

Third phase of Ocean View Hills completed



Construction Notebook

By Richard Spaulding

Sudberry Properties Inc., announced the completion of Phase III at Ocean View Hills Corporate Center, a 663,000-square-foot industrial complex situated on a 36.6-acre campus on the western end of Otay Mesa Road in San Diego (photo above).

San Diego-based **Smith Consulting Architects** provided full architectural services for the \$65 million project. **Reno Contracting** was the general contractor. Engineering consultants included **PDC Engineering** for civil and **Prime Structural Engineers**. **Ahles Landscape Architecture Inc.** was the landscape architect and **Geocon** the environmental consultant.

Ocean View Hills is comprised of six one-story tilt-up concrete buildings, ranging from 56,000 to 183,000 square feet and divisible into spaces consisting of 7,900 to 50,700 square feet. Each rentable space has dock and grade level loading, and eight of the units have mezzanines.

According to Rich Simons, Sudberry Properties' partner of office/industrial projects, suites A-1 and A-2 totaling 54,000 square feet have been leased to transportation and logistics company **Expeditors International** (Nasdaq: EXPD).

The remaining space currently is available for lease.

The corporate center features 1,267 parking spaces for employees and customers.

The design of the building features a raised entrance lobby and expansive, green-tinted windows.

Shane Harmon of **CB Richard Ellis** (NYSE: CBG) is the leasing agent for Ocean View Hills.

San Diego-based Sudberry Development, the development arm of Sudberry Properties, along with an affiliate of **Morgan Stanley Real Estate Advisor Inc.**, purchased the site from **Pardee Homes** in June 2005 for \$9.1 million. CB Richard Ellis represented both the buyer and seller in the transaction.

Founded in 1979 by Thomas Sudberry, Jr., Sudberry Properties is a real estate development and asset management firm specializing in retail, urban community and mixed-use town center developments.

To date, the company's development arm has developed close to six million square feet of commercial space.

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