



Steel tops out at Bridge Pointe Corporate Centre III

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The steel framing has been completed on Bridge Pointe Corporate Centre III, a \$36 mil office development in the heart of San Diego's University Towne Centre-Golden Triangle submarket. The two-building project, which is a development of Equity Office Properties, will contain a total of 156k sf of Class A space.

More than 1,255 tons of steel began arriving on the site in mid-January and the last piece was erected in mid-March. The development represents the third phase of a four-phase planned corporate headquarters campus development.

Additionally, Equity Office recently announced that Cushman & Wakefield was selected as the exclusive third-party leasing representative for Bridge

Pointe Corporate Centre, Phase III. C&W's Eric Northbrook, Michael Macie, Mike Hoeck, Christopher High and Jeff Oesterblad will serve as an extension of Equity Office's in-house San Diego leasing team of Bess Wakeman, Leasing Director, and Liza Strom, Leasing Director.

Bridge Pointe Corporate Centre Phase III will increase Equity Office's ownership to 2.6 msf in the San Diego market. The company, which is the largest landlord in the UTC submarket, continues to expand its size and scope in San Diego to provide customers with more flexibility. Bridge Pointe encompasses two other fully leased phases, and the third phase will provide Equity Office's local customers additional expansion options, and help draw new companies to this desirable submarket. The company also owns the phase-four land for Bridge Pointe, which can support a 63k sf building. At full completion, Bridge Pointe Corporate Centre is planned to be a nine-building campus totaling approximately 591k sf of office space.

Equity Office broke ground on the third phase of Bridge Pointe Corporate Center in September 2005, and expects to complete construction of this phase in October 2006. Situated atop a canyon ridge with panoramic views of surrounding hillsides and ocean views to the west and visible from Interstate 805, Bridge Pointe Corporate Centre has a park-like campus including multiple seating areas, onsite recreational facilities and jogging trails. Phase III will include one two-story and one three-story steel framed building.

Equity Office's west coast development team, lead by Mike Sanford, director of development, is overseeing the Bridge Pointe Corporate Centre Phase III project. The development team also includes construction manager, Trammell Crow Company, and general contractor DPR Construction. Smith Consulting Architects designed the project.