

FOUR
*Governor
park*

5080-5090 Shoreham Place
San Diego, CA 92122

NEW SPEC SUITE NOW COMPLETED!

Project Highlights



Desirable Governor Park location just south of UTC submarket



Covered parking



Attractive curb appeal with tropical landscaping, water feature & pond



Operable windows



Floor to ceiling window line in select areas of suites



Monument signage



Nearby café and other amenities

Recently completed project renovations:

New landscaping

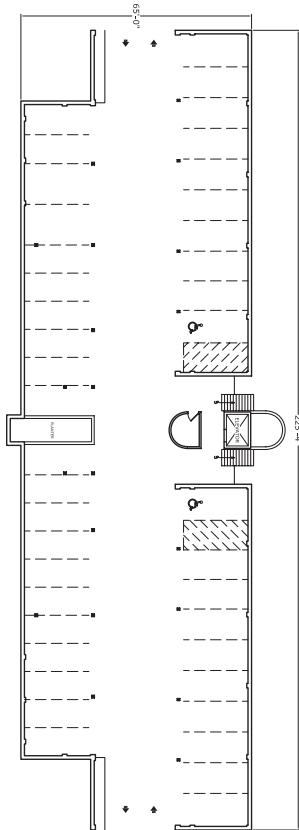
New monument signage

New cooling tower

Building exteriors repainted

Parking lot restriped and resurfaced

Covered Parking Level



Site Plan



Availability

5080 SHOREHAM PLACE

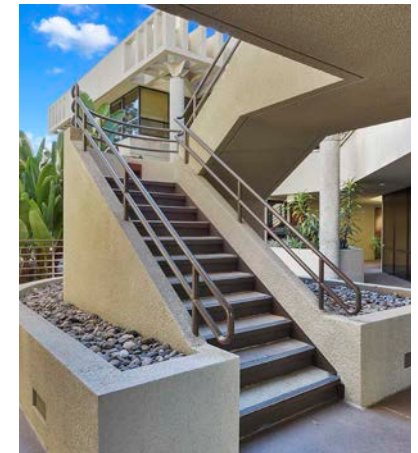
both suites
divisible to
+/- 1,500 SF

Suite	SF	Description	Availability	Lease Rate
Suite 100:	3,701 SF	shell space condition	vacant	\$2.35 + E
Suite 103:	2,230 SF	7 private offices, break room, storage, open area and conference room	vacant	\$2.35 + E
Suite 105:	3,965 SF	8 private offices, reception, 2 conference rooms, storage, IT and break room	vacant	\$2.35 + E
Suite 204:	2,369 SF	3 private offices, reception, break room, storage/IT and open area	vacant	\$2.35 + E

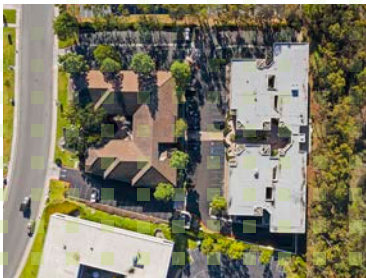
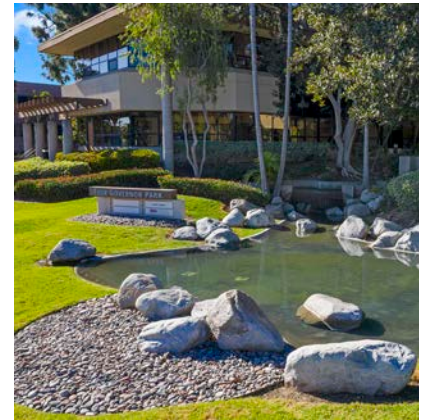
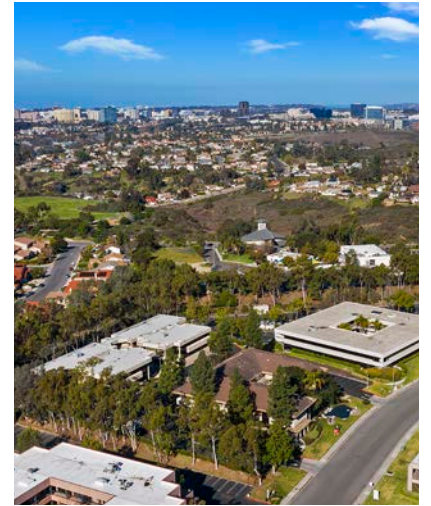
5090 SHOREHAM PLACE

Suite 208	1,875 SF	Brand new spec suite - reception area, 1 private office, conference room, bullpen area and kitchenette	vacant	\$1.95 + E*
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*Introductory rate



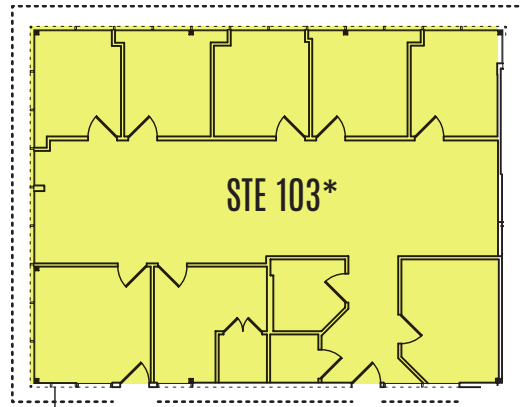
Desirable Governor Park Location



Floor Plans - First Floor

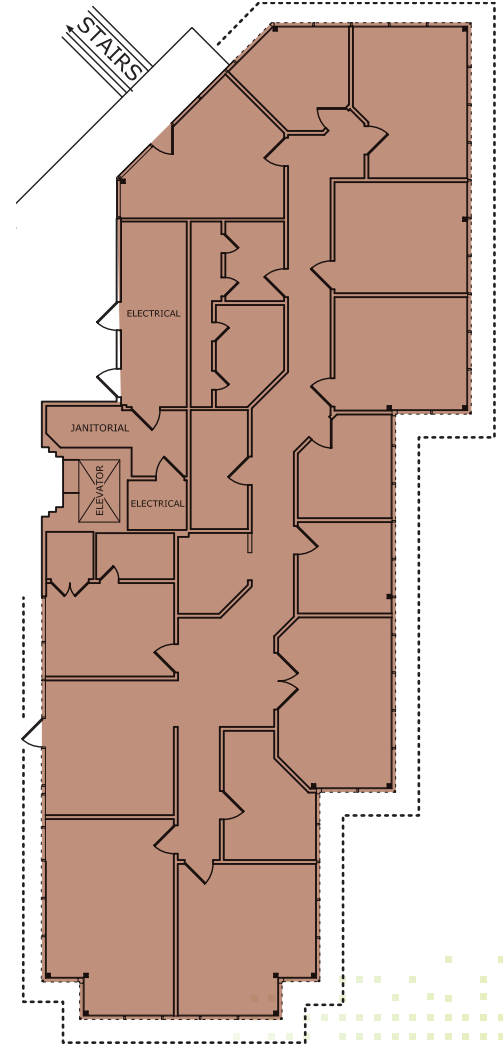
5080 SHOREHAM PLACE

SUITE 103 2,230 SF

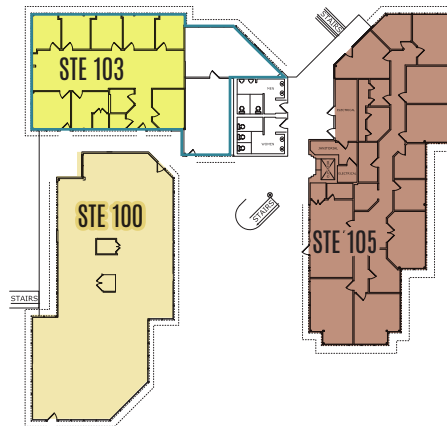
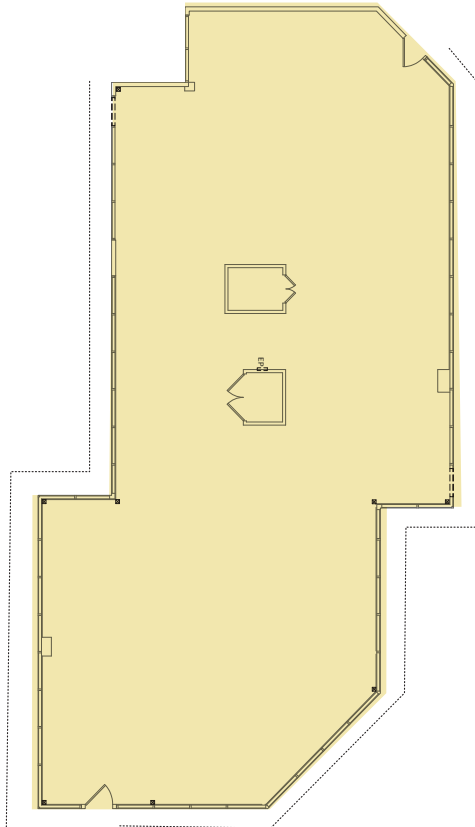


*DIVISIBLE TO +/- 1,500 SF

SUITE 105 3,965 SF



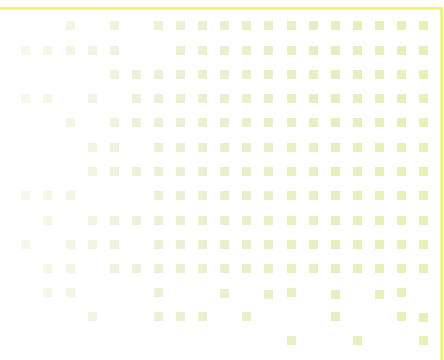
SUITE 100 3,701 SF



WINDOW LINE - - - - -

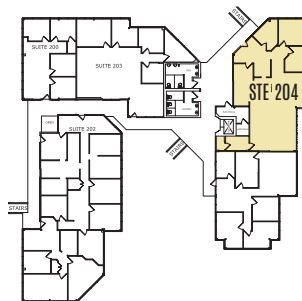
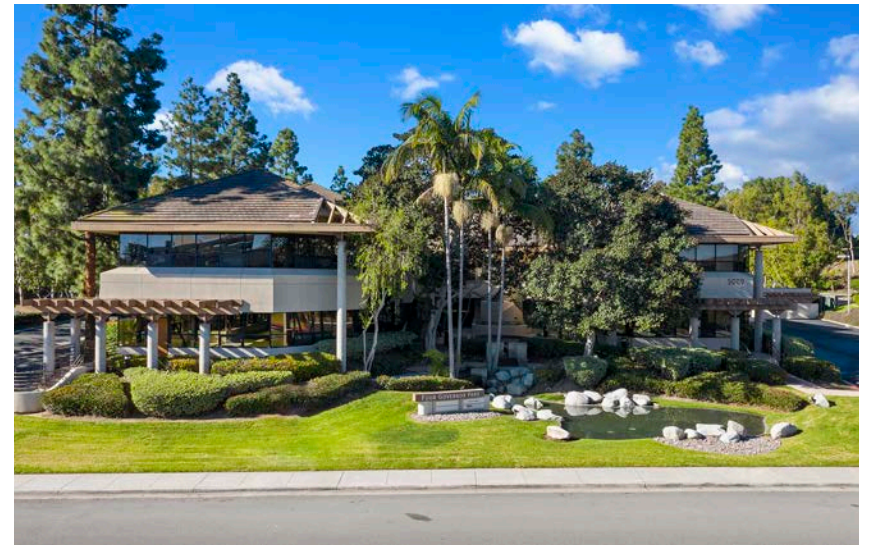
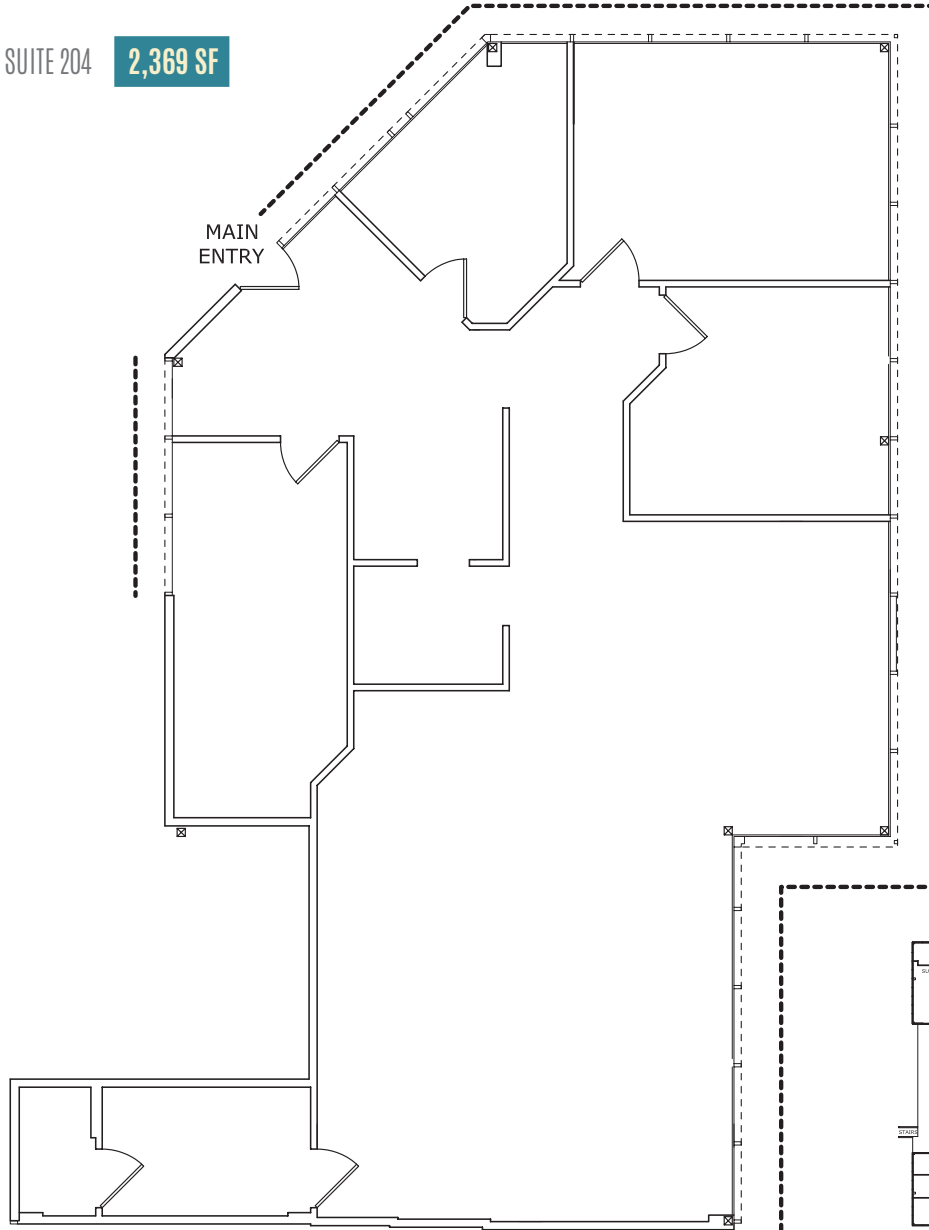
Floor Plans - Second Floor

5080 SHOREHAM PLACE



SUITE 204 **2,369 SF**

MAIN
ENTRY

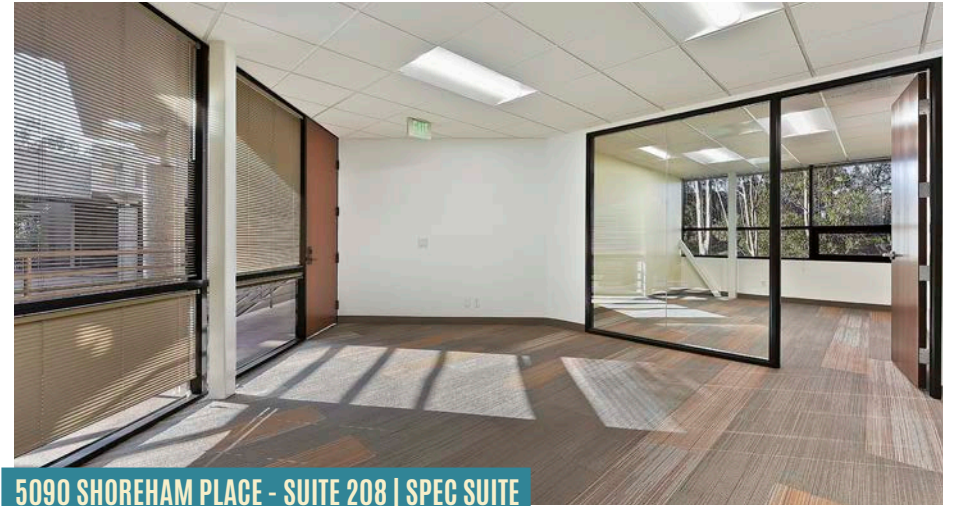


WINDOW LINE - - - - -

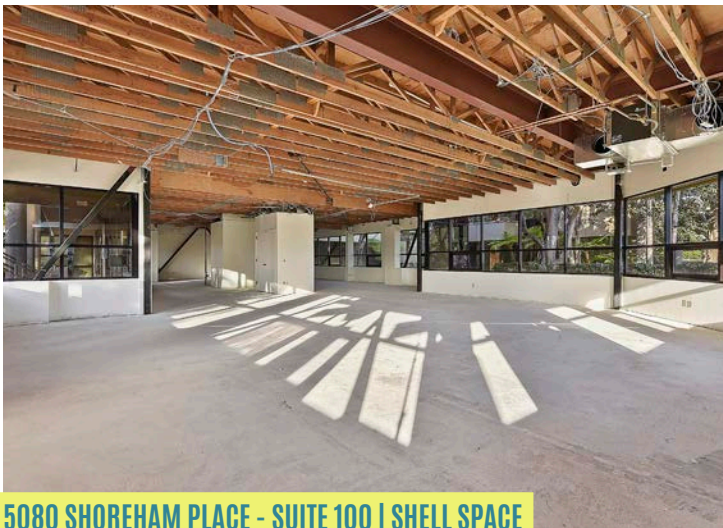
Shell Space and Spec Suites Available



5080 SHOREHAM PLACE - SUITE 100 | SHELL SPACE



5090 SHOREHAM PLACE - SUITE 208 | SPEC SUITE



5080 SHOREHAM PLACE - SUITE 100 | SHELL SPACE



5090 SHOREHAM PLACE - SUITE 208 | SPEC SUITE



5090 SHOREHAM PLACE - SUITE 208 | SPEC SUITE



5080 SHOREHAM PLACE - SUITE 100 | SHELL SPACE



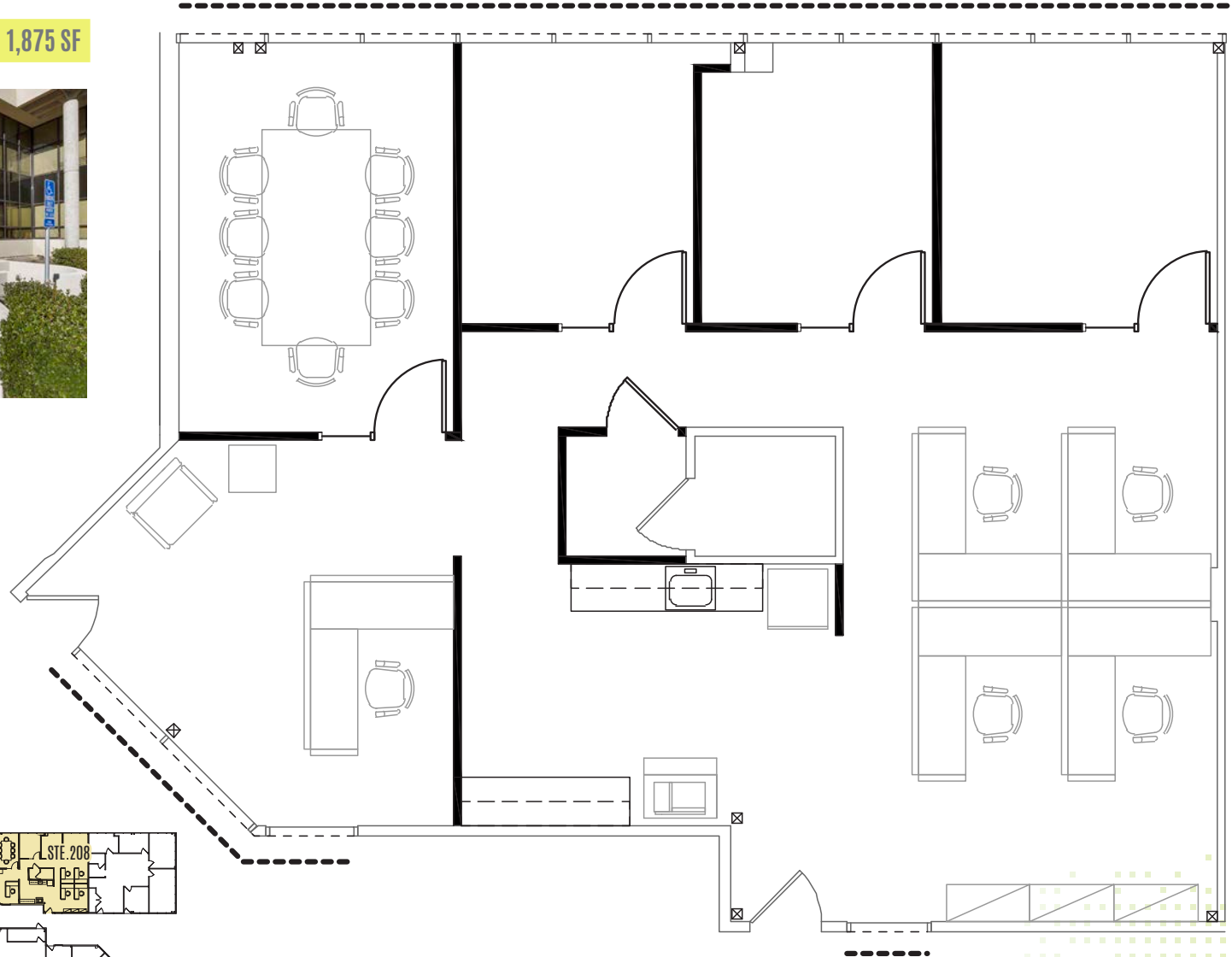
5090 SHOREHAM PLACE - SUITE 208 | SPEC SUITE

Floor Plans - Second Floor

5090 SHOREHAM PLACE

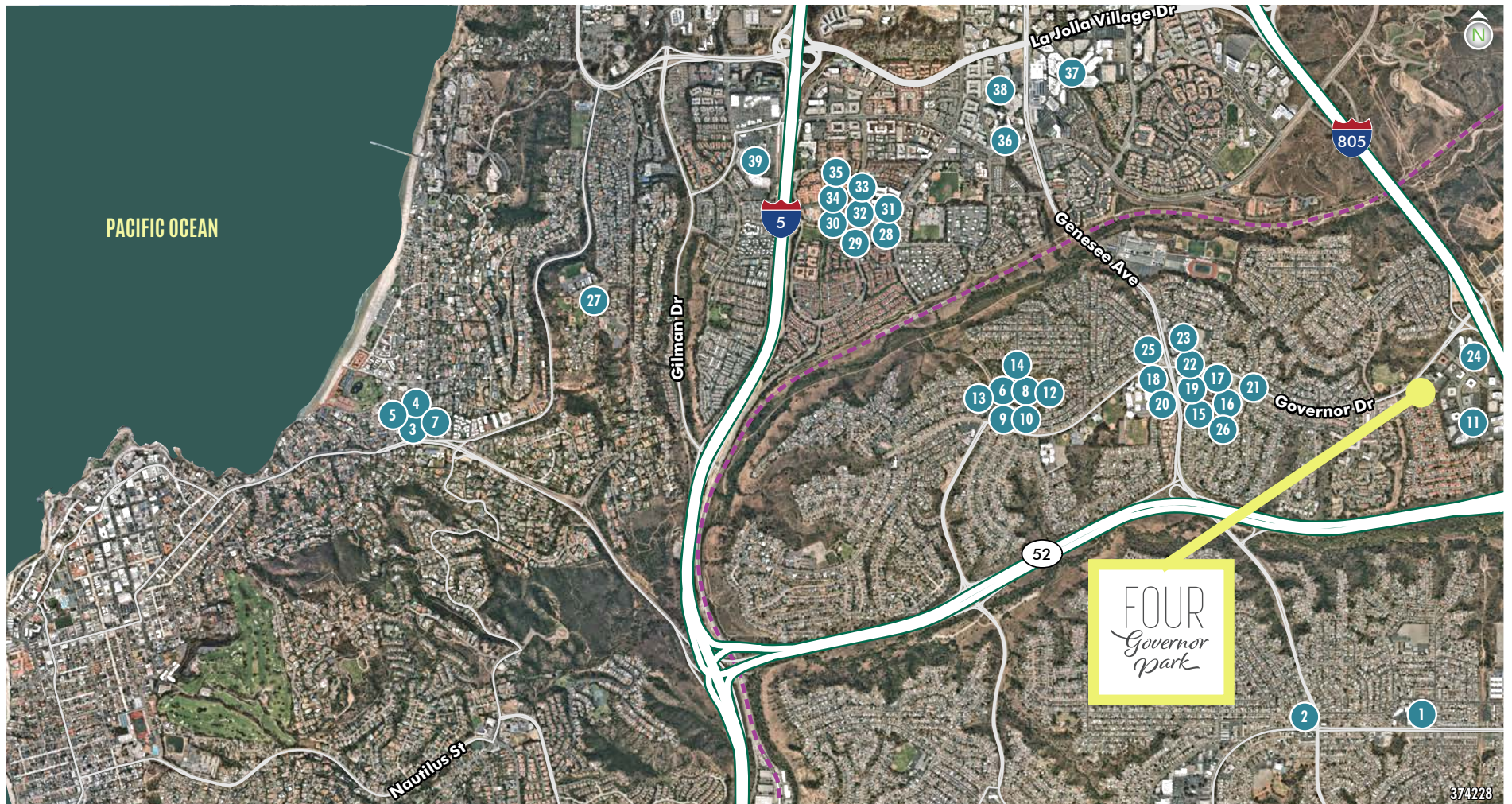
New Spec Suite

SUITE 208 **1,875 SF**



WINDOW LINE - - - - -

Area Map



- | | | | | | |
|--|---|-----------------------|----------------------------------|--------------------|-----------------------------|
| 1. Starbucks | 7. Curio Collection | 13. Great Clips | 20. Mobil | 26. GNC | 33. The UPS Store |
| 2. ARCO | 8. Bank of America | 14. Round Table Pizza | 21. Chase | 27. YMCA | 34. H and R Block |
| 3. Shell Oil | 9. Starbucks | 15. Vons | 22. The Coffee Bean and Tea Leaf | 28. Papa John's | 35. Los Primos Mexican Food |
| 4. Subway | 10. Sprouts Farmers Market | 16. Carl's Jr. | 23. 76 | 29. Fantastic Sams | 36. McDonald's |
| 5. Starbucks | 11. United States Postal Service (USPS) | 17. Rite Aid | 24. Edward Jones | 30. CorePower Yoga | 37. Starbucks |
| 6. United States Postal Service (USPS) | 12. PostalAnnex | 18. Subway | 25. United Pacific | 31. Vons | 38. Starbucks |
| | | 19. Shell Oil | | 32. Starbucks | 39. Starbucks |

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FOUR *Governor park*

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Contacts:

SCOTT KINCAID
Senior Vice President
Lic. 01228565
+1 858 546 4691
scott.kincaid@cbre.com

NICK BONNER
First Vice President
Lic. 01482997
+1 858 646 4777
nick.bonner@cbre.com