



AmazonHQ2
at Millenia Office

Presented by Chesnut Properties, LLC
in response to Amazon's RFP dated
September 7th, 2017

AmazonHQMillenia.com



AmazonHQMillenia.com

California's Next Tech Megaregion

Millenia Office is a mega-scale campus opportunity located in San Diego County, with plans in place representing 4 million sq. ft. on 4 adjacent lots and additional land for future expansion to 8m sq. ft. This project represents a compelling response to Amazon's search for a location to establish a new headquarters.

Real Estate Solutions presented by Chesnut Properties: master developer of office parcels at Millenia San Diego, and 85 acres committed by the City of Chula Vista to support future phases of Amazon's expansion.

000

Outdoor Amphiteater / Phase II

Amazon Hub.

24,000 SF | 1 Level Bridge

001

Campus 001 / Phase I

Think.

500,000 GSF | 4 Levels | 3 Buildings | 1,650 Cars provided

002

Campus 002 / Phase II

Invent.

1,300,000 GSF | 9 Levels | 4,290 Cars provided

003

Campus 003 / Phase II

Discover.

1,200,000 GSF | 26 Levels | 3,960 Cars provided

004

Campus 003 / Phase III

Transform.

1,000,000 GSF | 11 Levels | 3,331 Cars provided

Amazon HQ2 at Millenia Office

When Lee Chesnut was first shown the Millenia site 3 years ago, he stood on the land and knew instantly that this location would be the start of something big. Large-scale business has always been the goal of this location and after decades of work by developers and civic leaders, everything is now ready for that to happen.

Our project, Millenia Office has powerful entitlements in place to allow Chesnut to present a dynamic world class option for Amazon to consider for its 2nd National Headquarters.

Our three parcels located at Millenia, a greenfield site, can provide up to 3 million square feet of the best real estate facilities we can deliver; Pre-certified LEED v4 "Platinum" and International WELL Building Institute "Gold." Added to our 3 parcels, the City of Chula Vista is offering a 4th campus option on land they control that brings our total capability to over 4 million square feet at Millenia. The City of Chula Vista assures that this 4th campus of 1m sq. ft. (on 8.25 acres) will be overwhelmingly approved by leadership to support a dynamic 4-campus cluster of 4m sq. ft. at Millenia.

In addition to the 4m sq. ft. Millenia Office campus project; situated in short proximity to the South lies an additional 85 acres of City owned land that will be gifted to Amazon to allow for future phases and growth of the Amazon HQ to 8m sq.ft. or more.

We call our campus cluster THINK, DISCOVER, INVENT and TRANSFORM, all of which are connected by a walkable, socially alive and empowering series of walkways and bridges, with its Nexus coming together in what we call The Amazon Hub. This is envisioned to be an interactive park anchored by a wrap-around digital display to experience live-feeds of life at other Amazon sites, and possibly dynamic presentations by Amazon leadership from time-to-time, bringing HQ2 into a living and active relationship with Amazon worldwide.

Delivery Timeline

Phase I

Q3 2019

Think Campus.

3 buildings: 500K sq. ft. Total

Fully Entitled, Permit Ready for 2 buildings
Campus can be fully delivered by Q3 2019

Phase III

Early 2021

Transform Campus.

1 building: 1m sq. ft. Total

City of Chula Vista Owned Land | Entitlements approved upon commencement, Conceptual Design Completed | Can be delivered as early as 2021

Phase II

Q4 2019

Invent and Discover Campuses, Amazon Hub

2 buildings: 2.5 m sq. ft. Total

Invent: Fully Entitled, Conceptual Design Completed
Discover: Fully Entitled, Conceptual Design Completed
Can be delivered as early as Q4 2019

Phase III, IV & Beyond

Early 2022

City of Chula Vista Owned Land

85 Acres Representing 4m sq. ft. or more of opportunity

Can be delivered as early as 2022



Project Highlights

Connected Design

Millenia Office is designed as a true campus style opportunity, where themes of collaboration and connectivity are infused throughout the architecture and design of the project. Highly efficient super floor plates increase opportunities for chance encounters that spur on innovation and discovery. We have even taken the theme of connectivity to the next level, by joining buildings together through a series of outdoor bridges and connectors to allow people to travel horizontally through some of the largest floor plates currently available in San Diego.

Sustainability.

The vision for Millenia Office is to create an ecosystem where the workplace and the environment are mutually celebrated. Our project is targeting a LEED Platinum rating across the board and will become a model for how large-scale facilities can be delivered in a way that seeks to improve the natural environment and not take away from it.

Millenia Office is being developed as office space which deeply understands that sustainable workspaces are integral to our occupant's core values, productivity and wellbeing.

Wellness.

Launched in October 2014 after six years of research and development, the WELL Building Standard is the premier standard for buildings, interior spaces and communities seeking to implement, validate and measure features that support and advance human health and wellness. At Millenia Office, we are targeting a WELL Building certification on all buildings with the goal of cultivating an environment that encourages creativity, boosts productivity, and ultimately will help you be a healthier person.

Here are some of the main Sustainability and Wellness Features of Millenia Office.

- Rooftop PV panel array
- Electric Vehicle Charging Stations
- Tesla energy storage system (to store the sun's energy for use when it's not shining)
- Regenerative drive elevators that recover energy
- Alluring stairs that promote a healthy alternative to elevators
- Landscaping designed for human interaction, habitat conservation, local climate and ecosystem biodiversity
- Comfortable, glare-free outdoor work environments
- Air filtration systems and healthy building materials that ensure superior indoor air quality
- Advanced water filtration system ensuring superior water quality for occupants
- High ceilings and floor to ceiling windows create an open, low-stress work environment: ample natural light and views outside contribute to occupants' happiness and productivity

Project Highlights

Cont.

Access.

Millenia is located off the Birch Road exit of the South Bay Expressway (SR 125) in South San Diego County, providing easy ingress/egress for convenient access and excellent visibility for building signage.

Millenia is conveniently located near 3 airports:

- 10 min – Brown Field Municipal and Freight Airport
- 14 min – Tijuana International Airport Cross Border Xpress (CBX)
- 25 min – San Diego International Airport

Transportation Highlights

The Millenia Master plan surrounding the office project is built in an extremely pedestrian friendly urban style, with tree lined promenades, parks, jogging paths and bike lanes.

Here are some of the transit and transportation highlights of Millenia Office:

- Walkable Mixed-Use Community
- Autonomous Shuttle proposed throughout Millenia community
- South Bay Bus Rapid Transit Route from Downtown to Millenia/Otay Mesa port of entry (coming 2018)
- Reverse Commute Location - Establishing this business in the South-East county of San Diego would allow employees that work here to go the opposite direction of the current rush hour trends in San Diego.
- "Invisible Cars" - Subterranean parking throughout the site create a more urban, walkable pedestrian oriented environment.

Demographic Highlights

Median Household Income
\$101,760 For Zip Code 91915

Population – 2017
1.43M within 25 minutes

Projected Population Growth 2016 – 2021
5.4% within 25 minutes

The majority of the Chula Vista workforce is employed in industries requiring technical skills and advanced education with the number of residents in management, professional and technical occupations steadily increasing. – 2015 Labor Market Profile, Chabin Concepts

60.9% - Post Secondary/Bachelor's/Advanced Degrees
80.9% High School Graduates
51.5% - Multilingual

Project Highlights

Cont.

Climate.

The Millenia Office Campus is located in Southern California's mild ocean breeze climate, where the adjacent Pacific Ocean's warm waters contribute to the region's comfortable temperate all year long. Local temperatures average an annual range between 63 to 72 degrees. Local humidity consistently falls within human comfort ranges, and 70°F average temperature prevailing wind patterns range from 5-10 mph. The region has excellent solar availability, making it one of the most prime locations in the country for photovoltaic renewable energy systems.

The average number of sunny days is 261 which is 31% more than Seattle and 17% more than the national average. With Chula Vista's incredible climate we have designed the corporate campus of the future allowing teams to work outdoors and enjoy the fresh air, views to Otay mountain range and amenities of our site reducing the average time a professional spends indoors from 90% to 70%.

The design of the campus with its outdoor paths and connected bridge ways was inspired by the location's climate and natural surroundings. Additionally, we have brought the outdoors in through biophilic design, brilliant views to the outdoors, natural daylighting and an air-conditioning system designed to bring in high volumes of fresh air in full alignment with the WELL building standard.

Affordability.

Due to the low land basis, Millenia Office is able to be delivered to its occupants at below market rates for high performance space. In addition to affordable space in the campus, there are numerous new housing projects currently being built out and selling at Millenia in the low \$400,000s. At that price, employees could own affordable homes and walk to work.

Millenia: A New Urban Hub

Millenia Office is strategically located within the Millenia Master Plan in Eastern Chula Vista which has major construction in multiple districts under way. Millenia will be a vibrant walkable community anchored by food, retail, public parks, hospitality, business, and housing. The City of Chula Vista, recently designated a "Smart City" is also pursuing Millenia to be a test site to roll out autonomous vehicles.

Millenia is planned for:

- Up to 3,000 multi-family residences
- 2 million square feet of Class A office space on 30 acres
- 1.5 million square feet of retail, hospitality, civic and mixed-use projects
- Six themed urban parks and a variety of tree-lined promenades, casual gathering places, bikeways, and plazas.
- Population at build out will be approximately 7,500.
- Millenia is also surrounded by 11 urban villages comprised of 27,000 new dwelling units

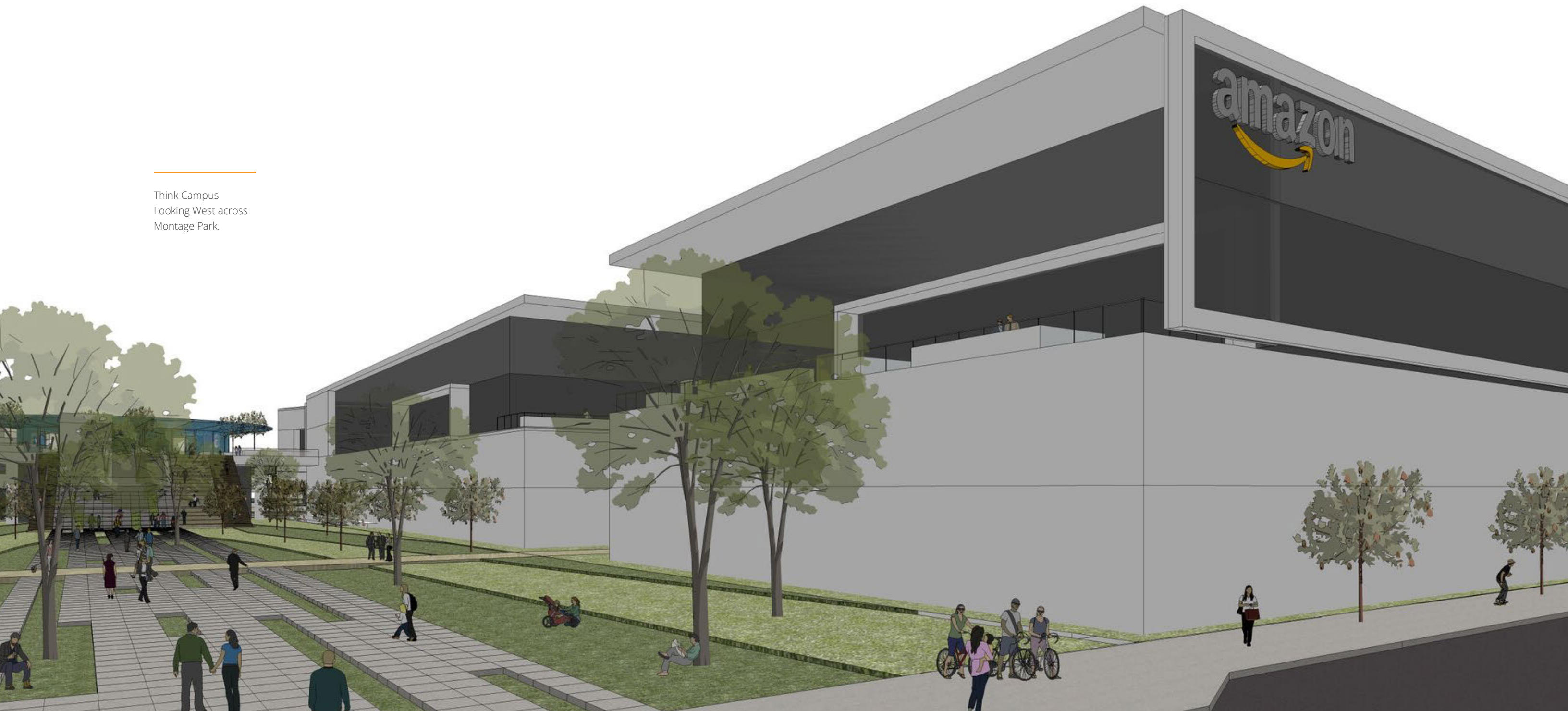
Learn more at milleniasd.com

Think. Campus 001 / Phase I

Q3 2019

500,000 GSF | 4 Levels | 3 Buildings | 1,650 Cars provided

Think Campus
Looking West across
Montage Park.



Think Campus 001

Site Summary

Lot: 7
 Site Area: 7.06 AC
 Building Area: 500,000 GSF Approx.

Area Summary

BLDG 1: 150,000 SF - 4 LEVELS - 37,500 SF Per Floor
 BLDG 2: 164,000 SF - 4.5 LEVELS - 37,500 SF Per Floor
 BLDG 3: 186,000 SF - 4 LEVELS - 37,500 SF Per Floor

Total Office Area: 500,000 GSF

Accessory Space

Amenity (Accessory space): 6,100 SF

Parking Summary

Parking Required
 (Based on office)
 500,000 GSF (3.3/1000 GSF) =
 1,650 spaces required

Parking Provided (Below Grade)

B1: 192,500 SF : 550 spaces
 B2: 192,500 SF : 550 spaces
 B3: 192,500 SF : 550 spaces
 Total Parking Provided = 1,650 spaces

Think Campus
 looking Northwest
 over Montage Park



Think Campus looking
 East over Millenia Ave.



Invent. Campus 002 / Phase II

Q4 2019

1,300,000 GSF | 9 Levels | 4,290 Cars provided

Invent Campus
Looking South down
Millenia Ave.



Invent Campus 002**Site Summary**

Lot: 1
 Site Area: 10.93 AC
 Building Area: 1,300,000 GSF Approx.

Area Summary

1st Floor: 153,000 SF
 2nd Floor: 155,000 SF
 3rd Floor: 208,000 SF
 4th Floor: 208,000 SF
 5th Floor: 144,000 SF
 6th Floor: 144,000 SF
 7th Floor: 133,000 SF
 8th Floor: 115,000 SF
 9th Floor: 40,000 SF
 Total Office Area: 1,300,000 GSF

Accessory Space

Amenity (Accessory space): 15,280 SF
 Garage Support Space: 25,000 SF

Parking Summary

Parking Required (Based on office)
 1,300,000 GSF (3.3/1000 GSF) =
 4,290 spaces required

Parking Provided (Below Deck)

B1: 417,000 SF : 1,191 spaces
 + 25,000 garage support
 B2: 442,000 SF : 1,263 spaces
 B3: 214,200 SF: 612 spaces
 B4: 214,200 SF: 612 spaces
 B5: 214,200 SF: 612 spaces
 Total Parking Provided = 4,290 spaces

Invent Campus design
 concept view courtyard
 looking Southwest.



Invent Campus design
 concept view from freeway
 looking Southeast.



Discover. Campus 003 / Phase II

Q4 2019

1,200,000 GSF | 26 Levels | 3,960 Cars provided

Discover Campus
View from Northbound Freeway



Discover Campus 003

Site Summary

Lot: 19
 Site Area: 9.95 AC
 Building Area: 1,200,000 GSF Approx.

Area Summary

1st Floor: 90,500 SF
 2nd Floor: 96,650 SF
 3rd Floor: 107,650 SF
 4th Floor: 105,500 SF
 5th Floor: 88,500 SF
 6th Floor: 79,220 SF
 7th Floor: 64,950 SF
 8th Floor: 47,500 SF
 9th Floor: 47,500 SF
 10th - 11th Floor: 34,000 SF
 12th - 13th Floor: 33,000 SF
 14th - 15th Floor: 31,000 SF
 16th - 17th Floor: 30,000 SF
 18th - 19th Floor: 28,000 SF
 20th - 21st Floor: 26,000 SF
 22nd - 23rd Floor: 25,000 SF
 24th - 25th Floor: 23,000 SF
 26th Floor: 22,000 SF
 Total Office Area: 1,200,000 GSF

Accessory Space

Amenity (Accessory space): 12,760 SF
 Garage Support Space: 26,700 SF

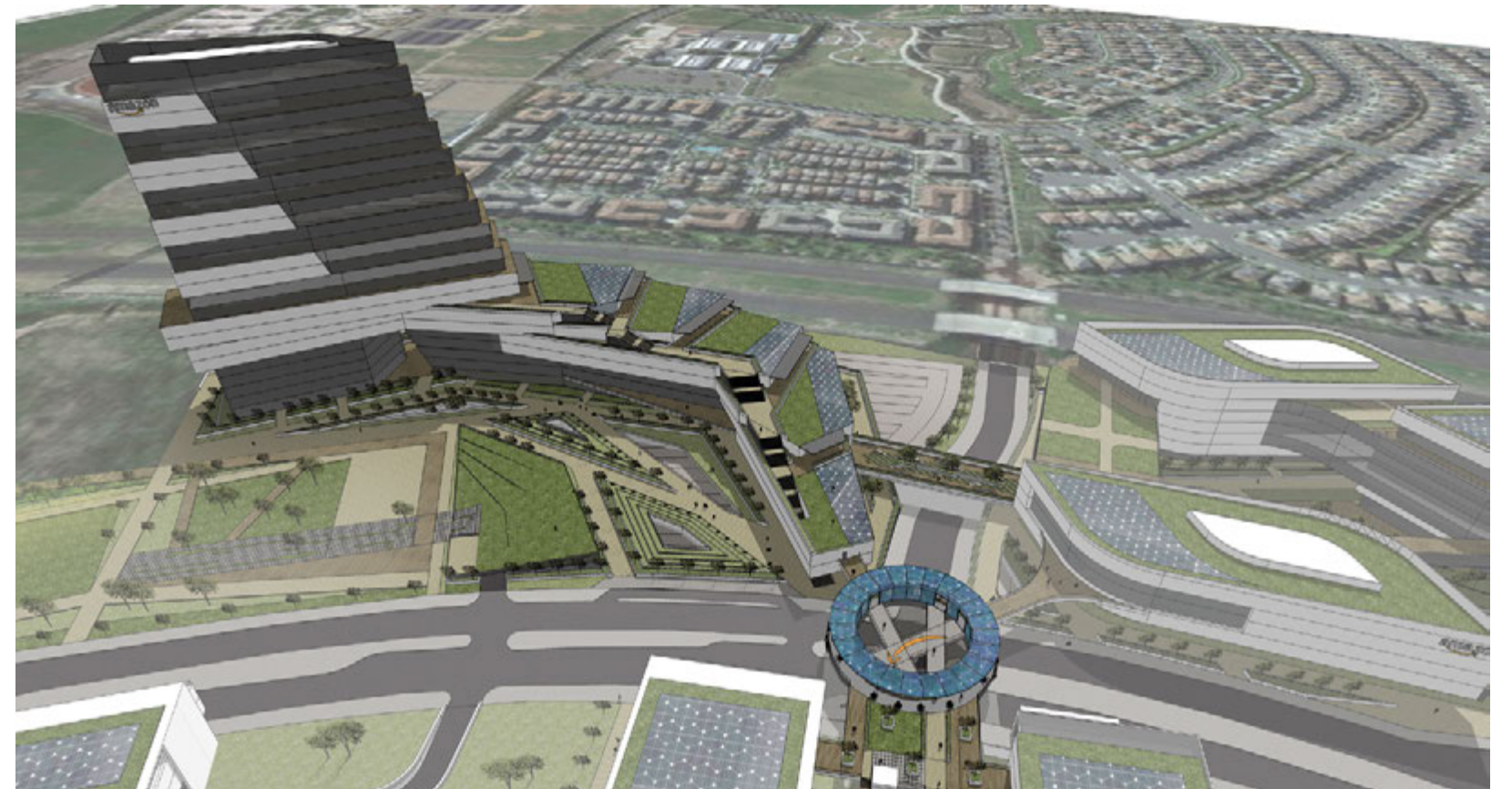
Parking Summary

Parking Required (Based on office area)
 1,200,000 SF (3.3/1000 GSF) =
 3,960 spaces required

Parking Provided (Below Deck)

B1: 360,300 SF : 1,030 spaces
 + 26,700 garage support
 B2: 387,000 SF : 1,106 spaces
 B3 - B5: 212,800 SF : 608 spaces
 Total Parking Provided = 3,960 spaces
 Discover — Campus 003 / Phase 3

Discover Campus
 Looking West



Discover Campus
 Courtyard View
 Looking North



Transform. Campus 004 / Phase III

Q1 2021

1,000,000 GSF | 11 Levels | 3,331 Cars provided

Transform Campus
Looking East Across
Millenia Ave



Transform Campus 004

Site Summary

Lot: 16
Site Area: 8.54 AC
Building Area: 1,000,000 GSF Approx.

Area Summary

1st Floor: 90,500 SF
2nd Floor: 96,650 SF
3rd Floor: 107,650 SF
4th Floor: 105,500 SF
5th Floor: 88,500 SF
6th Floor: 79,220 SF
7th Floor: 64,950 SF
8th Floor: 47,500 SF
9th Floor: 47,500 SF
10th Floor: 34,000 SF
11th Floor: 34,000 SF
Total Office Area: 1,000,000 GSF

Accessory Space

Amenity (Accessory space): 5,000 SF

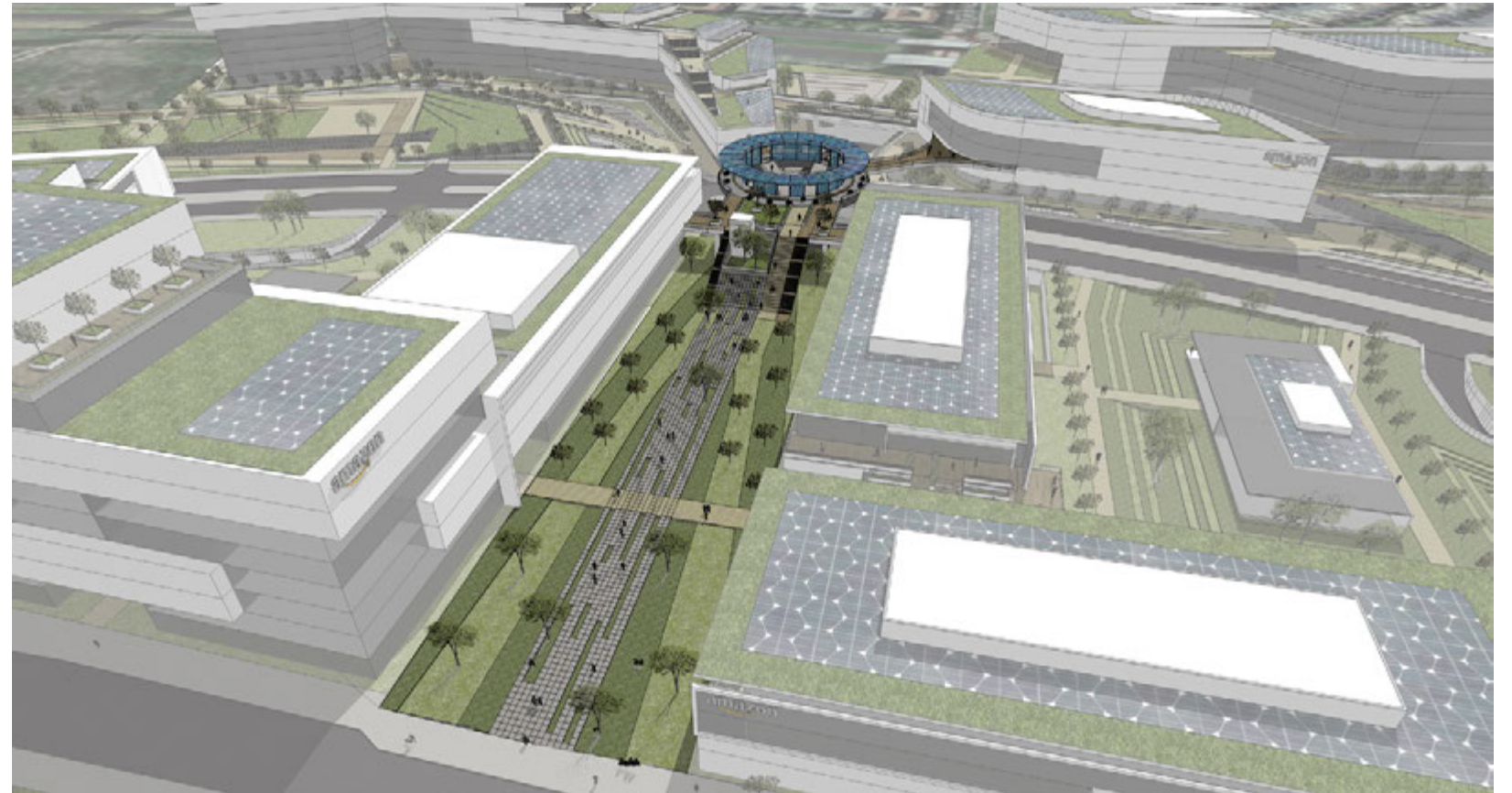
Parking Summary

Parking Required (Based on office area)
1,000,000 SF (3.3/1000 GSF) =
3,300 spaces required

Parking Provided

(Structure- 9 Levels Above /
4 Levels Below)
B5: 74,000 SF : 211 spaces
B4: 84,000 SF : 240 spaces
B3: 84,000 SF : 240 spaces
B2: 84,000 SF : 240 spaces
B1: 84,000 SF : 240 spaces
P1 - P9: 84,000 SF Per Floor : 2,160 spaces
Total Parking Provided = 3,331 spaces

Transform Campus
Looking Southwest



Transform Campus
Looking Northeast



Amazon Hub. Outdoor Amphiteater / Phase II

Q4 2019

24,000 SF | 1 Level Bridge

Amazon Hub
View From Millenia
Ave looking South

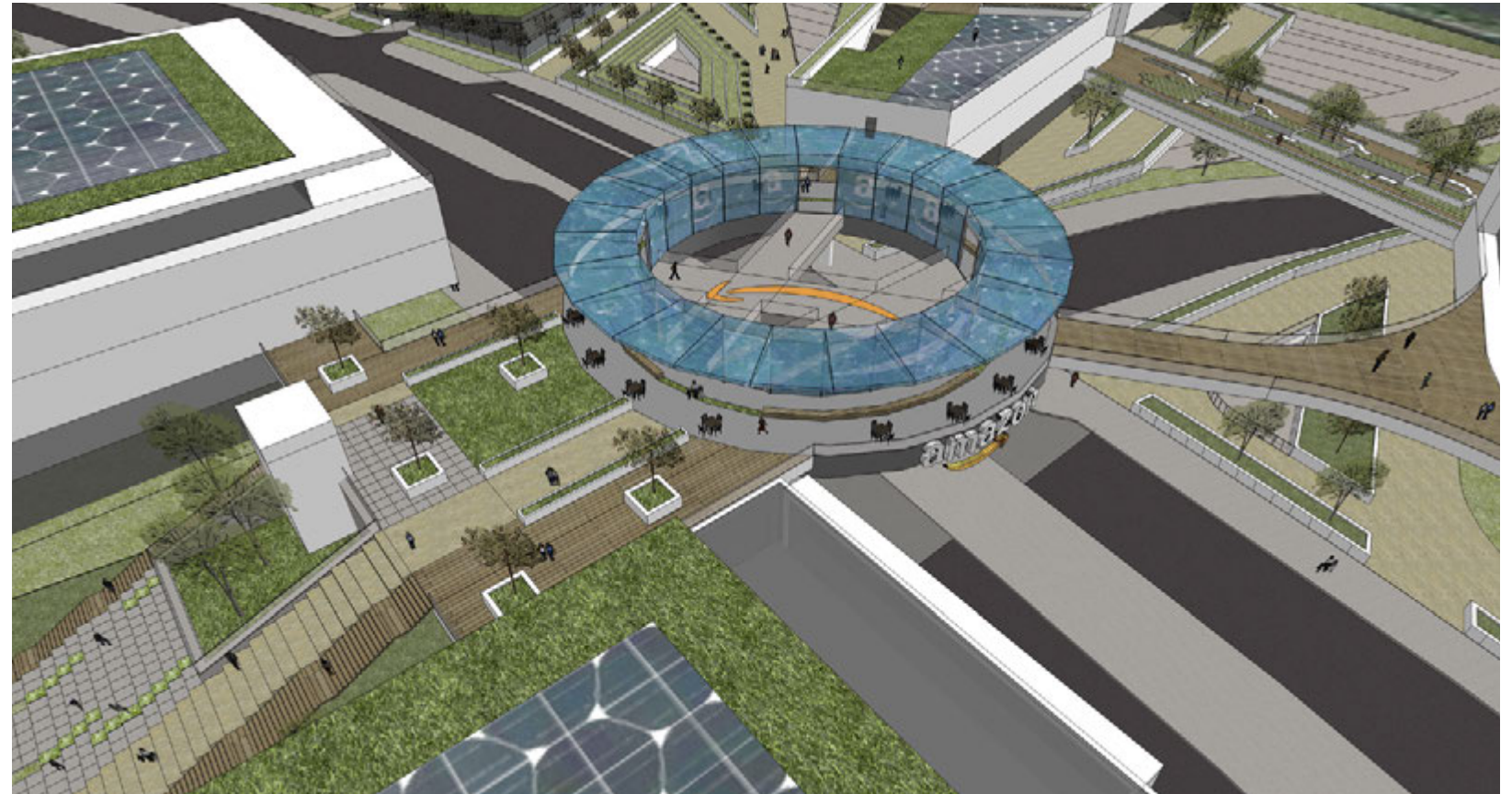


Amazon Hub 000

The “Amazon Hub,” as we have come to call it, is truly the heart of our 4-campus project. This 24,000 SF elevated bridge serves as a connection between the campuses, a park, and an outdoor amphitheater.

We see the Hub becoming the lifeblood of this campus environment; a place where the unique culture of Amazon’s HQ2 will be formed.

Amazon Hub
View Of Bridge and
Amphitheater



Amazon Hub
View From Millenia
Ave Looking South





Think Campus
Lobby View



Invent Campus Concept Design
Courtyard View Looking South



Think Campus
Bridge Connector



Invent Campus Concept Design
Outdoor Bridge Connector



Think Campus
Looking Northwest over Montage Park



Think Campus
Courtyard view looking East



Invent Campus Concept Design
View from freeway looking Southeast

Conclusion

We hope our vision captures some of the essence of Amazon's culture and core values. We also know that we have just scratched the surface of an actual Amazon process to bring to life the world-class campus, HQ2. We hope that what we have presented here earns us the opportunity to begin an exciting conversation with your leadership as you pursue the reality of Amazon HQ2.

Lee Chesnut
Principal, Chesnut Properties

Connect

Lee Chesnut

Principal, Chesnut Properties
619 851 4109
lee@chesnutproperties.com

Susan Guerra

COO, Chesnut Properties
619 312 5858
susan@chesnutproperties.com

Tony Russel

Managing Director, JLL
858 410 1213
tony.russel.@am.jll.com

Please take a look at the website we created for this proposal and to access this presentation digitally.

[AmazonHQMillenia.com](https://www.amazonhqmillenia.com)



AmazonHQMillenia.com