

# NEWS

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For: **LOWE ENTERPRISES**

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## **FIRST TWO BUILDINGS TOPPED OUT AT COUNTY OPERATIONS CENTER IN KEARNY MESA**

-- Sustainable office campus will consolidate key county services to one location and ease public access to government services --

SAN DIEGO – Lowe Enterprises, and its general contractor Roel Construction, have topped out the first two 150,000-square-foot-office buildings at the new County Operations Center in the Kearny Mesa area of San Diego. The two buildings are part of a larger planned redevelopment of the 38-acre site led by Lowe Enterprises on behalf of the County of San Diego. When completed, the new campus is expected to include 900,000 square feet of modern, efficient office space, built to LEED Silver Certification standards, along with a conference center and cafeteria and two multi-level parking structures.

“We are proceeding ahead of schedule and under budget to deliver to the County expanded facilities that will allow it to consolidate county operations from two sites to this new campus,” said Mike McNerney, senior vice president, Lowe Enterprises Real Estate Group.

The County Operations Center, located on Overland Avenue, is being developed in three phases. Phase one, currently underway, includes the development of a central plant that will provide the mechanical systems to run the entire campus, two 150,000-square-foot, four-story steel frame office buildings and a seven-level parking structure. The office buildings will feature sustainable design incorporating a variety of energy efficient, green building technologies. Abundant windows will allow for natural light, while energy efficient roofing and glazing systems will reduce heat gain. Landscaping will feature water efficient plants and an irrigation system to reduce water usage. Phase one also includes offsite improvements to mitigate traffic impacts.

Completion of the first phase of development is slated for fall 2010.

Future phases of the development will include four additional 150,000-square-foot, four-story office buildings, identical to the buildings in phase one, a 20,000 square-foot conference center and cafeteria and another parking structure.

The project team also includes RJC Architects and Rossin Steel with the County of San Diego Department of General Services overseeing the project on behalf of the County Board of Supervisors.

Lowe Enterprises is an experienced national developer with extensive experience with build-to-suit developments and public-private partnerships similar to the County Operations Center project. The firm has first-hand knowledge of the San Diego market, having acquired, operated and sold several industrial and office properties in the area. The company also completed the 75,000-square-foot Ocean Ridge, Class A office development in Carlsbad in 2006. Through affiliate, Lowe Hospitality Group, it developed and operates the Estancia La Jolla Hotel and Spa and recently completed a \$24 million renovation of the L'Auberge Del Mar which the firm also operates.

#### **About Lowe Enterprises**

Los Angeles-based Lowe Enterprises is a leading national real estate investment, development and management firm. Over the past 37 years, it has developed, acquired or managed more than \$16 billion of real estate assets nationwide. The firm is currently developing \$1.5 billion of commercial and resort/planned community projects nationwide. Through its investment management affiliate, the firm currently manages \$4 billion in real estate assets on behalf of institutional and investment clients. In addition to its Los Angeles headquarters, Lowe Enterprises maintains regional offices in Orange County, CA, Denver, San Diego, San Francisco, Sacramento and Washington, D.C.

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