

F O R S U B L E A S E

New Asking Rate: \$3.75/sf NNN

4242 Campus Point Court

CBRE

6 T H F L O O R | 1 8 , 4 3 0 S F

CAMPUS POINT SOUTH

Campus Point South is a highly-amenitized, 3-building, 314,000 SF speculative life science development, located in University Towne Centre, boasting a number of established tenants.

10210 CAMPUS POINT DR.

4242 Campus Point Court

4224 CAMPUS POINT CT.



4242 CAMPUS POINT COURT FULL FLOOR SUBLEASE 18,430 SF

PROPERTY HIGHLIGHTS

ENTIRE 6TH FLOOR	LAB & OFFICE SPACE	(2) FULLY EQUIPPED CONFERENCE ROOMS
(6) PRIVATE OFFICES	(6) FUME HOODS, 6' EACH	(2) TC ROOMS
MASS SPEC ROOM	FF&E AVAILABLE	MASTER LEASE EXPIRES: 06/30/2029

NUMEROUS ON-SITE AMENITIES:

Conference Center	Training Center	Cafe & Coffee	Fitness Center with Pool
Patio/Outdoor Lounge	Tea Room		

AREA AMENITIES

- Located directly adjacent to additional amenities at the end of Campus Point Drive (Conference & Event spaces, EXOS Fitness Club, Green Acre Restaurant)
- Convenient location with numerous surrounding restaurants, hotels, residential communities, parks, and Westfield UTC Mall
- Centrality with access to freeways, new Trolley Station (under construction), and public transportation

4242 CAMPUS POINT CT.



BUILDING SPECIFICATIONS

BUILDING SIZE
132,874 SF



TOTAL STORIES
Seven (7)



FLOOR-TO-FLOOR HEIGHT
12' - 3"



FLOOR-TO-CEILING HEIGHT
9'



TYPICAL COLUMN SPACING
Approx. 24'



ZONING
IP-1-1



POWER CAPACITY
4,000 Amps



AIR HANDLING CAPACITY
79,000 CFM



BUILDING UTILITIES
Lab Compressed Air, Vacuum, DI water, 1,Concoa Purity Plus lab gas switchover manifold, Helium, Hydrogen piping



FIRE SPRINKLERS
Yes



BACKUP POWER
500Kw Generator



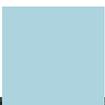
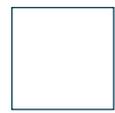
ELEVATOR(S)
3 passenger,
1 service



HVAC & CENTRAL PLANT
400 ton chilled water plant,
600 Ton cooling tower



ON-SITE AMENITIES



TEA ROOM



WU CASA



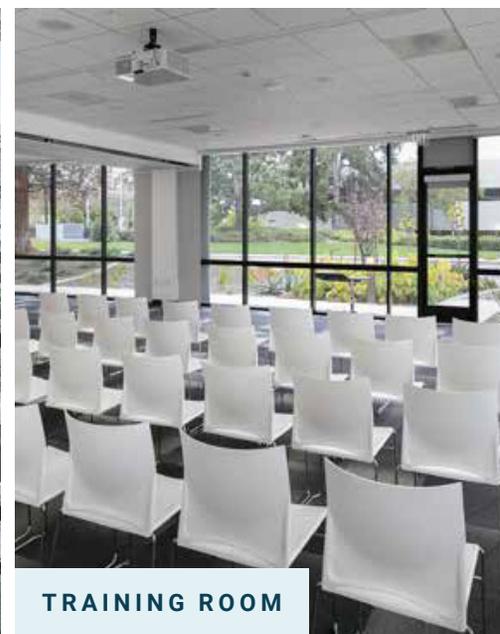
OUTDOOR PATIO



PATIO/LOUNGE



CONFERENCE ROOM



TRAINING ROOM

ON-SITE AMENITIES



COURTYARD



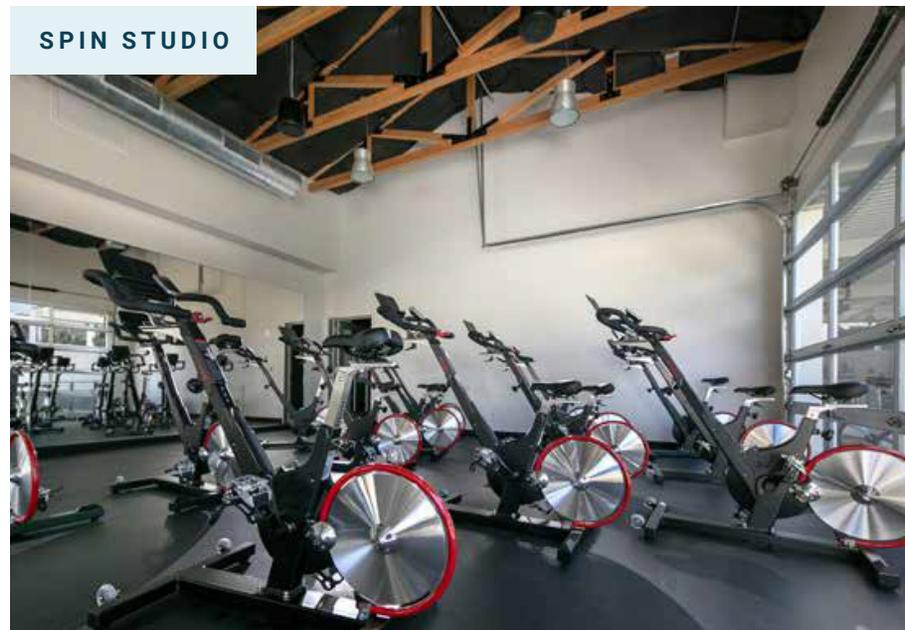
CAFE



FITNESS CENTER



RESTAURANT



SPIN STUDIO



POOL

4 2 4 2 C A M P U S P O I N T C O U R T

6TH FLOOR PLAN 18,430 SF

ROOM LEGEND

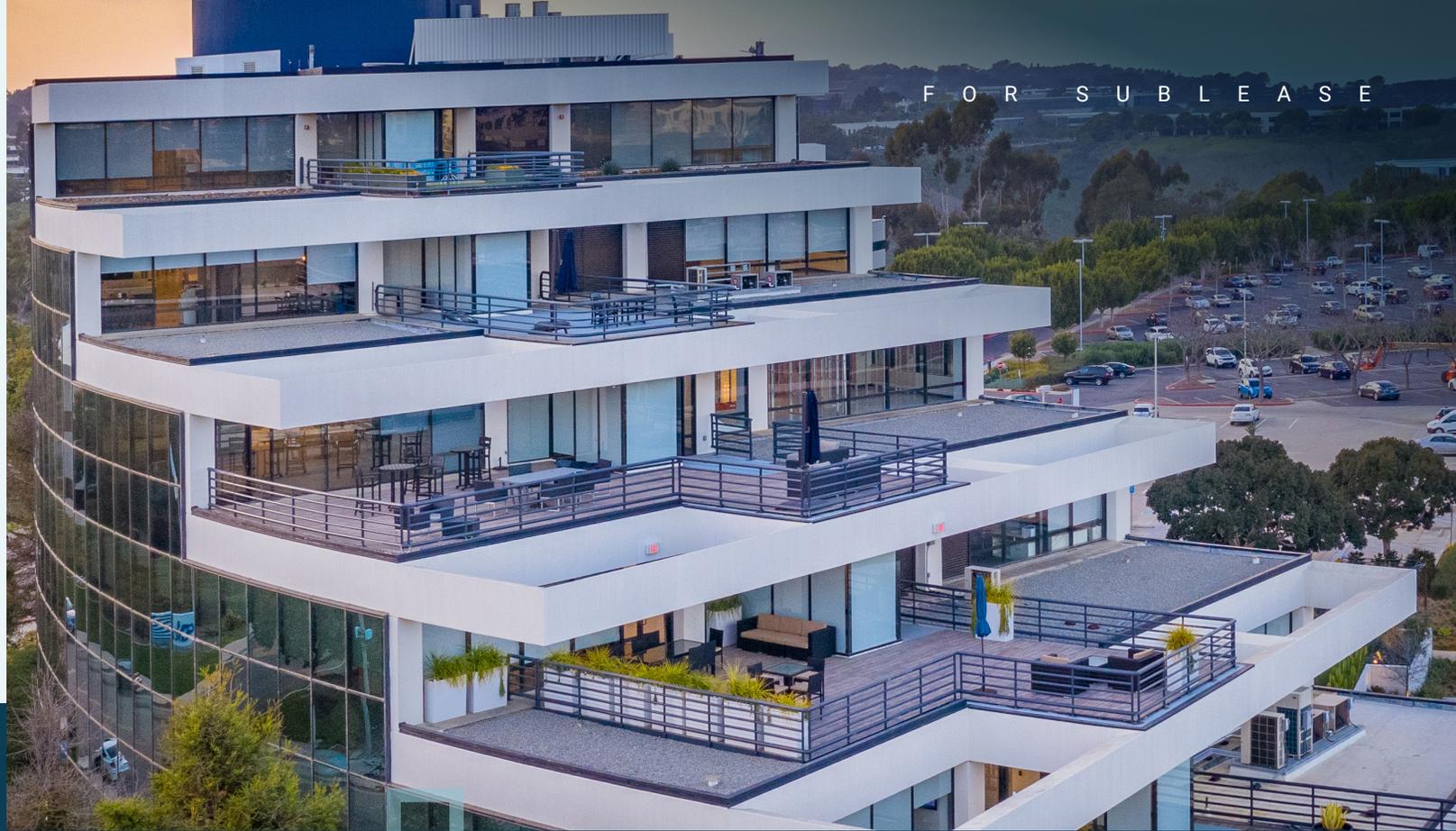
	BUILDING LOBBY + AMENITY		LAB SUPPORT		SUPPORT
	BUILDING SUPPORT		OFFICE		
	CONFERENCE		PRIVATE OFFICE		
	HORIZONTAL CIRCULATION		TENANT RECEPTION		
	LAB		VERTICAL CIRCULATION		



F O R S U B L E A S E

4242

Campus
Point Ct.



FOR MORE
INFORMATION,
PLEASE CONTACT:

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