

Typical Low-Rise Floorplan

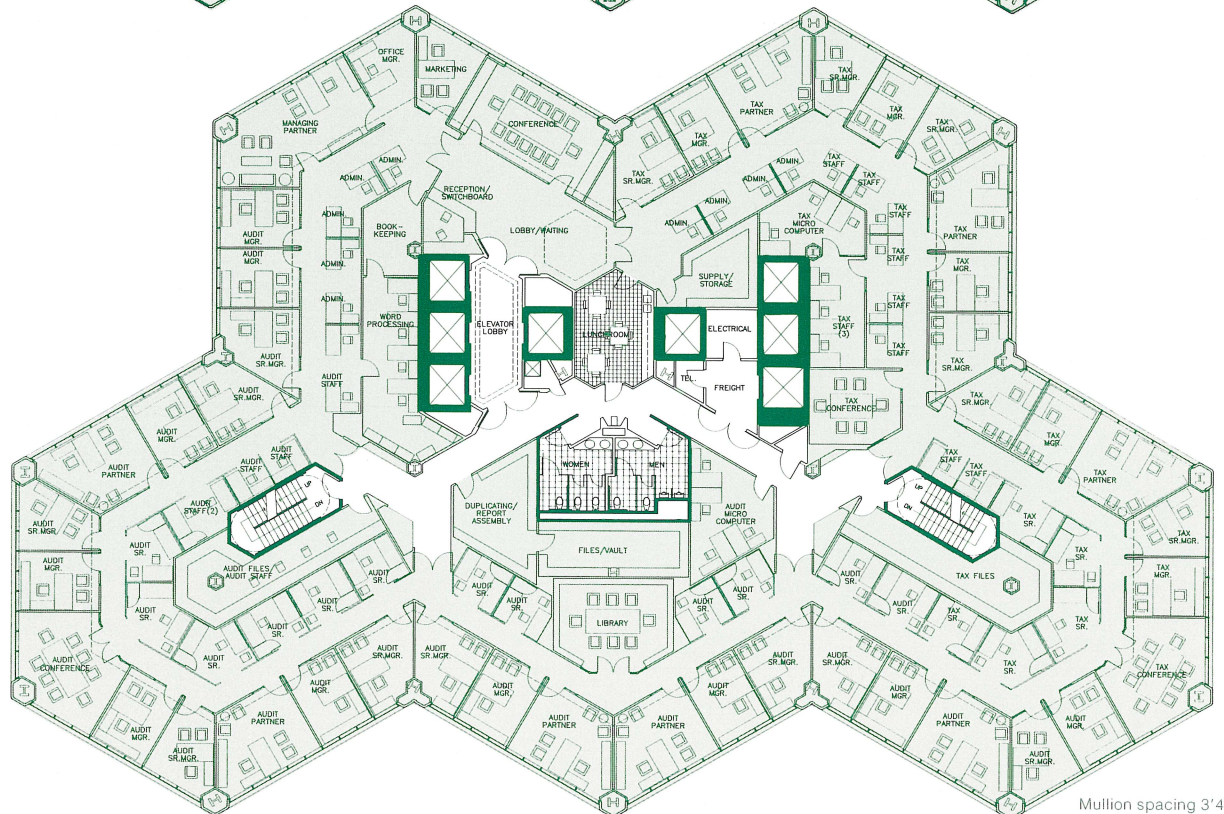
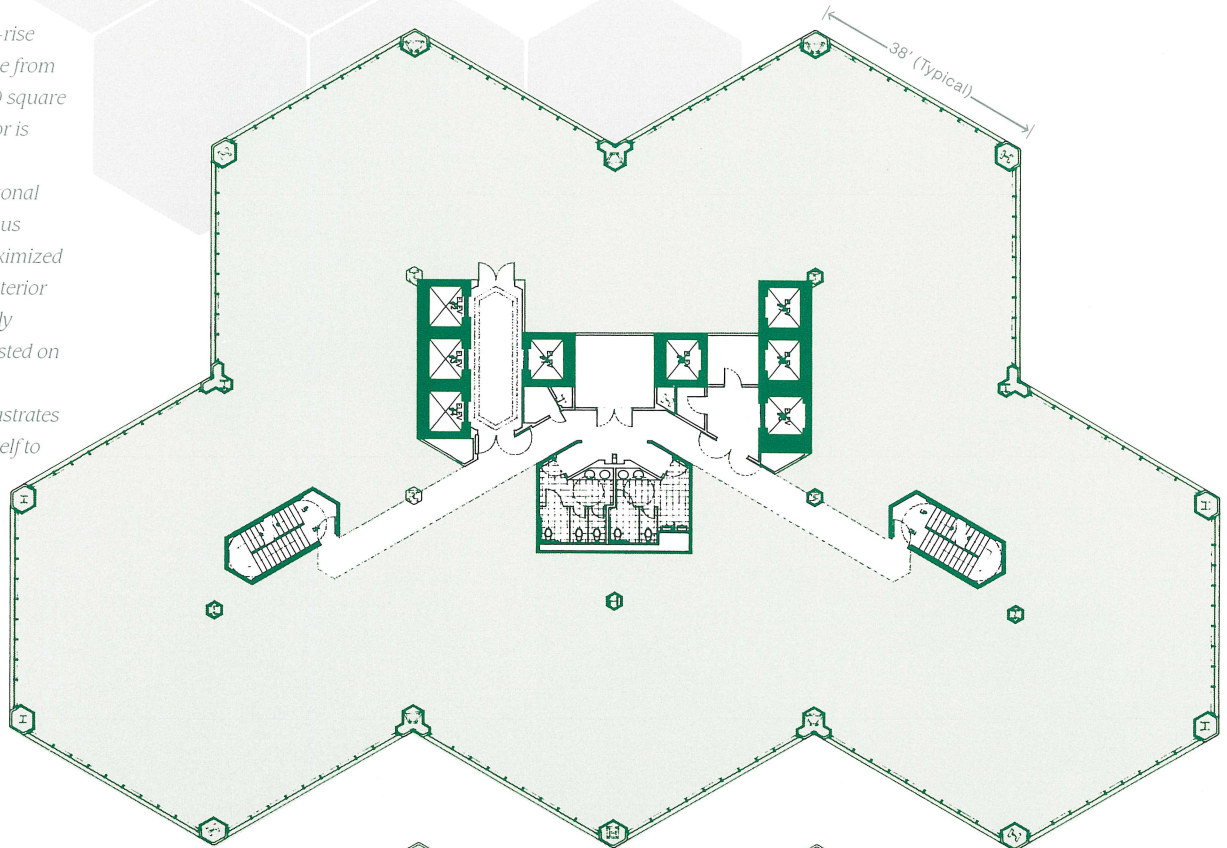


Emerald-Shapery Center

Emerald-Shapery Center's low-rise floors 4 through 15 range in size from approximately 17,000 to 18,500 square feet of rentable space. Each floor is serviced by four elevators.

The office tower's hexagonal configuration provides numerous benefits: Space efficiency is maximized on each floor, the number of exterior offices with views is dramatically increased, and less space is wasted on corridors and common areas.

The lower rendering illustrates how this configuration lends itself to innovative space planning, resulting in a highly functional, well-integrated workplace.



Leasing Agent:

Grubb & Ellis Co.
8880 Rio San Diego Dr.
San Diego, CA 92108

Contact: Bill John,
Vince Botticelli
(619) 297-5500



Mullion spacing 3'4"
Typical
0 5' 10' 20'