

# TOP COMMERCIAL REAL ESTATE LEASES OF 2009

Ranked by square footage of San Diego County properties

Rank	Building name Address	•Sign date •Move-in date	Square footage leased	•Tenant name(s) •Tenant representative company •Tenant agent(s)	•Landlord representative company •Landlord agent(s)	Term rate	Owner(s)
1	Bridge Point 4830 & 4840 Eastgate Mall San Diego 92121	1/2009 9/2009	156,561	Provide Commerce, Proflowers Irving Hughes Dave Marino	Colliers International Chad Urie, Tom Mercer, Grant Schoneman	wnd	Amylin Pharmaceuticals
2	12400 Stowe Drive 12400 Stowe Drive Poway 92064	1/14/2009 na	133,125	Cycle Express dba National Powersport Auctions Grubb & Ellis I BRE Commercial Todd Murphy, Glenn Arnold, Brant Aberg, Bryce Aberg	Grubb & Ellis I BRE Commercial Barry Hendler, Matty Sundberg	wnd	DEI LLC
3	Oak Ridge Corporate Center 2980 Scott St. Vista 92083	2/23/2009 8/22/2009	126,715	AutoGenomics Inc. Burleson Pacific Group Travis Burleson	Grubb & Ellis I BRE Commercial Dennis Visser, Aric Starck, Donald Grant	\$.86/NNN	PCCP DJ Ortho LLC
4	Miramar Commerce Park 7130 Miramar Road San Diego 92121	6/27/2009 2/1/2010	114,000	na UGL Equis Mike Christian	Colliers International Jay Alexander, Arnie Friedman, Ryan Grove	\$1.02/NNN	Walton CWCA Miramar Distribution 78 LLC
5	San Diego Tech Center, Building 4 9805 Scranton Road San Diego 92121	6/2/2009 na	103,450	Sony Corp. Grubb & Ellis I BRE Commercial Brian Driscoll, Rick Reeder	Maguire Properties Peter Johnston, Stefan Khudic, Chris Powers	na	Maguire Properties-San Diego Tech Center LLC
6	Pacific Technology Park 9389 Waples St. San Diego 92121	3/1/2009 na	102,211	Molecular BioProducts Inc. Colliers International Linda Greenberg	Cushman & Wakefield Inc. James Duncan, Mickey Morera	\$.70	Pacific Tech Property Inc.
7	Inverness Medical 5995 Pacific Center Blvd. San Diego 92121	3/1/2009 3/1/2009	83,463	Inverness Medical CB Richard Ellis Steve Holland	Sorrento Commercial Properties David Sickels	wnd	Sorrento Montana LP
8	Arena Pharmaceuticals 6154 Nancy Ridge Drive San Diego 92121	4/16/2009 na	75,600	Arena Pharmaceuticals Inc. wnd wnd	wnd wnd	\$3.20/NNN	Bmr-6114-6154 Nancy Ridge Drive LLC
9	World of Decor, Southland Plaza 575 Saturn Blvd. San Diego 92154	6/18/2009 7/18/2009	75,207	World of Decor na na	Developers Diversified Realty Wayne Marks	wnd	DDR MDT MV South San Diego LP
10	Windy Point 700 Windy Point Drive San Marcos 92063	1/7/2009 na	75,000	University of St. Augustine Grubb & Ellis I BRE Commercial Peter Curry, Matthew Campbell, Mike Erwin	Grubb & Ellis I BRE Commercial Peter Curry, Matthew Campbell, Mike Erwin	wnd	Windy Point Partners LP
11	College Grove Center 3450 College Ave. San Diego 92115	2/19/2009 na	73,872	Kohl's Department Store wnd wnd	wnd wnd	wnd	Kohl's Department Store Inc.
12	The Eastlake Distribution Center 2311 Boswell Road, #5 Chula Vista 91914	1/29/2009 na	51,993	Bee International Inc. Grubb & Ellis I BRE Commercial Robert Mooney, Greg Wells	Cushman & Wakefield Charlie Adolphe, Brian Teel	wnd	East Group Properties Inc.
13	Miramar Trade Center 7328 Trade St., #100 San Diego 92126	2/26/2009 na	51,140	Pep West Inc. Jones Lang LaSalle Scott Ginsburg, Damon Melda	Grubb & Ellis I BRE Commercial Brant Aberg, Bryce Aberg, Glenn Arnold, Todd Murphy	wnd	The Abbey Co.
14	na 10240 Science Center Drive San Diego 92121	5/1/2009 7/1/2009	49,347	eBioscience Inc. Cushman & Wakefield Inc. Mickey Morera, James Duncan	CB Richard Ellis Jerry Keeney, Matt Nickels	na	TC Torrey Pines LLC
15	Pacific Corporate Center 10455 Pacific Center Court San Diego 92121	1/2009 3/2009	48,709	Cardinal Health CB Richard Ellis Steve Holland	Colliers International Chad Urie, Tom Mercer, Kevin Craven	wnd	Kiroy Realty
16	Dolphin Business Park 980 Rancheros Drive San Marcos 92069	5/19/2009 8/1/2009	48,000	Hocking International Chemical Co. na na	na na	na	Rancho Del Rio Ents. LLC
17	Carlsbad Research Center 5823 Newton Drive Carlsbad 92008	6/4/2009 11/1/2009	47,829	Pro Performance Sports LLC Mission Equities Real Estate Inc. Nick Foussianes	Grubb & Ellis I BRE Commercial Dennis Visser, Aric Starck	\$.78/NNN (est.)	RPH Industrial LLC
18	Research Center Pointe 2210 Faraday Ave. Carlsbad 92008	3/25/2009 8/22/2009	46,353	Medtronic Inc. Grubb & Ellis I BRE Commercial Aric Starck	Grubb & Ellis I BRE Commercial Andy Meizer, Dennis Visser, Aric Starck	\$1.25/NNN	Faraday Pointe CA LLC
19	Carlsbad Research Center 2131 Faraday Ave. Carlsbad 92008	6/1/2009 11/15/2009	43,448	Genoptix Inc. The Blackmore Co. na	CB Richard Ellis Lannie Ailee, Roger Carlson	\$1.08/NNN	Cethron Inc.
20	San Diego Tech Center, Building 5 9855 Scranton Road San Diego 92121	6/1/2009 na	43,380	Sony Corp. Grubb & Ellis I BRE Commercial Brian Driscoll, Rick Reeder	Maguire Properties Peter Johnston, Stefan Khudic, Chris Powers	na	Maguire Properties-San Diego Tech Center LLC

wnd Would not disclose

na Not available

Notes: Leases are ranked by square footage for the first two quarters of 2009. NNN refers to a lease agreement requiring the tenant to pay, in

addition to a fixed rental, the expenses of the property leases.

Source: CoStar Group Inc.

It is not the intent of this list to endorse the participants nor to imply a property's size or numerical rank indicates its quality.

Researched by Kevin Black and Andrew Schweizer