

PINNACLE

MEDICAL PLAZA

10670 - 10672 Wexford St
San Diego, CA 92131

FOR LEASE



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Practices on Site

Periodontics & Implantology

Dermatology

Plastic Surgery

Dialysis

Endodontics

Pediatric Dentistry

OBGYN

Endocrinology

Neurology

Class A Medical Office for Lease

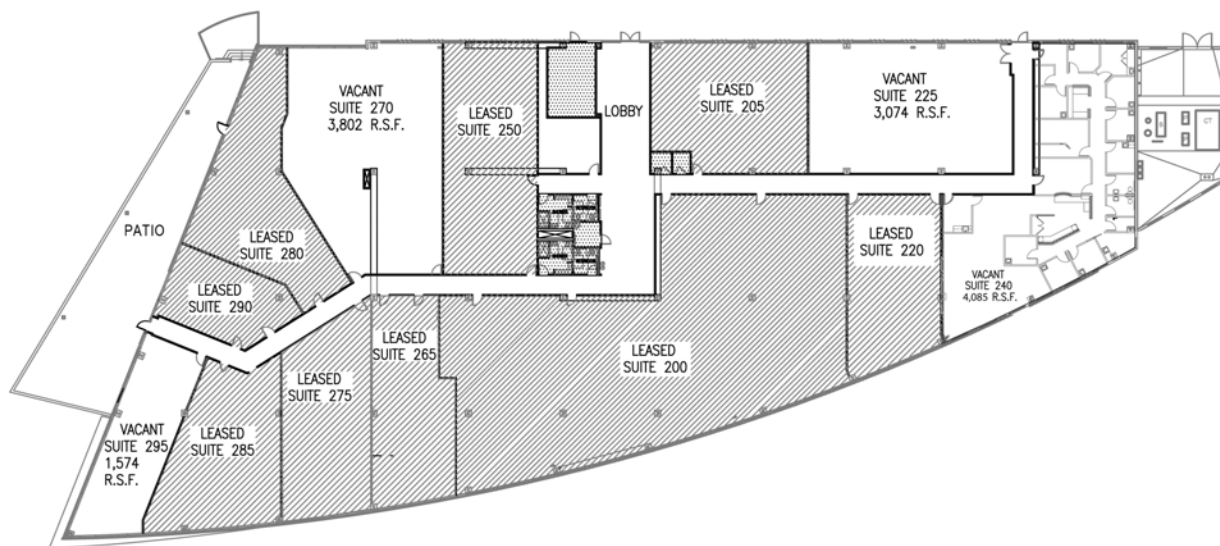
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Property Features

- Two story, 80,547 SF Class A Medical Office building
- Scripps Ranch/Poway location with convenient access to I-15
- Parking ratio 5.0/1,000 SF
- Suites available from 1,000-4,085 SF
- Numerous retail amenities within close proximity
- Competitive tenant improvement allowances
- Common area improvements recently completed

Availability

Suite	SF	Price/SF	Comments
225	1,000 - 3,074 SF	\$2.50 - \$2.75 NNN	Shell Condition
240	1,359 - 4,085 SF	\$2.50 - \$2.75 NNN	Existing Medical Built-Out
270	1,650 - 3,802 SF	\$2.50 - \$2.75 NNN	Shell Condition
295	1,574 SF	\$2.50 - \$2.75 NNN	Shell Condition





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Drivetime Analysis

- 10 Minutes
- 20 Minutes
- 30 Minutes
- 40 Minutes



- 1 Scripps Memorial Hospital Encinitas
- 2 Scripps Green Hospital
- 3 Scripps Memorial Hospital – La Jolla
- 4 Scripps Mercy Hospital – Hillcrest
- 5 Scripps Mercy Hospital Chula Vista



- 1 Sharp Chula Vista Medical Center
- 2 Sharp Memorial Hospital
- 3 Sharp Grossmont Hospital
- 4 Sharp Coronado Hospital

PALOMAR POMERADO H E A L T H

- 1 Palomar Medical Center
- 2 Palomar Health Downtown Campus
- 3 Pomerado Hospital



- 1 UCSD Hillcrest Medical Center
- 2 UCSD Thornton Hospital



- 1 Alvarado Hospital Medical Center
- 2 Paradise Valley Hospital



- 1 Tri-City Medical Center



- 2 Rady Children's Hospital



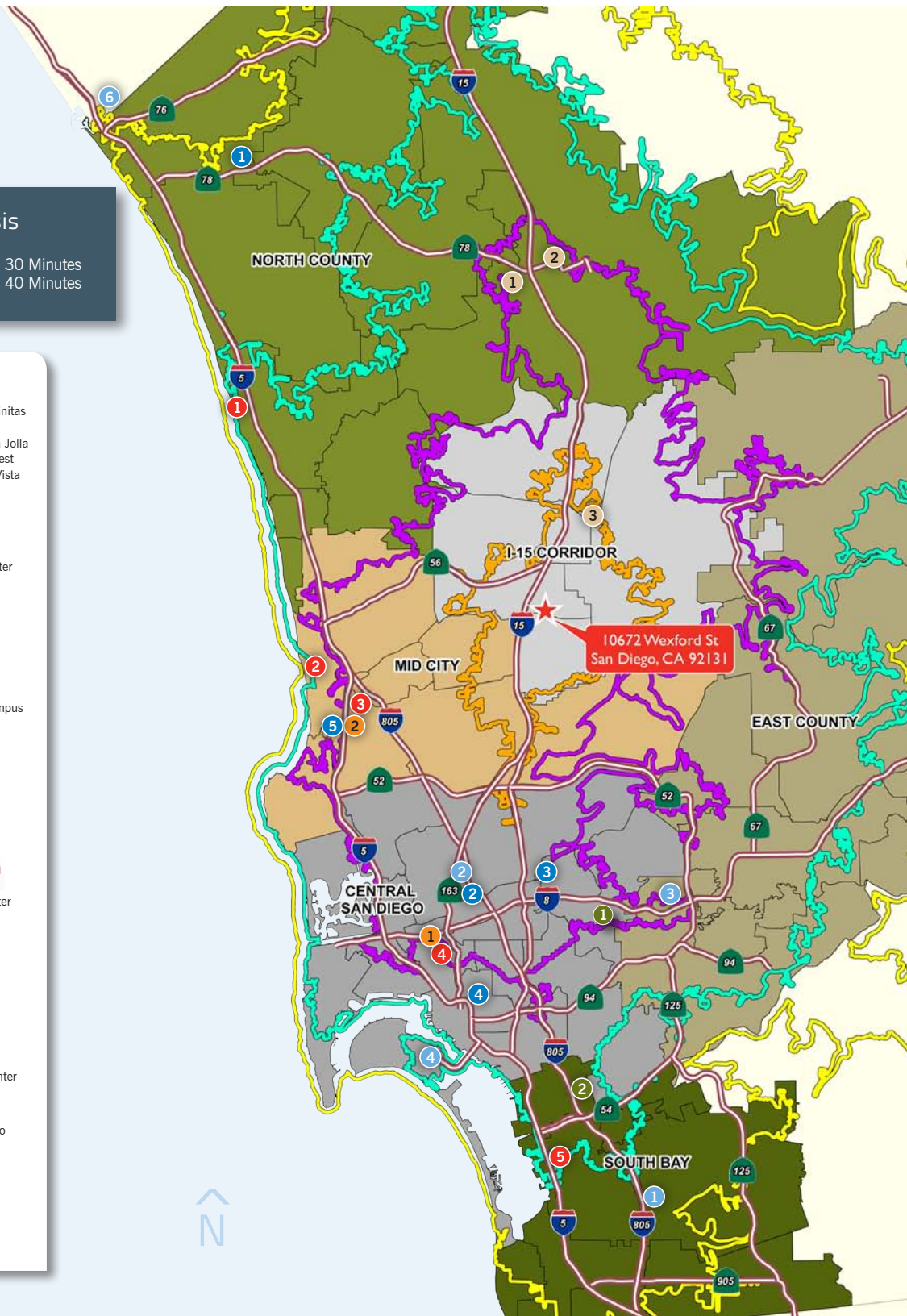
- 3 Kaiser Permanente Medical Center



- 4 Naval Medical Center San Diego



- 5 VA San Diego Medical Center
- 6 Future VA Hospital Oceanside





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For more information, please call:

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