

SCRIPPS RANCH COMMERCE PARK

9903-9999 BusinessPark Ave. | 10095 Scripps Ranch Ct. 10060-10080 Carroll Canyon Rd. | San Diego, CA 92131



PROJECT FEATURES

- » Approximately 115,500 SF in (13) thirteen buildings
- » All single story buildings
- » Grade-level loading in most flex suites
- » High image multi-tenant park
- » Attractive, functional office upgrades
- All Time Warner Cable Business Class Services available (including Coax and Fiber)
- » Immediate freeway access to Interstate 15
- » Approximately 3/1,000 SF parking ratio
- » Approximately 14'-15' minimum warehouse clear height
- » Zoning IP-2-1





AVAILABILITY

9903 BUSINESSPARK AVENUE SUITE 103

± 1,378 SF Available February 1, 2021 \$1.55/SF NNN (Nets = ±\$.32/SF/Mo)

9999 BUSINESSPARK AVENUE

± 2,400 SF Available Immediately \$1.45/SF NNN (Nets = ±\$.32/SF/Mo)

10060 CARROLL CANYON RD SUITE 102

± 2,539 SF Available Immediately \$1.45/SF NNN (Nets = ±\$.32/SF/Mo)

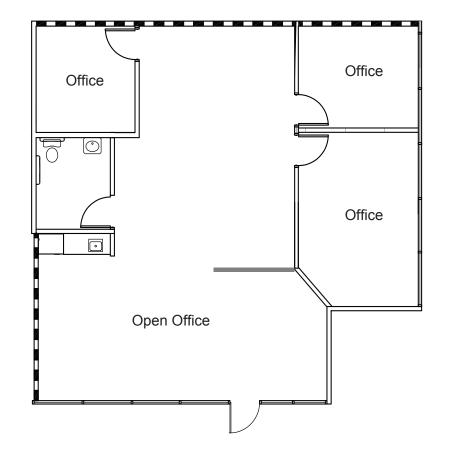




9903 BUSINESSPARK AVENUE SUITE 103

- » ±1,378 SF Available for lease
- » Approximately 100% office with open office, (3) private offices, kitchenette and (1) restroom
- » Lease rate: 1.55/SF/Mo. NNN (Nets = \pm 32/SF/Mo)
- » Available February 1, 2021



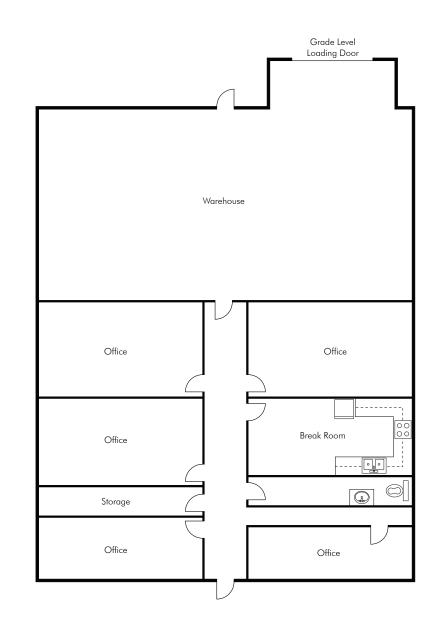




9999 BUSINESSPARK AVENUE SUITE C

- » ±2,400 SF Available for lease
- » Approximately 50% office / 50% warehouse with (1) grade level loading door, (5) private offices, breakroom and (1) restroom
- » Lease rate: \$1.45/SF/Mo. NNN (Nets = ±\$.32/SF/Mo)
- » Available Immediately



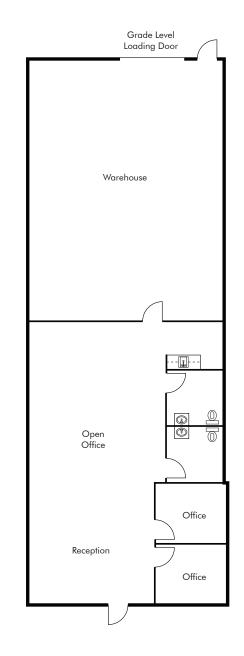




10060 CARROLL CANYON ROAD SUITE 102

- » ±2,539 SF Available for lease
- » Approximately 60% office / 40% warehouse with (1) grade level loading door, (2) private offices, open office, kitchenette and (2) restrooms
- » Lease rate: \$1.45/SF/Mo. NNN (Nets = ±\$.32/SF/Mo)
- » Available Immediately

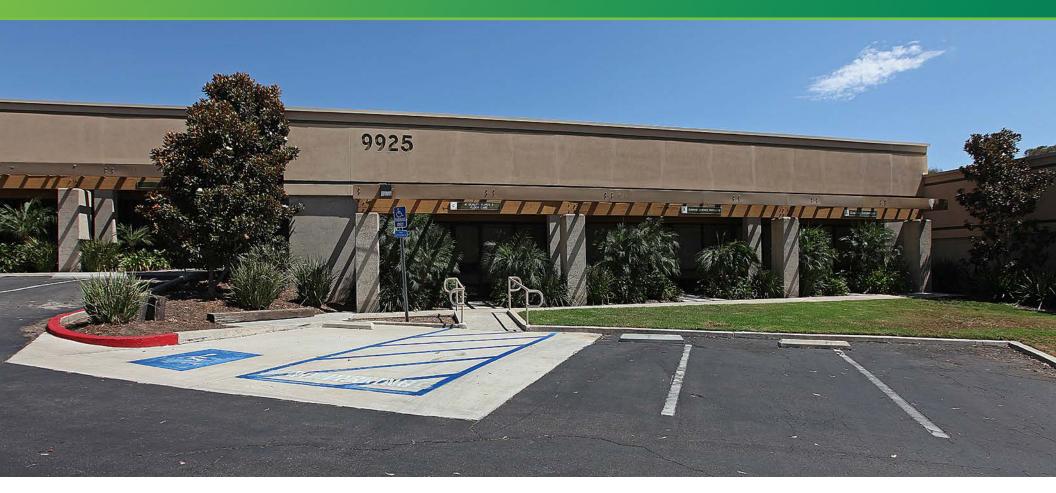






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9903-9999 BusinessPark Ave. | 10095 Scripps Ranch Ct 10060-10080 Carroll Canyon Rd. | San Diego, CA 9213'



FOR MORE INFORMATION, CONTACT:

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