

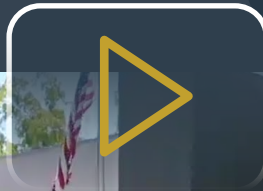


SCRIPPS

COLLECTION

10021 Willow Creek Road | 9775 Businesspark Avenue | San Diego, California 92131

SUITE 220 VIRTUAL TOUR



An upscale boutique office environment close to home.

CBRE



Exterior building enhancements and property brand integration completed



Move-in ready suite
available with
Class "A" improvements

happening now at

SCRIPPS COLLECTION

- The project has direct access to Interstate 15 via Carroll Canyon and Pomerado Road
- Highly attractive visible monument signs
- 10 electric vehicle charging stations on-site
- Open parking for tenants and visitors
- Community outdoor meeting space

Come discover why Scripps Collection is the ideal office environment for creative and service firm tenants.
Only one Suite remains!



SCRIPPS

COLLECTION

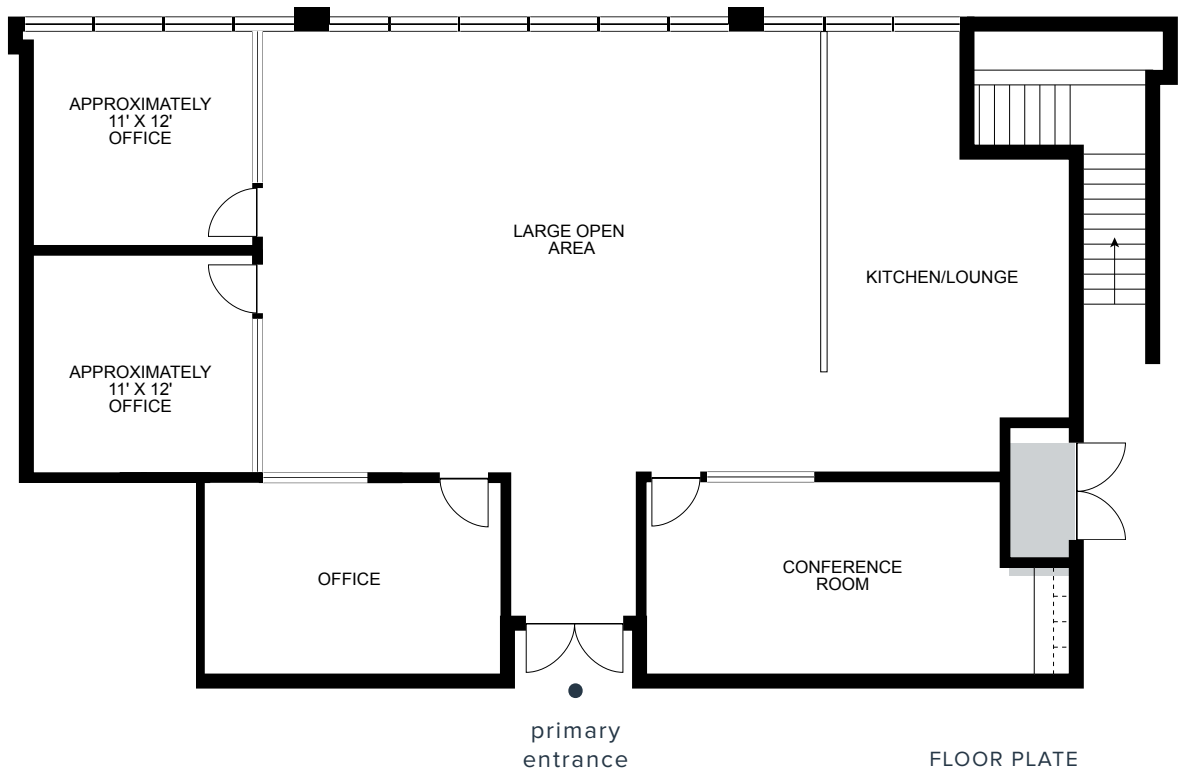
suite 220 | as-built

BROKER BONUS*
\$1/SF leasing bonus

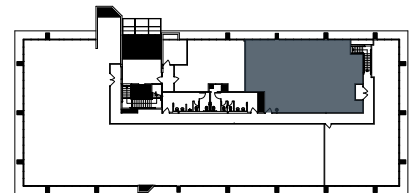
2,273 rentable square feet
available
now

RENT STRUCTURE**

- Year 1: \$1.95
- Year 2: \$2.05
- Year 3: \$2.15



FLOOR PLATE



* This broker bonus incentive is being offered by the ownership of Scripps Collection. The \$1/SF bonus is available to any licensed broker who has a qualified tenant sign a minimum 3-year lease.

All CBRE brokers eligible to receive this incentive must disclose such incentive to the tenant prior to signing a lease.

** Lease Rate structure available provided the suite is leased "as-is"

For leasing information, please contact:

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www.ScrippsCollection.com



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10021 Willow creek

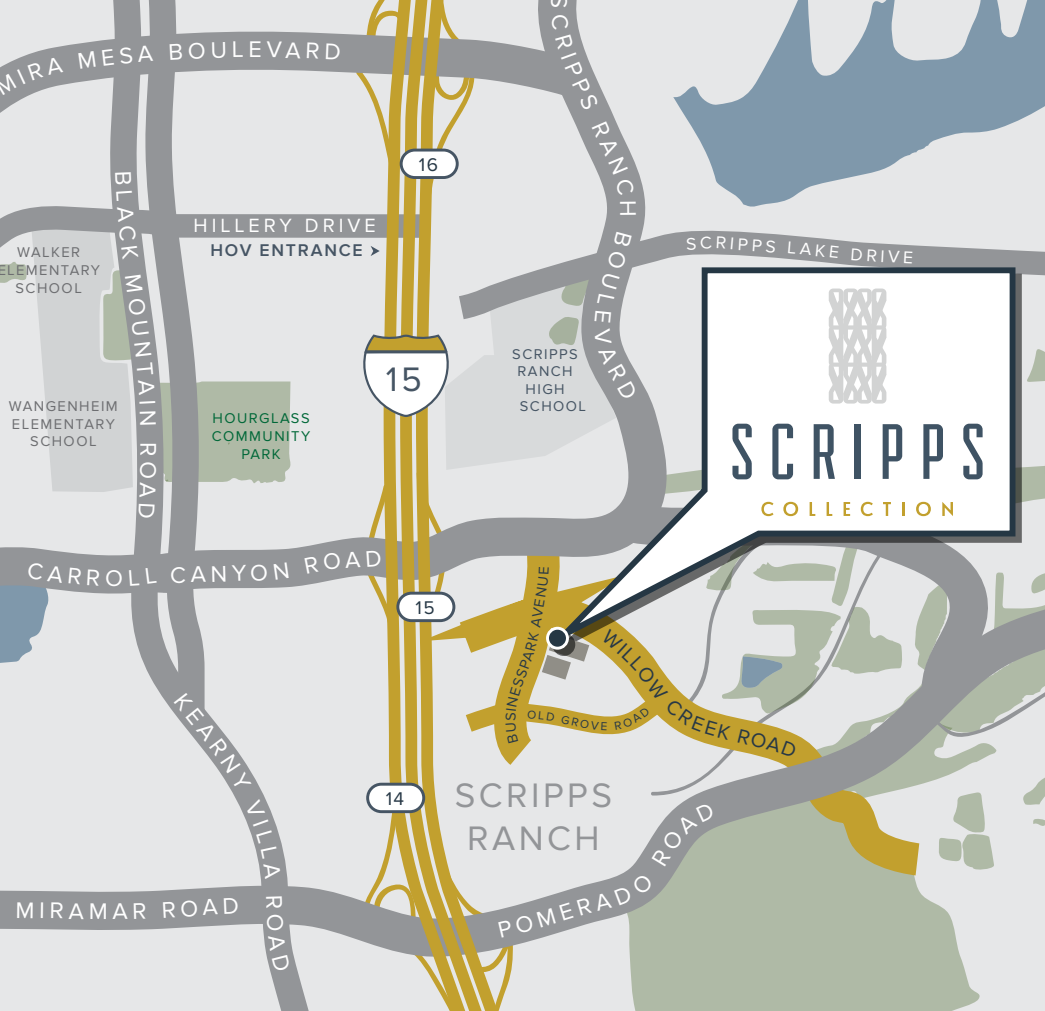


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location

overview

Scripps Collection, 10021 Willow Creek Road and 9775 Businesspark Avenue, is prominently located in the Scripps Ranch micromarket, with convenient access to Highways 163, 56 & 52, Interstate 15, and HOV lanes (via Hillery Drive). The project offers strong access to surrounding residential communities, dining, service, and lodging amenities, and prominent thoroughfares.

Less than one mile to Interstate 15 and nearby an abundance of daytime amenities

drive times

Interstate 15	0.4 miles	Highway 52	7.5 miles
Mira Mesa	2.8 miles	Poway	7.5 miles
Mira Mesa Mall	4.0 miles	Interstate 805	10.2 miles
Highway 163	4.9 miles	Interstate 5	12.0 miles
Highway 56	5.0 miles	Downtown San Diego	15.0 miles
Sorrento Valley	5.5 miles	San Diego International Airport	17.3 miles

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PROJECT SITE PLAN



10021 Willow Creek Road



9775 Businesspark Avenue

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FACT SHEET

Leasing Team:	CBRE Scott Kincaid Lic. 01228565 scott.kincaid@cbre.com +1 858.546.4691	Jeb Bakke Lic. 00872363 jeb.bakke@cbre.com +1 858.546.4603
Year(s) Built / Year(s) Renovated:	10021 - 1984/2010, 2015	9775 - 1988/2010, 2015
RBA:	10021 - 25,707 square feet	9775 - 23,564 square feet
Stories:	Two (2)	
Rate:	Rent Promotion: Year 1 - \$1.95, Year 2 - \$2.05, Year 3 - \$2.15*	
Parking Ratio:	4.0 : 1,000 usable square feet leased (surface parking)	
Electric Vehicles:	10 charging stations on-site	
Green Initiatives:	10021 Willow Creek Road was awarded LEED Silver certification in 2010	
Number of Elevators:	2 passenger elevators - 3,000 lb. capacity	
Fiber:	AT&T with hardwired copper and fiber optics	
HVAC:	10021 & 9775 - Roof mounted package units	
Zoning:	IP-2-1	

* Rent Promotion is offered on an as-is basis.

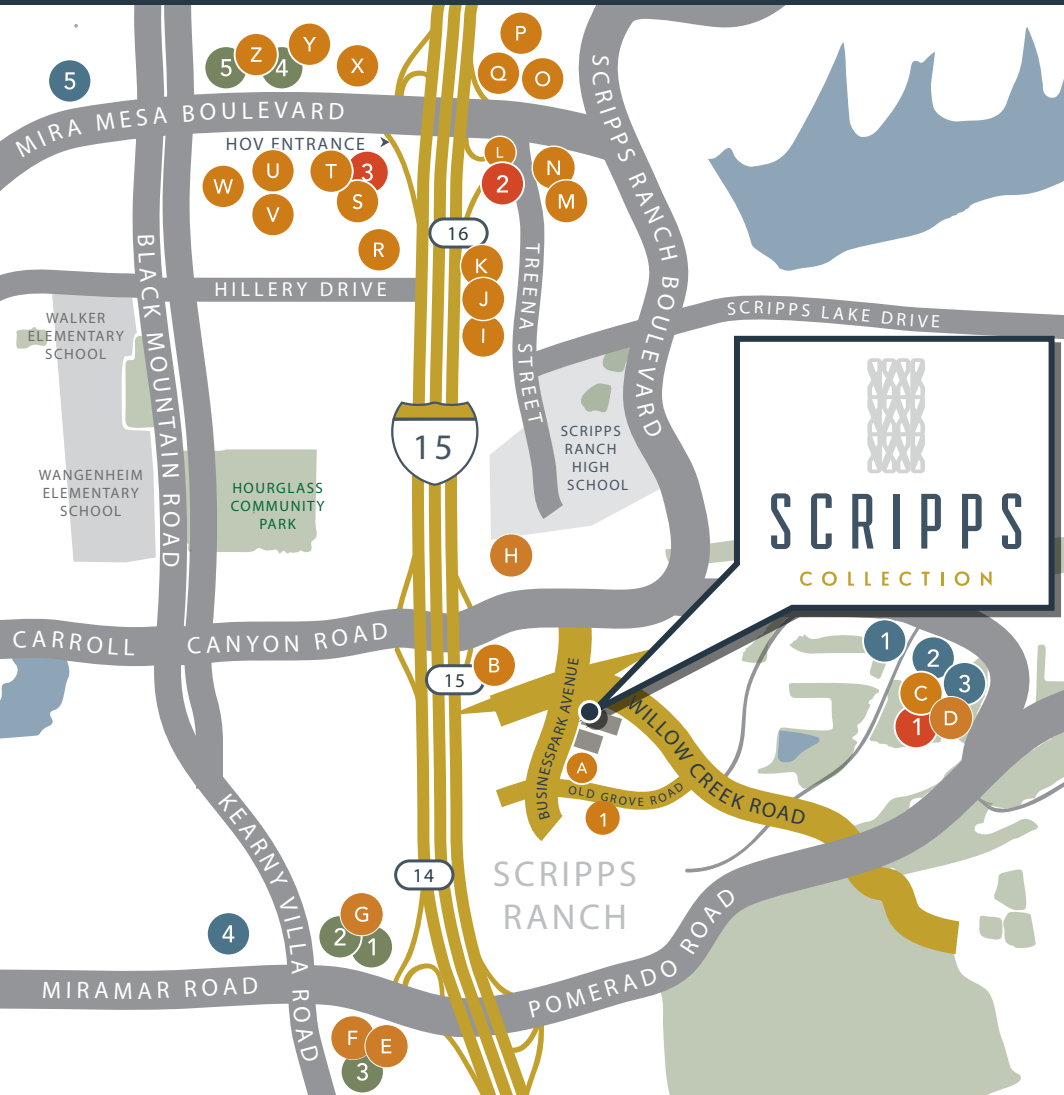
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SURROUNDING AMENITIES WITHIN A 4.0 MILE RADIUS



GAS

- 1 Miramar Shell
- 2 Mobil
- 3 Arco
- 4 Shell
- 5 Arco

BANKS

- 1 US Bank
- 2 Wells Fargo
- 3 Chase
- 4 Bank of America
- 5 Bank of America

GROCERY

- 1 Vons
- 2 Trader Joe's
- 3 Smart & Final

RESTAURANTS

- | | | |
|-------------------------------------|---------------------------------|---|
| A DiCarlo Seafood Company | K Board & Brew Scripps Ranch | U Mimi's Cafe |
| B Todo Sushi, Chez Nous, Carl Jr's. | L Manila Sunset | V Jamba Juice, Starbucks |
| C Little Italy Bar & Grill | M Filippi's Pizza Grotto | W Jersey Mike's Subs |
| D Starbucks | N Taste of Hunan | X In-N-Out |
| E Chun's Seafood and Grill | O Loving Hut | Y Applebee's |
| F Carl Jr's. | P Pizza Hut, Shozen BBQ | Z Tomcat Bar & Grill,
N.Y. Giant Pizza |
| G IHOP | Q Denny's | 1 Enclave - Adventurous
Superfood |
| H TD's Place | R Islands, O's American Kitchen | |
| I Bruski Burgers & Brew | S Panera Bread | |
| J Kappa Sushi | T On the Border | |

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