



SCRIPPS RANCH
TECHNOLOGY PARK



Envision the Modern Office, from the Outside In

Discover a new vision for a creative workspace,
supported by a rich network of amenities.

Tech + Office Build-to-Suits Now Available



Come out,
come out,



wherever
you work.



Welcome to a thriving office campus truly unlike any other. Designed to take full advantage of the beautiful San Diego climate. Offering unparalleled opportunities for indoor/outdoor work and play, across 55 beautiful acres connected by a sprawling network of amenities.

We've taken the modern office to the next level. Now, your potential for productivity and innovation can do the same.



Discover a wealth
of amenities.



Rediscover how to work,
create, and connect.





Every amenity you could ask for.
And a few you never expected.



Refresh and Recharge

Indoor/outdoor fitness center

Jogging/biking fitness trails that loop the entire 55-acre campus

Yoga lawn

Ocean views from upper lots

Sports field, basketball court, bocce ball court and parcours trail

Adjacent to beautiful Lake Miramar with a 5-mile jogging loop, lake-side parks, kayak rentals and more

Work doesn't have to feel like "work."



Connect and Create

Amphitheater and event terrace with stage
Café and picturesque dining terrace

Bistro with adjacent organic garden
Fire pits and lookout decks





Be More Productive

Event lawn for outdoor gatherings

Outdoor collaborative spaces and soft seating throughout the campus

Roll-up glass doors opening onto public and private outdoor work spaces on ground floor and upper levels






The New Era of Workspace

With state-of-the-art, LEED-certified buildings surrounded by a progressive and active setting, harness your company's culture to drive productivity and efficiency. Embrace Scripps Ranch Tech Park's abundance of outdoor space and amenities to enable creativity and corporate growth.



Trail and Fitness Map

- | | | | | | |
|--|----------------|---|------------------|---|-------------------|
|  | Bike Route |  | Fitness Stations |  | Lake |
|  | Fitness Trail |  | Sidewalk |  | Proposed Building |
|  | Regional Trail |  | Seasonal Stream |  | Existing Building |
|  | Trailhead |  | Park | | |



Conceptual Development Plan: +/- 500,000 SF

Formerly planned for Intel Corporation's 1 million SF campus, the park has fully entitled, development ready lots. Two and three-story offices are now available for build-to-suit.

The campus is designed with floor plates up to 50,000 SF for flexible design of contemporary buildings ranging from 62,000-120,000 SF.



B

FLOORPLATE SF: 30,000
 STORIES: 2
 TOTAL BUILDING SF: 60,000
 PARKING: 4.5:1,000

A

FLOORPLATE SF: 30,000
 STORIES: 2
 TOTAL BUILDING SF: 60,000
 PARKING: 4.5:1,000

Buildings A & B

- | | | | | |
|---------------------------|---------------------------|--------------------------------|---|-----------------------------------|
| A PRIVATE TERRACE | G LOBBY | M VISITOR PARKING LOT | S PARKING STRUCTURE ENTRY / EXIT | Y FITNESS / WELLNESS TRAIL |
| B DROP OFF PLAZA | H EVENT LAWN | N DROP OFF | T 1/2 COURT BASKETBALL | Z FITNESS CENTER |
| C MAIN ENTRY | I BAR TOP | O CANYON TERRACE / DECK | U SUNKEN YOGA LAWN | |
| D BREAKOUT TERRACE | J CAFE TERRACE | P ENTERTAINMENT WALL | V OUTDOOR FITNESS GYM | |
| E LOBBY ENTRANCE | K FIREPIT + LOUNGE | Q LOOKOUT DECK | X BIOSWALE | |
| F ADA PARKING | L LAWN | R SCREEN WALL | | |



C FLOORPLATE SF: 31,000
 STORIES: 2
 TOTAL BUILDING SF: 62,000
 PARKING: 4.5:1,000

Building C

- | | | | | |
|-----------------------------------|-----------------------------------|--------------------------------|---------------------------------------|-------------------------------|
| A STAIRS TO UPPER LOT | F EVENT TERRACE | J BAR TOP | O PARALLEL PARKING | S TRASH ENCLOSURE |
| B FITNESS / WELLNESS TRAIL | G STAGE / DECK | K FOOD TRUCK STOP | P BIKE RACKS | T MAIN ENTRY |
| C AMPHITHEATER | H EVENT LAWN | L TURNAROUND / DROP OFF | Q PARKING STRUCTURE ENTRY/EXIT | U PALO VERDE PROMENADE |
| D BIOSWALE | I PRIVATE BREAKOUT TERRACE | M LOBBY | R FIREPIT + LOUNGE | V MAIN DROP OFF PLAZA |
| E ENTERTAINMENT WALL | | N ADA + VISITOR PARKING | | |



Building D

- | | | | | |
|---------------------------------------|--------------------------|--------------------------------|---|----------------------|
| A PRIVATE TERRACE | F ADA PARKING | K FIREPIT + LOUNGE | P ENTERTAINMENT WALL | T BOCCE COURT |
| B DROP OFF PLAZA | G LOBBY | L PARK + SPORTS FIELD | Q LOOKOUT DECK | U BBQ AREA |
| C MAIN ENTRY | H EVENT LAWN | M VISITOR PARKING LOT | R PARKING STRUCTURE ENTRY / EXIT | |
| D BREAKOUT TERRACE | I BAR TOP | N TRASH ENCLOSURE | | |
| E STAIR ACCESS TO AMPHITHEATER | J SUNRISE TERRACE | O CANYON TERRACE / DECK | S FITNESS / WELLNESS TRAIL | |



Building E

E
 FLOORPLATE SF:
 35,000
 STORIES: 3
 TOTAL BUILDING SF:
 105,000
 PARKING: 5:1,000

PARKING
 STRUCTURE 2

hoyle park drive

- | | | | | |
|----------------------------------|---------------------------|---------------------------------------|-----------------------------|---------------------------|
| A DROP OFF | F ENTRY STAIR | K PARKING STRUCTURE ENTRY/EXIT | O SOFT COUCHES | T VEGGIE GARDEN HQ |
| B BIOSWALE | G SMALL EVENT LAWN | L CONNECTION TO PARK | P ENTERTAINMENT WALL | U LOBBY |
| C VISITOR PARKING | H BOCCE COURT | M SUNRISE PRIVATE TERRACE | Q BISTRO TERRACE | |
| D FITNESS/ WELLNESS TRAIL | I ORGANIC GARDEN | N FIREPITS | R BISTRO | |
| E PROMENADE | J ADA PARKING | | S BARTOP LOOKOUT | |

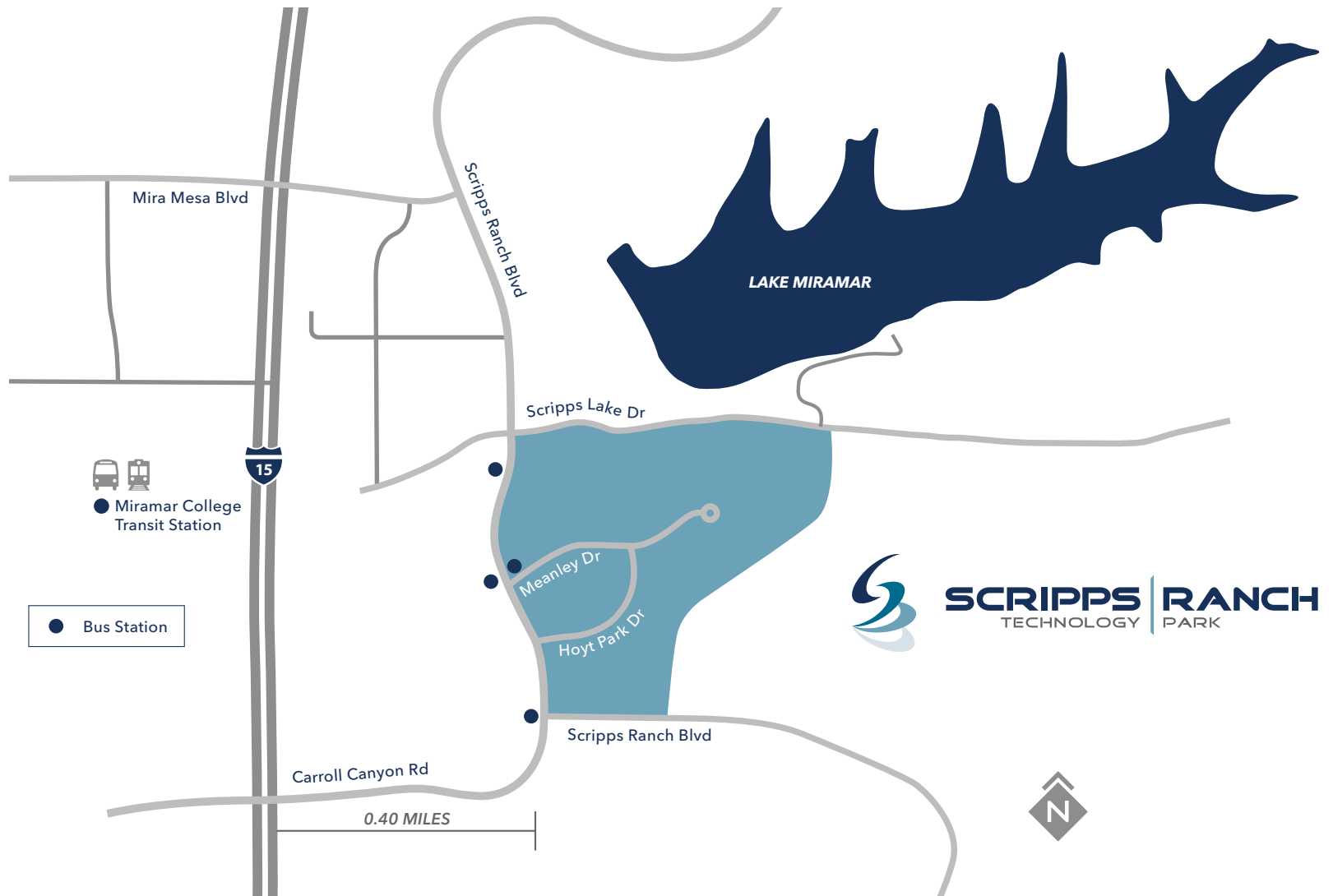


Located in
San Diego's
Mid-City
Market



Minutes from Anywhere

Less than one mile from the I-15 freeway in the geographic center of San Diego, the campus is surrounded by a wide array of housing and a rich amenity base that is minutes from any location in the county.





CBRE

BRENT WRIGHT
brent.wright@cbre.com
858.546.4677
Lic. #00831228

CHRIS PASCALE
chris.pascale@cbre.com
858.546.4601
Lic. #00890849

Murphy
Development Company

Murphy Development has master planned and developed more than 10M SF of corporate, industrial and tech parks for Fortune 500 and other companies since its establishment in San Diego in 1984.

ANDY IRWIN
airwin@murphydev.com

2750 Womble Road, Suite 102
San Diego, CA 92106
619.710.8000

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