

FOR SALE / LEASE

ESCONDIDO RESEARCH & TECHNOLOGY CENTER



Ground has broken on San Diego's newest master planned business center. Finished lots and project infrastructure will be completed first quarter 2005. Phase I will include a blend of speculative development and build-to-suit development for lease or sale. Industrial and office buildings in a variety of sizes will be available.

GROUND HAS BROKEN

Superior Building Features & Amenities

Escondido Research & Technology Center's design plan was conceived utilizing superior building features and amenities that include:

- Over one million square feet total of office, industrial and R&D buildings. Space available from 2,000 - 500,000 SF
- Built-to-suit opportunities for **SALE** or **LEASE**
- Each building is located on its own legal parcel
- Project features distinctive architecture which creates long-term value for buyers and tenants alike
- The property has no bond assessments
- Abundant open space and trails
- Fiber optic infrastructure



For more information
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Grubb & Ellis

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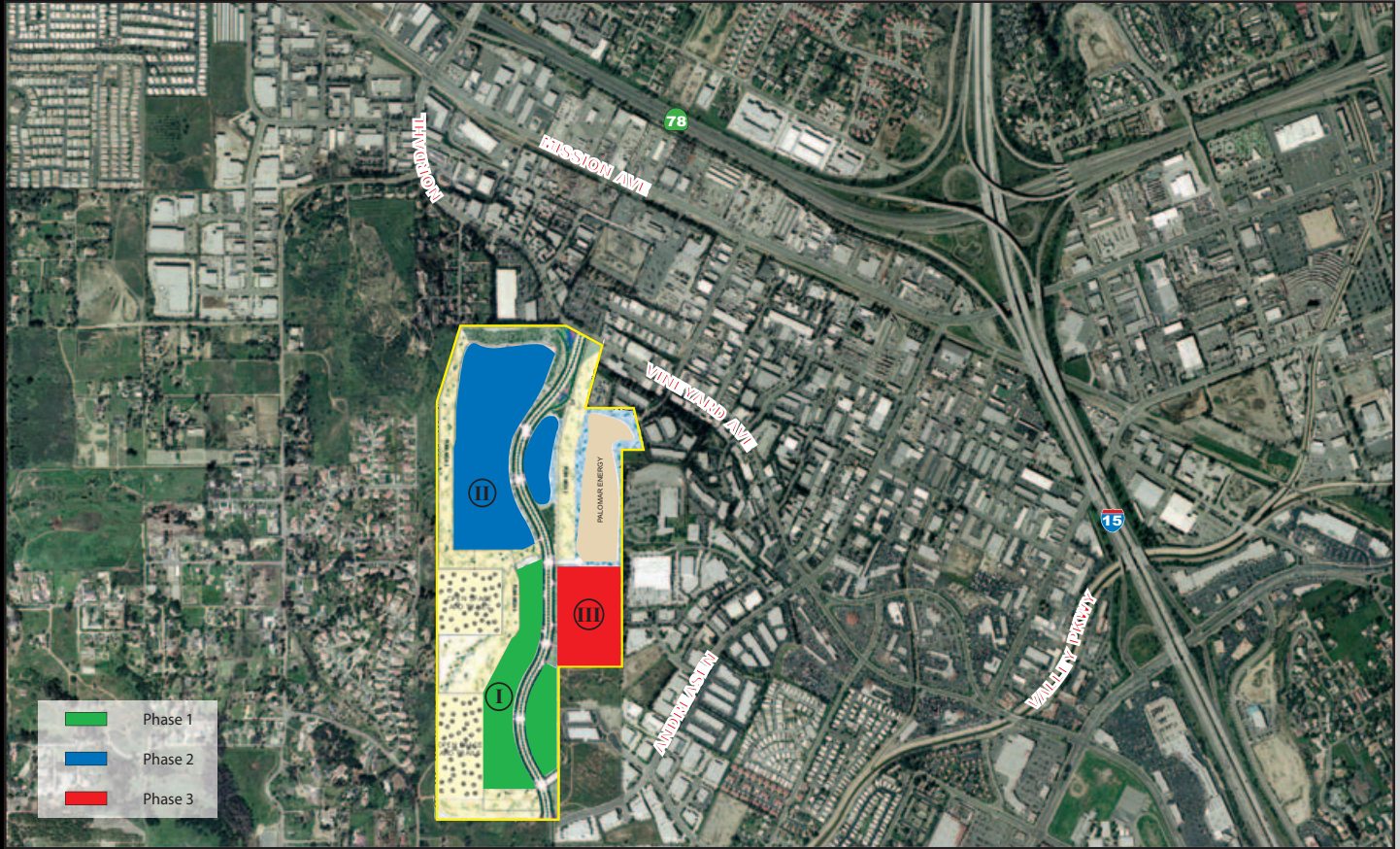
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Phase 1: Speculative development and build-to-suits. Buildings will be available as soon as summer 2005.

Phase 2: High end corporate headquarters and corporate campus environment. Available to a project "super user" as soon as summer 2005.

Phase 3: Industrial buildings available 2006.



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