

Source: San Diego Daily Transcript – August 15, 2005

Sunroad Centrum to bring nearly 1 million square feet of Class A office space

By THOR KAMBAN BIBERMAN

Sunroad Enterprises announced that construction will begin in October 2005 on the first phase of Sunroad Centrum, a three-building, 1-million-square-foot Class A office park that will be built on the former General Dynamics site in Kearny Mesa.

Sunroad Centrum is being built on a 40-acre parcel within the master-planned, 244-acre San Diego Spectrum business and residential community. It will be the largest contiguous Class A office development in central San Diego, and will include a retail component to service office users as well as residents of more than 1,500 new condominiums and apartments that exist or are being built adjacent to the project.

Sunroad Enterprises reports that the first phase will offer approximately 300,000 square feet of office space in a 12-story reflective glass tower above one level of subterranean parking.

Views, an exercise gym with showers and a four-to-1,000 parking ratio are among the building's features.

Sunroad Centrum is designed by Brian Paul & Associates, an architectural firm known for creating high-image offices. All three office towers and two free-standing, parking structures will surround a lushly landscaped quad area with spectacular water features.

Burnham Real Estate has been selected as the listing broker, and will be represented by Mark Wayne, Dan Runyon, and Eric Vann.

Completion of the first phase building is expected in the first quarter of 2007. Construction start dates for the second and third phase buildings, with 14 and 16 stories, respectively, have not been announced, and will follow based on lease up of the previous buildings.