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Sunroad Centrum a perfect place to do business

In just one month, the much-anticipated Sunroad Centrum I will be completed. This spectacular Class A office tower in Kearny Mesa that represents the ultimate in forward-thinking design and amenities 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 May completion, 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 businesses will be proud to call home.

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, more than 1,000 residential units and a magnificent two-acre park.

The Sunroad Centrum I tower has a "core and shell" LEED rating, meaning the structure and exterior skin through perimeter walls meet stringent LEED certification criteria. The speculative nature of the building means interior walls have not been constructed, allowing tenants to build out their space to their exact specifications.

"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 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," Nierman said. "It is a testament to Sunroad Enterprises' commitment to public art and a perfect complement to the adjacent flowing water feature."

Designed by Class A architect BPA Architecture Planning Interiors, Sunroad Centrum I features a metal, glass and stone exterior capped by a dramatic, swooping 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 4/1,000 parking ratio, an exercise gym with shower facilities, outstanding signage and visibility.