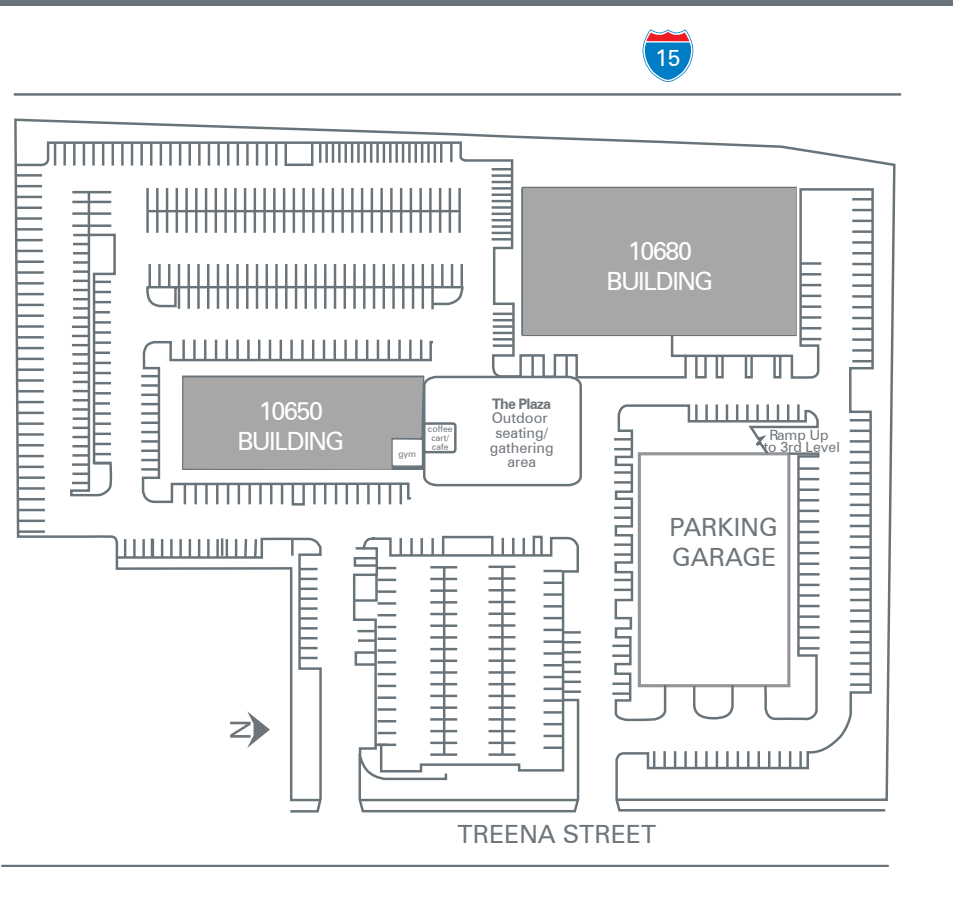


scripps
PLAZA



A new era in Scripps Ranch

10650 & 10680 Treena Street



NEW OWNER. NEW PLAZA.

Project Highlights

- Unparalleled freeway visibility
- Building signage available
- Central location with quick freeway access
- Walking distance to amenities including Trader Joe's
- Up to 5.5/1,000 parking ratio
- Large, efficient floorplates
- Panoramic views to the ocean
- Class A and Class B lease opportunities

Renovation Highlights

- Expansive plaza
- Modern lobbies
- Fresh landscaping
- Stylish entry elements
- Unparalleled signage
- Coffee cart
- Creative office spec suites
- Cutting edge architecture
- Highest parking ratio in Scripps Ranch

AVAILABILITY

10680 Treena Street

1st Floor

150 4,877 SF \$2.55 +Elec

2nd Floor

210 5,278 SF \$2.55 +Elec

4th Floor

400 26,030 SF
(divisible to 4,000 sf) \$2.55 +Elec

5th Floor

550 9,281 SF
(divisible to 3,500 sf) \$2.55 +Elec

6th Floor

600 26,192 SF \$2.55 +Elec

10650 Treena Street

1st Floor

111 1,471 SF \$2.10 +Elec

2nd Floor

201 1,500 \$2.10 +Elec

204 8,695 SF \$2.15 +Elec

3rd Floor

301 7,928 SF \$2.10 +Elec

10650 & 10680 Treena Street



PROJECT SPECIFICATIONS

Size: 10650 | 49,679 s.f.
10680 | 153,550 s.f.

Year Built: 1985

Zoning: IP-2-1

Average Floorplate: 10650 | 15,700 s.f.
10680 | 26,100 s.f.

Number of Stories: 10650 | 3
10680 | 6

Ceiling Heights: 9' to 10'

Parking: 10650 | 3.7/1,000
10680 | 5.0/1,000

Elevators: 10650 | 1 elevator
10680 | 3 elevators

HVAC: 10650 | Package units
10680 | Cooling tower; water source heat pumps

Internet: Fiber optic service from Cox, AT&T and
Time Warner Cable

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Freeway exposure to over 300,000 cars per day

10650 & 10680 Treena Street

NEARBY AMENITIES

1 Mira Mesa Marketcenter

- Aaron Brothers
- Albertson's
- Bank of America ATM
- Barnes & Noble
- Bath & Body Works
- Buca di Beppo
- AT&T
- Cold Stone Creamery
- Daphne's Greek Cuisine
- Edwards Cinema
- Home Depot
- Islands
- Jamba Juice
- FedEx/Kinko's
- CVS
- Mimi's Café
- Old Navy
- On the Border
- Pat & Oscars
- Pick Up Stix
- Rubios
- Starbucks
- Togos

2 Scripps Mesa Shopping Center

- Denny's
- Golden Crown Chinese
- Pizza Hut
- Shozen Barbecue

3 Scripps Mesa Retail Center

- Play It Again Sports
- Wells Fargo Financial

4 Scripps Retail Plaza

- Trader Joe's
- Bruski Burgers & Beer
- Deli Express
- Family Dentistry
- Ichiro Japanese
- Moon Nails & Spa
- Scripps Copy & Mail
- Scripps Medical
- SR Preschool
- Super Cuts
- Value Cleaners
- Yummy Yogurt

5 Ralph's Shopping Center

- Applebee's
- Best Buy
- Fins
- In-N-Out
- Ralph's
- Starbucks
- Subway

6 Quality Suites Hotel

7 Fillipi's Pizza



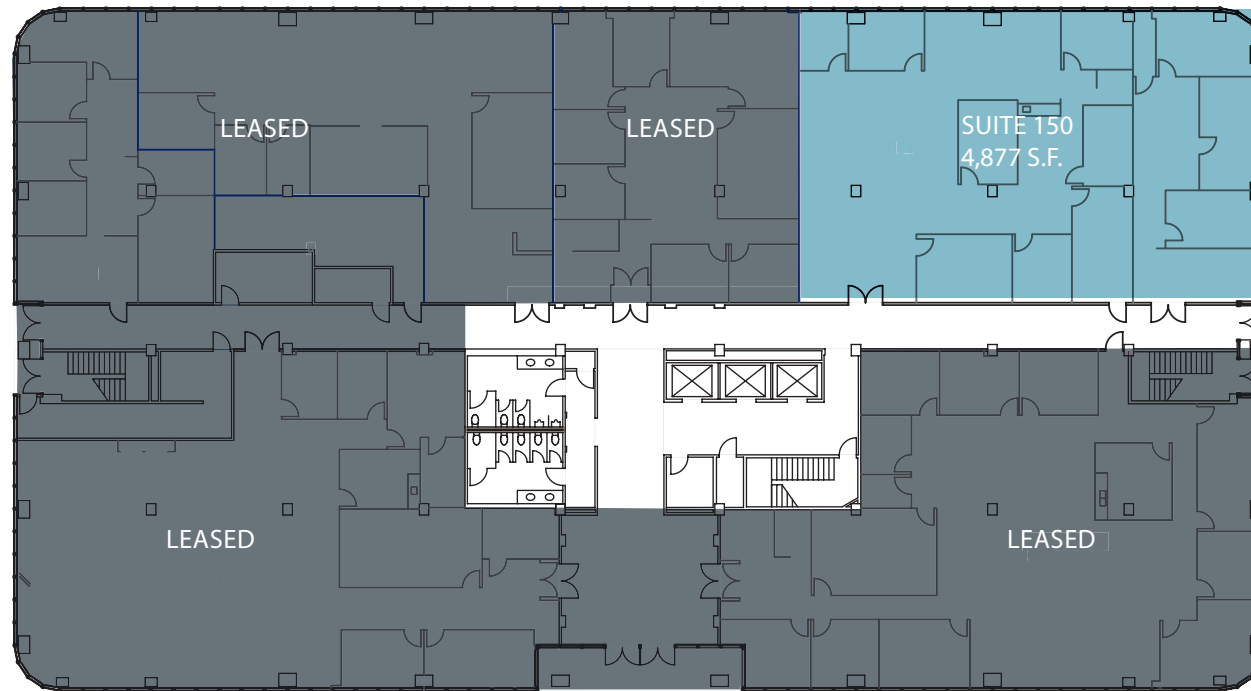
NEARBY AMENITIES

10680 Treena Street | First Floor

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Suite 150 | 4,877 s.f.



Summary

Suite 150
Double door entry
7 private offices
Conference room
Break room
Kitchenette
Large open office areas



For more information, please contact:

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FLOORPLANS

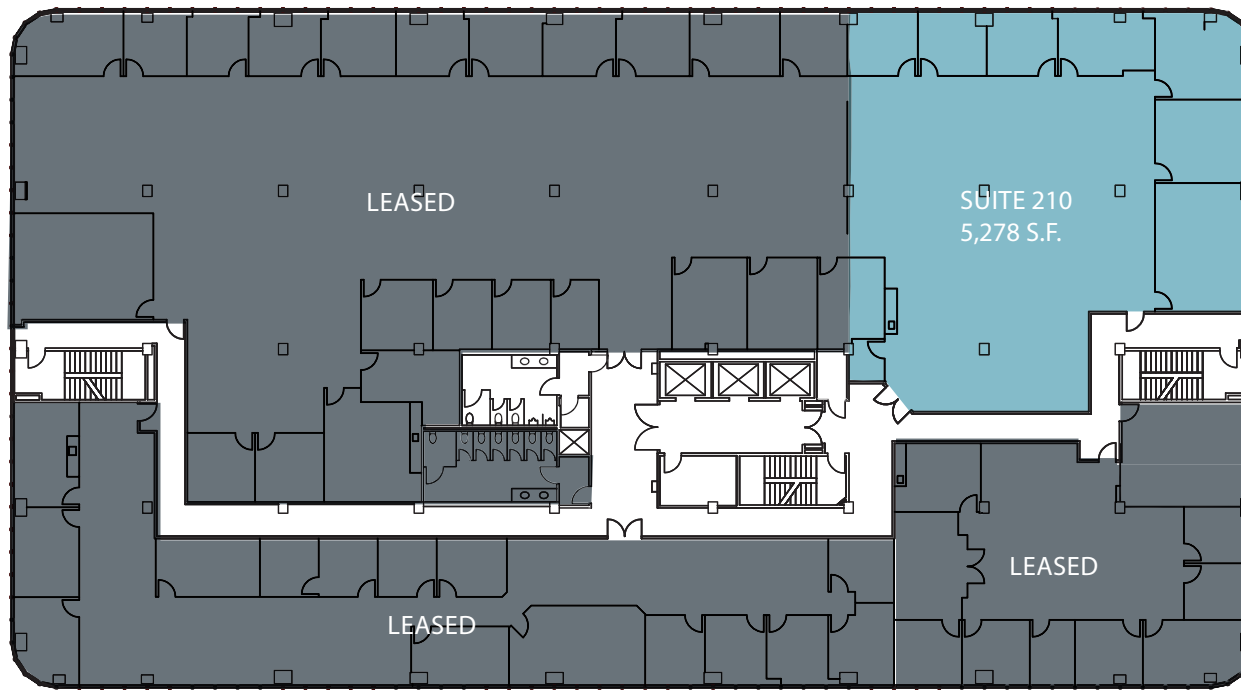
10680 Treena Street | Second Floor

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Suite 210 | 5,278 s.f.

Summary

Suite 210
Brand new spec
suite with a few
private offices and
break room.



FLOORPLANS

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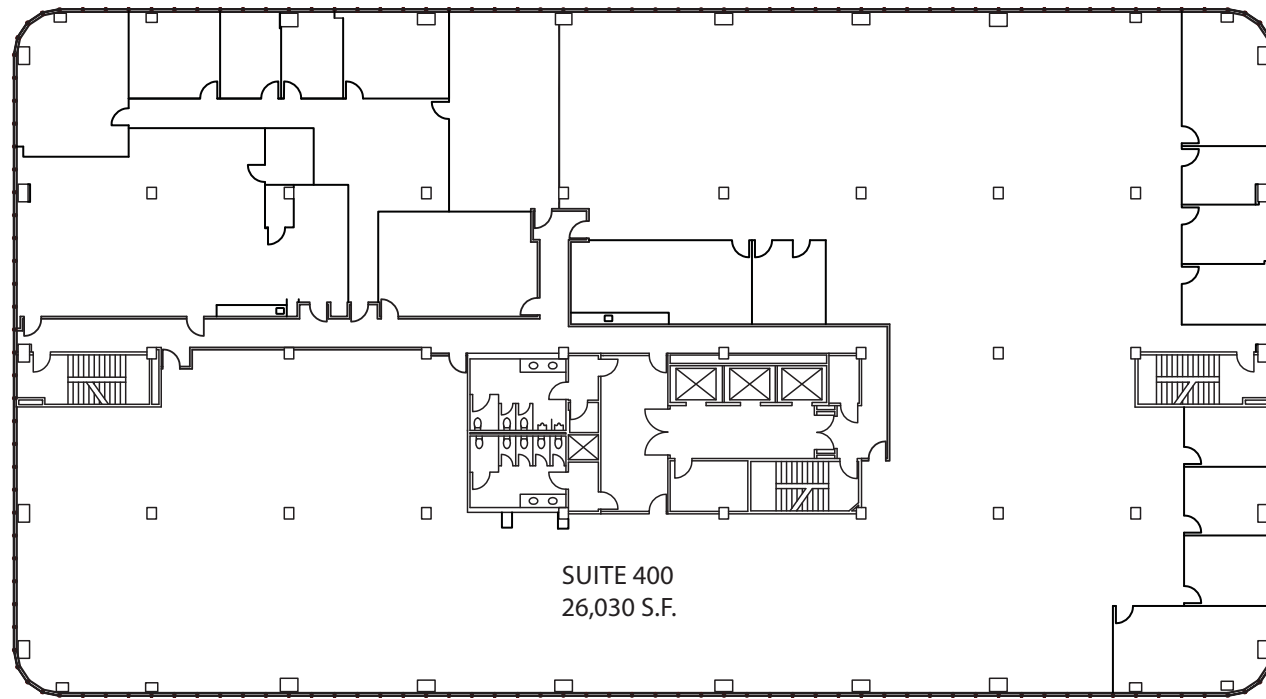
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10680 Treena Street | Fourth Floor

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Suite 400 - 26,030 (divisible to 4,000 s.f.)



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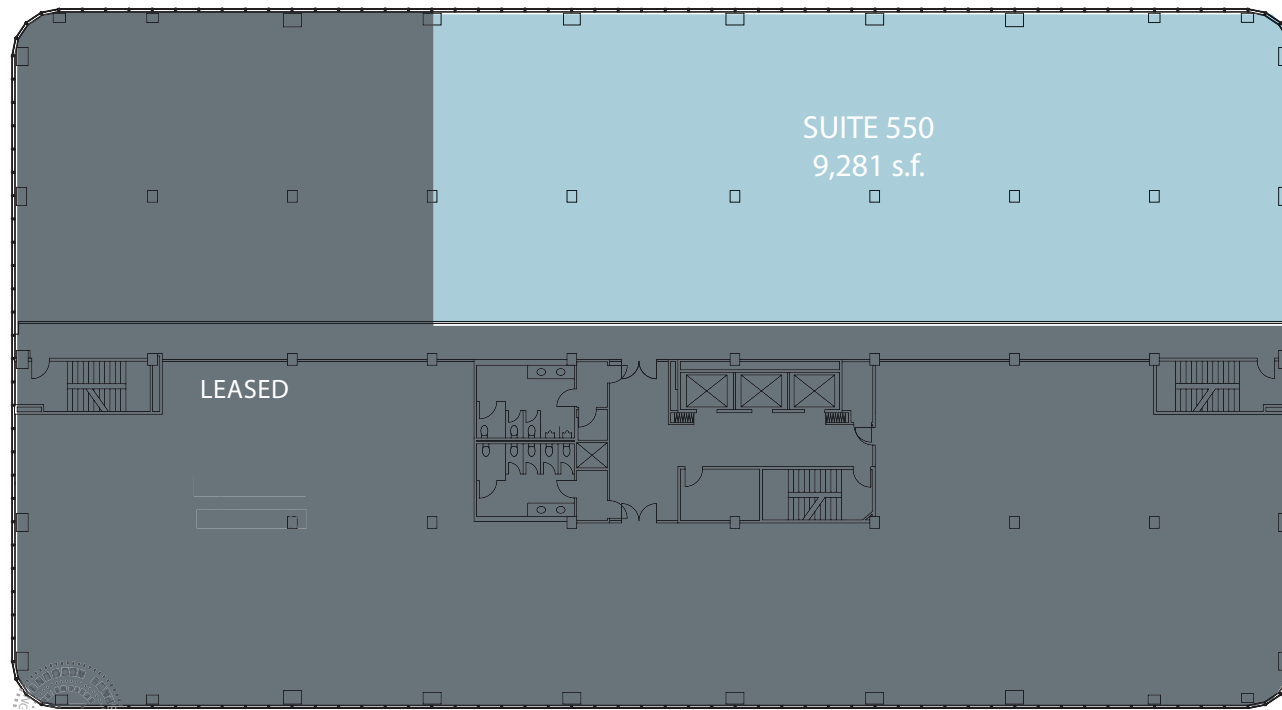
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FLOORPLANS

10680 Treena Street | Fifth Floor

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Suite 550 | 9,281 s.f. (divisible to 3,500 s.f.)



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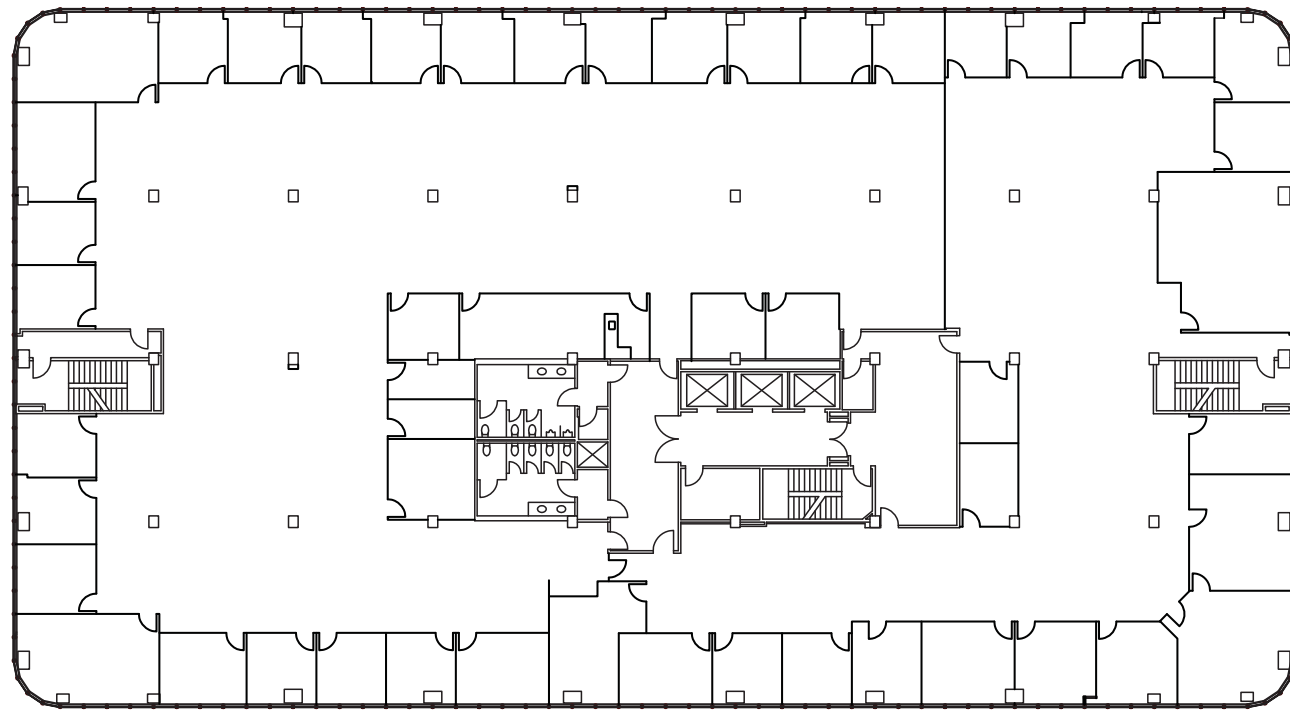
FLOORPLANS

10680 Treena Street | Sixth Floor

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Sixth Floor | 26,192 s.f. (divisible to 5,000 sf)



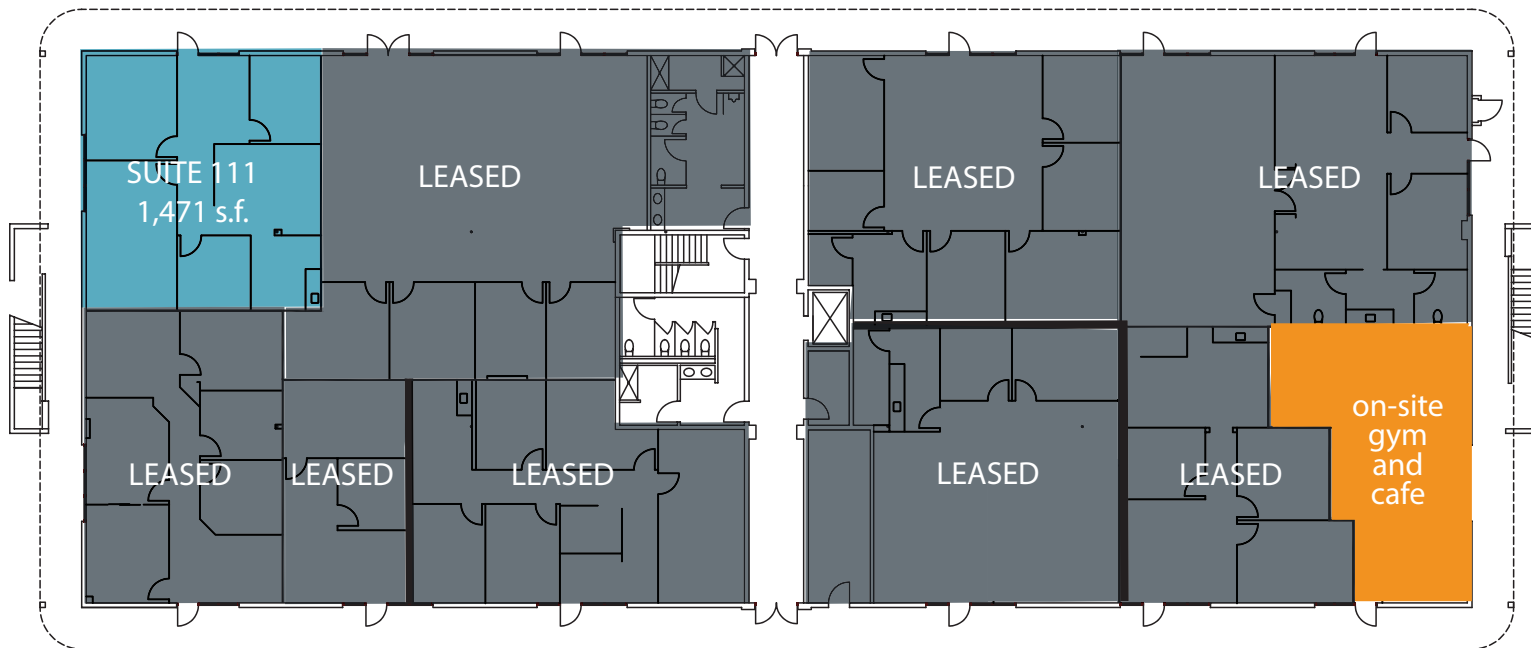
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FLOORPLANS

Suite 111 | 1,471 s.f.



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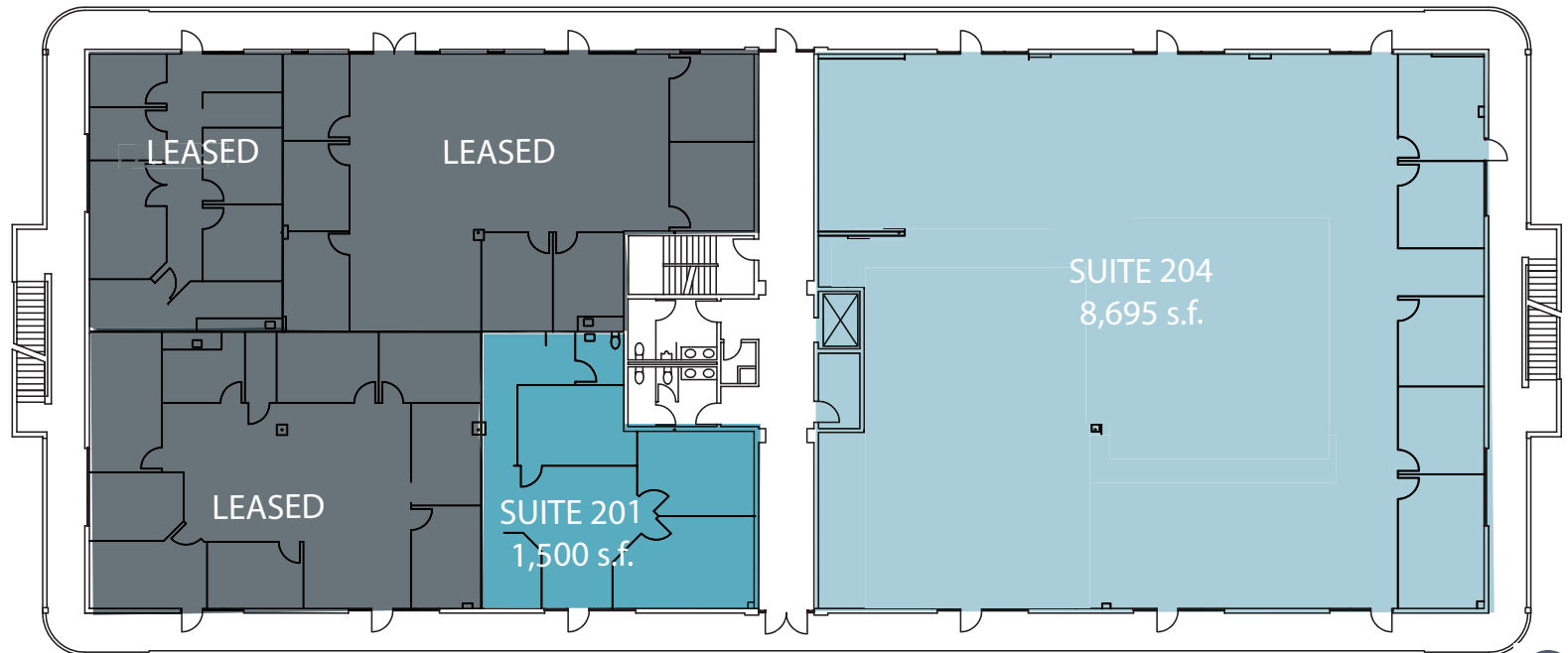
10650 Treena Street | Second Floor

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Suite 201 | 1,500 s.f.
Reception, conference, 2 offices

Suite 204 | 8,695 s.f.
Creative office spec suite



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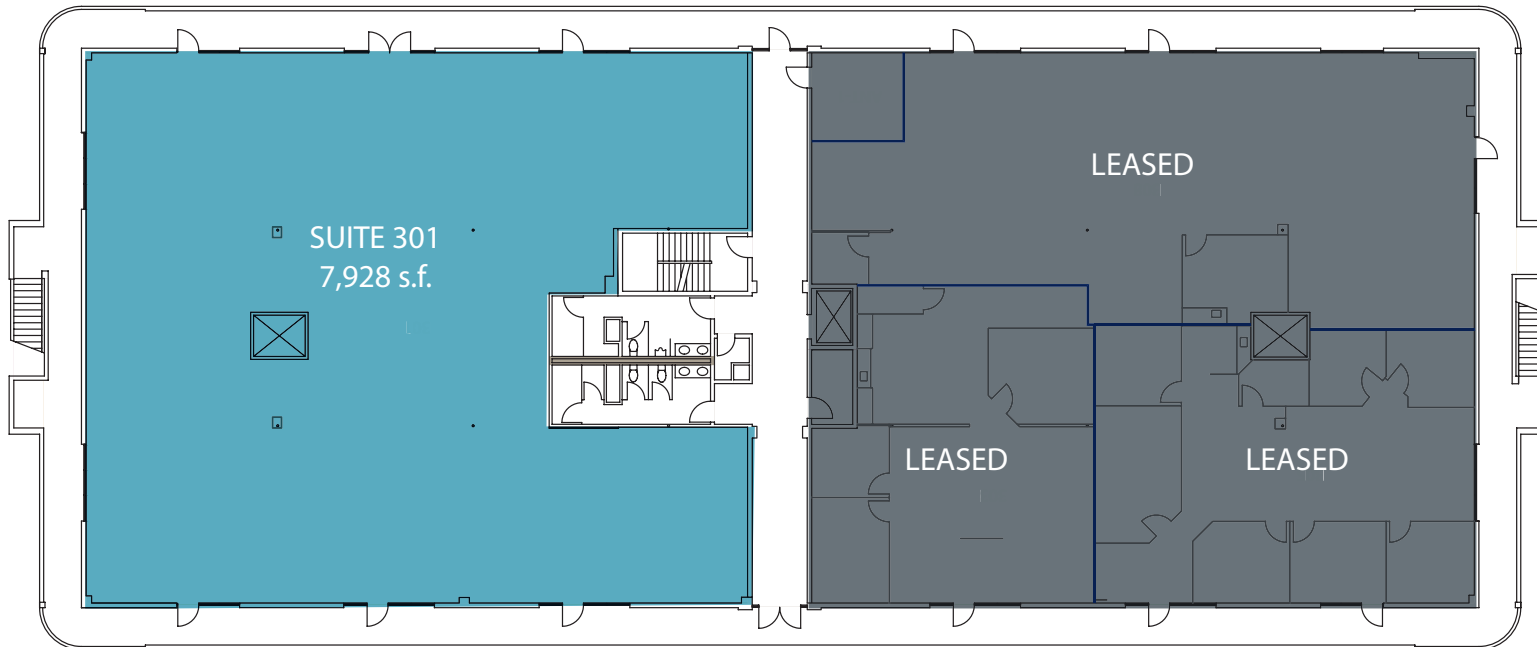
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FLOORPLANS

10650 Treena Street | Third Floor

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Suite 301 | 7,928 s.f. | New dropped ceiling lights and carpet



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