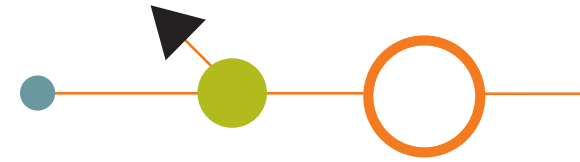




A P O L L L

at ROSECRANS

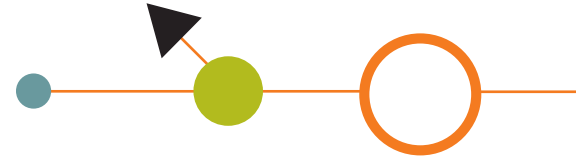
WELCOME TO
YOUR LAUNCHPAD



This is the place where companies can re-imagine and create for the 21st century.

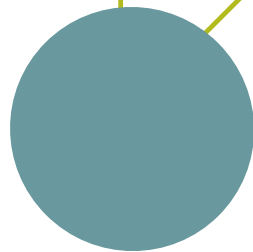
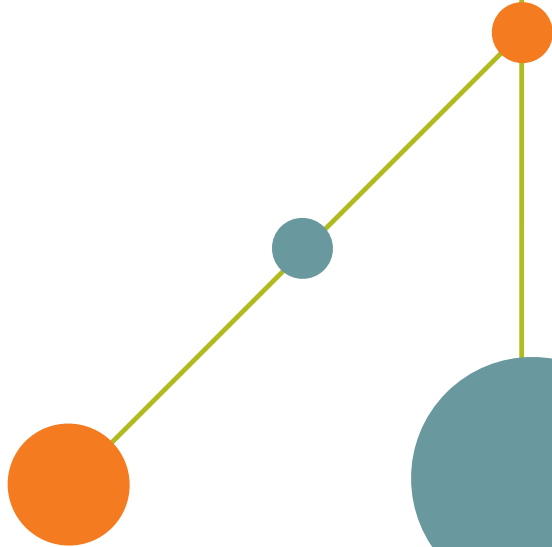
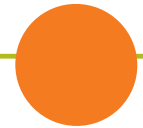
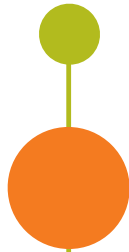
Come explore the double-height industrial spaces where big ideas can grow. Open work environments enhance collaboration, spark creativity, encourage experimentation, and deliver efficiency.

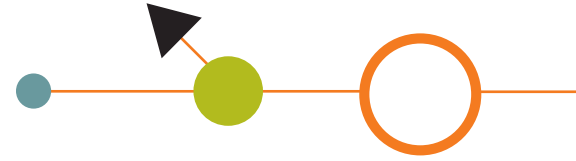
Our smart, state-of-the-art buildings offer environmentally conscious, and economical systems. The campus is designed for 24/7 operations. Enticing amenities including outdoor work and relaxation spaces, operable windows, balconies, and pet-friendly environments foster pride of place in one of the best coastal climates anywhere.



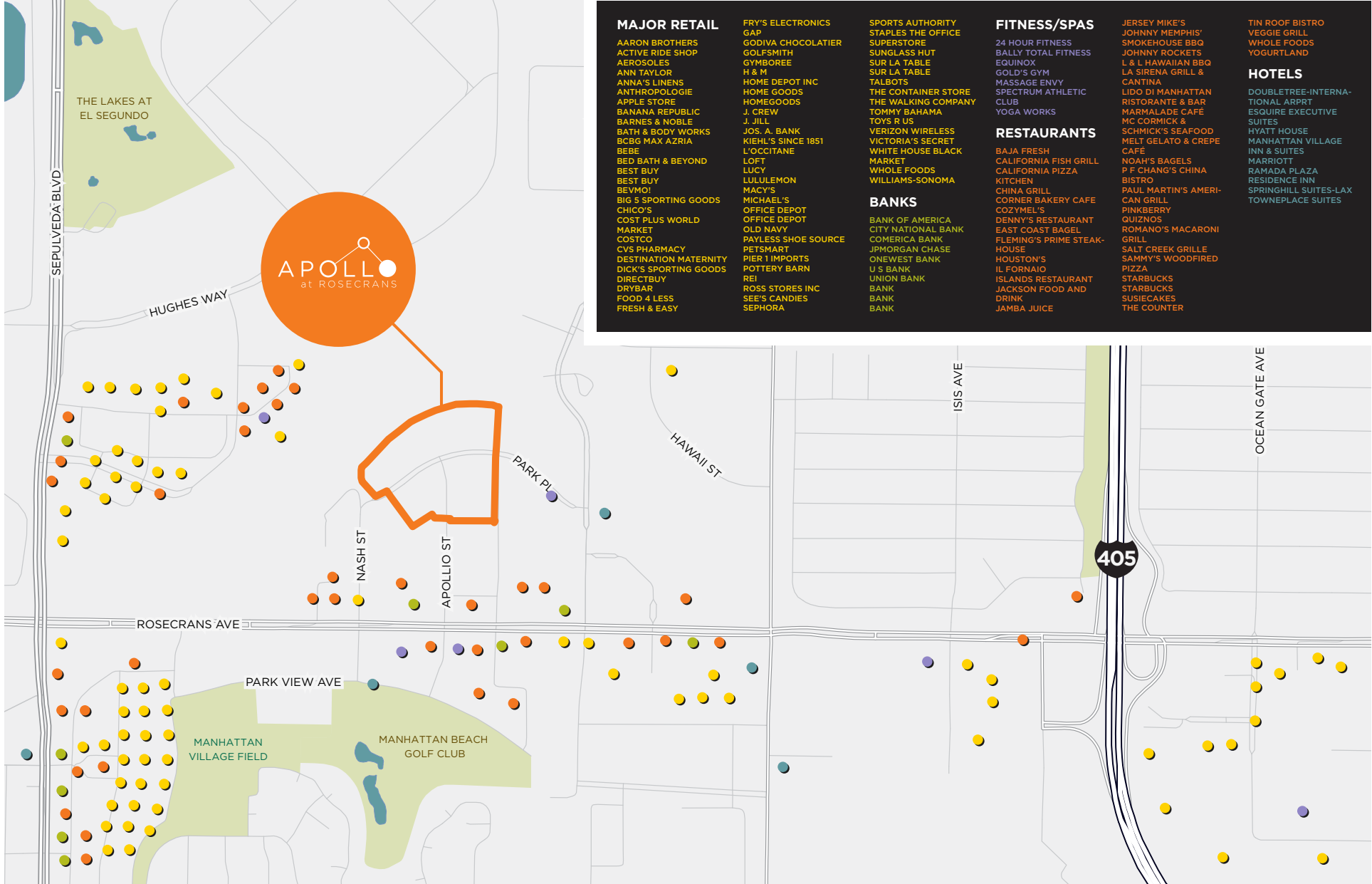
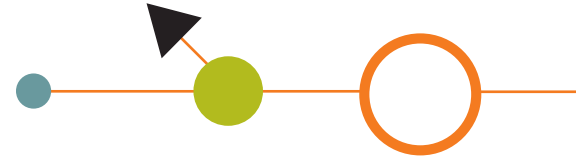
“Shoot For The
Moon And If You
Miss You Will Be
Among The Stars.”

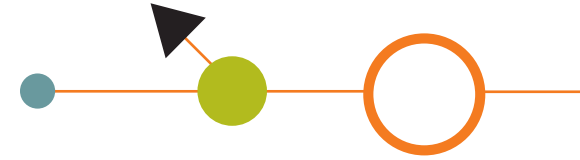
- LES BROWN





NEIGHBORHOOD AMENITIES





20 Restaurants with a wide range of price points

Bank Branches for all major financial institutions

Numerous Hotels at varying hospitality levels

3 Fitness Centers, numerous smaller private instruction studios

The Beach and bike/run path

Running Trail linking South Bay residential communities

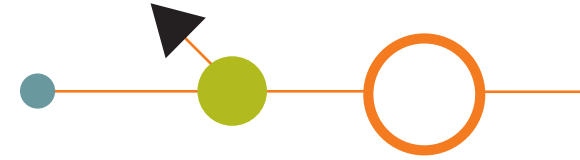
Golf Range

Large High End Retail Centers

Beach Volleyball Courts

Costco, Office Depot and other large warehouse retailers





 20-Minute Walking Loop

 Basketball Court

 Dog Park

 Campus Bike Rental

 Parking Structure

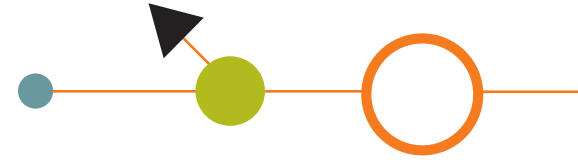
 Outdoor Community Space

 Food Truck Space

 Outdoor Fireplace

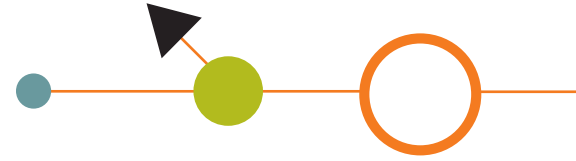
 Wireless Internet Zone

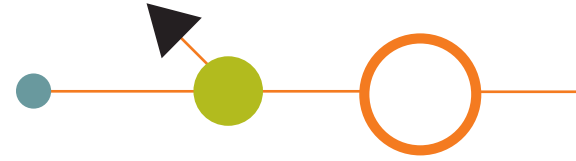


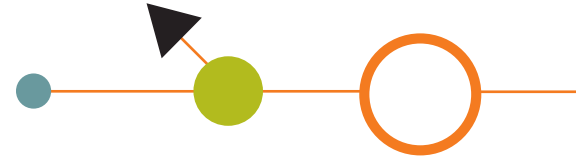


**Only when stars are clustered together
can we truly appreciate their brilliance.**

Enter an entire campus specifically designed to foster interaction and promote creative collaboration. Exchange ideas around the fire pit or over a picnic table. Loosen up your flow with a walk around the starpath or a game of ping pong. Enjoy the open sky of your outdoor office with campus-wide wifi.







KEY PLAN



OVERVIEW

2 story office
2 levels of on-site parking

BUILDING RENTABLE

195,000 rsf

FLOOR SIZE

47,500 rsf

DIVISIBILITY

7,800-95,000 rsf

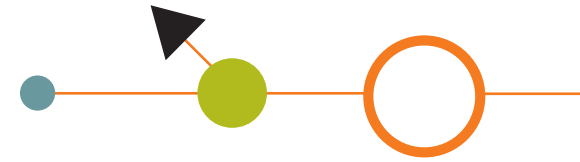
CEILING HEIGHT

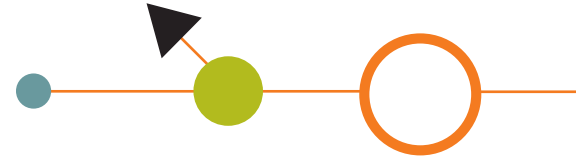
14 ft clear

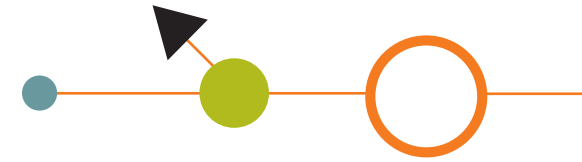
PARKING RATIO

4 per 1,000 rsf









KEY PLAN



OVERVIEW

2 story office
1 level of on-site parking

BUILDING RENTABLE

113,000 rsf

FLOOR SIZE

56,657 rsf

DIVISIBILITY

5,500-56,657 rsf

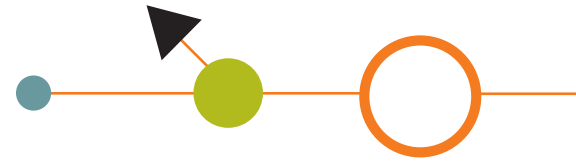
CEILING HEIGHT

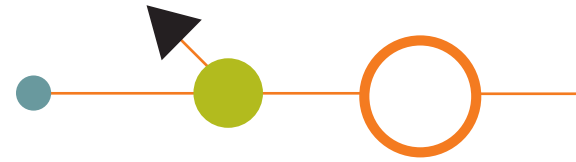
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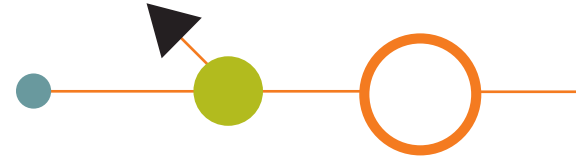
PARKING RATIO

4 per 1,000 rsf









KEY PLAN



OVERVIEW

2 story office
1 level of on-site parking

BUILDING RENTABLE

130,000 rsf

FLOOR SIZE

65,000 rsf

DIVISIBILITY

20,000-130,000 rsf

CEILING HEIGHT

14 ft clear

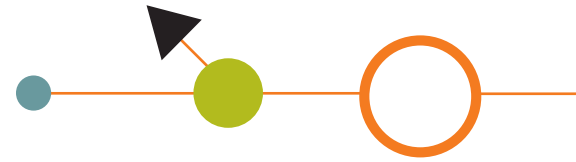
PARKING RATIO

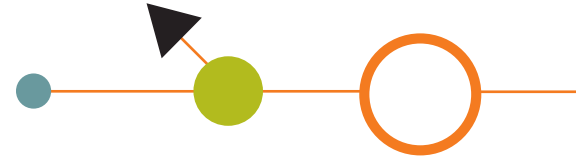
4 per 1,000 rsf

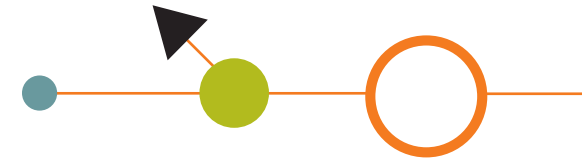




2120 PARK PLACE







KEY PLAN



OVERVIEW

2 story office
2 levels of on-site parking

BUILDING RENTABLE

103,000 rsf

FLOOR SIZE

51,500 rsf

DIVISIBILITY

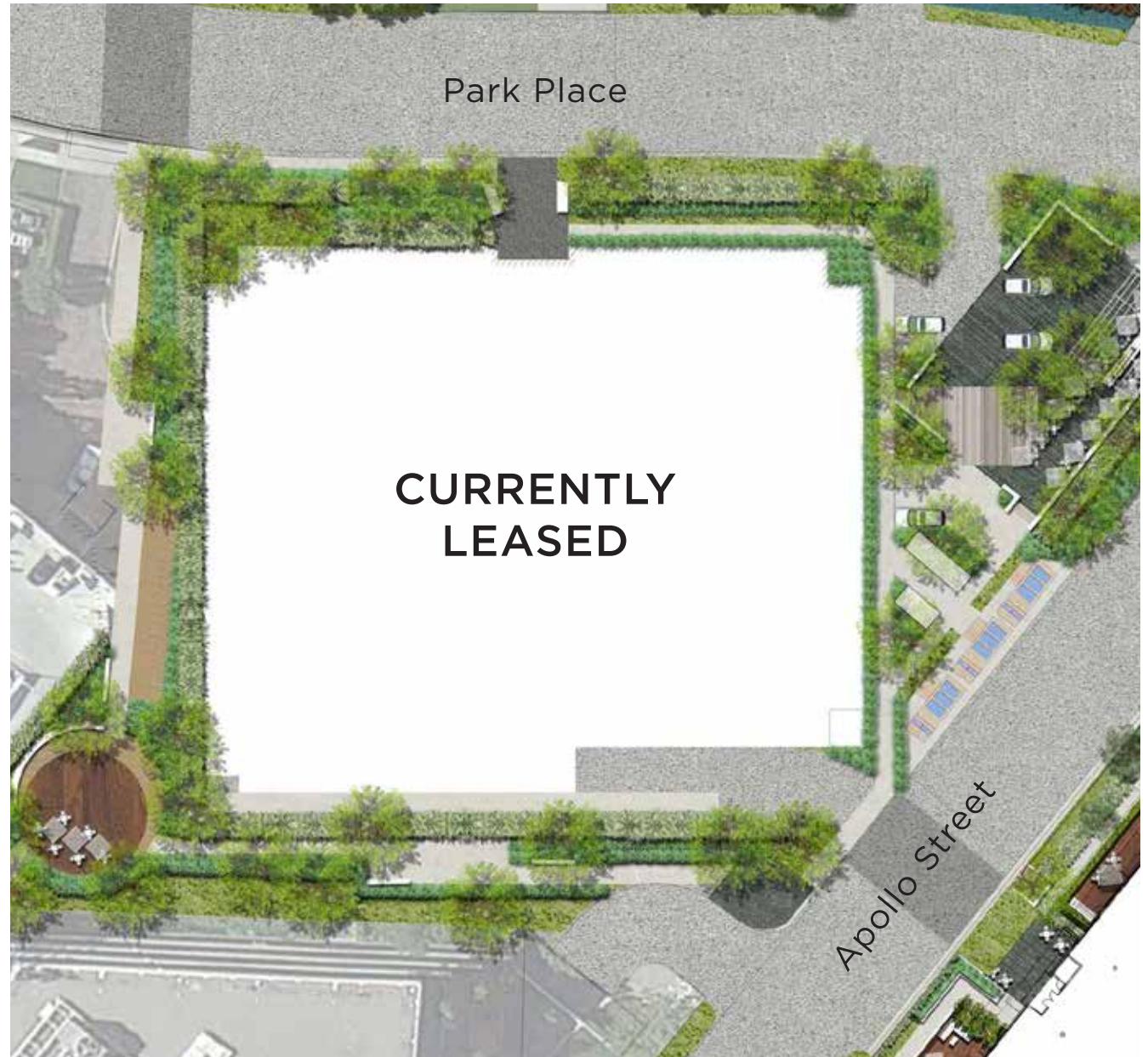
10,000-51,500 rsf

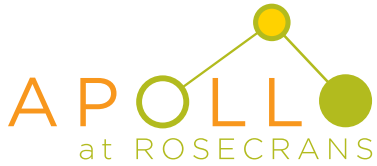
CEILING HEIGHT

14 ft clear

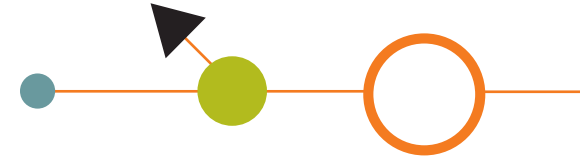
PARKING RATIO

4 per 1,000 rsf





FOR MORE INFORMATION
PLEASE CONTACT



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