CBRE

MOVE IN READY SPEC SUITES



UTC CLASS A OFFICE \\ 7-TIME TOBY AWARD WINNING BUILDING

NOBEL EXECUTIVE CENTER

3655 NOBEL DRIVE, SAN DIEGO, CA 92122







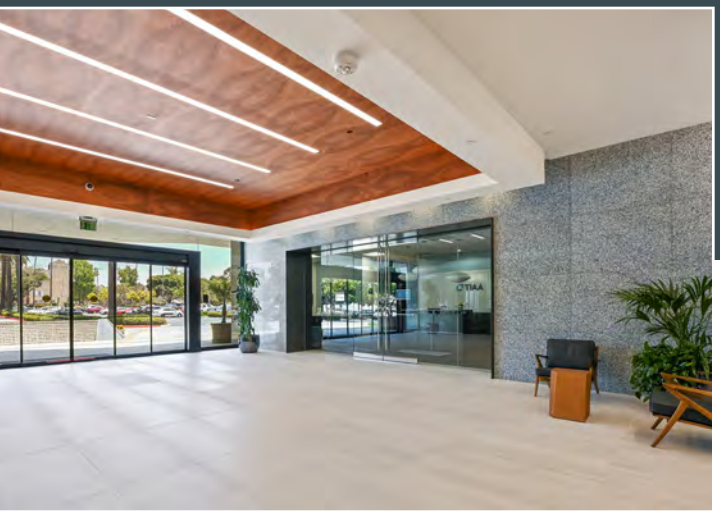
3655 NOBEL DR.

A highly amenitized first floor indoor/outdoor tenant amenity area (see pages 6 & 7)

On-site amenities include fitness center, showers and lockers, property management, wifi, security system and is fully sprinklered.

The Project is located in the heart of UTC adjacent to Interstate 5 at Nobel Drive. Numerous restaurants, shops, banks and hotels are all within walking distance. Regional access is provided by I-5 and the MTS Super Loop.

Nobel Executive Center is a highly visible six-story, multi-tenant office building facing Interstate 5.







PROPERTY HIGHLIGHTS

PUBLIC TRANSIT
Walking distance, MTS SuperLoop

FLOOR TO FLOOR
1st Floor: 16', 2nd - 5th Floors: 13' 6", 6th Floor 14' 6"

PARKING
Free surface parking, covered parking available at $75.00/MO

FIBER OPTICS
AT&T, Time Warner, and Cox

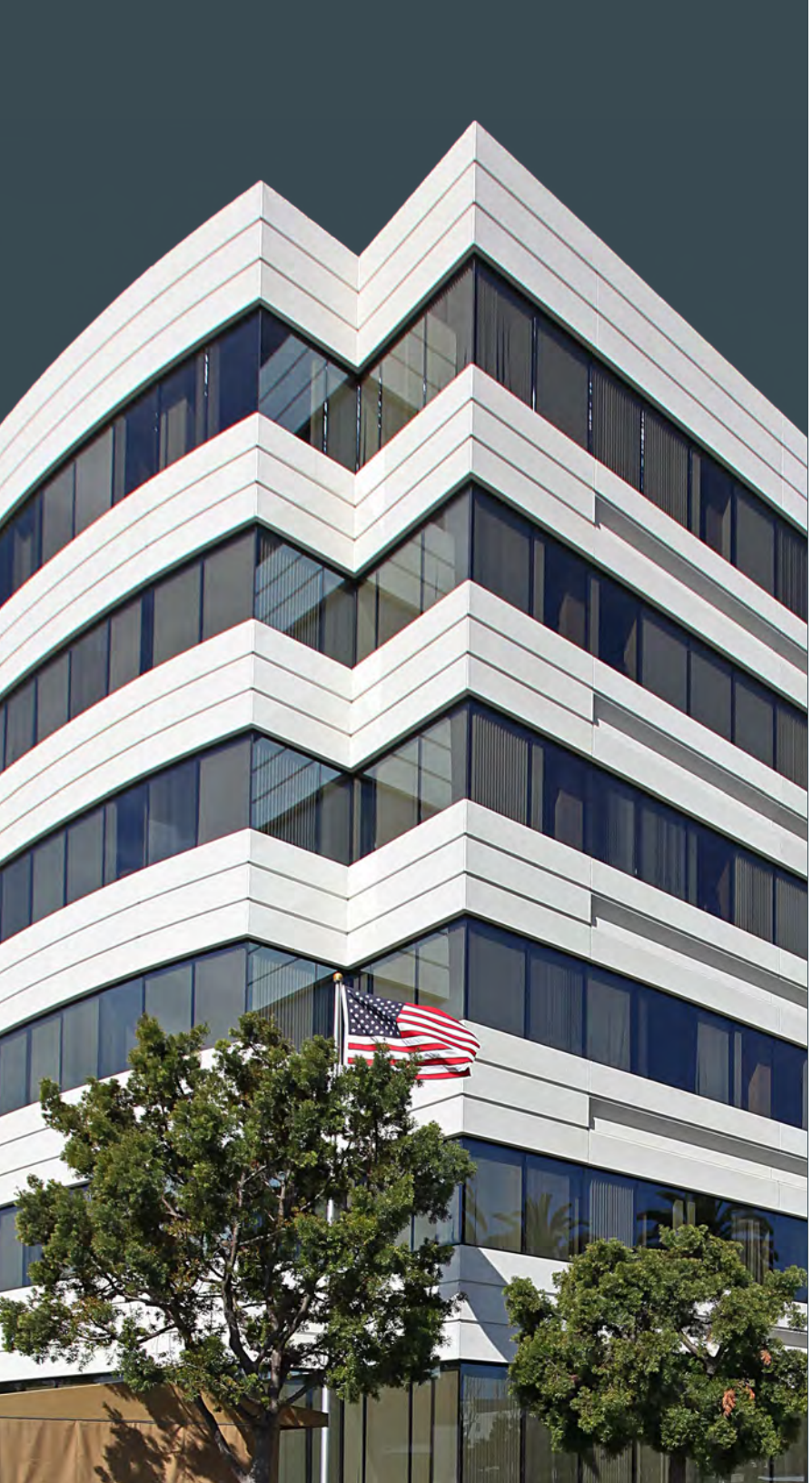
PROJECT SIZE
122,267 SF

ZONING
CO-1-2

ELEVATORS
(3) Electrical elevators, 3500 lb; 150 fpm units

POWER
2000 amp, 277/480 volt, 3 phase, 4 wire

YEAR BUILT
1985, Renovated 2023



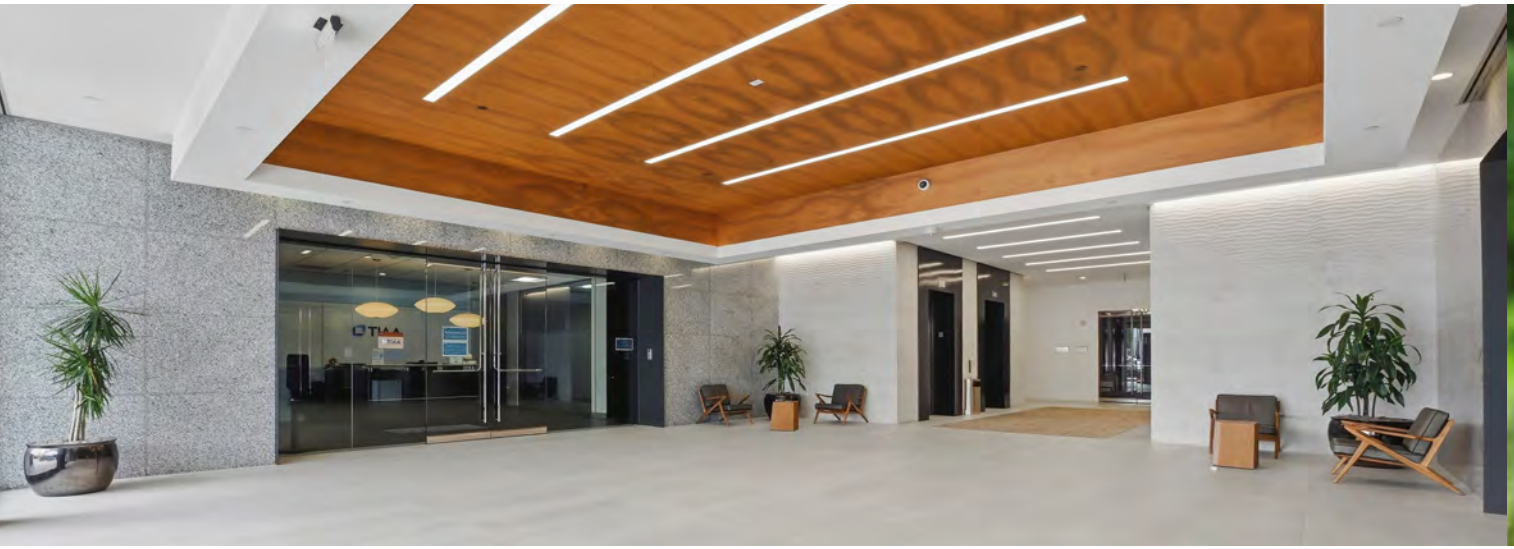
NOBEL EXECUTIVE CENTER

AVAILABILITIES

SUITE	SIZE (RSF)	LEASE RATE	STATUS
120	3,304 SF	$3.95/RSF (Full-Service)	January 1, 2027
250*	6,340 SF	$3.95/RSF (Full-Service)	Vacant, Spec Suite
270*	2,089 SF	$3.95/RSF (Full-Service)	Vacant, Spec Suite
500	6,755 SF	$3.95/RSF (Full-Service)	Vacant, Spec Suite
630	4,028 SF	$3.95/RSF (Full-Service)	Vacant, Spec Suite

*250/270 are contiguous for 8,429 RSF







LOBBY RENOVATIONS



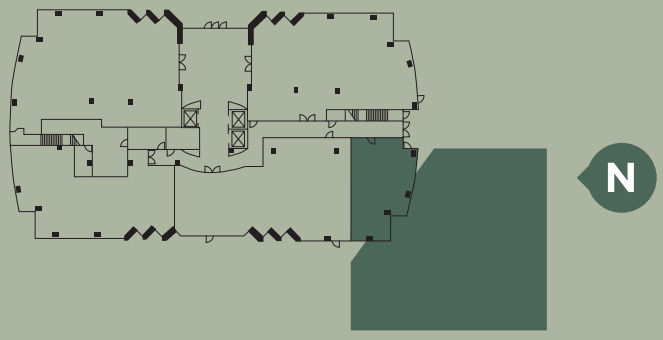


WELLNESS ROOM - LOCATED ON 2ND FLOOR





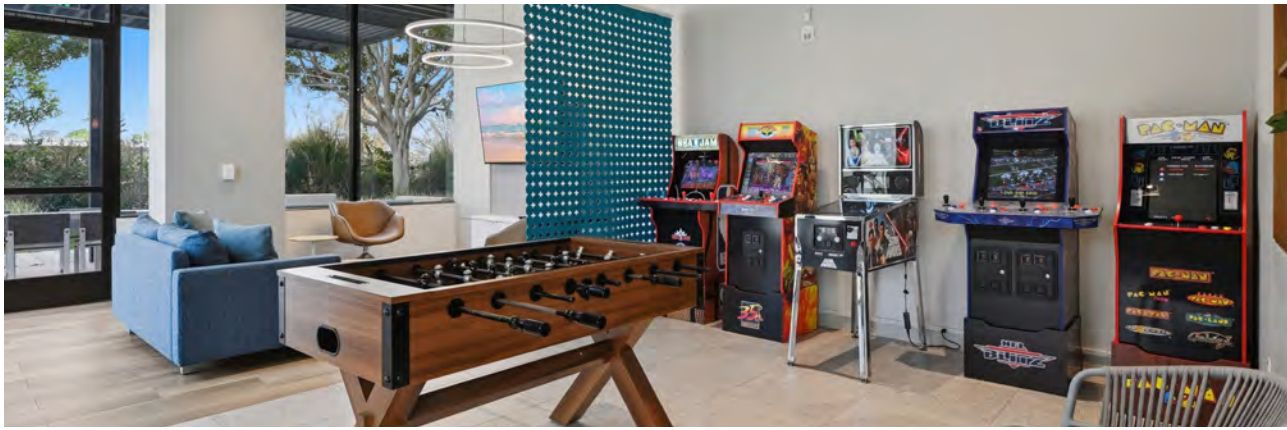
INDOOR/OUTDOOR TENANT AMENITY AREA



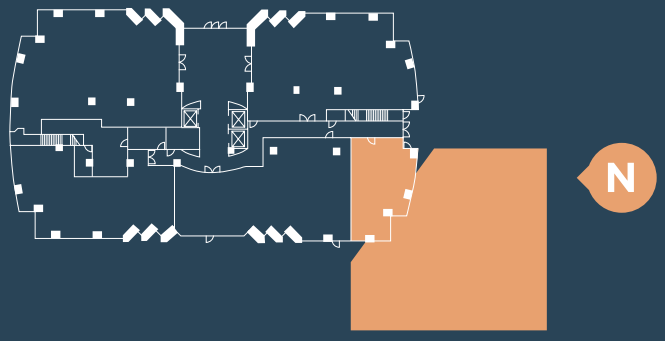








INDOOR/OUTDOOR TENANT AMENITY AREA

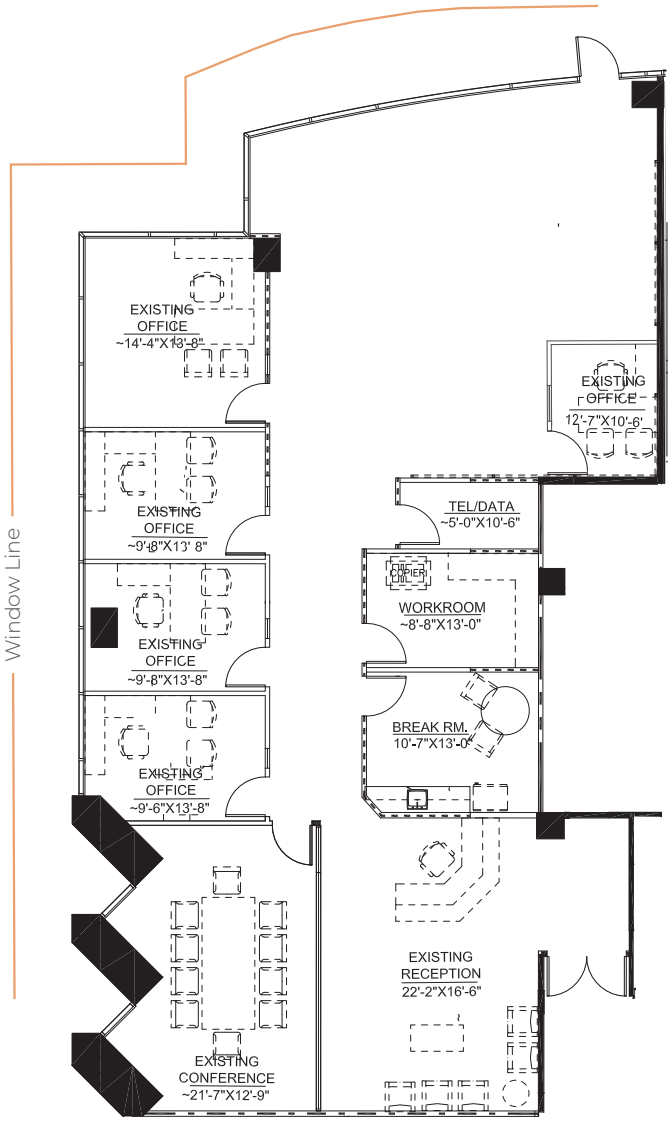




FITNESS CENTER LOCATED SEPARATELY

AS-BUILT FLOOR PLAN

1ST FLOOR





SUITE/SIZE

SUITE 120 – 3,304 RSF

AVAILABILITY

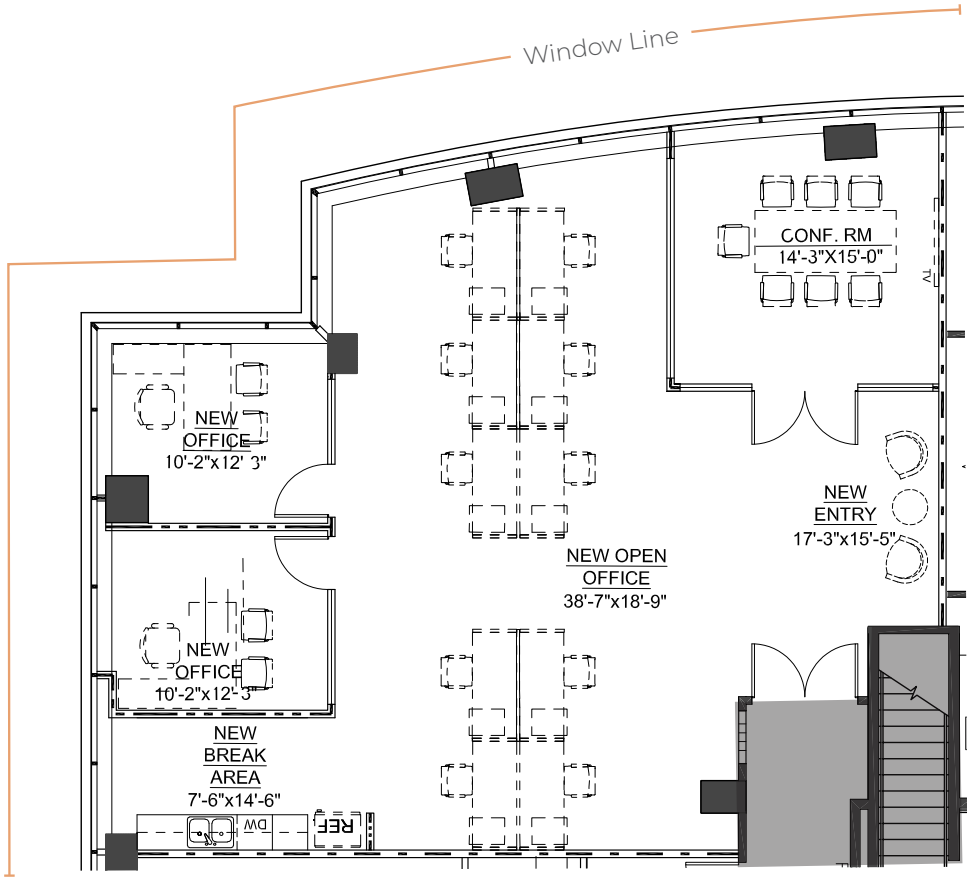
January 1, 2027

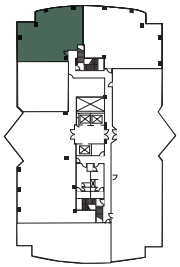
As Built

Suite features a prestigious glass double door entry, reception area, 5 private offices with 4 being along the window line, break area, conference room, IT room, and open office area.

SPEC SUITE

2ND FLOOR





N

SUITE 250

SUITE/SIZE

SUITE 270 – 2,089 RSF

*Suites 250/270 are contiguous for up to **8,429 RSF**.*

AVAILABILITY

Vacant

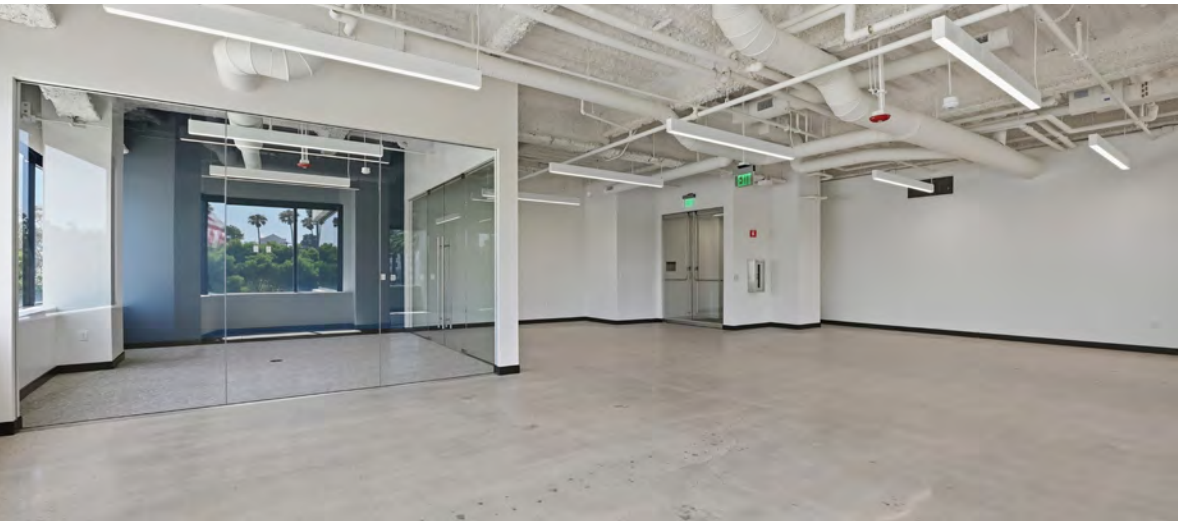
LAYOUT

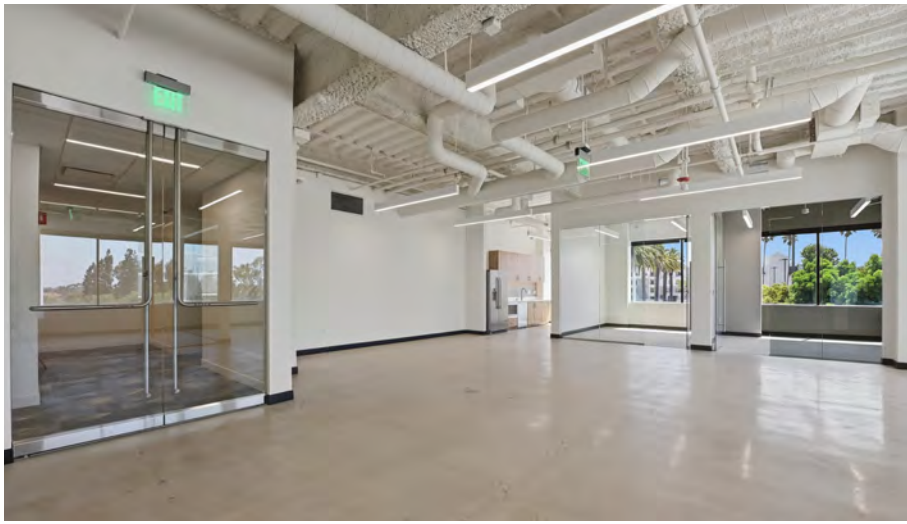
Corner suite that features reception area, 2 private offices, conference room, break room, a server room, and open office area.

EXPLORE THE SUITE









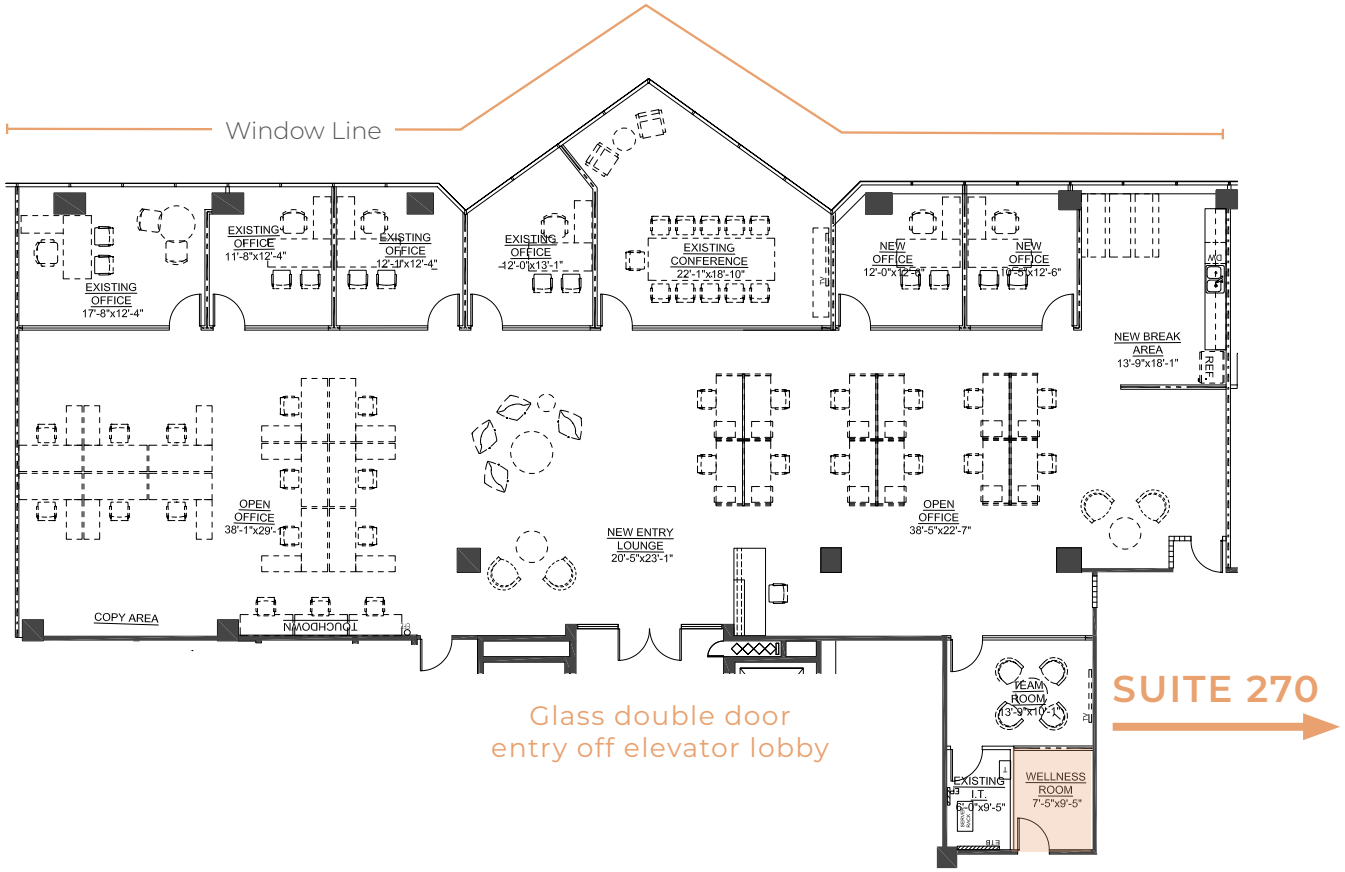
MOVE IN READY
SUITE 270





SPEC SUITE

2ND FLOOR





N

SUITE/SIZE

SUITE 250 – 6,340 RSF

*Suites 250/270 are contiguous for up to **8,429 RSF**.*

AVAILABILITY

Vacant

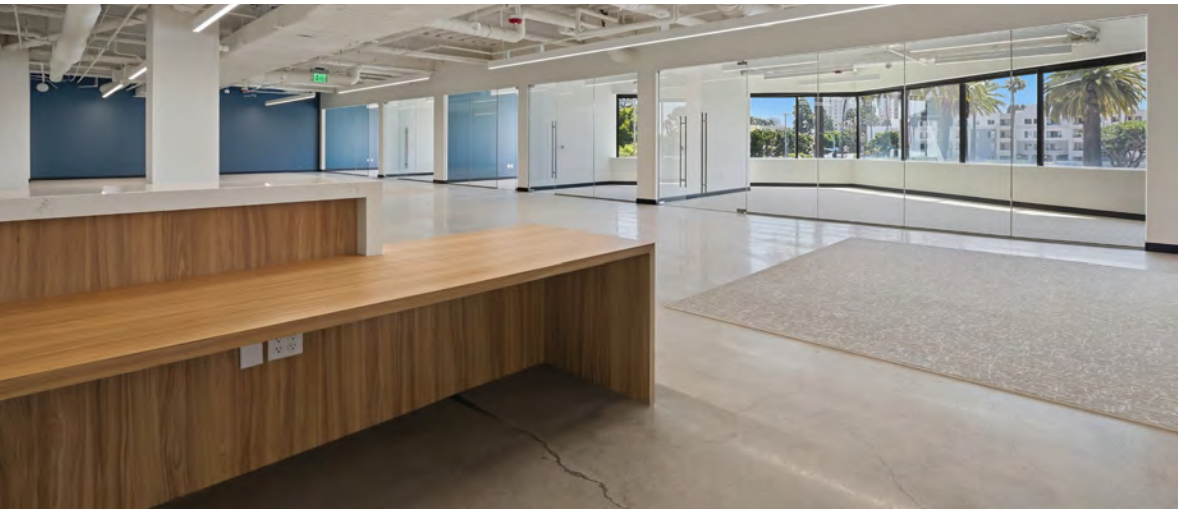
As Built

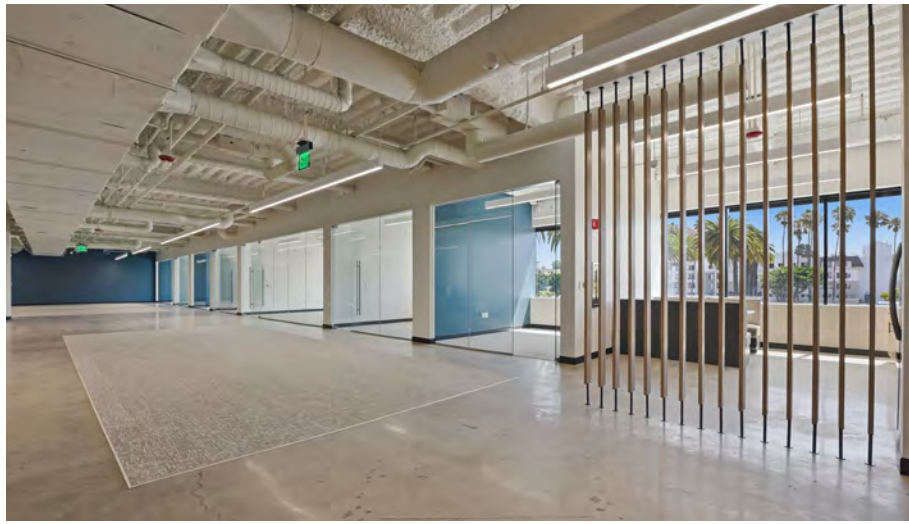
Suite features a prestigious glass double door entry off the elevator lobby, reception/lounge area, 6 private offices along the window line, break area, huddle room, copy area, and open office area. Common area wellness room available.

EXPLORE THE SUITE









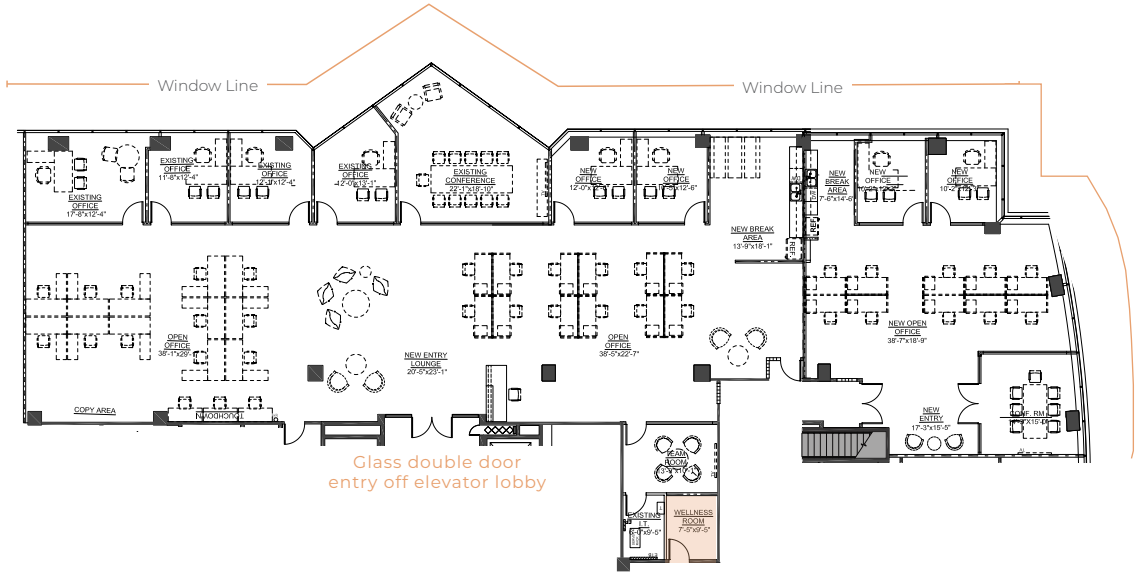
MOVE IN READY
SUITE 250





SPEC SUITE

2ND FLOOR





N

Contiguous

*Suites 250/270 are contiguous for up to **8,429 RSF**.*

AVAILABILITY

Vacant

SPEC SUITE

5TH FLOOR





N

SUITE/SIZE

SUITE 500 – 6,755 RSF

AVAILABILITY

Vacant

As Built

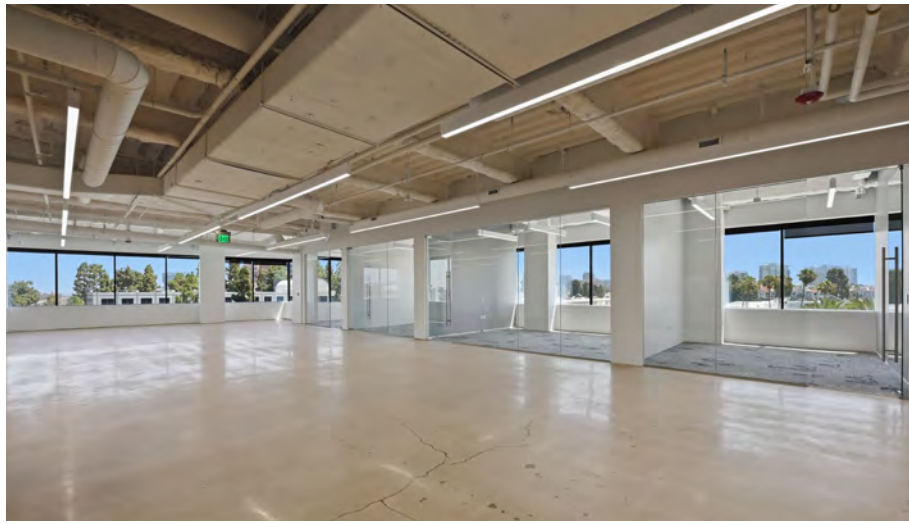
Corner suite features prestigious glass double door entry off of elevator lobby, reception area, 7 private offices along the window line (potentially 10), 1 interior private office, 2 conference rooms, open office area, and a server room.

EXPLORE THE SUITE

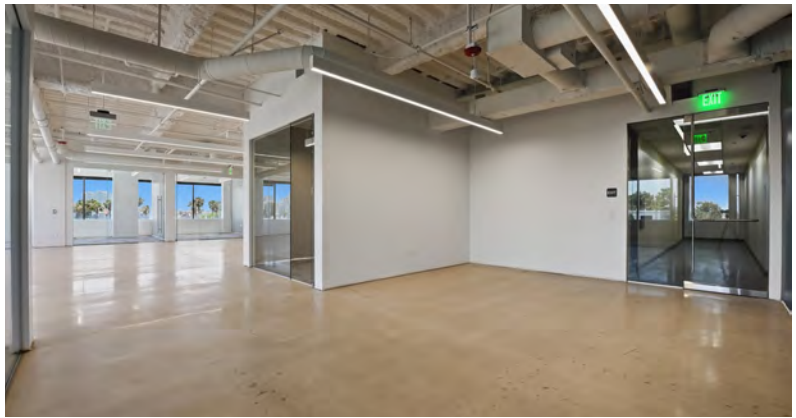








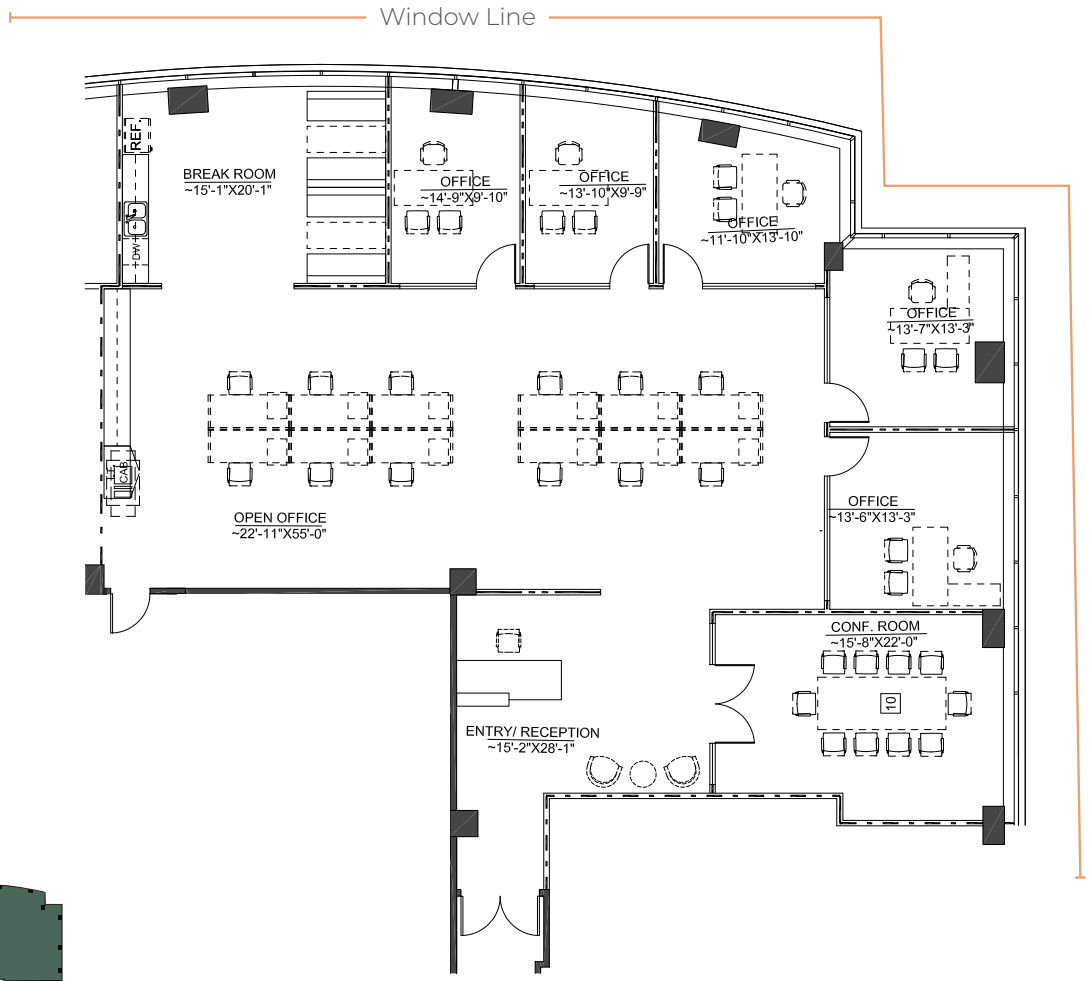
MOVE IN READY
SUITE 500

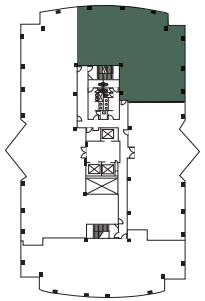




SPEC SUITE

6TH FLOOR





N

SUITE/SIZE

SUITE 630 – 4,028 RSF

AVAILABILITY

Vacant

As Built

Corner suite features double door entry, reception area, conference room, 5 private offices, break room, and open office area.

EXPLORE THE SUITE









MOVE IN READY
SUITE 630





AERIAL OVERVIEW



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