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## New Kearny Mesa Project is San Diego's First Spec LEED-Certified Office Tower

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Sunroad Centrum I, a 275k sf Class A office tower located in Kearny Mesa, has officially achieved LEED certification, as determined by the U.S. Green Building Council. Developed by Sunroad Enterprises, the 11-story building has set a new local standard for environmental responsibility as the city of San Diego's first speculative LEED-certified office tower.

Sunroad Enterprises worked with San Diego LEED consultant Drew George & Partners to achieve the "core and shell" LEED rating for Sunroad Centrum 1. This means the structure and exterior skin through perimeter walls meet the six categories required for LEED certification, which include site selection, water efficiency, energy savings, indoor environmental quality, materials and finishes.

BPA Architecture Planning Interiors designed Sunroad Centrum 1, which features a metal, glass and stone exterior capped by a dramatic swooping rooftop architectural element. Rough-cut stone combines with interweaving metal detail to provide a strong foundation and create exterior visual synergy. The project is complete with panoramic views, leading-edge amenities and an unparalleled mid-city location.

"Green" features of Sunroad Centrum I include:

- Site selection -- The tower is located on the former General Dynamics site and is the first phase of redevelopment within the master-planned Sunroad Centrum community that will ultimately include 1 msf of Class A office space, over 1,000 residential units, and a two-acre park. Kearny Mesa is San Diego's most central and easily accessible submarket and had previously been vastly under-utilized. Sunroad Enterprises maximized the benefits of location and accessibility with a project that creates a true live, work and play environment.
- Water efficiency -- Low-flow sensor activated sinks, dual flush toilets and other features are providing the project with a 35 percent water savings over conventional fixtures. These interior water-saving measures along with water efficient and drought tolerant landscaping will save a total of 780,000 gallons of water annually.
- Energy savings -- Sunroad Enterprises also purchased renewable energy credits to offset much of its environmental impact by supporting the development of green power providers.
- Indoor environmental quality -- Precautions were taken to protect the HVAC systems during construction. The mechanical system was designed to conform to industry best practices and to provide 30 percent more outside air to building occupants than the industry standard. All paints, finishes, carpeting and other materials are low-emitting, further protecting air quality.
- Daylighting -- Vision glass was used from 30" to 108" high in over 95 percent of the building shell, allowing extraordinary views into all open spaces. The feasible tenant layout maximizes use of vision glass on all interior partitions, achieving 99.97 percent view access in regularly occupied areas. Over 98 percent of the building has a daylight factor of 2 percent or higher.
- Wood materials and finishes -- Sunroad Enterprises chose to spend more than half of its entire wood products' budget on materials that are certified by the Forest Stewardship Council (FSC), an organization that promotes environmentally appropriate, socially beneficial and economically viable management of the world's forests.

Mark Wayne, Eric Vann and Steve Wolf of Cushman & Wakefield, who are handling the marketing for the project, report that the law firm of Marks, Golia & Finch, LLP has already leased the ninth floor of the building. The ninth floor is the largest in the building at over 25.5k sf, and will meet the needs of the growing firm which caters to the construction industry. Full lease-up is expected by early 2009.

Sunroad Centrum 1 is located on Spectrum Center Boulevard midway between Clairemont Mesa Boulevard and Balboa Avenue just minutes from the 163, 805, 15 and 52 freeways. Amenities include subterranean parking with ample 4/1000 parking ratio, an exercise gym with shower facilities, outstanding signage and visibility.