

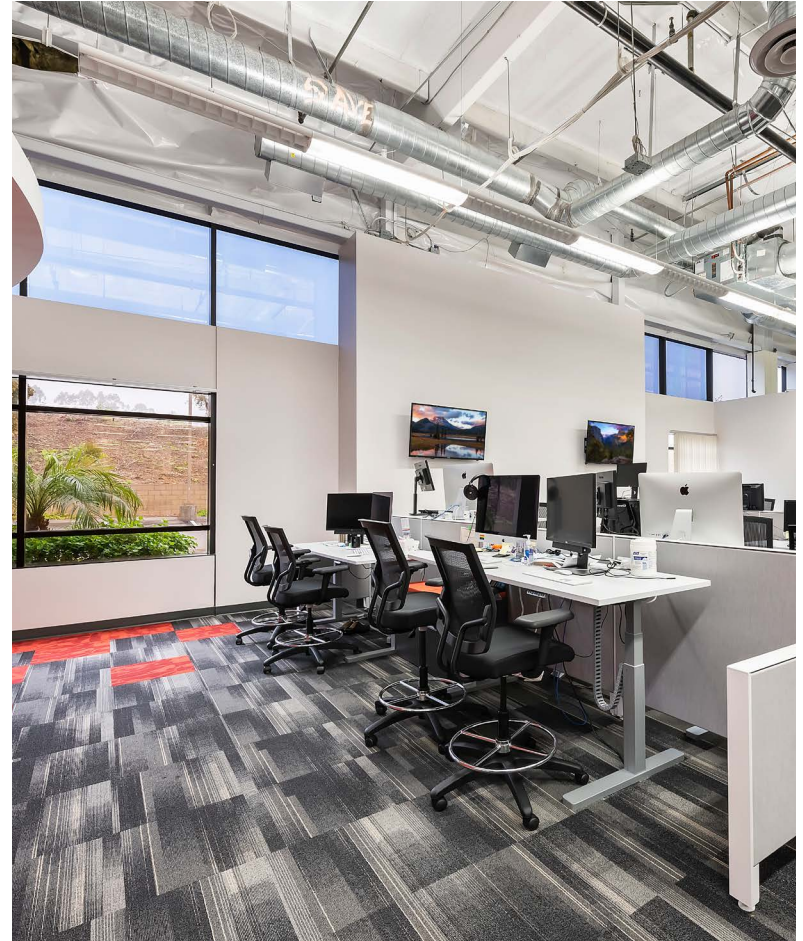
**SCRIPPS CORPORATE CENTER
10277 SCRIPPS RANCH BLVD**

CLASS A OFFICE/CORPORATE
HEADQUARTERS FOR
LEASE AND SALE



- › Suite A: 37,266 RSF Available November 2020 or sooner
- › Total Building: 70,041 RSF Available November 2021
- › Single-story Class A steel frame & stone office/corporate HQ building
- › Creative office improvements with open plenum ceilings
- › 4.05/1,000 RSF parking ratio
- › Attractive building entry with prominent water feature
- › Excellent freeway access via Mira Mesa Blvd to the north and Carroll Canyon to the south
- › Prominent corner location off Scripps Ranch Blvd at the entrance to the Scripps Ranch Technology Park
- › Tremendous retail proximity (see Amenity Aerial)
- › Central San Diego location in the heart of Department of Defense Corridor
- › Rental Rate: \$2.40/SF NNN (NNNs approximately \$0.55/SF)





**CLASS A OFFICE SPACE IN THE
HEART OF SCRIPPS RANCH**

NEW LOBBY & ENTRY IMPROVEMENTS



NEW LOBBY FINISHES

MAIN ENTRY/
FOUNTAIN UPGRADES

OUTDOOR
COLLABORATION PATIO

UPDATED LANDSCAPING

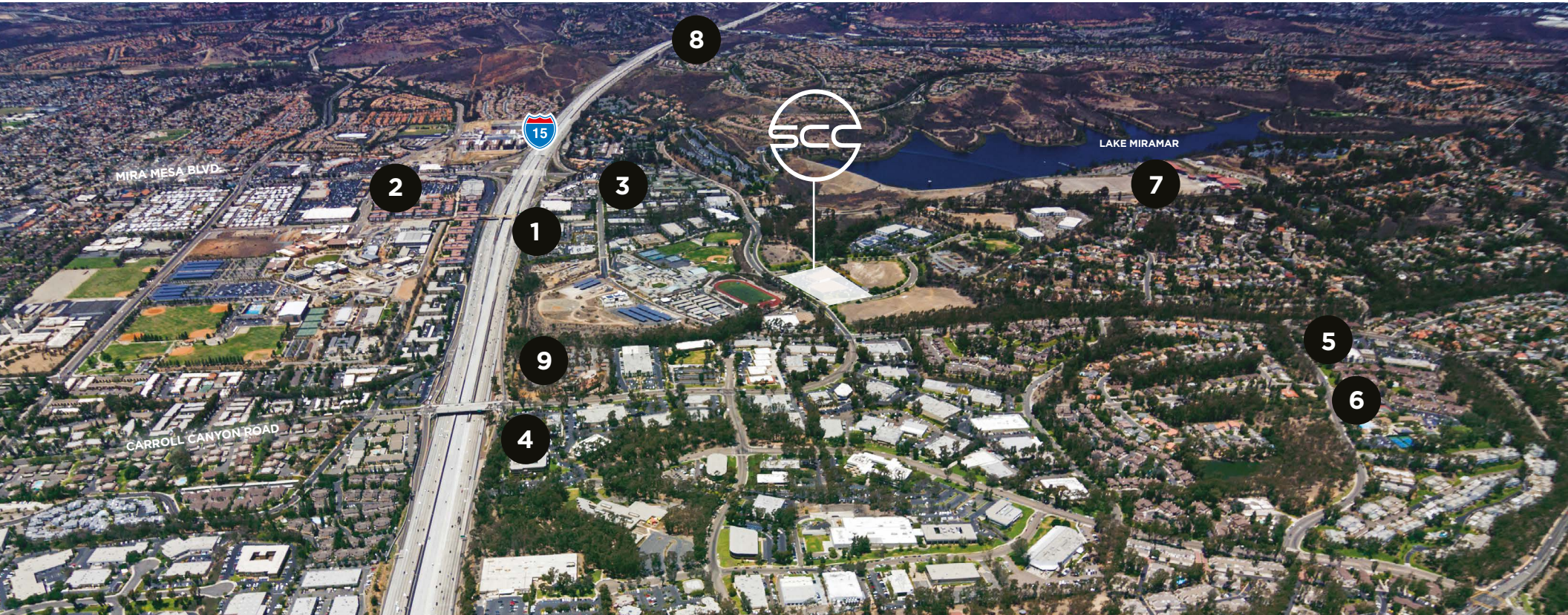
NEIGHBORHOOD AMENITIES



AERIAL MAP



SURROUNDING RETAIL



- | | | |
|--|---|---|
| <p>1 SCRIPPS PLAZA SHOPPING CENTER — 0.7 mi- 3 min</p> <ul style="list-style-type: none"> Black Mountain Bikes Bruski Burgers & Beer Chen's Garden Restaurant Chuck E. Cheese Critter Cleaners Fish Boutique Java Mama Kappa Sushi Realty Executives Sombrero Mexican Food Stone Flats Supercuts | <p>2 MIRA MESA MARKET CENTER — 1.4 mi- 7 min</p> <ul style="list-style-type: none"> Aaron Brothers Albertson's Barnes & Noble Bath & Body Works Buca di Beppo Cingular Wireless Cold Stone Creamery Daphne's Greek Cuisine Edwards Cinema Haircutters, The Happy Nails Home Depot | <p>3 SCRIPPS MESA VILLAGE — 0.8 mi- 4 min</p> <ul style="list-style-type: none"> Chiropractor Curves Nail Time & Spa Pizza Hut Lucky Donuts & Deli Kazan Korean BBQ Denny's Ariana Kabob House Escape at Tiffany Loving Hut Vegan |
| <p>4 EUCALYPTUS SQUARE — 0.8 mi- 3 min</p> <ul style="list-style-type: none"> Carls Jr. Chez Nous Cleaners Lisa Europa Salon | <p>5 SCRIPPS RANCH VILLAGE SHOPPING CENTER</p> <ul style="list-style-type: none"> Carmelita's Taco Shop Fitness Quest Great Clips Postal Annex Vons <p>— 1.0 mi- 4 min</p> | <p>6 SCRIPPS RANCH SWIM & RACQUET CLUB</p> <p>— 1.0 mi- 4 min</p> |
| | | <p>7 LAKE MIRAMAR BOAT & KAYAK RENTALS — 1.0 mi- 4 min</p> <p>8 THE WATERMARK — 2.4 mi- 7 min
https://www.thewatermarksandiego.com/</p> <p>9 SUDBERRY RETAIL CENTER — 6.7 mi- 16 min
Under Construction</p> |

FLOOR PLAN

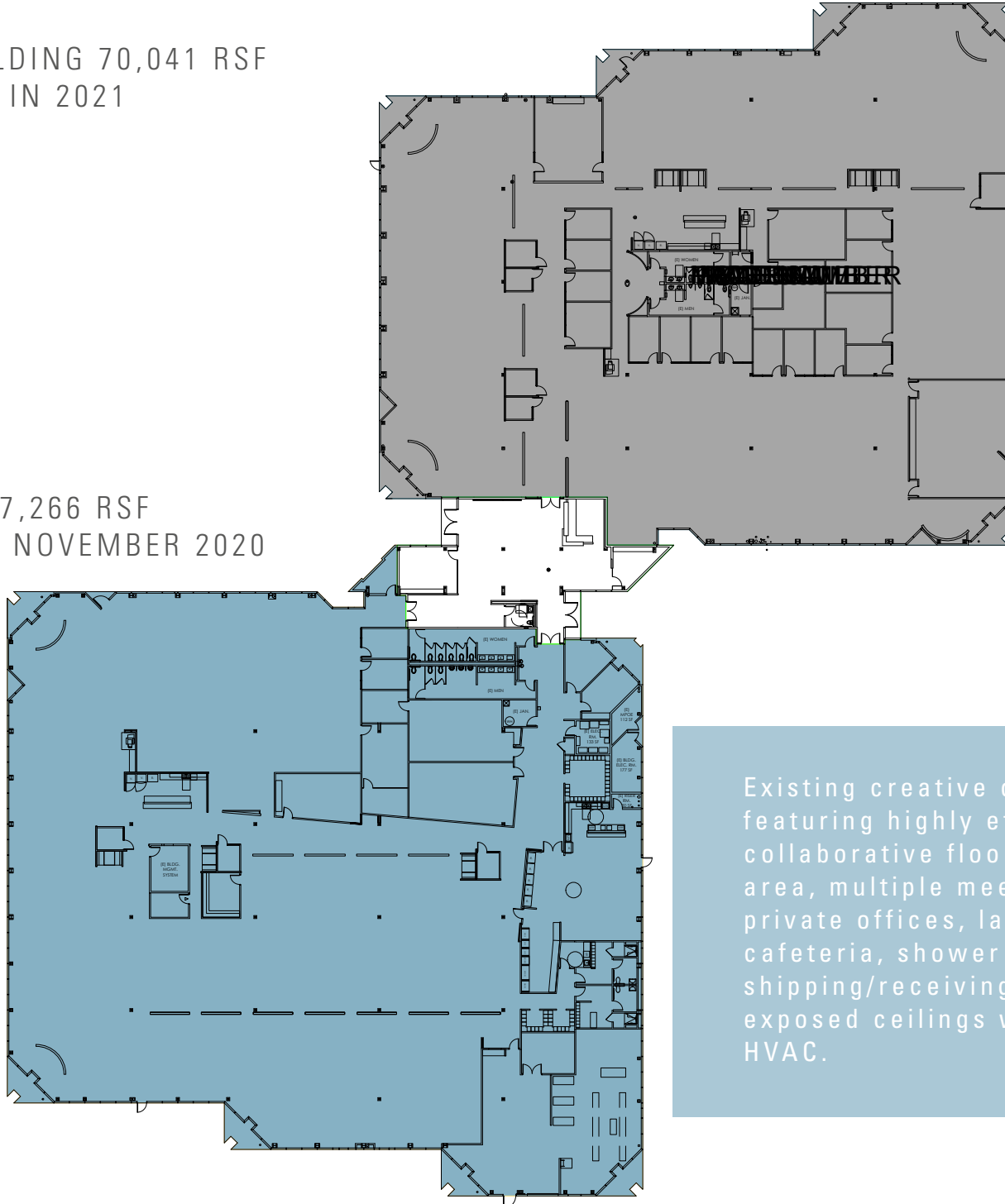
TOTAL BUILDING 70,041 RSF
AVAILABLE IN 2021



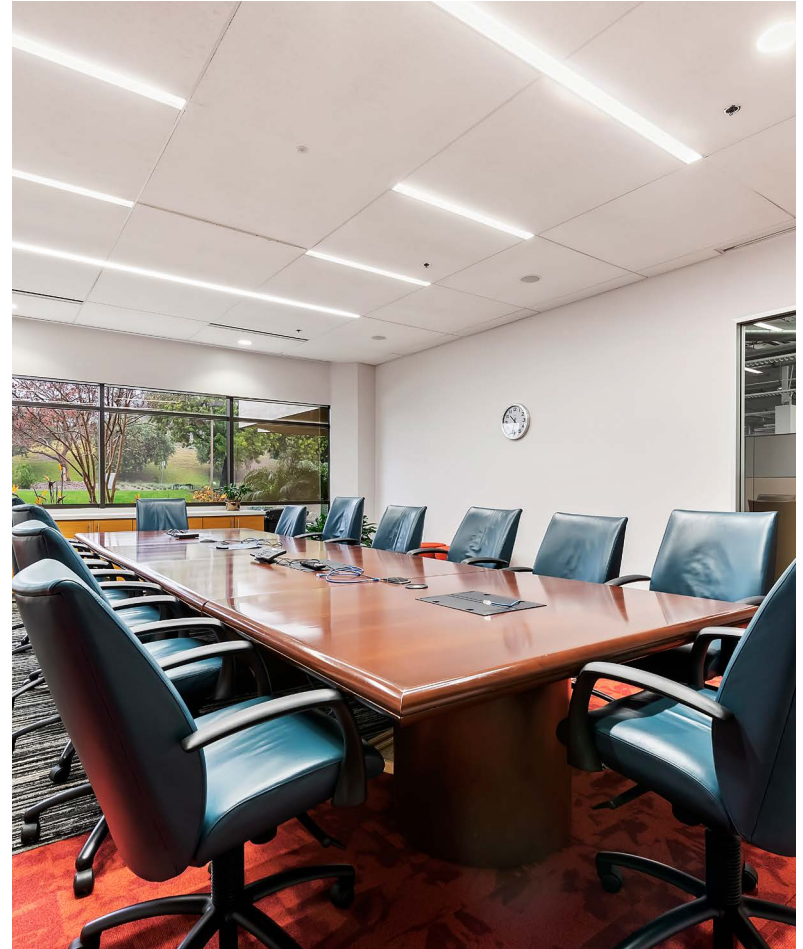
VIRTUAL TOUR

SUITE B: 32,775 RSF
AVAILABLE NOVEMBER 2021

SUITE A: 37,266 RSF
AVAILABLE NOVEMBER 2020



Existing creative office improvements featuring highly efficient open collaborative floorplan, secured lobby area, multiple meeting rooms and private offices, large training room, cafeteria, shower and locker rooms, shipping/receiving area, and 16' clear exposed ceilings with hard ducted HVAC.

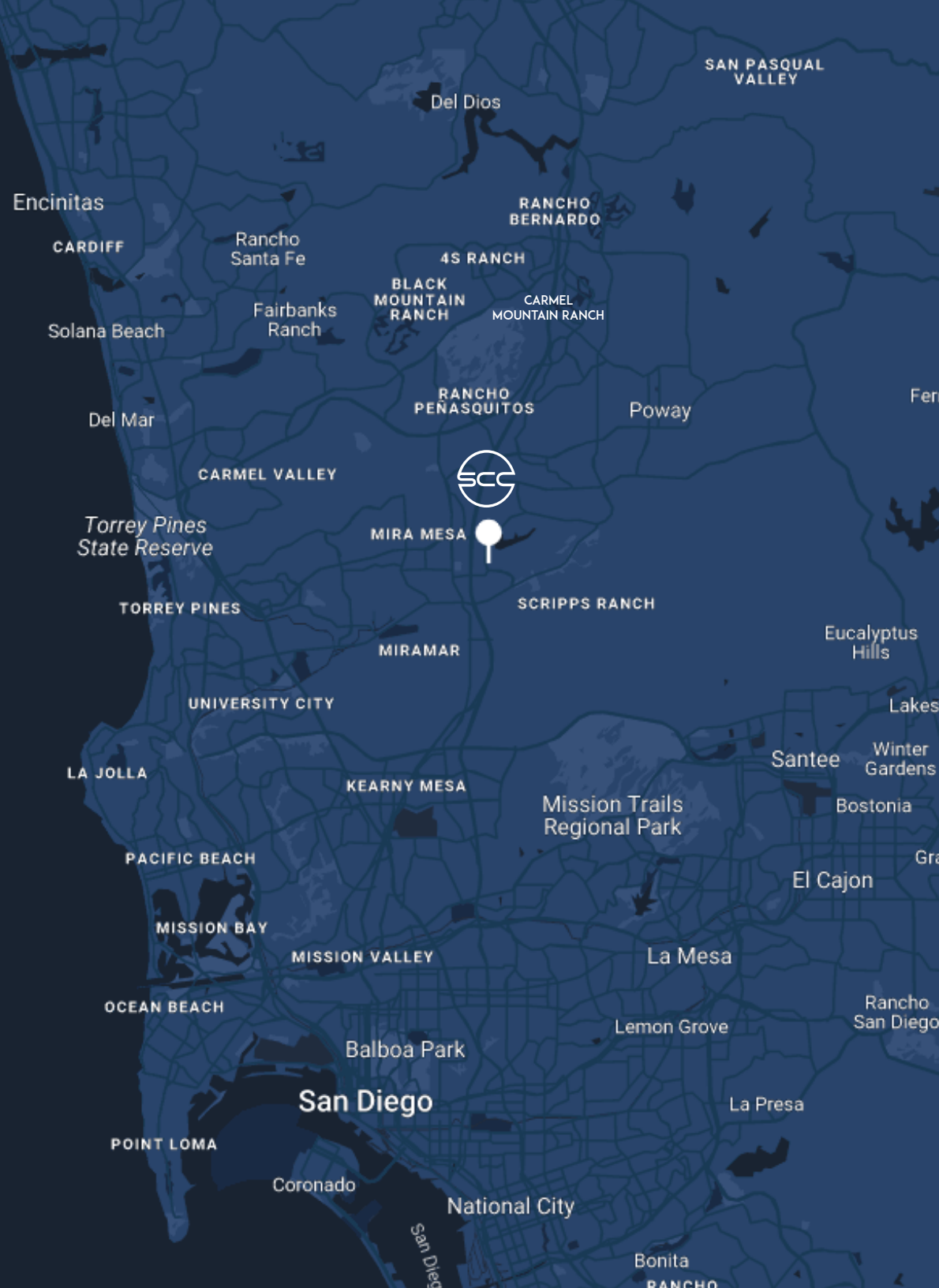


LOCATION OVERVIEW

SCRIPPS CORPORATE CENTER IS A CLASS A OFFICE BUILDING LOCATED IN SCRIPPS RANCH.

Located in the middle of San Diego's Department of Defense corridor, SCC shares the neighborhood with many major technology, software and key defense employers, including Trellisware, MedImpact, CoreLogic, Teledyne and Mission Federal Credit Union.

This highly active and easy access location is surrounded by a tremendous array of outdoor activities including hiking and biking trails, Evans Pond and Lake Miramar, making SCC one of the best indoor/outdoor opportunities in central San Diego.



FOR MORE INFORMATION, PLEASE CONTACT:

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