

## BALBOA PARK PLAZA

### PROJECT OVERVIEW

<i>Project</i>	Four-story, Class A contemporary office building. Building features include two levels of subterranean parking and a courtyard for the exclusive use of the tenants.	<i>Location</i>	Balboa Park Plaza is situated on the well-traveled Fifth Avenue Corridor, located between Downtown and the major retail streets of University Avenue and Washington Street, five minutes from Downtown and seven minutes from the San Diego Airport.
<i>Year Built</i>	1989		
<i>Total SF</i>	52,180± SF		
<i>Site</i>	.46 Acres	<i>Access</i>	The building is easily accessed from Downtown on surface streets or via the Interstate 163 Quince Street off-ramp.
<i>Construction</i>	Reinforced concrete and steel frame. Balboa Park Plaza features an attractive contemporary design with a reflective blue glass exterior.		

### DESIGN FEATURES

<i>HVAC</i>	The building is heated by water source heat pumps, and cooled by a 270 ton capacity cooling tower. An Energy Management System allows off-site control of the HVAC system.	<i>Elevators</i>	The building is serviced by two Amtech Reliable elevators, each with a 3,000 lb. capacity, which operate at 350 feet per minute. Tenants and visitors have direct access from the garage and street level to all tenant floors.
<i>Life Safety</i>	A card-key system allows tenants 24-hour access to the building. In addition, the garage and first floor contain fire sprinklers, smoke detectors and manual pull stations.	<i>Floorplates</i>	Approximately 13,000± SF.
		<i>Load Factor</i>	Approximately 12.6% Multi tenant.

### AMENITIES

<i>Parking</i>	A two-level subterranean parking structure accommodates 188 automobiles, providing a parking ratio of 3.6 spaces per 1,000 SF.	<i>Building Services</i>	Building services include overnight mail drop boxes and men's and women's showers and locker rooms. There is a private courtyard for the exclusive use of first floor tenants and a private balcony accessed by two second floor tenants.
<i>Building Hours</i>	Building hours and services are from 7:00 a.m. to 6:00 p.m. Monday through Friday.		
<i>Retail Services</i>	Balboa Park Plaza is surrounded by boutique office buildings, residential condominiums and restaurants.	<i>View</i>	Views of San Diego Bay and Balboa Park are available from the upper floors.