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**CONSTRUCTION COMPLETED ON 315,000-SQUARE-FOOT SECOND PHASE  
OF SAN DIEGO COUNTY OPERATIONS CENTER AND ANNEX  
REDEVELOPMENT**

SAN DIEGO – Lowe Enterprises has completed construction of the second phase of the County Operations Center and Annex redevelopment in Kearny Mesa. The newest phase of the project includes two 150,000-square-foot, four-story, steel-frame office buildings, and a 15,000-square-foot conference center and cafeteria. Lowe completed the first phase of the project, consisting of two 150,000-square-foot office buildings and a seven-level, 1,800-space parking structure, in October 2010.

““We are proceeding ahead of schedule and under budget to deliver to the County expanded facilities that will allow it to further consolidate county operations from outdated facilities to this new campus,” said Mike McNerney, senior vice president, Lowe Enterprises Real Estate Group. “This will be a sustainable office campus that allows key county services to be consolidated in one location which will provide greater efficiency and ease public access.” Approximately 2,400 employees from numerous County departments have now relocated to the new buildings.

The new phase of the project features artworks by local San Diego artists. In a program that is the first of its kind for San Diego County, works were selected with a preference for local artists and include both suspended and ground mounted sculptures, original paintings, photographs, and a collection of local historic artifacts displayed on each floor of the new office buildings. As a result, the County’s first archive of historically significant pieces has been compiled and documented.

The 47-acre County Operations Center, located on Overland Avenue, is being developed in multiple phases. The recently completed second phase office buildings will pursue LEED Gold certification and the conference center, which includes a green roof, expects to earn LEED Platinum certification. Phase one of the project has already achieved LEED Gold certification, and was named the San Diego Gas & Electric Energy Leader for new construction for 2011. The next phase of the development is planned to include a 150,000-square-foot new building for the Registrar of Voters. Construction of this next phase is expected to commence in the fall of 2012 and will be complete in December 2013. Two additional four-story office buildings, similar to the buildings in the prior phases, and another parking structure will be built in future phases.

When completed, the new campus will comprise more than a million square feet of modern, efficient office space, along with two multi-level parking structures.

The project team also includes RJC Architects, Suffolk Roel Construction, with Project Management Advisors and the County of San Diego Department of General Services overseeing the project on behalf of the County Board of Supervisors.

Lowe Enterprises is a 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, the firm operates several local hotel and resort properties including the Paradise Point Resort and Spa, and the L'Auberge Del Mar, where the firm recently completed a \$24 million renovation.

### **About Lowe Enterprises**

Los Angeles-based Lowe Enterprises is a leading national real estate investment, development and management firm. Over the past 40 years, it has developed, acquired or managed more than \$17.5 billion of real estate assets nationwide. Lowe is currently responsible for more than \$5.5 billion of commercial, hospitality and residential assets. In addition to its Los Angeles headquarters, Lowe Enterprises maintains regional offices in Washington, DC, Denver, Philadelphia, Southern California and Northern California. Founded in 1972, Lowe Enterprises is marking its 40<sup>th</sup> year anniversary in 2012.

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