



Cal Poly Tech Park



Project of the California Central Coast Research Partnership. The Cal Poly Technology Park will have two basic functions:

- First, foster the exchange of technical knowledge and expertise between the educational and business communities

- Second, to provide physical space and services to facilitate this exchange



FRONT ENTRY PERSPECTIVE VIEW



SOUTH-WEST PERSPECTIVE VIEW

Cal Poly Tech Park

Building Plan

Phase I - 25,000 square foot multi-tenant building with 20,000 square feet of net leasable space

- Construction Start – November 2008
- Construction Complete – May 2010

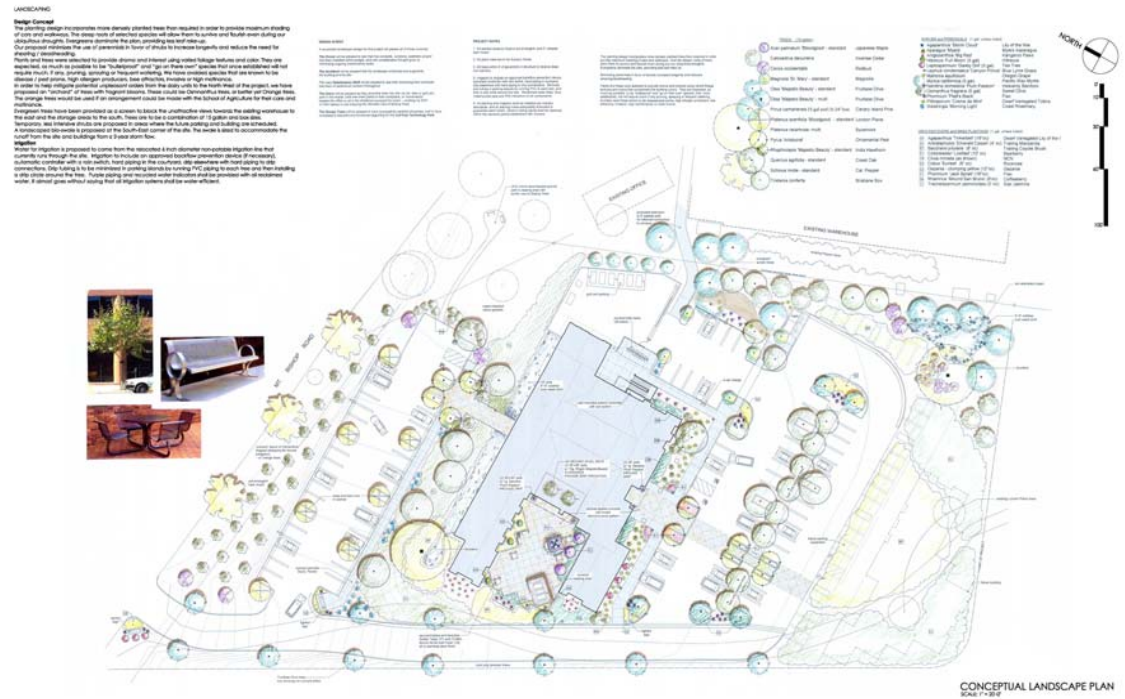
On-Site Parking

Common area conference room, foyer, and restrooms

Close proximity to campus core (5 min walk)

Benefits to Industry

- Availability of students as part-time/temporary workers and pipeline for future workforce
- Opportunities to collaborate with faculty
- Opportunities to partner with the University in pursuit of grants and contracts
- Availability of customized training courses
- Access to specialized infrastructure (e.g. bandwidth), equipment / facilities, and seminars/lectures
- Reciprocal purchase/exchange of services and knowledge



Lobby rendering

Cal Poly Tech Park

Location

Current Status

- Design-Build construction underway
- Accepting letters of intent to lease
- Interior space planning
- Policy and program planning



Contacts

Jim Dunning
Program Administrator - C3RP Project
Phone: 805-756-5551
Fax: 805-756-1725
Cell: 805-602-8646
jdunning@calpoly.edu

Susan C. Opava, Ph.D.
Dean of Research and Graduate Programs
Phone: 805-756-1508
Fax: 805-756-1725
sopava@calpoly.edu

www.c3rp.org



California Polytechnic State University
Bldg 38-101 • San Luis Obispo, CA 93407



CALIFORNIA CENTRAL COAST
RESEARCH PARTNERSHIP

Research and Graduate Programs
phone (805)756-5551 • fax (805)756-1725

LETTER OF INTENT: This letter describes below lease terms for consideration and is not an offer, reservation or option, but rather for discussion purposes only. Likewise, these terms are for review and approval or disapproval by officers and or committees of the tenant and landlord. The parties shall not be bound by these or subsequent discussions or negotiations until both the landlord and tenant sign a full and final lease. Please fill out the information below and return to Jim Dunning at jdunning@calpoly.edu or fax at 805-756-1725.

Tenant's Legal Name: _____

Industry Classification/Description: _____

Intended Use: _____

Estimated Number of Employees at Site: _____

Size Requested (square feet): _____

Special Requests (Lab/Flex Space): _____

Other: _____

General Lease Terms:

- Space Available (sqft): Minimum 1,000 to Maximum TDB
- Current Rent Forecast (NNN): \$1.65 - \$2.00 / sqft ¹
 - Escalation 2% per year
- Tenant Improvement Budget: \$15-30 / sqft ¹
 - All tenant improvements will be conducted through University Facilities Services through a Tenant Work Letter Agreement
- Initial Term: 2 to 10 Years
- Forecast Delivery of Premises: August 2010
- Lessee will enter a binding lease agreement with the Cal Poly Corporation six months prior to the anticipated completion of the premises
- Security Deposit equal to two months rent due at lease signing
- University Services Supplied at Lessee Costs: Electricity, gas, water, sewer, trash, telephone, internet
- Lessee will be responsible for adhering to University parking policies for Technology Park tenants
- Insurance: (Minimum Standards Below)
 - Commercial General Liability Coverage
 - \$1,000,000 (one million dollars) per occurrence, or current State Minimum

¹ * Factors that will determine rental rates include: lease term duration (premium for short leases) and sqft required (premium for small space). Tenant Improvement budget will be less for smaller spaces and shorter lease terms



California Polytechnic State University
Bldg 38-101 • San Luis Obispo, CA 93407



CALIFORNIA CENTRAL COAST
RESEARCH PARTNERSHIP

Research and Graduate Programs
phone (805)756-5551 • fax (805)756-1725

- \$2,000,000 (two million dollars) aggregate, or current State Minimum
- Endorsement to be provided on University form (ISO FORM CG 20 11 11 85: (Modified) or acceptable alternative
- Business Automobile Liability Insurance
 - On an occurrence basis, an amount not less than \$1,000,000 per accident, combined single limit for bodily injury and property damage, covering owned, scheduled, hired, and non owned automobiles and providing insurance for bodily injury, property damage, and contractual liability.
- Workers' Compensation
 - Including Employers Liability limits of \$1,000,000 and other limits as required under California law.
- Permitted uses include general office use and uses incidental thereto, research and development, prototyping, testing, proof of concept generation. No heavy manufacturing or processing will be allowed on premises. Tenant shall not make any use of the Premises which may be dangerous to person or property or which shall increase the cost of insurance or require additional insurance coverage.
- Use and disposal of hazardous materials are the responsibility of the tenant and must be handled in accordance with all applicable local, state and federal regulations.
- The Lessee is aware of and understands the University's Academic Calendar and subsequent service schedule
- Other customary commercial lease terms

By (print name) _____ Date _____

Signature _____

Title _____