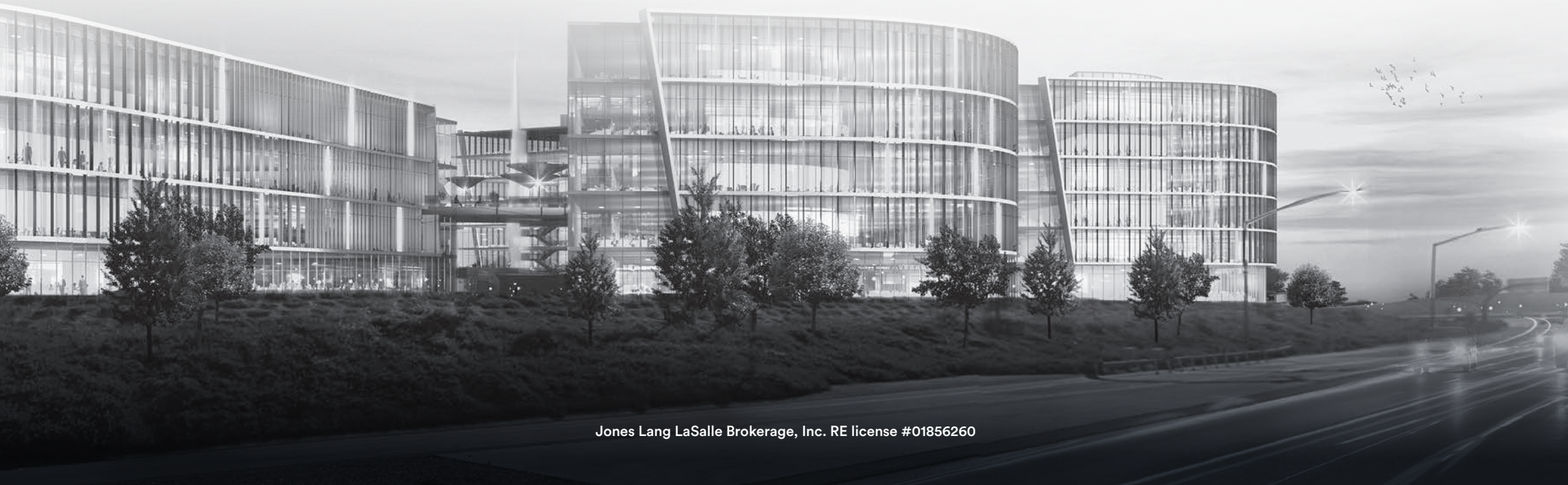




Millenia Smart Park

San Diego's Only Autonomous Community





An autonomous community

Millenia Smart Park is dedicated to advancing the lives of people in Chula Vista through smart city technologies and solutions. Chula Vista's existing, comprehensive smart city platform makes Millenia Smart Park the ideal location for forward thinking companies.

Millenia Smart Park's proximity to the City of Chula Vista UAV Test Site and Brown Field Municipal Airport, local talent and existing UAV companies make it uniquely positioned for testing UAV applications.

Why Millenia Smart Park:



Education & Local Talent

Southwestern College is one of only 3 colleges in San Diego County to be selected to participate in the Unmanned Aircraft Systems Collegiate Training Initiative by the FAA



Drones

Located just one mile from Millenia Smart Park, the City of Chula Vista UAV Test Site is one of only four UAV Sites in San Diego County



Autonomous Vehicles (AV's)

The U.S. Department of Transportation designated Chula Vista and the broader San Diego region as one of 10 Autonomous Vehicle Proving Grounds in the U.S. - one of only two in California



Airport

Brown Field Municipal Airport is designated by the FAA as part of its UAS Integration Pilot Program



Defense Industry

San Diego is home to the largest concentration of military assets in the world



Innovation

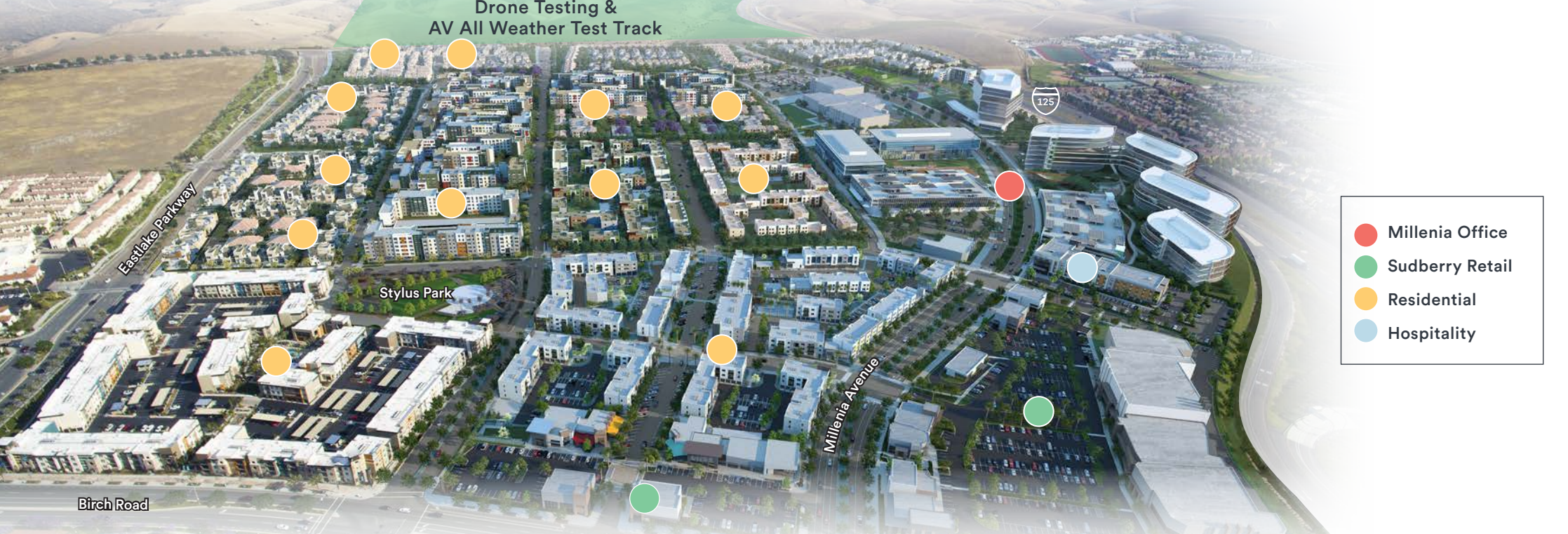
Chula Vista is a top 10 finalist in the U.S. in the Smart Cities Council Readiness Challenge Grant Program



Marine Drone Testing

Marine drone testing is currently taking place in the Chula Vista Bay

- Drone Testing**
Open test area for drones
- Smart Parks**
Digital city park management and smart toilets
- Smart Traffic Signals**
Software controlled traffic signals within intersections in different configurations, with mast arms, wood and metal poles and pedestrian crossings
- Energy Management**
Gathering energy usage data through meters in buildings to advise tenants how to mitigate their energy usage
- Smart Buildings**
Building security system, emergency detector system, data management system and predictive lift maintenance

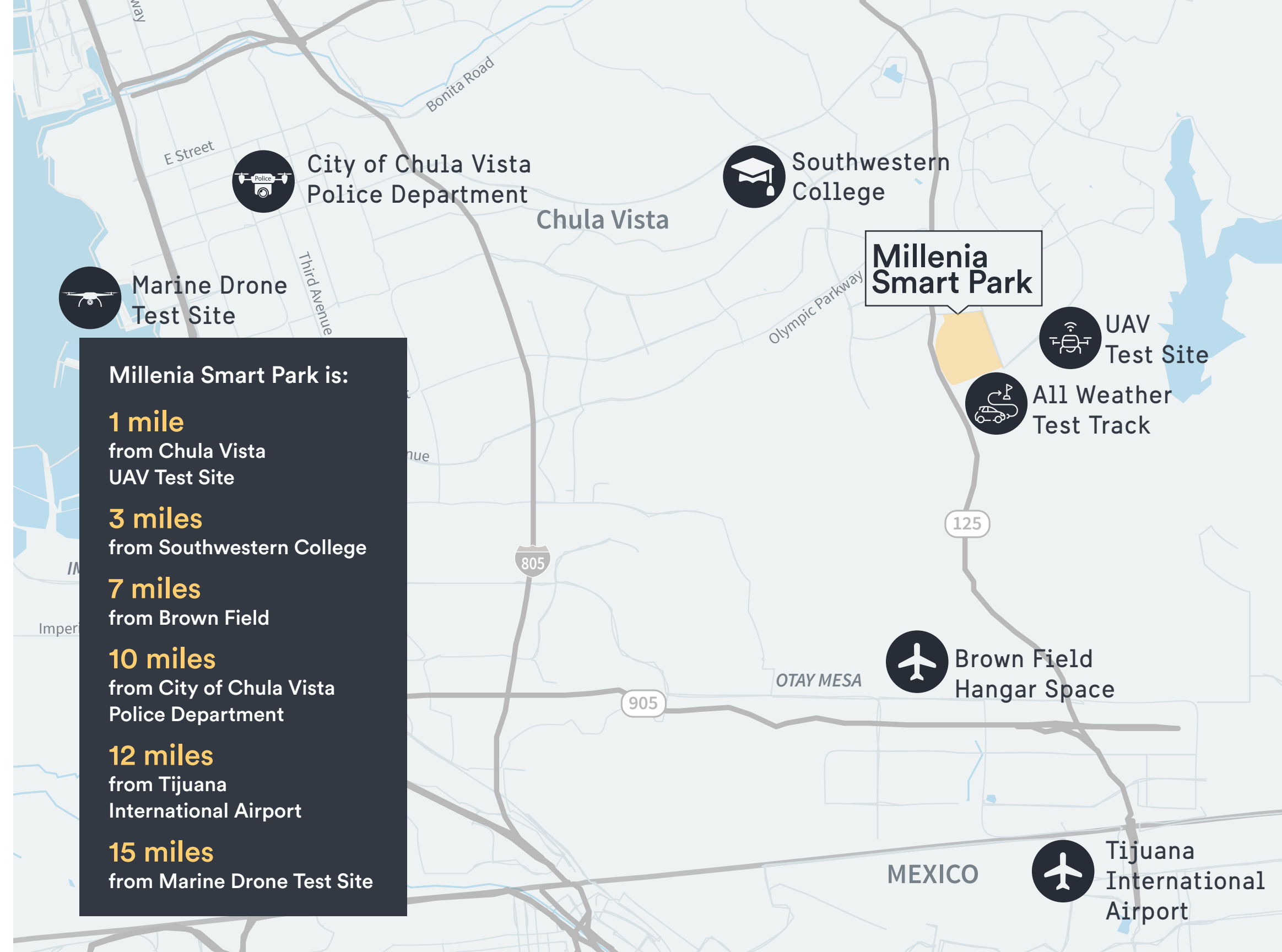


- Millenia Office
- Sudberry Retail
- Residential
- Hospitality

- Smart Transport/Mobility**
Smart transportation tracking, smart parking and traffic monitoring system
- Electric Panels**
Electrical panel for events and vehicle charging
- Smart Shopping**
Pop up notifications, customer tracking position and smart analysis of the buyer
- Smart Lighting**
Sensors and controllers in light fittings that allow light to dim if no presence is detected, saving energy and expenditure
- Smart Homes**
A system that can control home security, lighting, air conditioning and appliances
- Medical Delivery**
- Sensors**
Sensors for data collection
- Smart Industry**
Smart logistics and digital management systems
- Building Facades**
Building facades up to two stories high to allow researchers to test sensor performance on various materials and geometries
- Package Delivery**

Millenia Smart Park is:

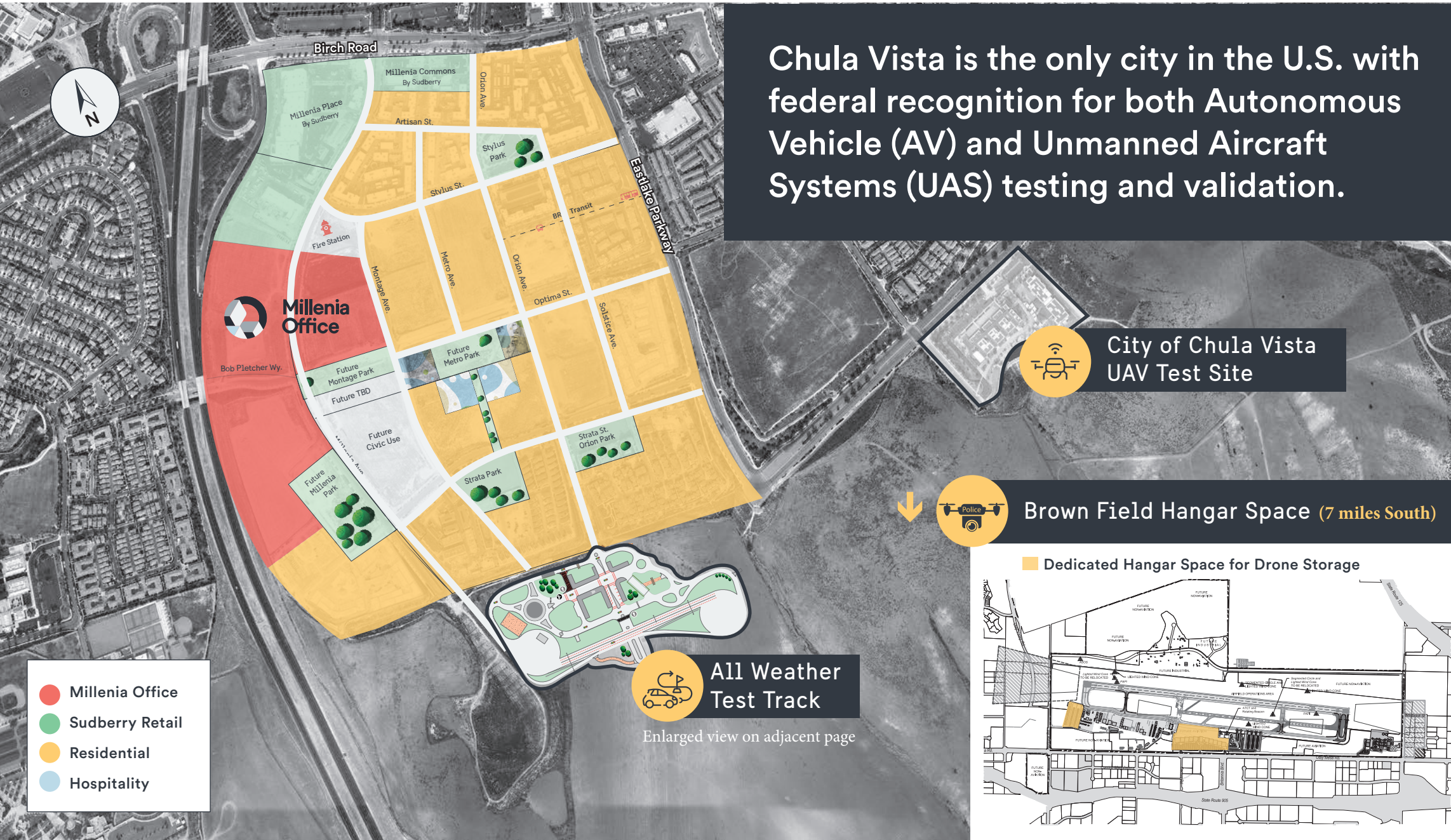
- 1 mile** from Chula Vista UAV Test Site
- 3 miles** from Southwestern College
- 7 miles** from Brown Field
- 10 miles** from City of Chula Vista Police Department
- 12 miles** from Tijuana International Airport
- 15 miles** from Marine Drone Test Site



Foster sustainability

Millenia Smart Park sits on a 210-acre site in Chula Vista, with more than 8.5 acres of roads and traffic infrastructure. The full-scale outdoor laboratory simulates the broad range of complexities vehicles encounter in urban and suburban environments.

Chula Vista is the only city in the U.S. with federal recognition for both Autonomous Vehicle (AV) and Unmanned Aircraft Systems (UAS) testing and validation.



Autonomous Vehicle All Weather Test Track

Straight gravel roadway with a rural railroad crossing

Traffic circle, a smaller version of a roundabout that is common in Europe and some older cities in the U.S.

Construction and work zones with flagging, manhole, lane closure

Software-controlled traffic signals within intersections in different configurations, with mast arms, wood and metal poles, and pedestrian crossings

Pavilion with network access and safety equipment

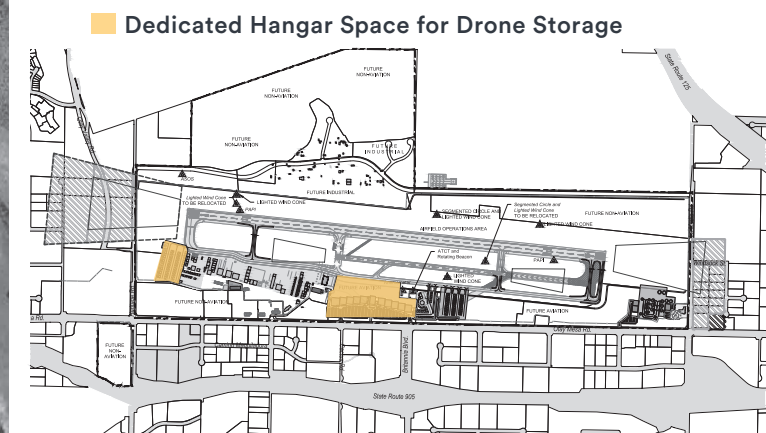
Active railroad crossing with software-controlled gates and signals

Trunk line road, a rural roadway with a fully equipped railroad crossing, guard rail, and temporary and permanent pavement markings

Brick paver road simulated with stamped concrete

Underpass, simulated by a tunnel that blocks wireless and satellite signals from reaching vehicles

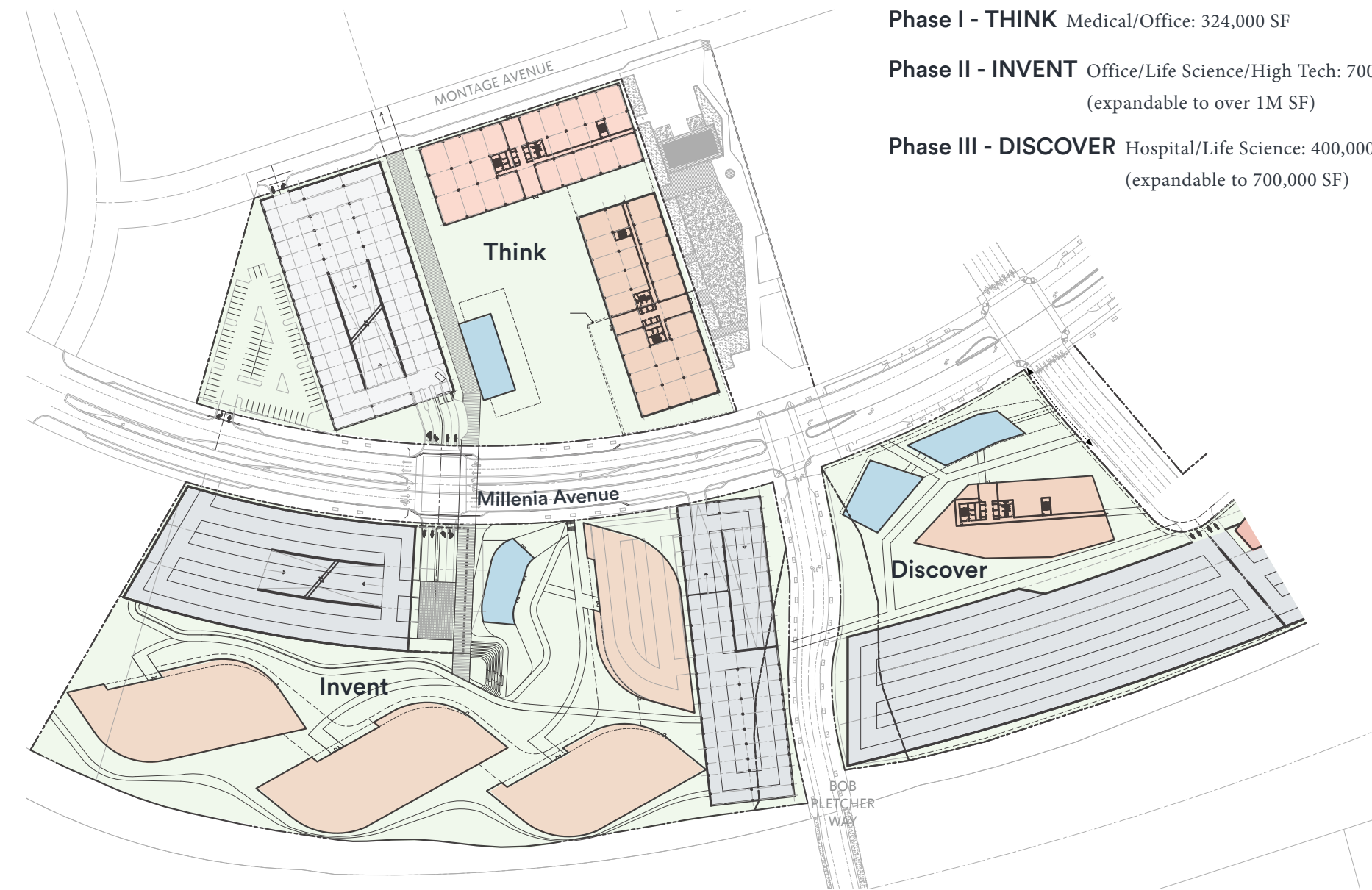
Roundabout, an increasingly common approach to intersection design intended to improve safety





Millenia Office

Located within Millenia Smart Park, this breakthrough work environment will empower businesses large and small to thrive as they pursue success on a local and global scale. Millenia Office is an amenity rich cluster of three world-class campuses entitled for up to 3 million square feet of office.



Great Outdoors

Acres of green space that connects with two adjacent public parks provide strong connections to nature.



Amenity Rich

A live, work, play environment: cafes, restaurants, parks, and fitness are combined with an adjacent hotel, housing, and retail



Connectivity

A symbiotic relationship between three global campuses combined with a mixed use walkable community.

001 Think

Sustainability and wellness

The vision for Millenia Office is to create an ecosystem where the workplace and nature are mutually celebrated. The Think Campus will set a new standard for the future of workspace where restorative design promotes health and wellness for occupants and the environment. It is slated to achieve LEED Platinum, as well as a Gold rating under the new WELL Building Standard.



001 Think



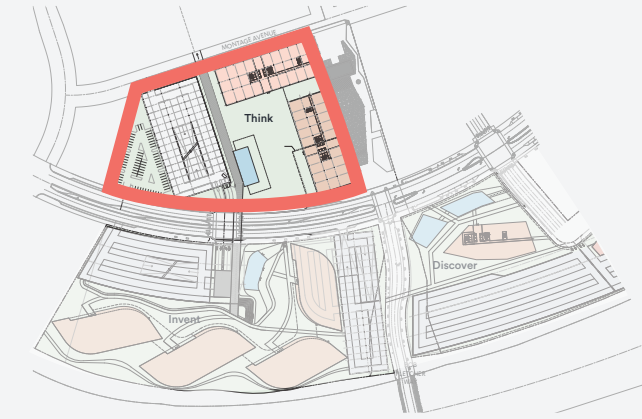
Flexible Space

Large floor plates combined with shallow bay depths maximize tenant size flexibility



Super Floor Plates

Exterior connectors link buildings to create super floors



Specs

- Site Area: 7.06 acres
- Total Campus Area: 324,100 SF
- Total Medical/Office Building Area: 318,000 SF
 - Building 1: 150,000 SF
 - Building 2: 168,000 SF
- Amenity Space: 6,100 SF (free-standing building)
- Floorplate Size: 37,500 SF
- Ceiling Heights: 15'0" (18'0": Building 2; 1st floor)
- Bay Depth: 42'
- Construction Type: cast in place concrete
- Live Load Capacity: 125 lbs.
- Parking: 4.32/1,000 GSF (1,373 cars)
- LEED: Platinum-targeted
- WELL Building: Gold-targeted

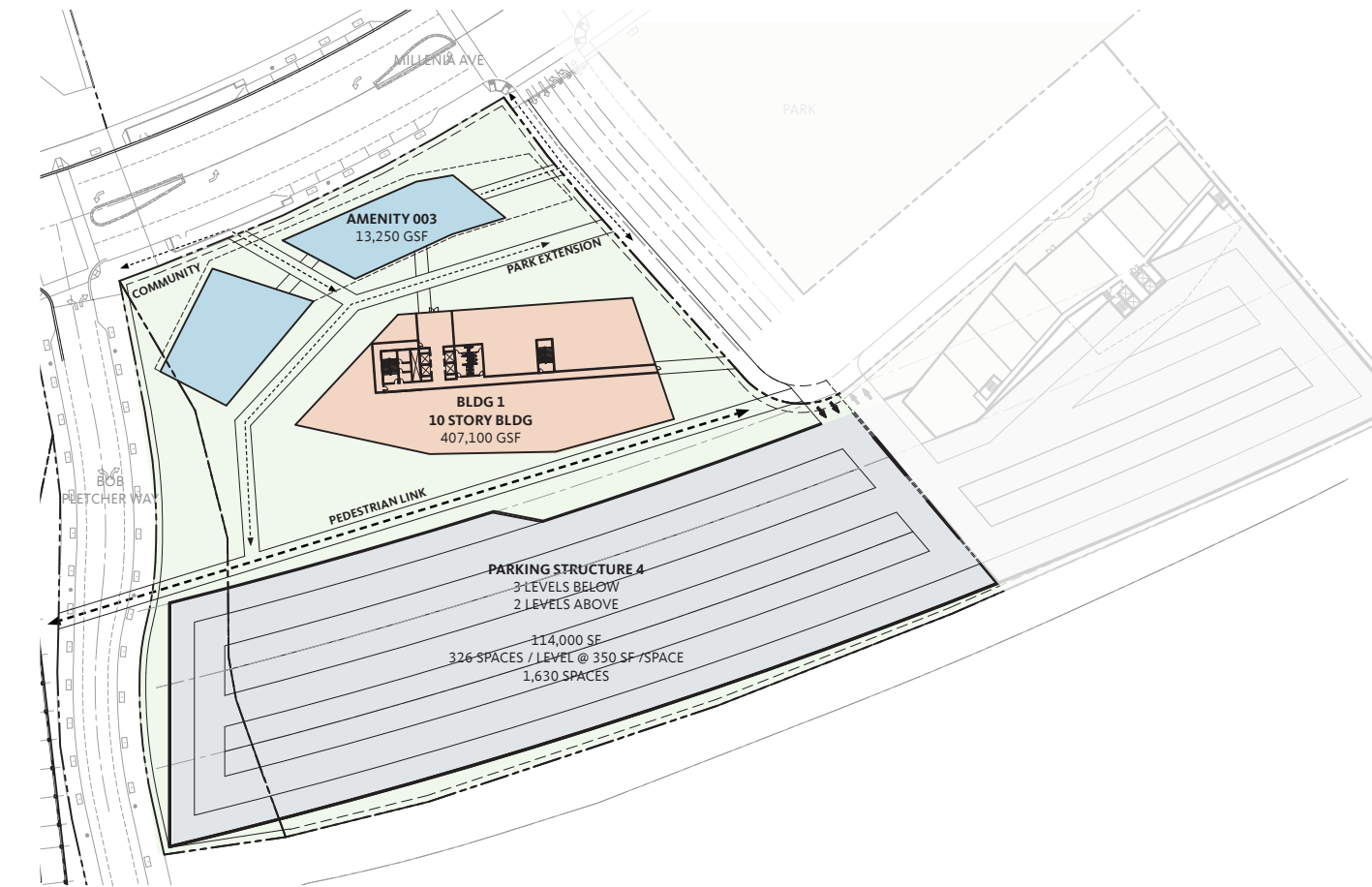
002 Discover

Intuitive design

A multi-faceted campus designed for research, office space, and/or regional hospital uses



002 Discover



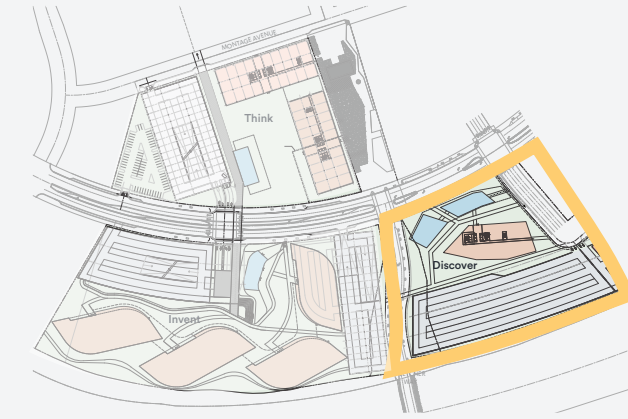
Flexible Space

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Super Floor Plates

Exterior connectors link buildings to create super floors



Specs

- Site Area: 5.64 acres
- Total Office Area: 407,100 SF
- Total Square Feet: 420,350 SF
- Floorplate Size: 18,500 SF (46,700 SF per floor)
- Ceiling Heights: 15'0"
- Accessory Space: 13,250 SF
- Parking: 4.0/1,000 GSF (1,630 cars provided)

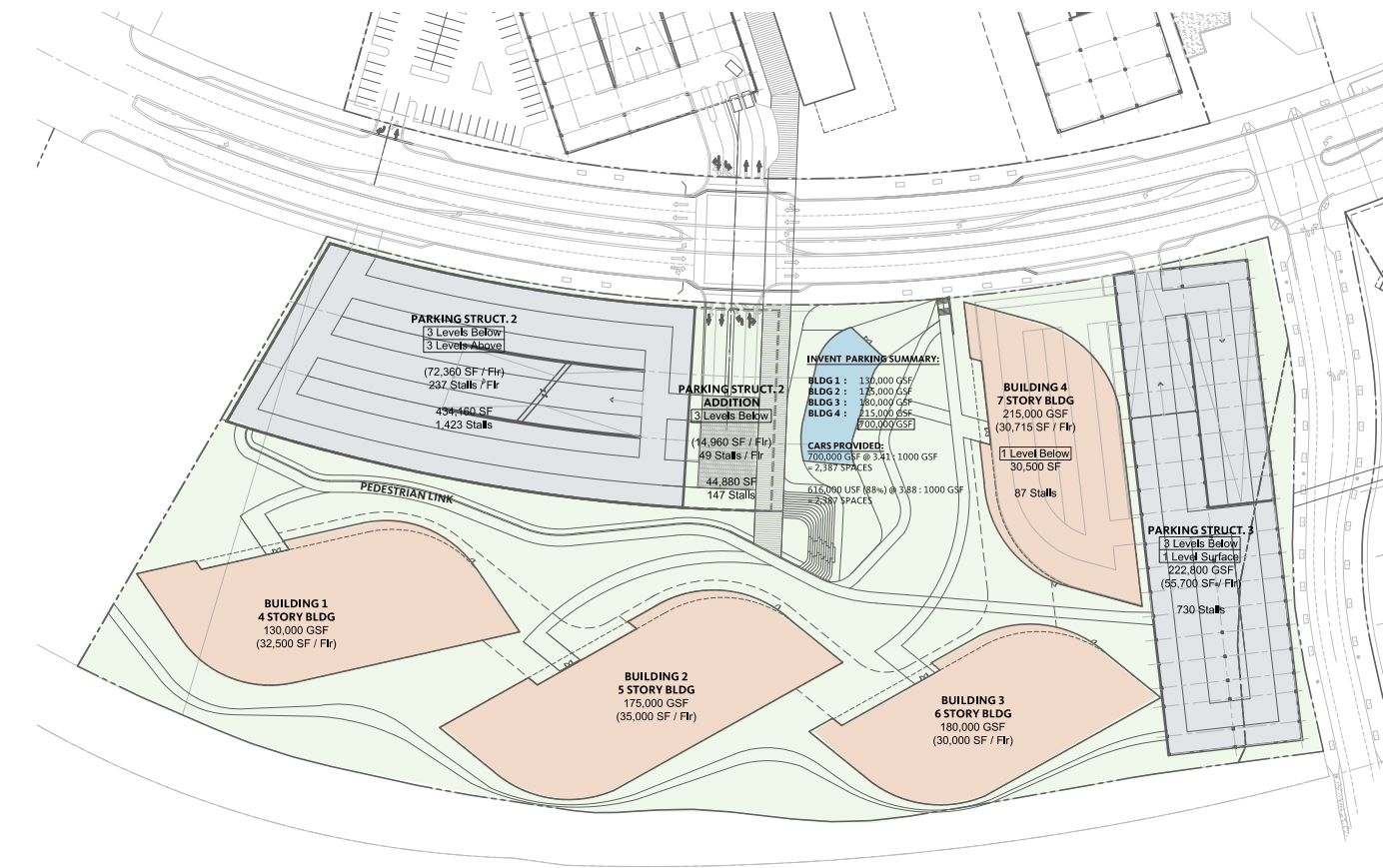
003 Invent

Intentionally iconic architecture

A new mega-campus solution inspired by and designed for expanding technology users



003 Invent



Specs

- Site Area: 11.29 acres
- Total Office Area: 700,000 SF
- Total Square Feet: 706,100 SF
- Floorplate Size: 26,665 SF min; 35,169 SF max (per floor)
- Ceiling Heights: 15'0"
- Accessory Space: 6,100 SF
- Parking: 3.41/1,000 GSF (2,387 cars provided)



Flexible Space

Large floor plates combined with shallow bay depths maximize tenant size flexibility



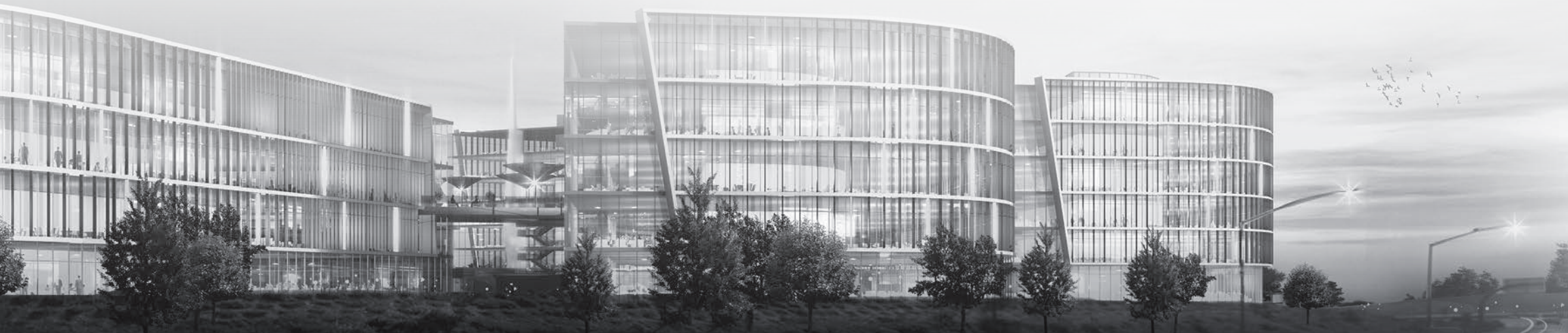
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