

A NEW ERA IN SCRIPPS RANCH

SCRIPPS PLAZA

scrippsplaza.com



Jones Lang LaSalle Brokerage, Inc.
RE license #01856260

HEALTH & WELLNESS

Healthy Work Environment

- Enhanced cleaning procedures project wide
- Strategically placed **hand sanitizer stations** throughout
- Increased **onsite supply of EPA-approved cleaning products**, filters and paper goods
- Decontamination companies under contract for any **quick response needs**

Proactive Procedures

- **Regular tenant communication** provided by onsite property management
- Developed traffic flow plans to **minimize opportunities** for incidental person-to-person contact
- **Active monitoring** of the latest state and local guidelines
- Operating procedures for possible **COVID related scenarios in place**

Indoor Air Quality

- **Bipolar Ionization** are being explored
- HVAC Filters have been **upgraded to MERV-11 filters**
- Additional **air purification systems** are being explored
- **Automatic monitoring** of humidity and carbon dioxide levels

Wellness Initiatives

- Strategizing on creative, engaging tenant events that allow for **social distancing**
- Producing informative, regular **tenant communications** that update individuals on the latest best practices and building offerings
- Creating **safety and wellness programs** to quickly accommodate the wide variety of requests made by tenants



PROJECT HIGHLIGHTS



CLICK HERE TO TOUR THE PROJECT

SCRIPPS PLAZA

- Unparalleled freeway visibility
- Building signage available
- Central location with quick freeway access
- Walking distance to amenities including Trader Joe's, Board & Brew, Kappa Sushi, Everbowl, Himalayan Grill, Gyu-Kaku Japanese BBQ & Filippie's Pizza Grotto
- Up to 4.0/1,000 parking ratio - highest parking ratio in Scripps Ranch
- Large, efficient floorplates
- Panoramic views to the ocean
- Class A and Class B lease opportunities



EXPANSIVE PLAZA

Excellent outdoor gathering areas



MODERN LOBBIES

High-end hotel style finishes



ONSITE

Gym



FRESH LANDSCAPING

Drought tolerant, modern plants



STYLISH ENTRY ELEMENTS

Cutting edge architecture



UNPARALLELED SIGNAGE

Great visibility



CREATIVE OFFICE SPEC SUITES

Open floorplates

PROJECT AVAILABILITY

10680 TREENA STREET

SUITE 201 2ND FLOOR | 4,366 SF
Asking Rate: \$2.90 +Elec

SUITE 210 2ND FLOOR | 5,288 SF
Asking Rate: \$2.90 +Elec

SUITE 250 2ND FLOOR | 5,430 SF
Asking Rate: \$2.90 +Elec

SUITE 310 3RD FLOOR | 6,413 SF
Asking Rate: \$2.90 +Elec

SUITE 320 3RD FLOOR | 5,727 SF
Asking Rate: \$2.90 +Elec

SUITE 330 3RD FLOOR | 4,854 SF
Asking Rate: \$2.90 +Elec

SUITE 400 4TH FLOOR | 8,357 SF
Asking Rate: \$2.90 +Elec

SUITE 425 4TH FLOOR | 2,945 SF
Asking Rate: \$2.90 +Elec

10650 TREENA STREET

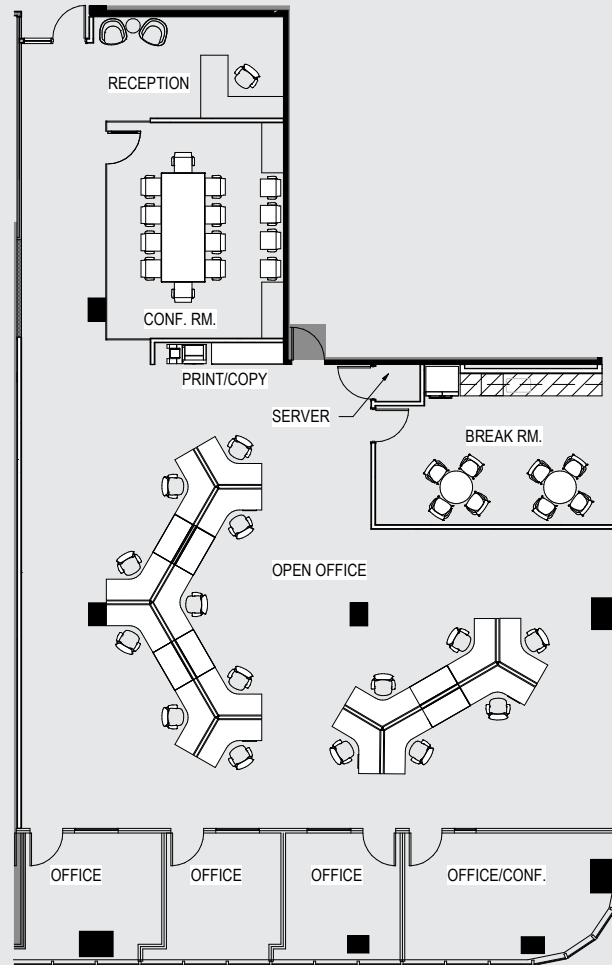
SUITE 308 3RD FLOOR | 3,912 SF
Asking Rate: \$2.35 +Elec

SUITE 310 3RD FLOOR | 2,950 SF
Asking Rate: \$2.35 +Elec

At Scripps Plaza we are committed to providing an inviting and safe environment for the property's tenants and visitors. Extensive protocols have been implemented at the campus, and our ownership and management teams will remain nimble as COVID-19 safety practices continue to evolve.

Please note that the project is managed by Cushman & Wakefield, a globally recognized property management firm, and that the team is officed on-site.

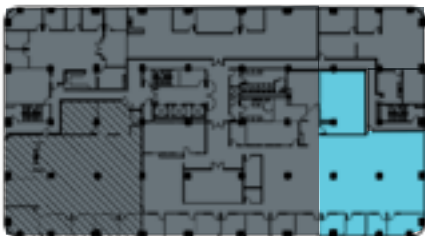
Suite 201 - 4,366 SF



potential to come with FF&E



FLOOR PLAN

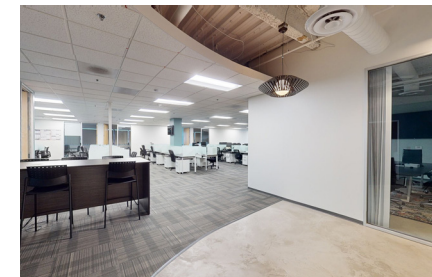
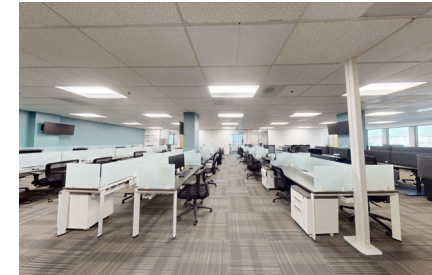
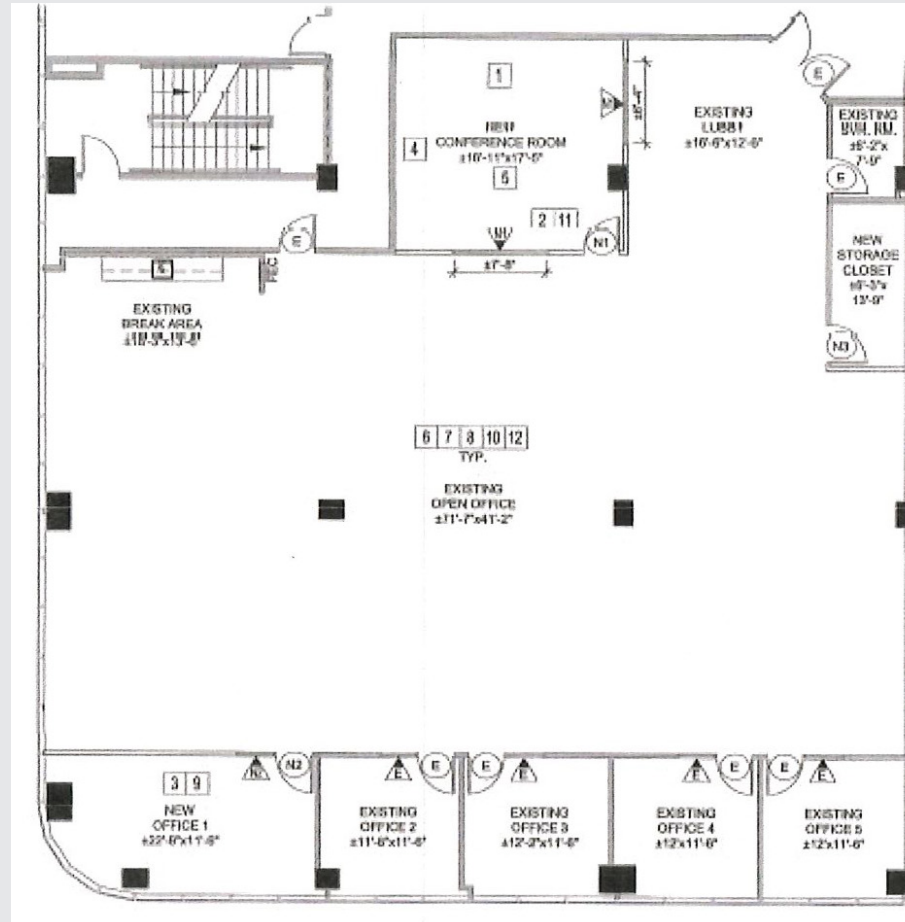


10680 TREENA STREET | SECOND FLOOR

Suite 210 - 5,288 SF



[CLICK HERE TO SUITE 210](#)



FLOOR PLAN



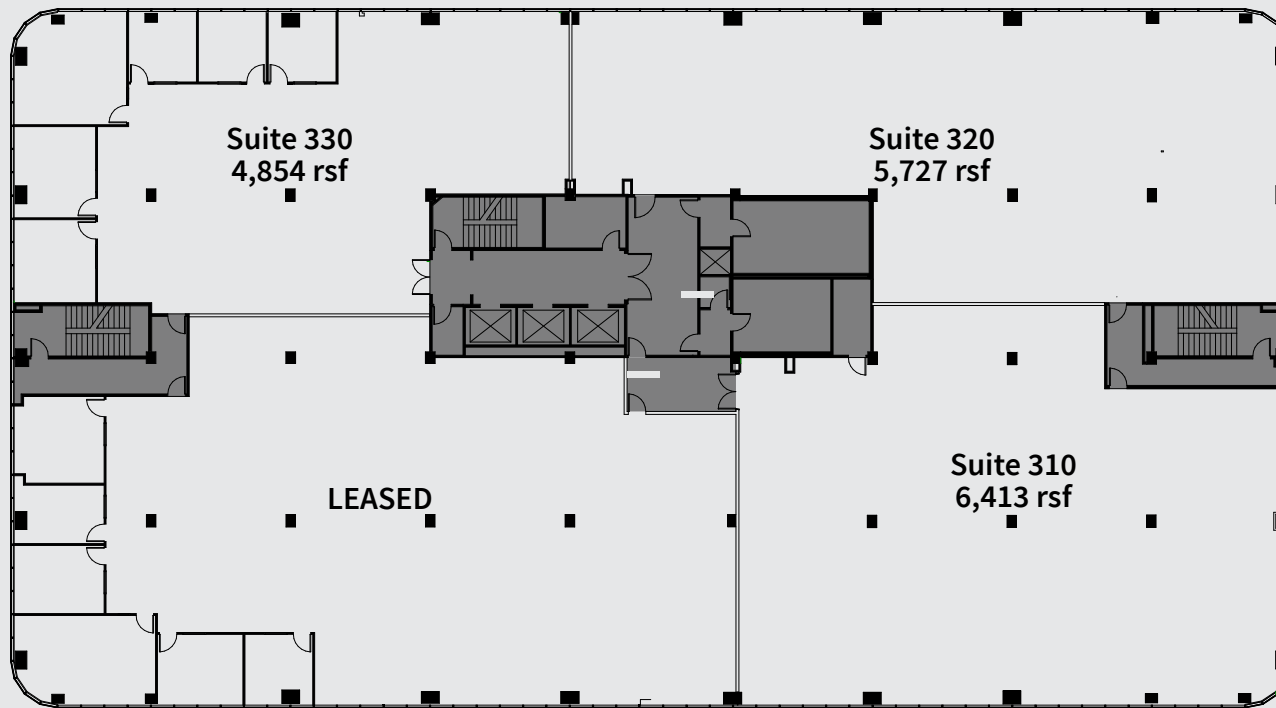
10680 TREENA STREET | **SECOND FLOOR**

Suite 310* - 6,413 SF

Suite 320* - 5,727 SF

Suite 330* - 4,854 SF

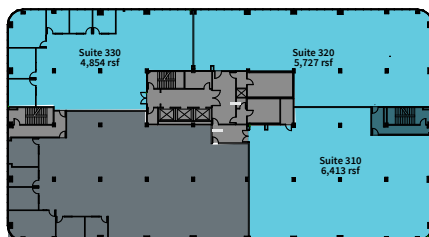
* Suites are contiguous to $\pm 17k$ SF



FF&E not included



FLOOR PLAN



10680 TREENA STREET | **THIRD FLOOR**

Suite 400 - 8,357 SF



FF&E not included

FLOOR PLAN

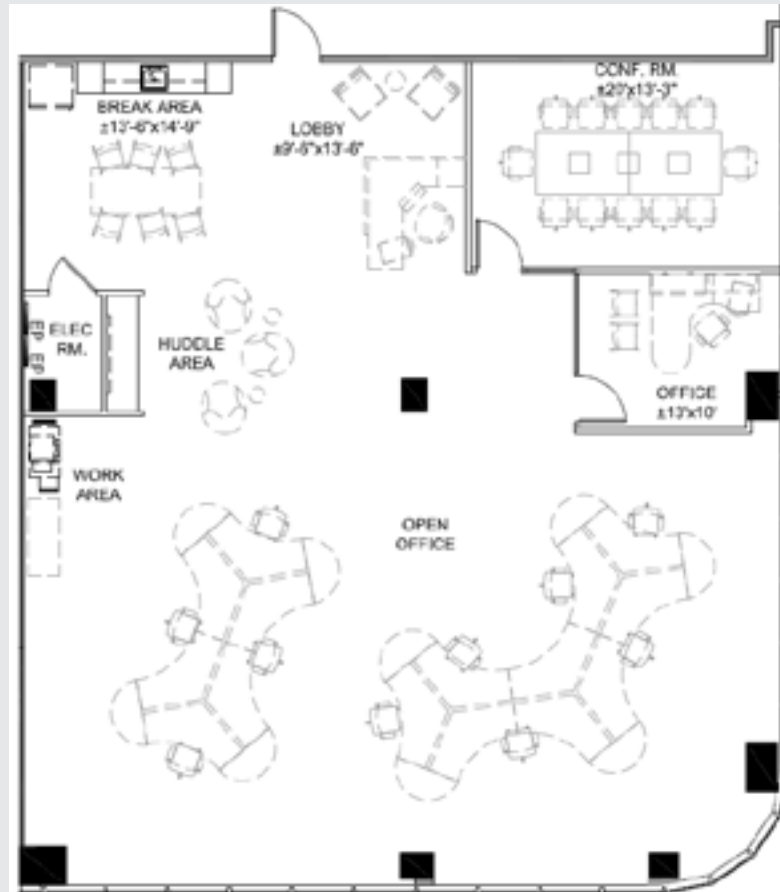


10680 TREENA STREET | **FOURTH FLOOR**

Suite 425 - 2,954 SF



[CLICK HERE TO SUITE 425](#)



FF&E not included



FLOOR PLAN

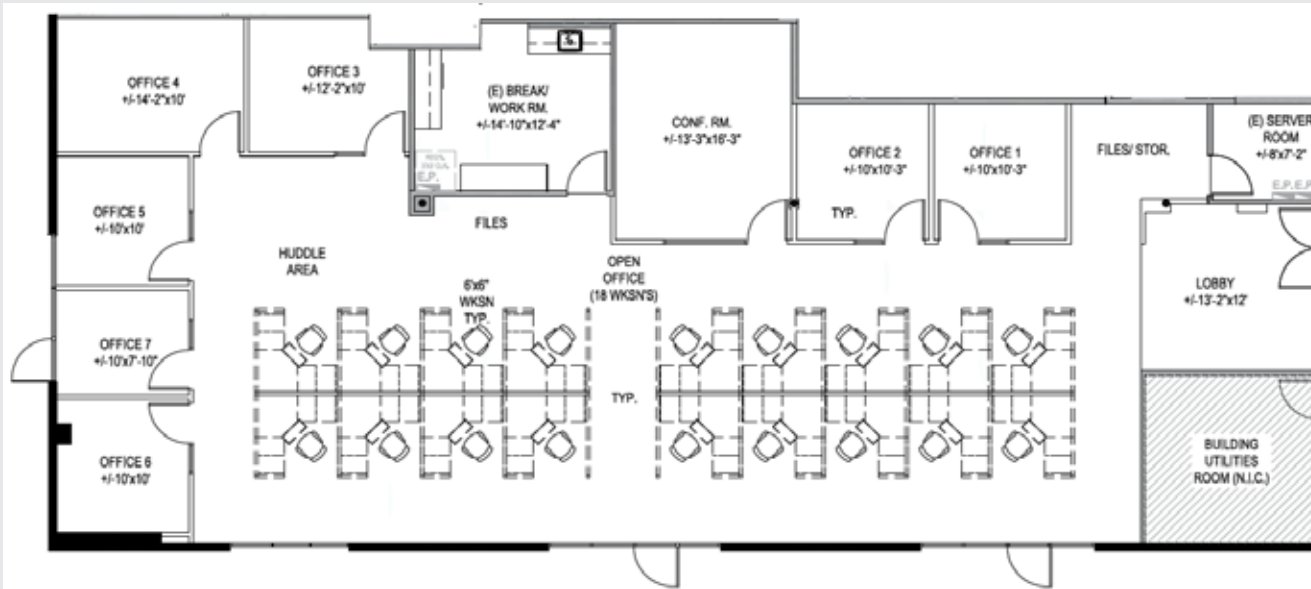


10680 TREENA STREET | **FOURTH FLOOR**

Suite 308 - 3,912 SF



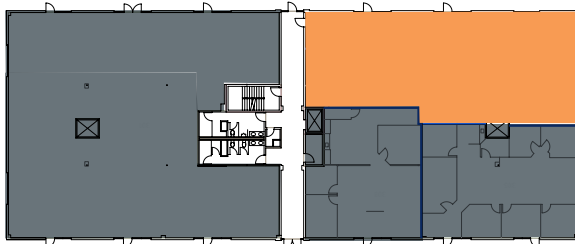
[CLICK HERE TO SUITE 308](#)



FF&E not included

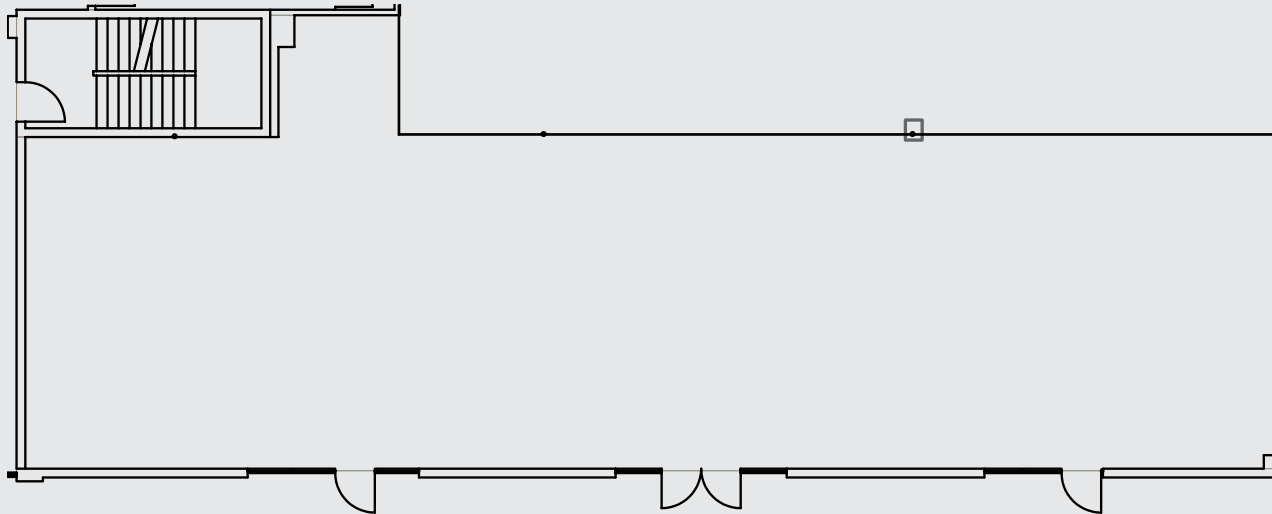


FLOOR PLAN

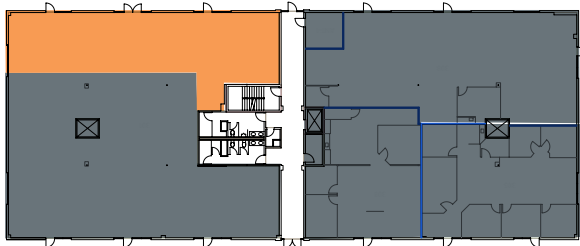


10650 TREENA STREET | **THIRD FLOOR**

Suite 310 - 2,950 SF



FLOOR PLAN



10650 TREENA STREET | **THIRD FLOOR**

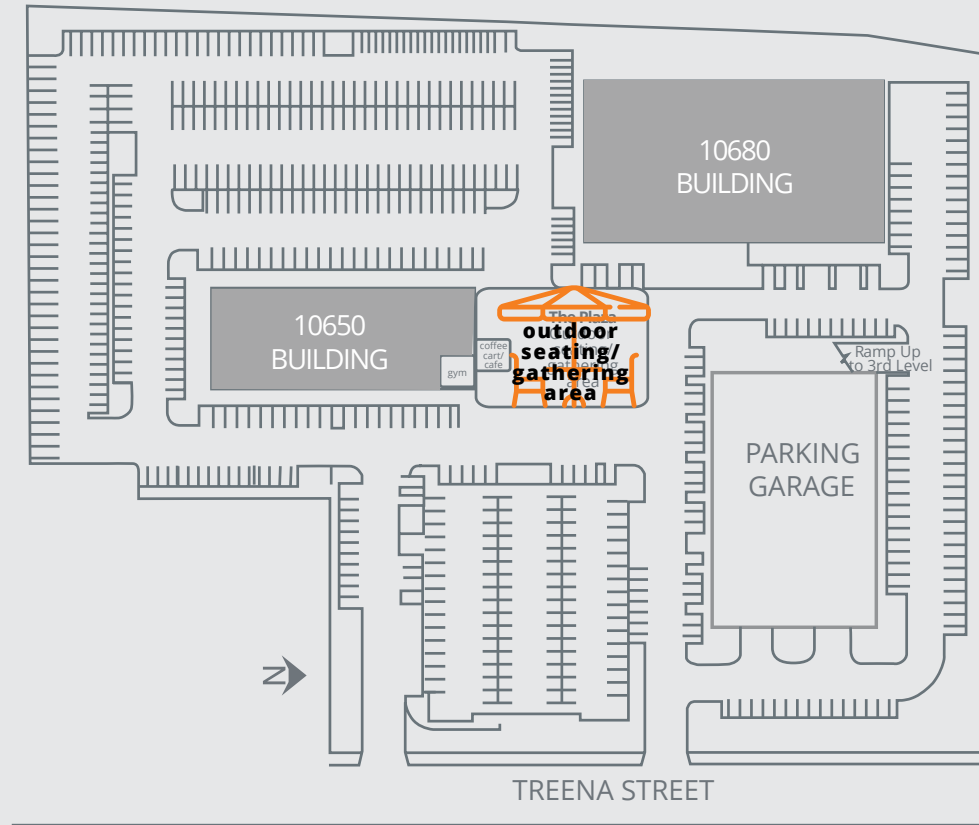
PROJECT SPECIFICATIONS

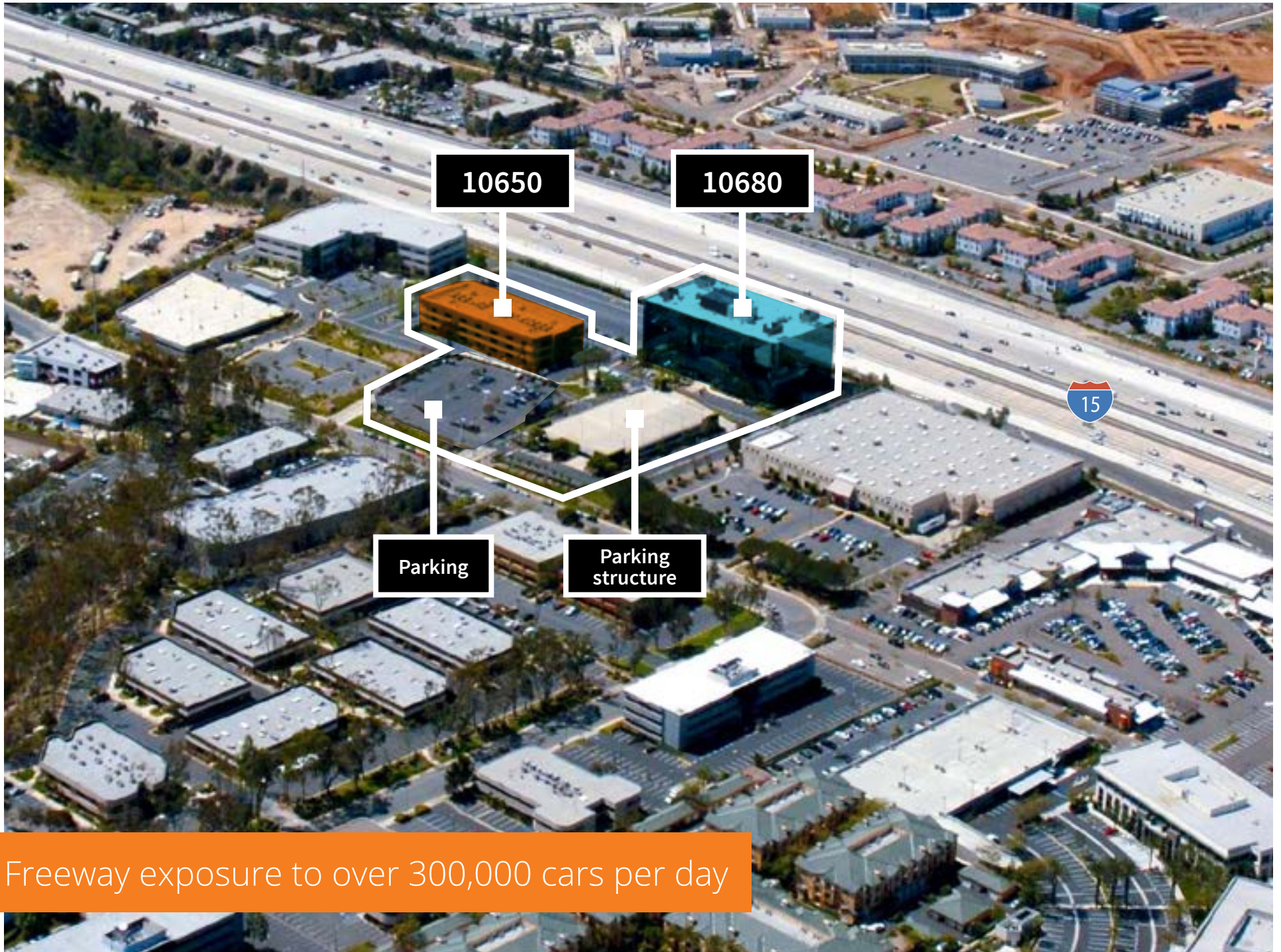
10650 & 10680 TREENA STREET

Size	10650 49,679 SF 10680 153,550 SF
Year Built	1985
Zoning	IP-2-1
Average Floorplate	10650 15,700 SF 10680 26,100 SF
Number of Stories	10650 3 10680 6
Ceiling Heights	9' to 10'
Parking	4.0/1,000
Elevators	10650 1 elevator 10680 3 elevators
HVAC	10650 Package units 10680 Cooling tower; water source heat pumps
Internet	Fiber optic service from Cox, AT&T and Time Warner Cable

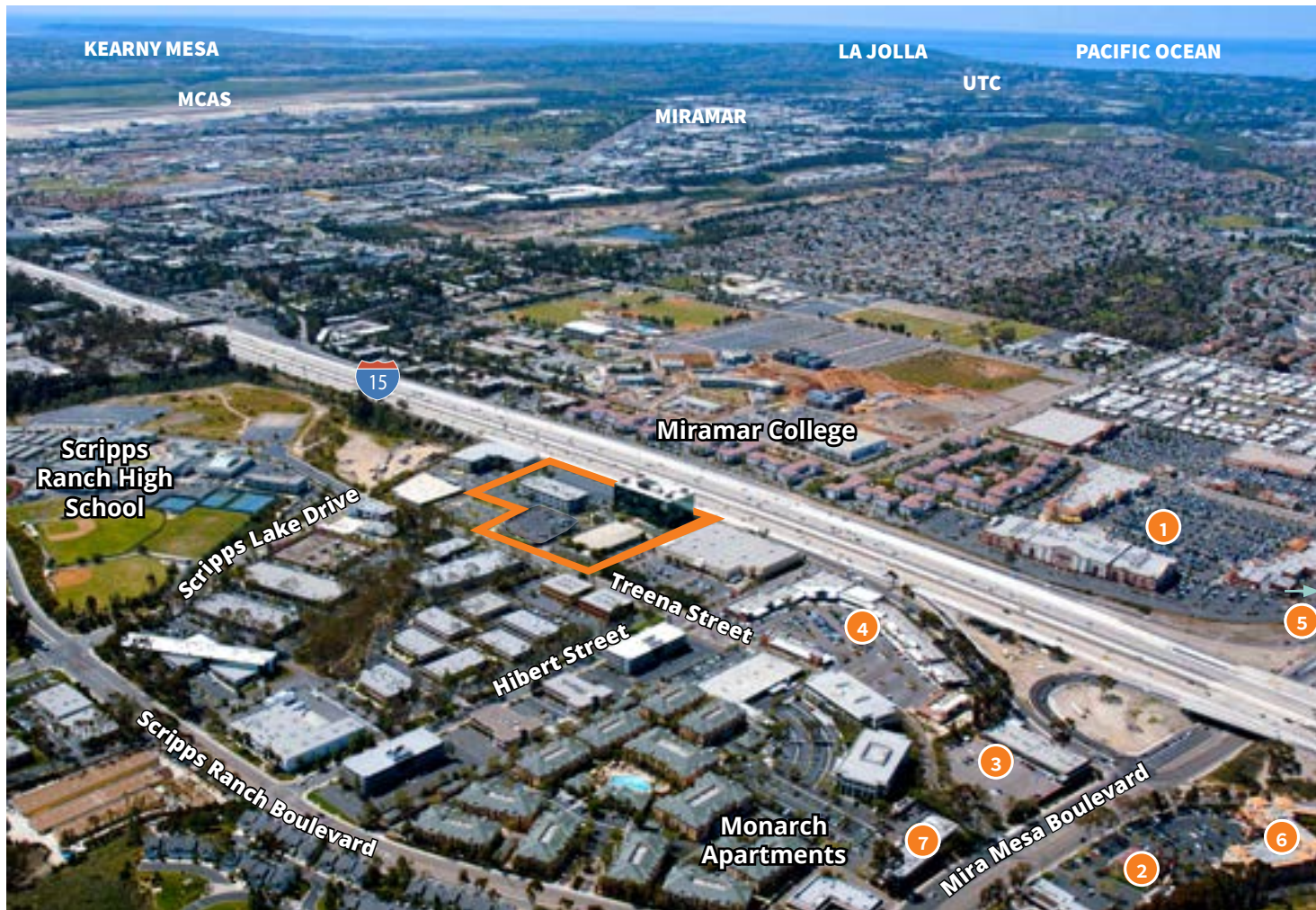


SITE PLAN





Freeway exposure to over 300,000 cars per day



NEARBY AMENITIES

1 Mira Mesa Marketcenter

- Aaron Brothers
- Albertson's
- Bank of America ATM
- Barnes & Noble
- Bath & Body Works
- Buca di Beppo
- AT&T
- Cold Stone Creamery
- Daphne's Greek Cuisine
- Edwards Cinema
- Home Depot
- Islands
- Jamba Juice
- FedEx/Kinko's
- CVS
- Mimi's Café
- Old Navy
- On the Border
- Pat & Oscars
- Pick Up Stix
- Rubios
- Starbucks
- Togos

2 Scripps Mesa Shopping Center

- Denny's
- Golden Crown Chinese
- Pizza Hut
- Shozen Barbecue

3 Scripps Mesa Retail Center

- Play It Again Sports
- Wells Fargo Financial

4 Scripps Retail Plaza

- Trader Joe's
- Board & Brew
- Kappa Sushi
- Everbowl
- Himalayan Grill
- Gyu-Kaku Japanese BBQ
- Bruski Burgers & Beer
- Deli Express
- Family Dentistry
- Ichiro Japanese
- Moon Nails & Spa
- Scripps Copy & Mail
- Scripps Medical
- SR Preschool
- Super Cuts
- Value Cleaners
- Yummy Yogurt

5 Ralph's Shopping Center

- Applebee's
- Best Buy
- Fins
- In-N-Out
- Ralph's
- Starbucks
- Subway

6 Quality Suites Hotel

7 Fillipi's Pizza

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