

Fact Sheet



Emerald-Shapery Center

<i>Description:</i>	Mixed-use high-rise comprising office, hotel, retail and restaurant space. 30-story office tower and 27-story Emerald Hotel are connected by 100-foot glass atrium.	<i>Heating, Ventilating and Air Conditioning:</i>	Advanced thermal energy storage systems distribute chilled water for air conditioning and hot water for heating. Off-peak power is utilized to provide major cost savings to tenants. Fans on each floor supply air as determined by individual thermostats. Each zone can be separately controlled for after-hours use. Horizontal mullions beneath windows provide fresh-air ventilation for off-hour use.
<i>Location:</i>	Downtown San Diego on a full city block bounded by Broadway, "C," State and Columbia streets.	<i>Building Management System:</i>	Tenants benefit from Emerald-Shapery Center's sophisticated technology. Advanced lighting systems, environmental controls and security systems combine to create an optimum work environment. Card-access security system is provided for each tenant.
<i>Construction Cost:</i>	\$132 million	<i>Heliport:</i>	Life/safety system features rooftop heliports for office and hotel towers.
<i>Construction Start:</i>	January 8, 1988	<i>Traffic Access:</i>	Entrance to subterranean parking garage is from Columbia Street; exit is to State Street. Additional valet parking entrance is on Columbia Street.
<i>Office Tower:</i>	30-story tower; 375,400 square feet of office space; 17,066 square feet of commercial space.	<i>Amenities:</i>	Conference facilities • Hotel ballroom • Fine dining • Health and fitness facility • Lap pool • Concierge service • State-of-the-art energy-control systems • Thermal storage unit • Sophisticated security systems • Catering to office tenants • Public art exhibits • 10-story glass atrium • Shops and services
<i>Hotel:</i>	27-story, 431-room Emerald Hotel. 31,500 square feet of hotel ballrooms and conference rooms.	<i>Developers:</i>	A joint venture between Shapery Enterprises and San Diego 109, Inc., a subsidiary of Tokyu Corp. of Japan. Shapery Enterprises 8008 Girard Ave., Ste. 320 La Jolla, CA 92037 San Diego 109, Inc. 401 W. "A" St., Ste. 1625 San Diego, CA 92101
<i>Atrium Lobby:</i>	100-foot glass atrium connects office and hotel towers, providing tenants, hotel guests and public with open, sunlit area. Atrium features public art exhibits and numerous amenities.	<i>Architect:</i>	C.W. Kim, AIA, Architects and Planners, Inc. 401 W. "A" St., Ste. 215 San Diego, CA 92101
<i>Parking:</i>	Three levels of subterranean parking contain 400 parking spaces. Parking ratio is one space per 1,000 usable square feet. Valet parking for tenants, clients and hotel guests.	<i>Leasing Agent:</i>	Grubb & Ellis Co. 8880 Rio San Diego Dr. San Diego, CA 92108 Contact: Bill John, Vince Botticelli (619) 297-5500
<i>Office Tower Elevators:</i>	High-rise: Four high-speed Mitsubishi elevators service floors 13 through 29. Low-rise: Four Mitsubishi elevators service floors 1 through 12. Shuttle: Two glass-enclosed shuttle elevators provide service from parking garage through third floor.		
<i>Health Club/Lap Pool:</i>	The Center features a private health club and 22-meter lap pool. Membership privileges to these well-appointed facilities are extended to office tenants and hotel guests.		
<i>Balconies:</i>	The office tower features nine balconies located on floors 4, 16, 17, 20, 21, 24, 25, 26 and 29.		
<i>Views:</i>	The Center's sixteen-sided tower offers spectacular views of Mexico to the south, San Diego Harbor to the west, the California coastline to the north and downtown/Balboa Park to the east.		