

6925 LUSK BOULEVARD  
**AVAILABLE**  
49,732 SQUARE FEET

**SCRIPPS WATERIDGE**  
**CORPORATE CENTER**  
6925-6965 LUSK BOULEVARD



**NEW WARM-SHELL, OPEN PLAN...  
READY FOR TENANT IMPROVEMENTS**

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**6925**  
**49,732 SF**



**LEASED TO**  
**QUALCOMM®**

**6965**  
**74,558 SF**

## GENERAL FEATURES

Two-story 49,732 SF Class "A" Office/Corp  
HQ/Flex Building - Divisible

Parking Ratio: 3.73/1,000 RSF (185 stalls)  
(equivalent to 4.1/1,000 USF)  
Potentially Expandable

Rental Rate: Negotiable

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**CAMPUS FLEXIBILITY:** Excess land can accommodate additional building area, additional parking, or recreational facilities

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## CAMPUS HIGHLIGHTS

- ∴ Two free-standing buildings/124,290 SF Campus
- ∴ Prominent building top signage available
- ∴ New building lobby/entry at 6925 Lusk Blvd.
- ∴ High image facilities at signalized intersections
- ∴ Immediate freeway access to I-805, I-5, and Hwy 56
- ∴ Open plan configuration / TI's to suit
- ∴ Grade level loading
- ∴ Fully amenitized environment - adjacent full service cafe (Come-On In! Cafe)
- ∴ Access to Wateridge Vista Park (tennis courts, volleyball courts, walking path, BBQ's, tables and open area)

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# 6925 LUSK BLVD

## BUILDING SPECIFICATIONS

- :: Building Size: 49,732 RSF
- :: Stories: Two (2)
- :: Available: Full Building
  - First Floor: 24,020 RSF
  - Second Floor: 25,712 RSF
- :: Parking: Surface parked (project) - 463 stalls (3.73/1,000 RSF)  
Potentially Expandable
- :: Existing Improvements: Warm-shell, open plan, ready for tenant improvements
- :: NNN's: \$0.45/SF
- :: Core Factor: 11%
- :: Building Use: Class "A" Office/Corp HQ/Flex
- :: Construction Type: Steel frame with glass
- :: Finished Ceiling Heights: First Floor - 10' 4"; Second Floor - 10' 0"
- :: Floor-to-floor Height: 12' 3"
- :: Power: 2,000 amps @277/480 volt, 3 phase, 4 wire
- :: Fire Sprinklers: Automatic sprinkler system, smoke detectors, and portable fire extinguishers
- :: HVAC/Mechanical: Central system provides for water source heat pumps. Chilled water via air-cooled cooling towers
- :: Typical Column Spacing: 25'
- :: Floor Load: 100 lbs. (Live); 32 lbs. (Dead)
- :: Elevator: One, 2,500 lb. capacity
- :: Fiber: In street and readily available / T-1 line in place
- :: Security: Card key access
- :: Year Built: 1991
- :: Zoning: IP-2-1
- :: Utilities:
  - Gas & Electric: San Diego Gas & Electric
  - Sewer: City of San Diego
  - Water: City of San Diego
- :: Plumbing: Copper and cast iron
- :: Common Areas: Outdoor meeting/lunch patio area



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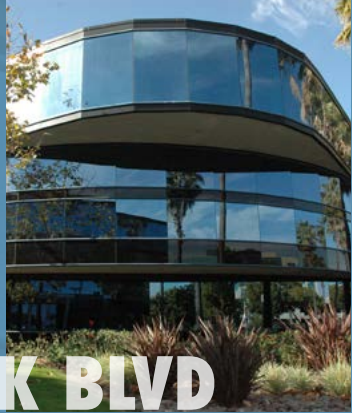


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**SITE PLAN**





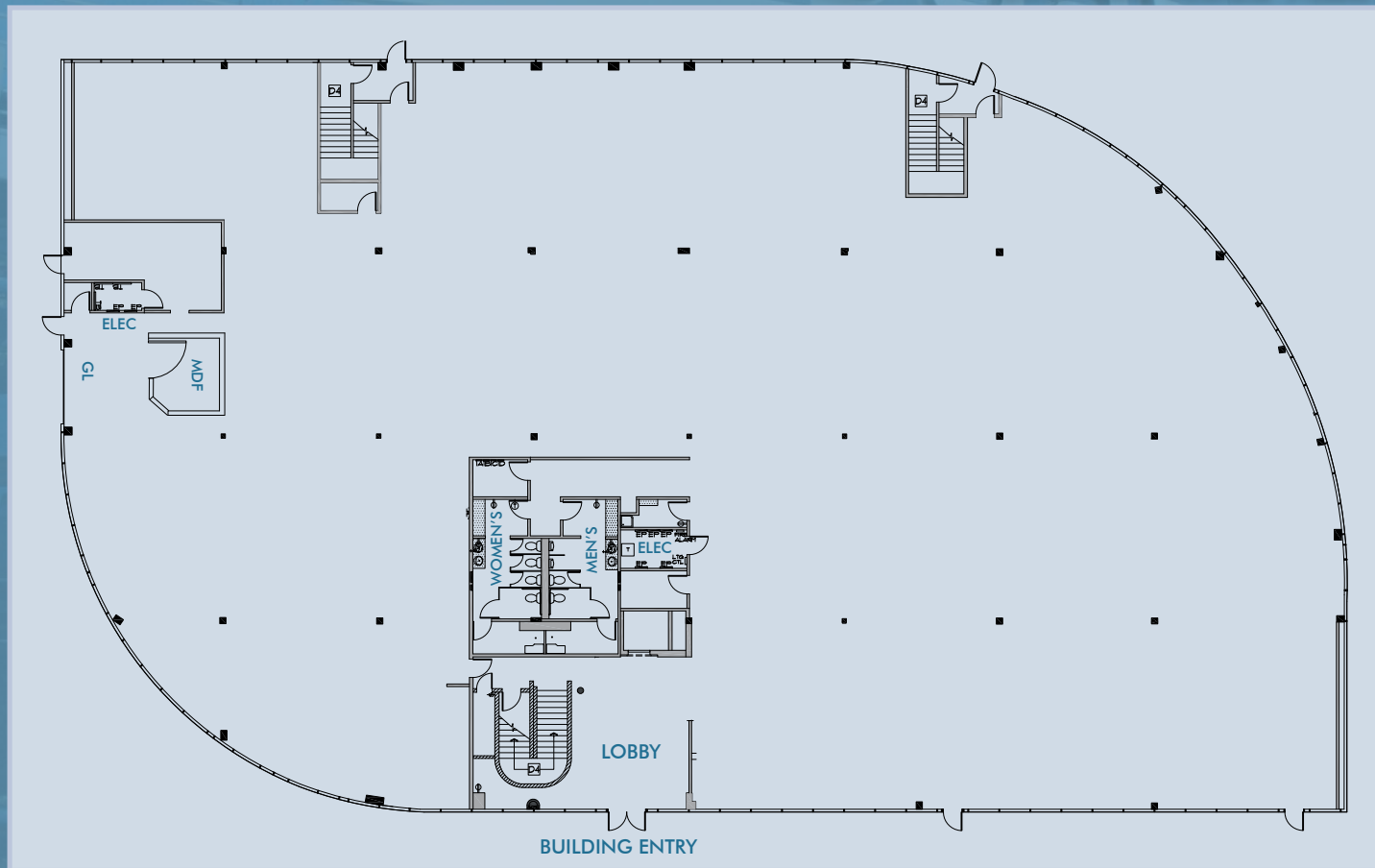


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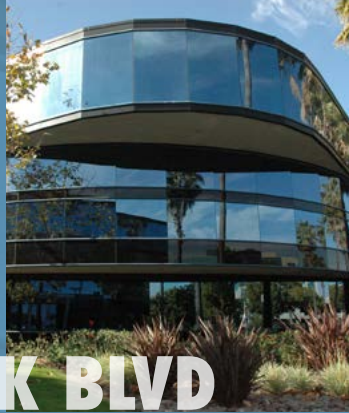
**6925 LUSK BLVD**

**1ST FLOOR / 24,020 RSF**

**EXISTING FLOOR PLAN**



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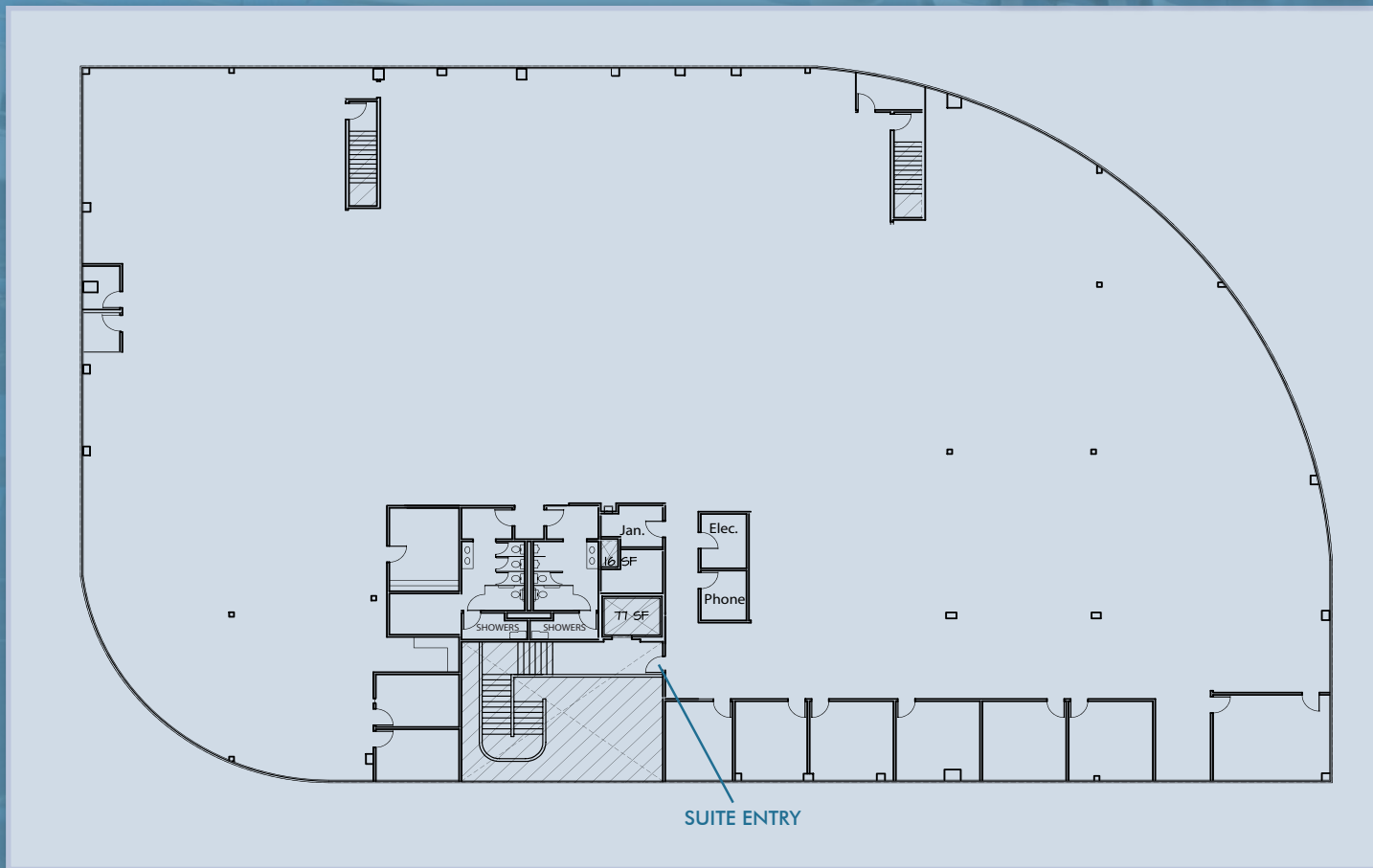


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**6925 LUSK BLVD**

**2ND FLOOR / 25,712 RSF**

**EXISTING FLOOR PLAN**



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# AREA AMENITIES

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## PERSONAL SERVICES/SHOPPING

1. Sorrento Valley Racquetball
2. CrossFit Del Mar
3. Sorrento Court (Cleaners, Salon Sol, Precision Fitness, Car Wash, Gas Station, Staples)
4. Sorrento Canyon Golf Center
5. Sorrento Crossroads (Day Care, Spa, Florist)
6. Premier Athletic & Squash Club
7. Kinderhouse Montessori Schools
8. Plaza Sorrento (Fresh & Easy, Fitness, Florist, Salon, Dentist, Gas Station, UPS Store)
9. FedEx Office Print & Ship Center
10. L.A. Fitness

## BANKS

1. Union Bank
2. San Diego County Credit Union
3. Bank of America / Chase Bank
4. Wells Fargo Bank
5. USE Credit Union
6. San Diego County Credit Union

## HOTELS / LODGING

1. Courtyard by Marriott
2. Holiday Inn Express & Suites
3. Country Inn & Suites by Carlson
4. Hyatt House
5. Extended Stay America
6. Residence Inn by Marriott
7. Staybridge Suites by Holiday Inn

## RESTAURANTS

1. Sorrento Valley Plaza (Sorrento Deli, Ali Babba's Cave, Elenas Mexican Food)
2. Sorrento Plaza Deli / Grandma's Kitchen
3. Come On In Cafe
4. Eddy M's Cafe
5. Deli House
6. Karl Strauss Restaurant & Brewery
7. Sorrento Court (McDonald's, Quiznos, Greek Cafe, Starbucks, Chicks Natural, Thai Chuda, Salad Farm, Flame Broiler, Sitar Indian Cuisine, Delicacy Chinese, Pascucci Italian, Moose's BBQ, Pho Station Vietnamese, Kabul House of Kababs, Fiesta Mexican Grille, Sorrento Wine & Spirits, Jamba Juice)
8. Sorrento South Food Court (Subway, Rubio's, Croutons, Sher Punjab Indian, Opera Cafe)
9. Sandwich House
10. Chili's
11. Sorrento Crossroads (King's Garden, Naseem's Bakery & Kabob, Come On In Cafe, Bewarchi Express, Armando's Taco Shop, The Grille & Market, Hanaya Sushi)
12. WineSellar & Brasserie
13. Mamma Lina's
14. Wich Addiction
15. Green Flash Brewery
16. Centerpark Cafe
17. Plaza Sorrento Food Court (Fresh & Easy, KFC, Spices Thai Cafe, Habaneros, Starbucks, Burger King, Silk Road, Greek Bites, Knockout Pizza, Donut Shop, Pho Viet Cali, Los Primos Mexican Food, Indian Tandoor, Yoshi Sushi, Golden Bagel, Marketplace Grill)



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