

Source: *San Diego Daily Transcript* - February 7, 2008

Countdown to Sunroad Centrum begins

By THOR KAMBAN BIBERMAN

The final countdown has begun for the much-anticipated Sunroad Centrum I, a spectacular Class A office tower in Kearny Mesa that represents the ultimate in forward-thinking design and amenities, and that will set the standard by which all future office developments in San Diego will be judged.

The 11-story building is establishing new milestones for San Diego -- becoming the city's first LEED-certified Class A office high-rise as well as the first Class A office tower in Kearny Mesa. With its completion in early May, Sunroad Centrum I will be instrumental in the transformation of Kearny Mesa into a thriving and vibrant live, work and play urban community.

"Sunroad Centrum I is unlike any other office tower in San Diego County -- offering the very best in location, access, design and amenities," said Richard Vann, executive vice president with Sunroad Enterprises. "Every detail was carefully considered, from maximizing the panoramic views to ensuring a project identity that Class A companies will be proud to call home.

"But we didn't stop there. Creating a building that would combine sustainable design, minimize impact on the environment and improve cost efficiency for our tenants was key to our pursuing the elite LEED certification," Vann said. "Every aspect of this development -- from the construction process through the materials and energy considerations -- was carefully considered to ensure a building that is environmentally sensitive and highly efficient in operations and design."

Sunroad Centrum I is located midway between Clairemont Mesa Boulevard and Balboa Avenue with minutes-on access to the 163, 805, 15 and 52 freeways. The 275,000-square-foot tower is the first phase of development within Sunroad Enterprises' master-planned Sunroad Centrum community. In its entirety, Sunroad Centrum will include 1 million square feet of Class A office space, over 1,000 residential units and a magnificent 2-acre park.

"Sunroad Centrum has become the model for successful in-fill development achieving a true live, work and play environment in a community that offers an unparalleled setting in San Diego County," said Mark Wayne of Cushman & Wakefield, who along with Eric Vann and Steve Wolf are marketing the project. "This is a one-of-a-kind project in a one-of-a-kind location, and it is being eagerly received by tenants who want to be part of an exciting new 'place' in which to do business."

A key landmark for Sunroad Centrum I is a magnificent 45-foot-tall sculpture by Leonardo Nierman, a world-renowned artist who was commissioned specifically for this site. "This sculpture is a tribute to the unique combination of beauty, creativity, design and architecture that can be achieved when a project is conceived with all elements in balance," he said. "It is a testament to Sunroad Enterprises' commitment to public art and a perfect complement to the adjacent flowing water feature."

Designed by famed Class A architect Brian Paul & Associates, Sunroad Centrum I features a metal, glass and stone exterior capped by a dramatic rooftop architectural element. Rough-cut stone combines with interweaving metal detailing to provide a strong foundation and create exterior visual synergy.

Other Sunroad Centrum I amenities include subterranean parking with an ample 4/1000 parking ratio, an exercise gym with shower facilities, and outstanding signage and visibility.