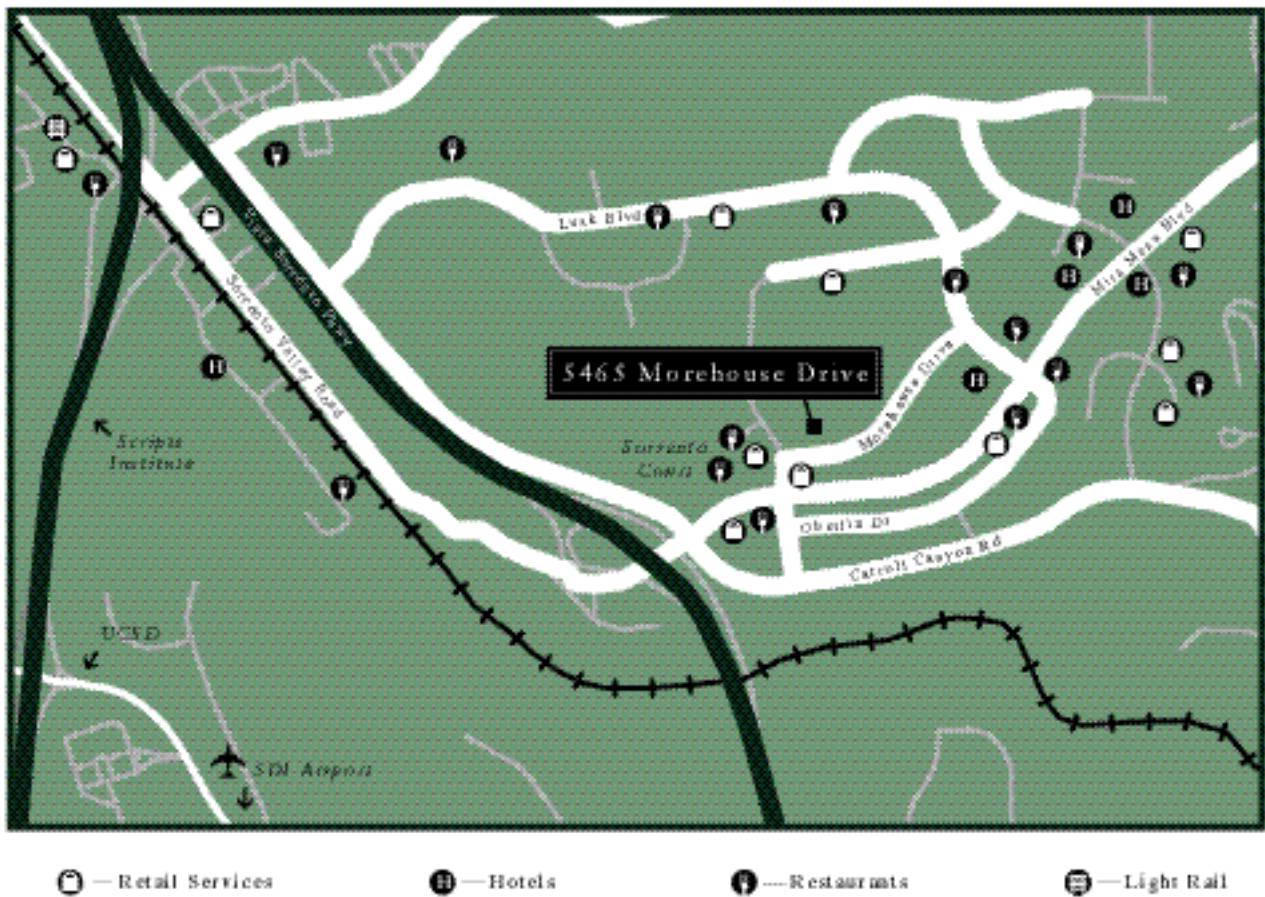


FIELDSTONE PLAZA



5465 MOREHOUSE DRIVE, SAN DIEGO, CALIFORNIA
A MAIER SIEBEL BABER PROPERTY

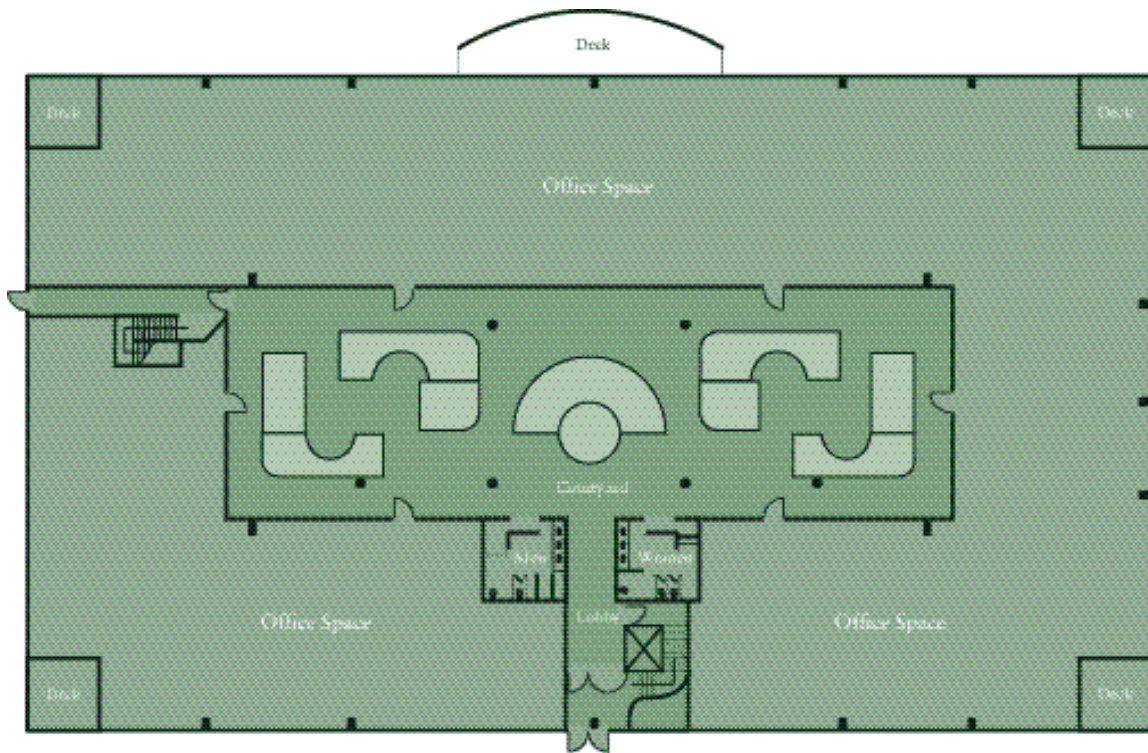
FIELDSTONE PLAZA



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Typical Floor Plan
21,000± SF



FIELDSTONE PLAZA

PROJECT OVERVIEW

<i>Project</i>	Two-story, suburban, garden style, multi-tenant office building with surface parking lot and subterranean parking structure.	<i>Location</i>	The building is located in the North County submarket of Sorrento Mesa in the city of San Diego, along the I-5/I-805 corridor approximately 15 minutes north of downtown San Diego and the San Diego International Airport.
<i>Year Built</i>	1986		
<i>Total SF</i>	44,819± SF		
<i>Site</i>	1.99 Acres	<i>Access</i>	Easily accessed by I-805 via the Mira Mesa Boulevard exit. Closely located to the I-5/I-805 interchange.
<i>Construction</i>	Steel frame construction with brick veneer exterior walls accented by tinted glass windows surrounding a large, open-air landscaped plaza.		

DESIGN FEATURES

<i>HVAC</i>	The building utilizes a heat pump system that includes an evaporative cooling system and a gas heating system.	<i>Elevators</i>	One hydraulic Amtech Reliable unit with 3,000 lbs. load capacity. Secured after-hours access.
<i>Life Safety</i>	The building is sprinklered throughout, with semi-recessed sprinkler heads in tenant areas, exterior bells, fire extinguisher, fire hydrant at street, and emergency lighting with back-up panels.	<i>Floor Plates</i>	Floor 1 - 21,000± SF Floor 2 - 22,000± SF
		<i>Load Factor</i>	Approximately 14% multi-tenant

AMENITIES

<i>Parking</i>	The property offers 166 total spaces: 75 surface parking; 91 subterranean (including 7 subterranean handicap) parking spaces providing a parking ratio of 4 spaces per 1,000 SF.	<i>Building Features</i>	The property offers a beautifully-landscaped, open-air interior plaza featuring seating areas, planters and a fountain. Covered parking and a locker room with showers are available for tenant use.
<i>Building Hours</i>	Building hours are from 7:00 a.m. to 6:00 p.m., Monday through Friday. A roving security officer patrols the property after hours.	<i>Area Features</i>	The property is located in the heart of North County providing direct access to excellent shopping, hotels, restaurants and housing. Close proximity to all beaches and the Del Mar Race Track.
<i>Retail Services</i>	The popular Sorrento Court retail center is located across the street and includes multiple restaurants, services and retailers.		