

THE CORNERS

at Scripps Ranch

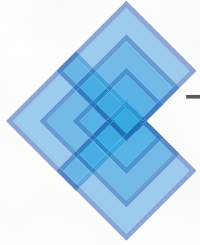
10085 SCRIPPS RANCH CT. , SUITE A
SAN DIEGO, CA 92131



10085

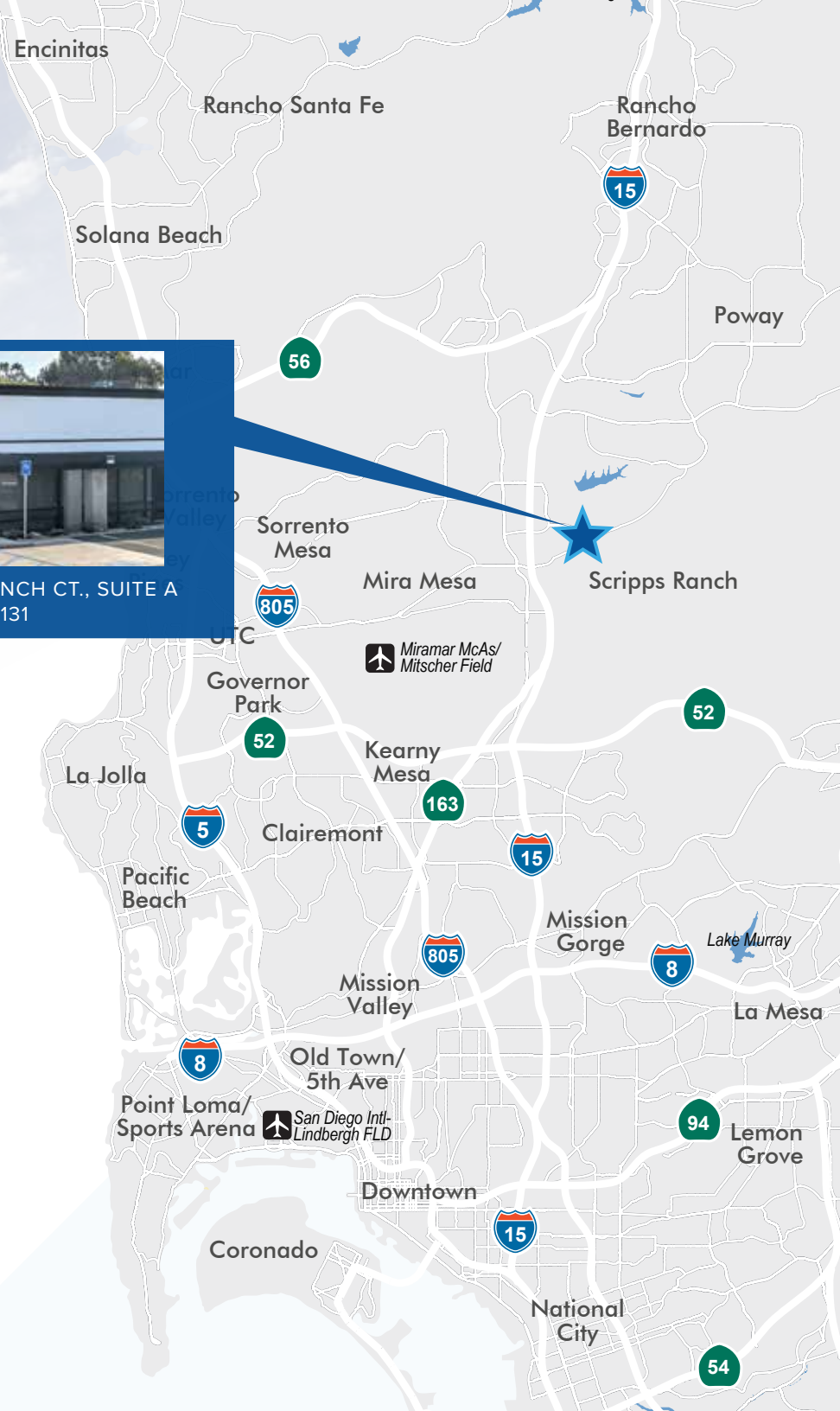
H.G. FENTON COMPANY

CBRE



THE CORNERS

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Project Features

- » Creative and progressive office upgrades available
- » Design flexibility for office & flex users
- » High ceilings with skylights
- » Immediate freeway access to Interstate 15 via Carroll Canyon Rd
- » Highly visible monument signage available at signalized corner intersection
- » All Time Warner Cable Business Class Services available (including coax and fiber)
- » Zoning IP-2-1

10085



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DRIVE TIMES*

RANCHO BERNARDO	13 MINS
POWAY	16 MINS
UTC	18 MINS
ESCONDIDO	20 MINS
DOWNTOWN SAN DIEGO	22 MINS
LA JOLLA	25 MINS
DEL MAR	27 MINS

*Drive times calculated with Google Maps during peak traffic times



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10085 SCRIPPS RANCH CT.,
SUITE A
SAN DIEGO, CA 92131



BLACK MOUNTAIN
OPEN SPACE

RANCHO BERNARDO

POWAY

LAKE MIRAMAR

MIRA MESA

MIRAMAR COLLEGE

MIRA MESA BLVD

BLACK MOUNTAIN RD

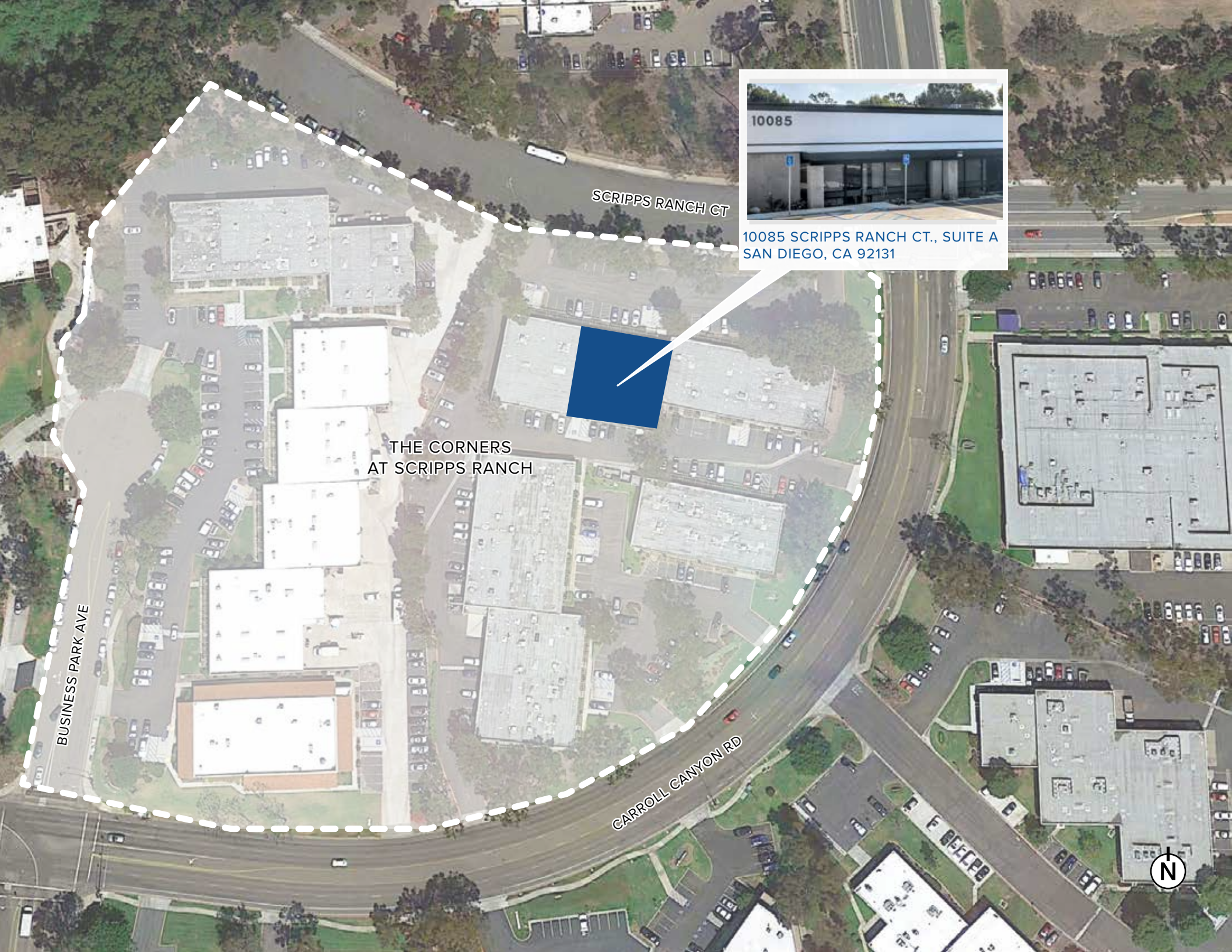
15

CARROLL CANYON RD

BUSINESS PARK DR

SCRIPPS RANCH BLVD

POLIMERADO RD



SCRIPPS RANCH CT

THE CORNERS
AT SCRIPPS RANCH

BUSINESS PARK AVE

CARROLL CANYON RD



10085 SCRIPPS RANCH CT., SUITE A
SAN DIEGO, CA 92131



10085 Scripps Ranch Ct., Suite A

Building Address: 10085 Scripps Ranch Ct., Suite A, San Diego, CA 92131

Square Feet: ± 6,914 SF (Potentially divisible to 3,415 SF)

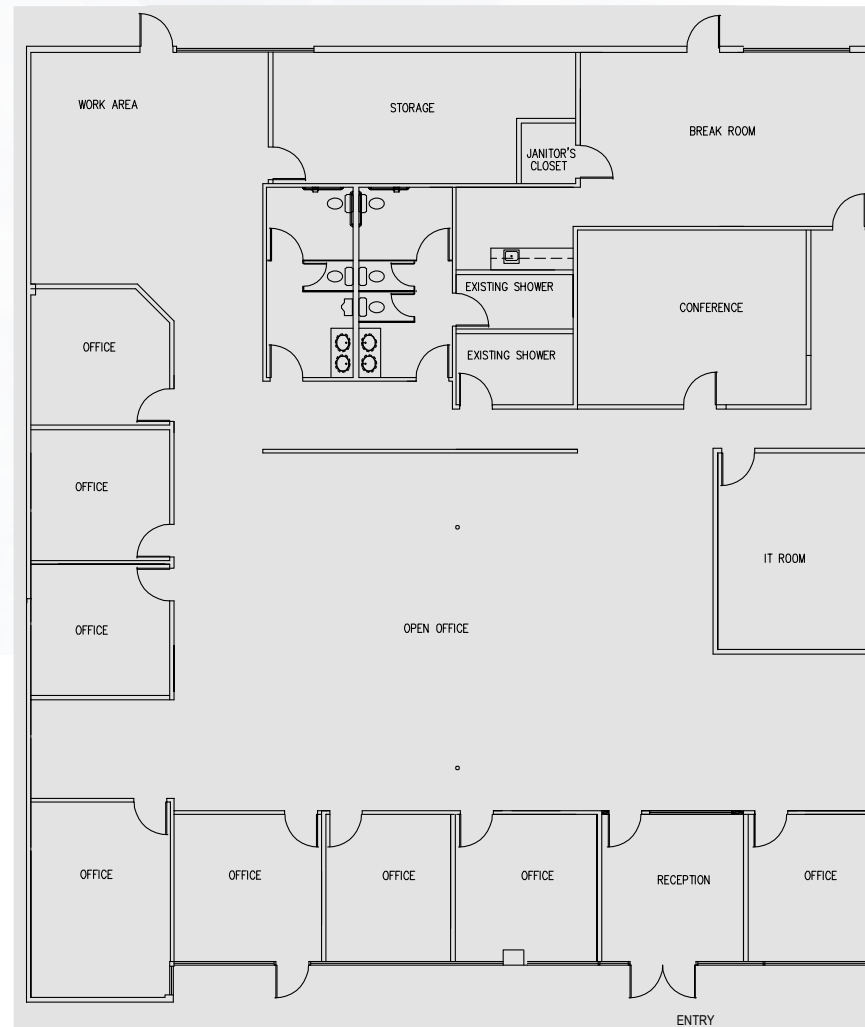
Lease Rate: \$1.50/SF/Mo. Net of Expenses (Exp. ± \$0.30/SF)

Available: Immediately

Building Features

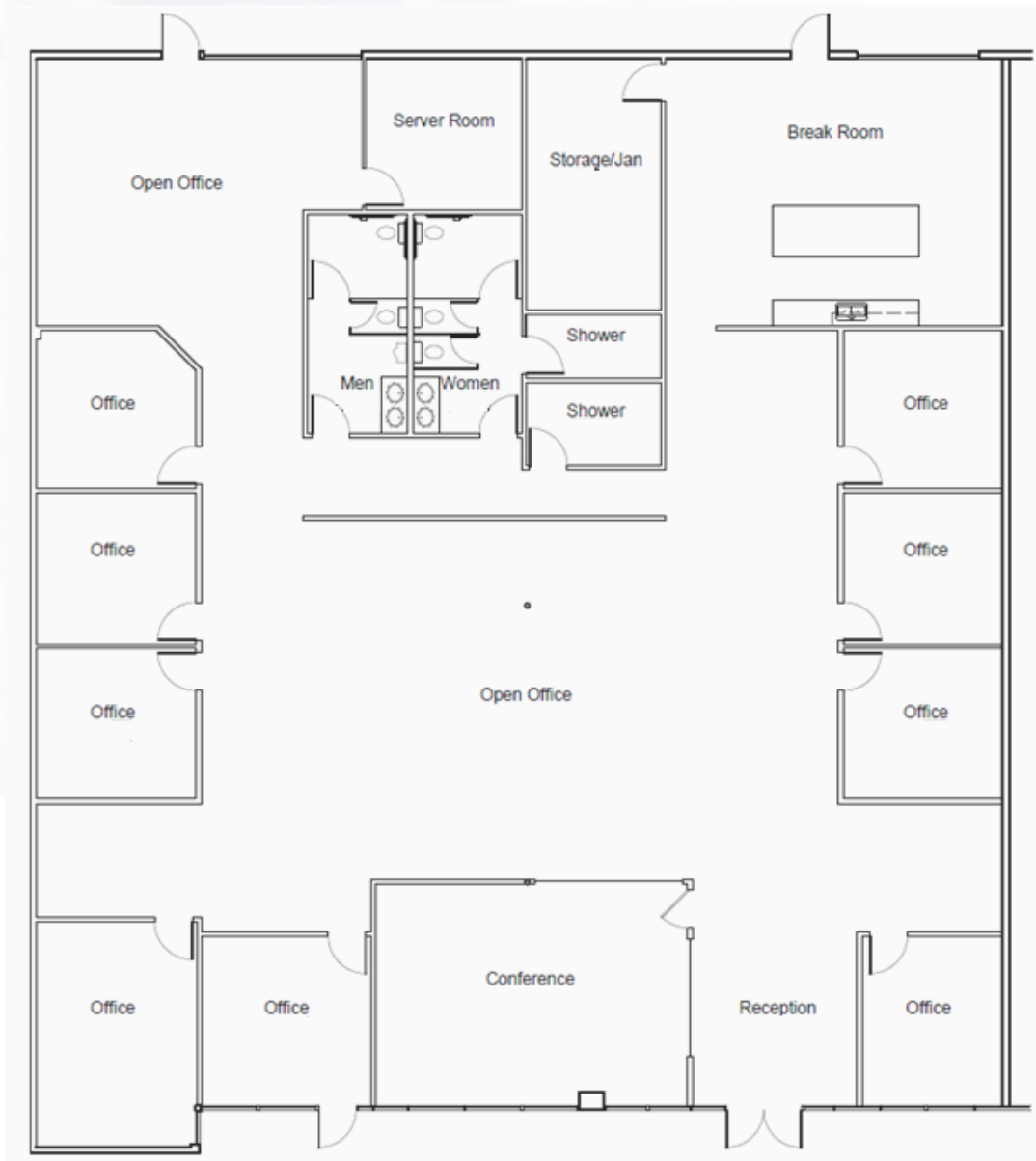
- » 100% office suite. Potential to add (1) grade level loading door
- » Prominent entrance with visibility
- » Reception area, (8) private offices, conference room, large open area, kitchen, IT room, work area, storage, men's and women's restrooms with showers
- » High ceilings with two (2) skylights
- » Building and monument signage available
- » Abundant glassline and natural light

As-Built
Plan



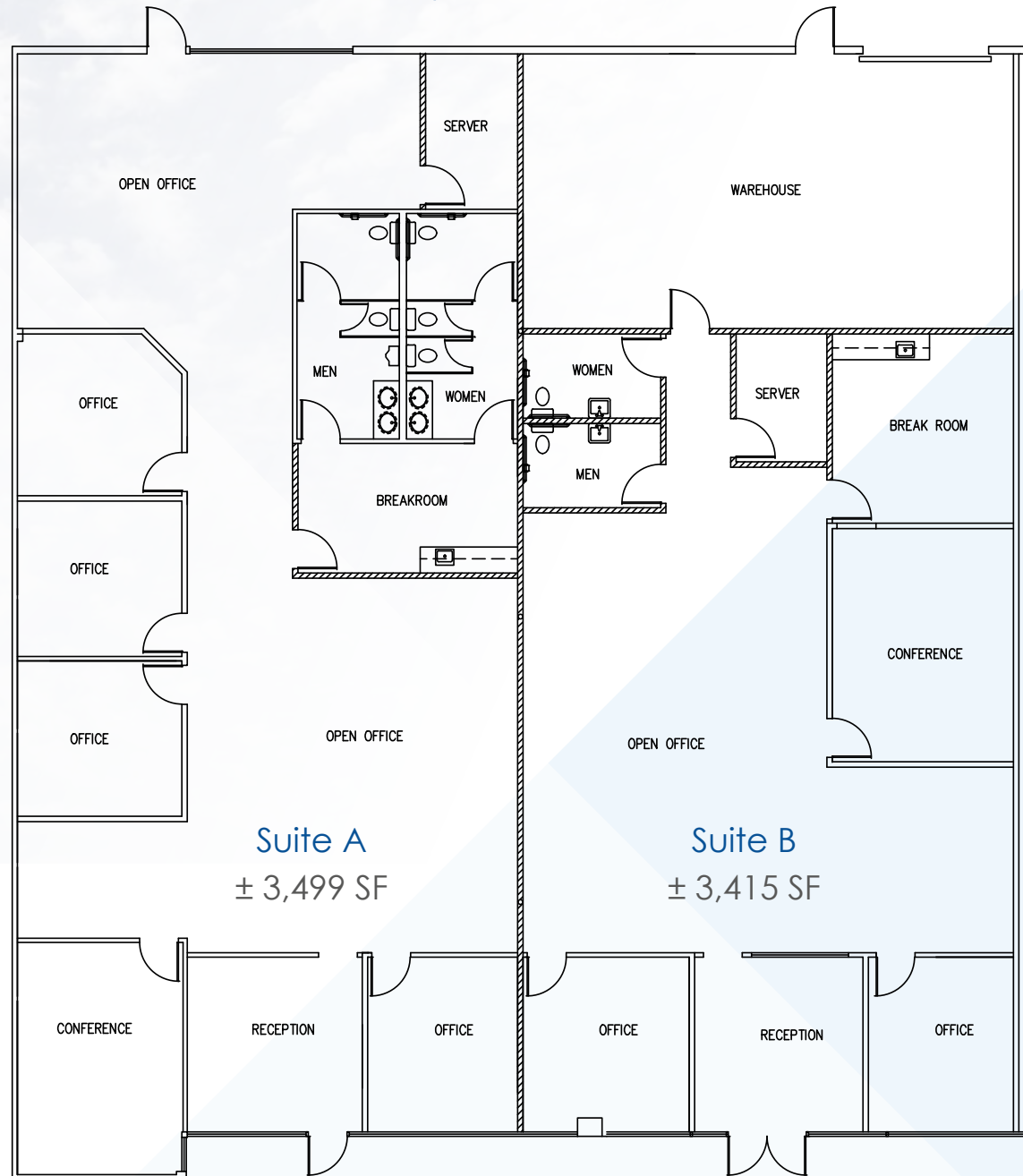
10085 Scripps Ranch Ct., Suite A

Proposed Plan



10085 Scripps Ranch Ct., Suite A |

Hypothetical Plan



The Corners | Area Amenities



THE CORNERS
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1 BLACK MOUNTAIN VILLAGE

AutoZone
Bank of America
Best Pizza & Brew
CK Chiropractic
Cristy's Bakery
Crown Liquor & Wine
JP Pharmacy
Namaste Plaza
OK Hair Salon

Pho Chow Cali Express
Primetime Barber
Profinish Nails
Trimz Family Hair Care
Vietnamese Restaurant
Wings N Things
Yogurt Swirl

2 SCRIPPS MARSHALLS PLAZA SHOPPING CENTER

Black Mountain Bikes
Bruski Burgers & Beer

Chen's Garden Restaurant
Chuck E. Cheese
Java Mama
Kappa Sushi
Sombrero Mexican Food
Stone Flats
Supercuts
Trader Joe's
US Postal Service
Yummy Yogurt
Board & Brew

3 EUCALYPTUS SQUARE 4 MIRA MESA MARKET CENTER

Carls Jr.
Chez Nous
Cleaners
Lisa Europa Salon
Scripps Hair & Skin Gallery
Subway
Todo Sushia
NOK Thai Kitchen
Chuck E. Cheese's
Calibanzo Hummus & Grill
Black Mountain Bicycles

Albertsons
Barnes & Noble
Bath & Body Works
Buca di Beppo
Cingular Wireless
Cold Stone Creamery
CVS/Pharmacy
Daphne's Greek Cafe
Edwards Theatres

Haircutters
Hallmark Pools & Spas
Happy Nails
Home Depot
China Cafe
Islands Burgers & Drinks
In-N-out Burger
Jamba Juice
Kinko's Copy Center
Memories & More
Men's Wearhouse
Mimi's Cafe

Old Navy
On The Border
Oscars
Panera Bread
Pat & Oscars
Pier 1 Imports
Ross Dress For Less
Rubio's Baja Grill
Starbucks Coffee
Togo's
Zany Brinary

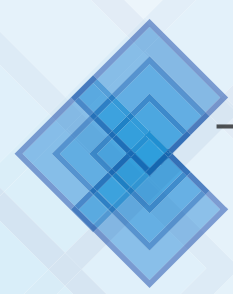


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YOUR NAME HERE





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10085 SCRIPPS RANCH CT., SUITE A
SAN DIEGO, CA



FOR MORE INFORMATION, PLEASE CONTACT:

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H.G. FENTON COMPANY

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