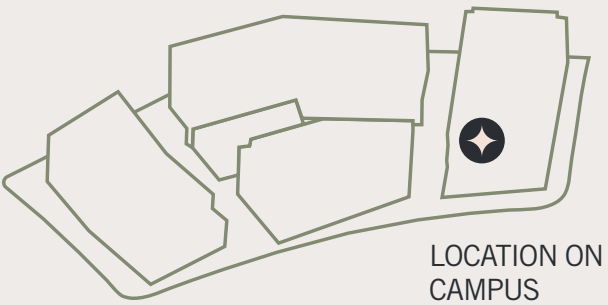


AMENITIES

BUILDING A

PRE-/
POST-FUNCTION
EVENT SPACE

Meetings take on new life in a
hospitality-like environment.

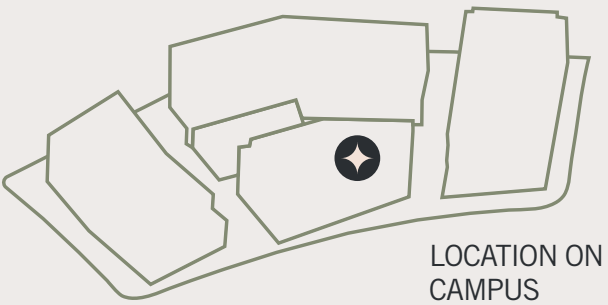


AMENITIES

BUILDING B

PRE-/
POST-FUNCTION
EVENT SPACE

Meetings take on new life in a
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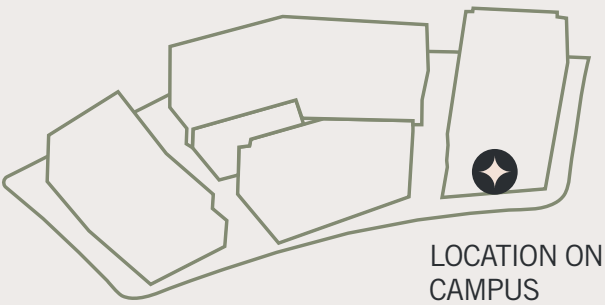


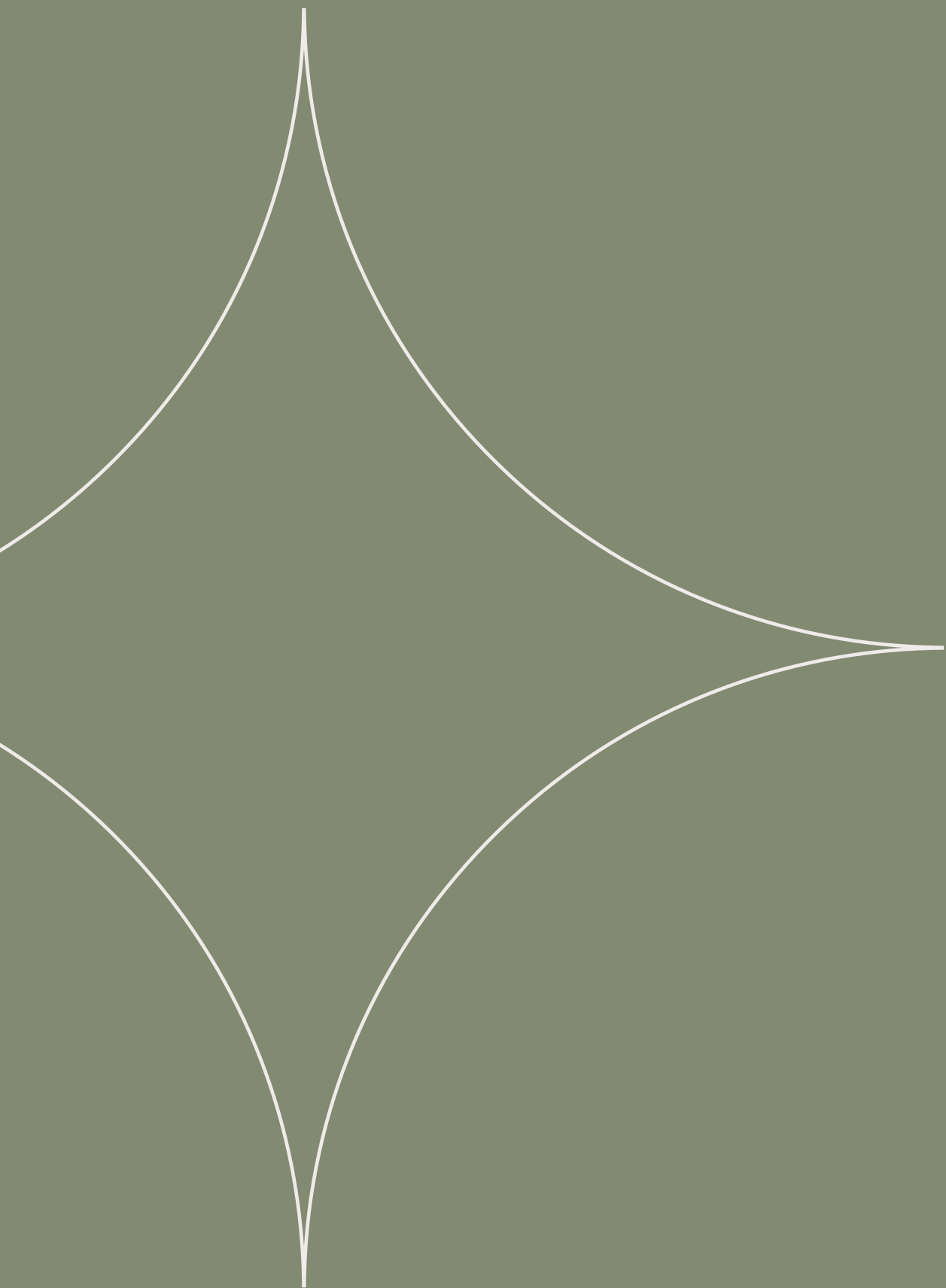
AMENITIES

BUILDING A

TERRACE VIEW

Outdoor terraces on every floor provide space for occupants to relax among fresh air and expansive views.





04 SUSTAINABILITY }

SUSTAINABILITY AT THE CORE

From the ground up, Pacific Center is designed to minimize environmental impact and provide occupants with a healthier, more productive environment. Efforts include reduced power usage, water conservation, and intelligent thermal control.

LEED
GOLD

U.S. Green Building Council
(USGBC) certification

Fitwel

certified

100%

reused water for
exterior areas

1.2M

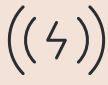
solar-generated kilowatts



green roof integration



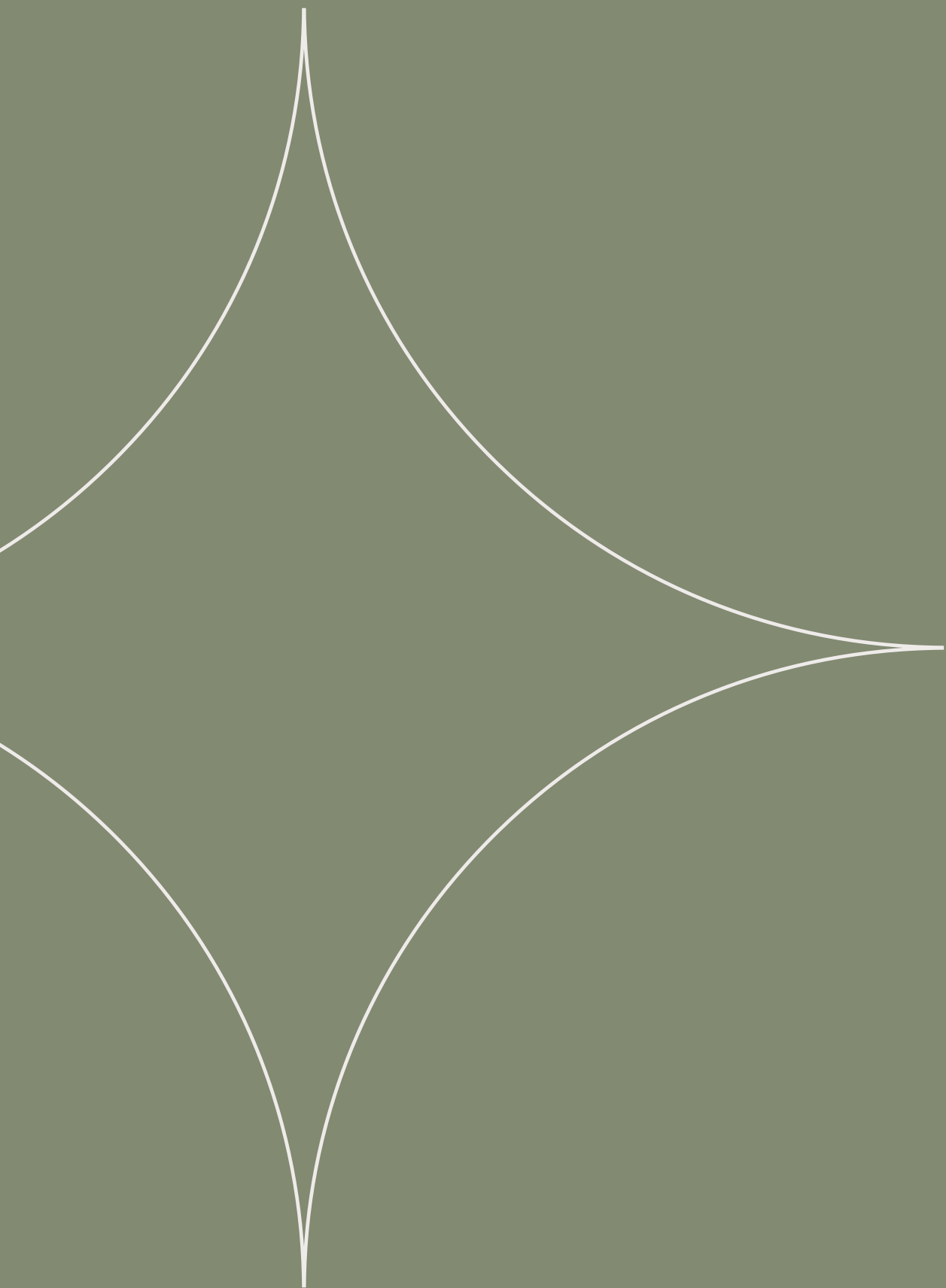
heat island reduction



all-electric chilled/hot
water systems



redundant standby
power: Two 2 MW
generators with
redundant parallel
switch gear and shared
fuel, offering 9-10
WPSF



05 PROJECT TEAM }

WE BUILD FOR TODAY’S BIGGEST BRANDS

NOTABLE PARTNERSHIP PORTFOLIO TENANTS INCLUDE:













STERLING BAY & HARRISON STREET



PACIFIC CENTER

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