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Steel Tops First Phase of Sunroad Centrum - Awarded San Diego's First LEED-CS Pre-Certified Building

SAN DIEGO – Steel beams have been placed on San Diego's first Leadership in Energy and Environmental Design Core and Shell (LEED-CS) pre-certified office building. The building, called Sunroad Centrum I, marks the first phase of development in Sunroad Centrum, Sunroad Enterprises' master-planned 1-million-square-foot Class A office campus in Kearny Mesa.

"Sunroad Centrum I is the first high-rise Class A office building to come to the Kearny Mesa market and is being very well-received by prospective tenants," said Richard Vann, executive vice president with Sunroad Enterprises. "Ideally located off Kearny Villa Road with convenient access to the Interstate 805, 163 and 52 freeways, we expect the building to lease quickly."

More than 2,300 tons of steel were required for Sunroad Centrum 1. The 12-story, 306,000-square-foot tower sits above one level of subterranean parking and offers 360 degree views, unparalleled freeway access, high-speed elevators, and an ample 4/1000 parking ratio.

"As the first phase of Sunroad Centrum begins to unfold, we are thrilled to receive this LEED-CS distinction from the United States Green Building Council, marking a milestone not only in Kearny Mesa, but the entire City of San Diego," said Dan Feldman, vice president of Sunroad Enterprises. "Over 400 construction jobs have been created for this project, and each individual has worked tirelessly to ensure tenants will profit from a workplace that exceeds their expectations and benefits the environment."

Designed by Brian Paul & Associates, an architectural firm well known for creating state-of-the-art, high-image office environments, Sunroad Centrum I features a metal, glass and stone exterior capped by a striking rooftop architectural element. The upper levels of the tower feature expansive floor-to-ceiling glazing. Rough-cut stone combines with interweaving metal detailing to provide a strong foundation and create exterior visual synergy.

In its entirety, Sunroad Centrum includes three buildings on nine acres and is the largest and only office project of this caliber in the mid-city San Diego area. The two additional high-rise towers will be 14 and 16 stories and 350,000 and 400,000 square feet, respectively. All three office towers and two free-standing parking structures will surround a lushly landscaped quad area with spectacular water features. A construction start date for the second phase has not yet been announced.

Sunroad Centrum is located within the 232-acre Spectrum business and residential community in Kearny Mesa. In addition to the office development, there are approximately 1,000 residential units located within Spectrum. Sunroad Enterprises is entitled to build an additional 600 multifamily units on the eastern-most portion of the site, with construction expected to commence in early 2007.

Burnham Real Estate is marketing the project for Sunroad Enterprises, with Mark Wayne, Dan Runyon and Eric Vann comprising the leasing team.

The general contractor for Sunroad Centrum is Swinerton Builders Inc. Engineering consultants include Hope Engineering, McParlane & Associates and Michael Wall Engineering Inc.