



SUNROAD
CENTRUM

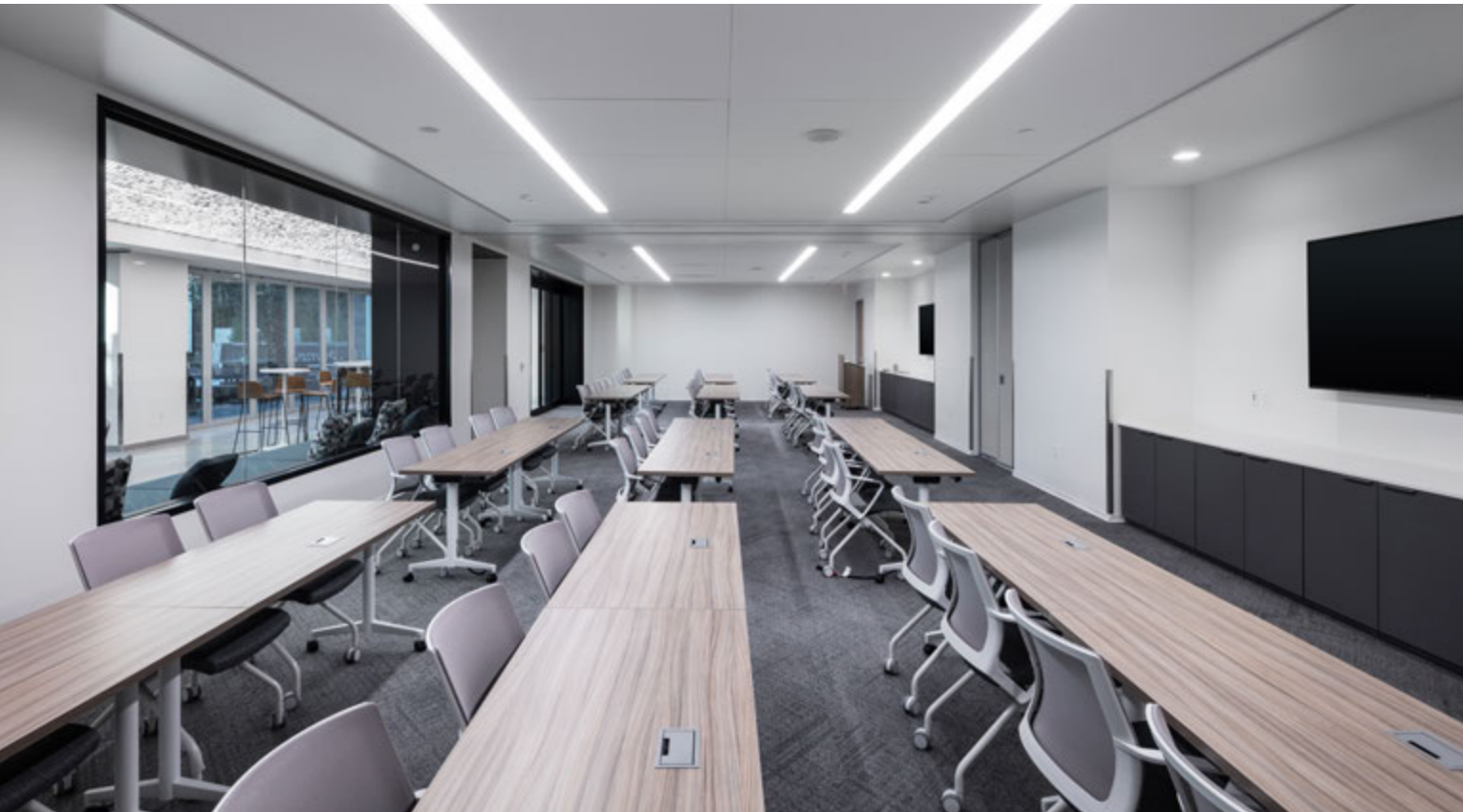
8620 Spectrum Center Boulevard
SAN DIEGO, CALIFORNIA



Welcome to Sunroad Centrum,
where businesses can make the most of
in-person work in thoughtfully designed
spaces that promote connections.
Paired with in-demand amenities and
a convenient location.



what's happening at sunroad centrum



Meeting / conference center

With capacity for 90+ and the latest technology to seamlessly mesh remote and in-person attendees.

On-site Cafe

Perk Social, located on the ground floor adjacent to the Tenant Lounge and Conference Center, provides tenants with an array of coffee, beverages and tasty bites.



Energized fitness experience

Space and equipment for taking care of body, mind, and soul.



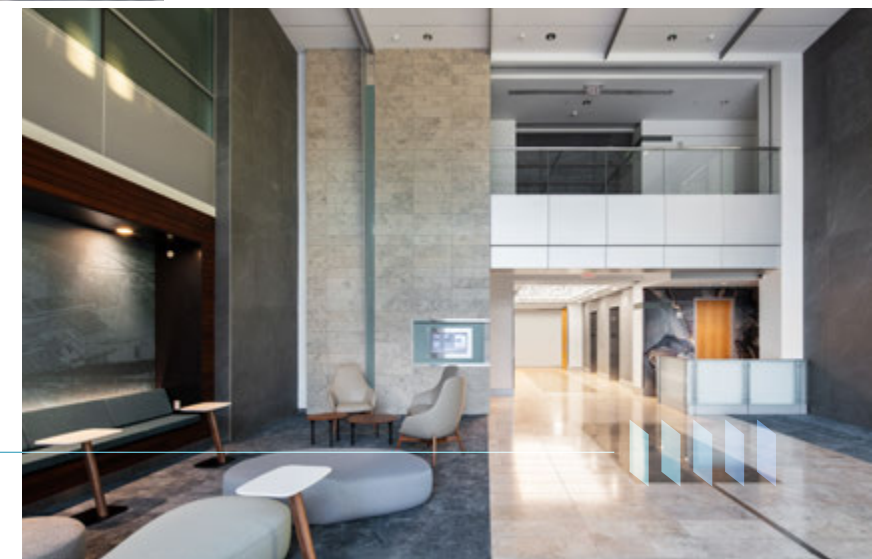
Indoor / outdoor event space & lounge

Work doesn't need to be confined within walls. Our outdoor space offers a refreshing, wellness-focused destination for meetings, lunches, and individual or group work.



Lobby

Make a lasting first impression or offer another option for collaboration and informal meetings.



property features

Modern tenants need options and convenience - and Sunroad Centrum delivers.



26,000 SF average floor plates with low core factor



LEED Certified = sustainably designed and built to be better for people and the planet



Central Location with Easy Freeway Access and bus service



Retail, restaurants, hotels, and healthcare are just minutes away



In a master-planned community with residential, recreation, and retail



Signage / branding / identity opportunities



Abundant onsite parking (4:1000 ratio & additional parking available up to 6 per 1,000 RSF); secured executive parking available



a powerful "why"

Why Sunroad Centrum?

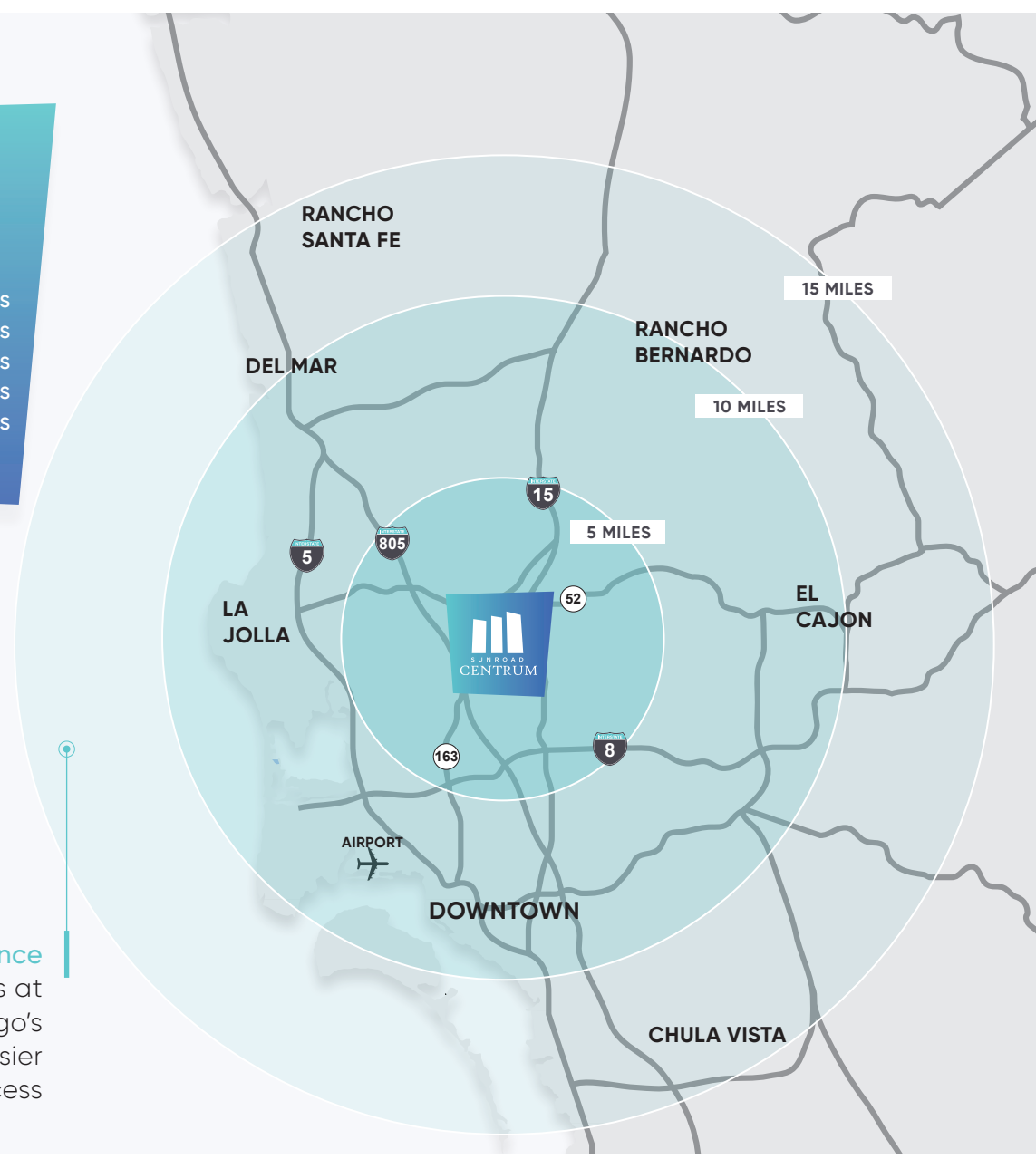
It's the competitive advantages that help companies recruit, retain, and perform.



No commute necessary
 With 2500 residential units in walking distance, employees can give up the commute for good

DRIVE TIME

La Jolla	9 mins
Downtown	10 mins
Airport	15 mins
Del Mar	15 mins
Rancho Bernardo	18 mins

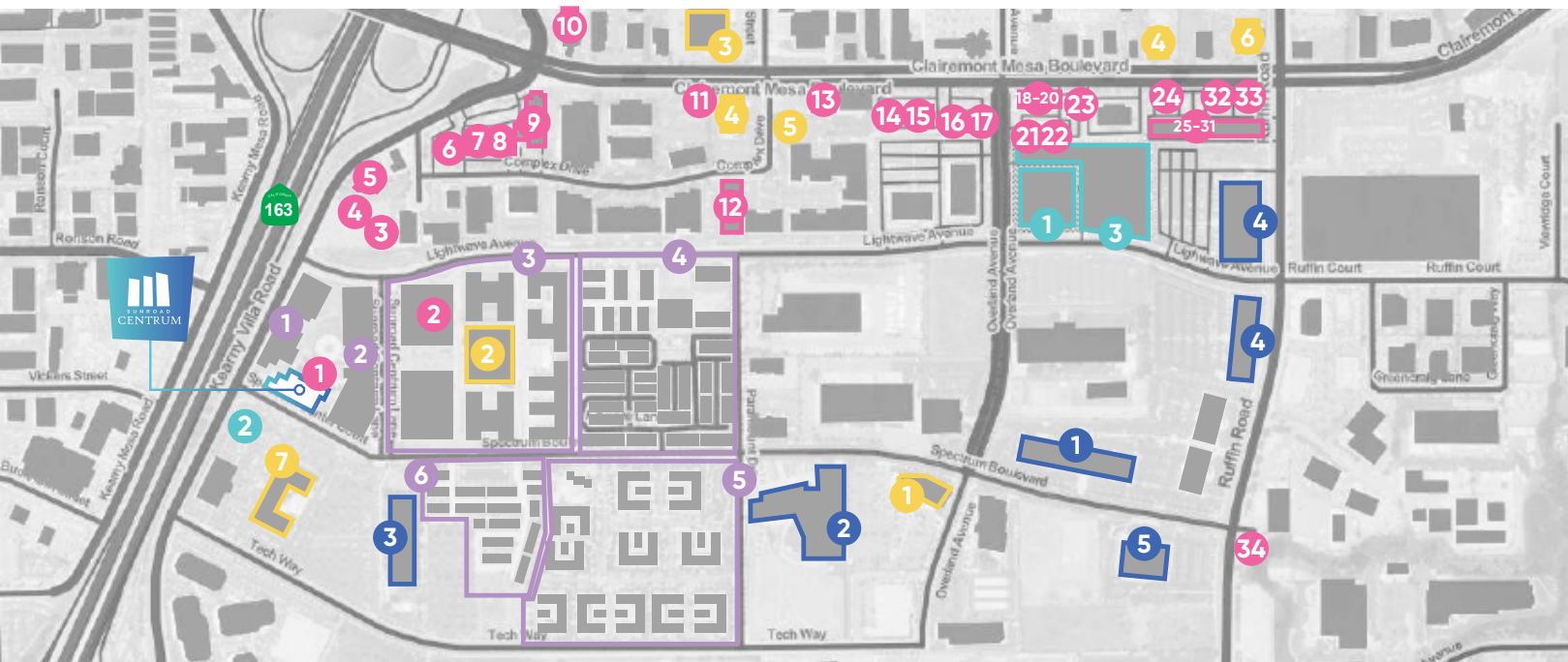


Connected Convenience
 Sunroad Centrum is at the nexus of San Diego's largest freeways for easier in and out access



the neighborhood

Unmatched resources and amenities steps away



BUSINESS

- 1 Northrop Grumman
- 2 Resmed Corporate HQ
- 3 Sharp Corporate Office
- 4 National University
- 5 Jack In The Box Corporate HQ

RESTAURANTS

- 1 Perk Social
- 2 Park Social
- 3 Players Sports Grill
- 4 Sonic
- 5 The Butcher Shop Steakhouse
- 6 Filippi's Pizza
- 7 Pho Duyen Mai
- 8 Golden City Chinese
- 9 Anny's Fine Burger
- 10 Denny's
- 11 McDonald's
- 12 Lit'l Pepper Gourmet Sandwiches
- 13 Panera Bread

BUSINESS

- 14 Tahini Middle Eastern Street Food
- 15 Finjan Coffee Shop
- 16 Rubio's Coastal Grill
- 17 Firehouse Subs
- 18 Starbucks
- 19 Burros & Fries
- 20 Panda Express
- 21 Robeks Fresh Juices & Smoothies
- 22 Tigris Mediterranean Grille
- 23 Jack in the Box
- 24 The Coffee Bean & Tea Leaf
- 25 WaBa Grill
- 26 China Express
- 27 Poki One N Half
- 28 Adrian's Surf n' Turf Grill
- 29 Phuong Nga Bakery & Cafe
- 30 Banh Mi Express
- 31 Domo Kitchen
- 32 Carl's Jr
- 33 Crispy Chicken n' Tomato
- 34 Studio Diner

ACTIVE LIFESTYLE

- 1 YMCA
- 2 Boxing Club
- 3 Missile Park

SERVICE

- 1 California Coast Credit Union
- 2 Centrum Campus Community Park
- 3 Courthouse
- 4 Bank of America
- 5 US Bank
- 6 Wells Fargo
- 7 Courtyard Marriott

RESIDENTIAL

- 1 Vive Luxe
- 2 Vive
- 3 Domain & Ariva Apartment Homes
- 4 KB Homes & William Lyon Residences
- 5 Avion Apartments
- 6 Esplanade Apartments

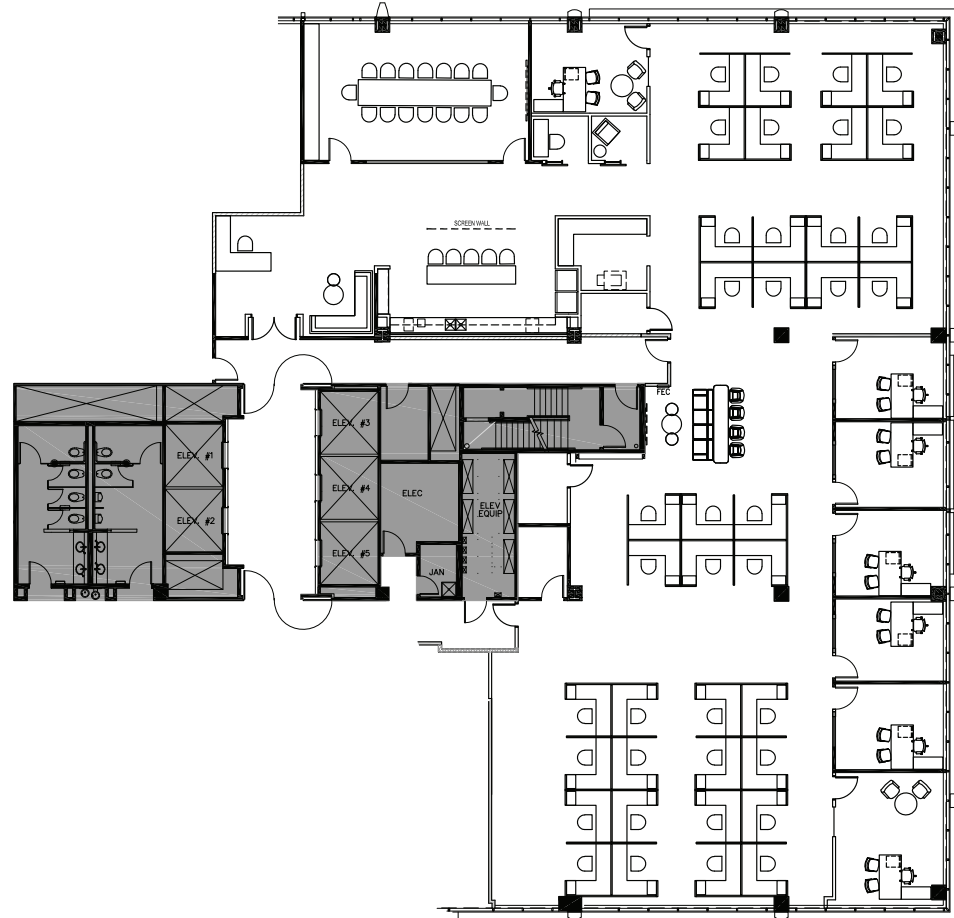


availabilities & floor plans

Suite# / Floor	RSF
Suite 1100	5,219 - 9,985 RSF

Floor 11

spec suite plan - option 1



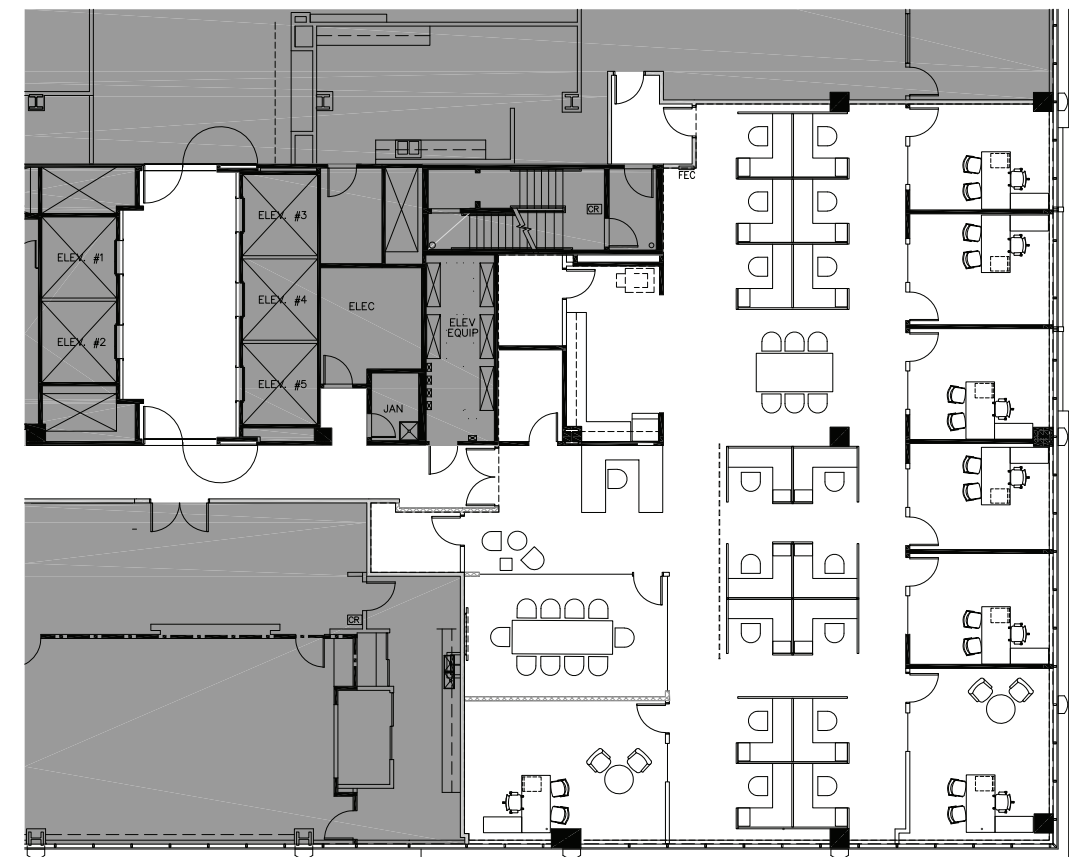
Suite Highlights

- 9,985 RSF Available
- Double Door Entry with Reception Area
- Large Conference Room
- 5 Window-line Offices
- 2 Executive Offices
- Open Break Area

- Server/IT Room
- 2 Phone Rooms
- Copy Room
- Storage Room
- Open Space for Workstations

Floor 11

spec suite plan - option 2



Suite Highlights

- 5,219 RSF Available
- Double Door Entry with Reception Area
- Conference Room
- 6 Window-line Offices
- 1 Executive Office

- Open Break Area
- Server/IT Room
- Open Space for Workstations





**SUNROAD
CENTRUM**

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