



ground BREAKING

PROJECT DESCRIPTION: Peckham Family Trust is the developer of Harbor Point at 5055 N. Harbor Drive in Point Loma. The project consists of a two-story, 24,000-square-foot building designed for both retail and office tenants. The first story will include three retail suites with the second story including nine office suites. The suites will range in size from 500 to 2,300 square feet, with some offering private decks and mezzanine levels with bay views. High-end stone finishes will be utilized on the exterior and in the elevator lobby of the building. The main stairwell will feature a Point Loma-themed art wall. The project is currently pre-certified for Leadership in Energy and Environmental Design Silver certification.

INTERESTING FACETS: In pursuit of LEED Silver certification for core and shell, the building is designed to complement LEED for commercial interiors, which will allow tenants to leverage the green attributes of the base building during tenant build-out. Green design measures include the added benefits of reduced operating costs, increased employee productivity, decreased absenteeism as a result of increased occupant comfort, improved work quality and lower liability stemming from poor indoor air quality. In addition, as a participant in San Diego Gas & Electric Co.'s "Savings by Design" program, 5055 N. Harbor Drive aims to be 30 percent more efficient than California's

Harbor Point, 5055 N. Harbor Drive, Point Loma



Rendering courtesy of Peckham Family Trust

Harbor Point is designed to accommodate retail tenants in three ground-floor suites and office tenants in nine suites on the second floor.

Title 24 requirements for energy consumption, which will directly reduce tenants' operating costs.

DEVELOPER: Peckham Family Trust.

DEVELOPMENT MANAGER: SENTRE Partners.

FINANCING: Bank of America.

ARCHITECT: F.L. Hope Architecture & Planning.

SPACE PLANNER/INTERIOR DESIGNER: Hurkes Harris Design Associates Inc.

GENERAL CONTRACTOR: Johnson & Jennings General Contracting.

CONSULTANTS: McParlane & Associates, mechanical engineer; MPE Consulting Inc., electrical engineer; Leppert Engineering, civil engineer; Mike Surprenant & Associates, structural engineer; Geocon Inc., geotechnical engineer; Drew George & Partners Inc., LEED consultant; Wimmer Yamada & Caughey, landscape architect.

START DATE: September 2009.

COMPLETION DATE: August 2010.

BUILDING COST: \$5 million.

PROJECT COST: \$7 million.

SQUARE FOOTAGE: 24,000 square feet.

TENANTS SIGNED TO DATE: N/A.

LEASING AGENT: Doug Arthur, SENTRE Partners.

— Andrew Schweizer

Editor's note: Groundbreaking is a regular feature of the Business Journal, and includes commercial, industrial and multi-unit residential projects that are either nearing construction, in construction or finishing construction. Send suggestions of projects to aschweizer@sdbj.com.