



SF SUMMIT POINTE

10641 Scripps Summit Court
San Diego, CA 92131

LPCWEST
LINCOLN PROPERTY COMPANY

ROCKWOOD

JLL

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

A Distinctive Opportunity

Summit Pointe is a unique tenant focused office environment in the heart of the I-15 Corridor. This $\pm 150,000$ SF highly amenitized, expandable office campus has over 48,000 SF of available space and an additional $\pm 350,000$ SF of expansion space.

Recent renovations include:

- $\pm 150,000$ SF highly amenitized, expandable office campus
- Newly transformed exterior elevations
- Newly renovated lobby
- Conference center
- Half basketball court
- Yoga room
- Bike storage room
- Indoor/outdoor fitness center
- Centrally located in Scripps Northridge
- Stunning mountain views
- Bike Trail Access
- Creative office design

Central location with
Visibility, access & views

State-of-the-art
Creative design

Large 40,000 SF
efficient floor plates

Dock high loading and storage with dedicated freight elevator

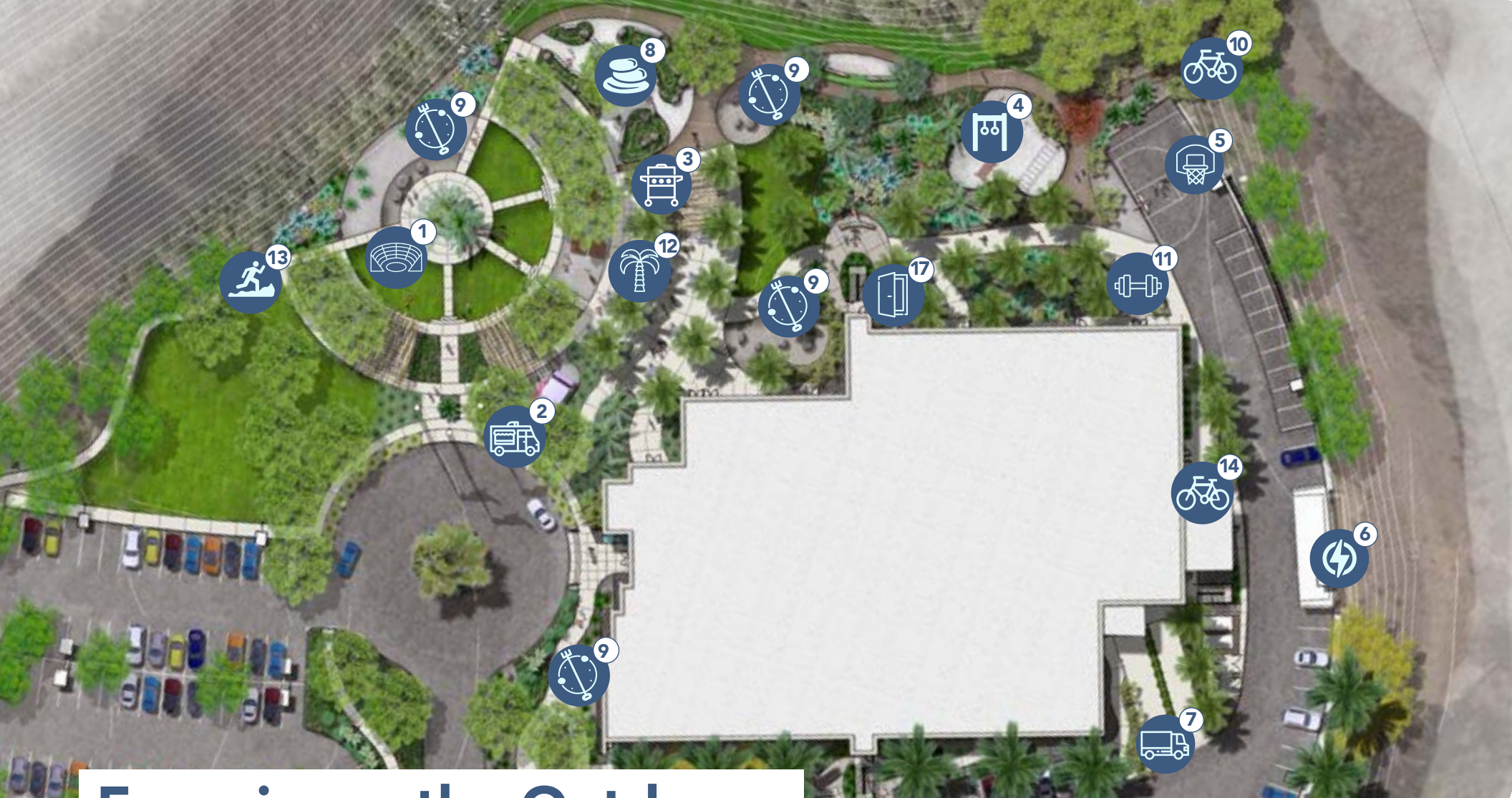
Expandable
Above standard parking available

Expansion opportunities
up to 350,000 SF

Heavy power, robust HVAC tonnage and back-generator
Available for lab uses







Experience the Outdoors

- | | | | |
|--|--|--|---------------------------|
| 1. Outdoor amphitheater | 5. Half court basketball court | 9. Raked zen gardens | 13. Walking/running trail |
| 2. Food truck venue | 6. Emergency generators | 10. Walking & bike trail to Los Peñasquitos Canyon | 14. Bike storage room |
| 3. Outdoor kitchen/BBQ and shade structure | 7. Dock high & grade level loading dock | 11. Entry to fitness center | |
| 4. Outdoor cross-fit training area | 8. Rock sculpture garden – collaboration areas | 12. Palm court | |

Take a Tour of the Amenities

This newly transformed lobby offers the finest wood, stone and metal finishes and 15' exposed ceilings. The space was designed with office efficiency and creativity in mind with the serene green wall, amazing mural and high tech glass tv wall. The ground floor also offers a bistro with vending machines, a conference center, and a fitness center/yoga facility.

Enjoy the bright and open feeling of the common conference room with floor-to-ceiling glass line providing scenic views of the Los Pensaquitos Canyon Trail. With room for up to 200 people, and a separate entrance to the state-of-the-art catering kitchen fully equipped with top-of-the-line appliances, you can be confident that your next event will be a big hit!

Access to
5 Stairways

Dock high & grade level
Loading Dock

Amazing
Mountain Views

Back-up
Generator





Modern Lobby



Catering Kitchen



Bistro with Vending Machines



Common Conferencing



Fitness Center



Showers and Lockers

On Site

Bike Storage

7 Mile

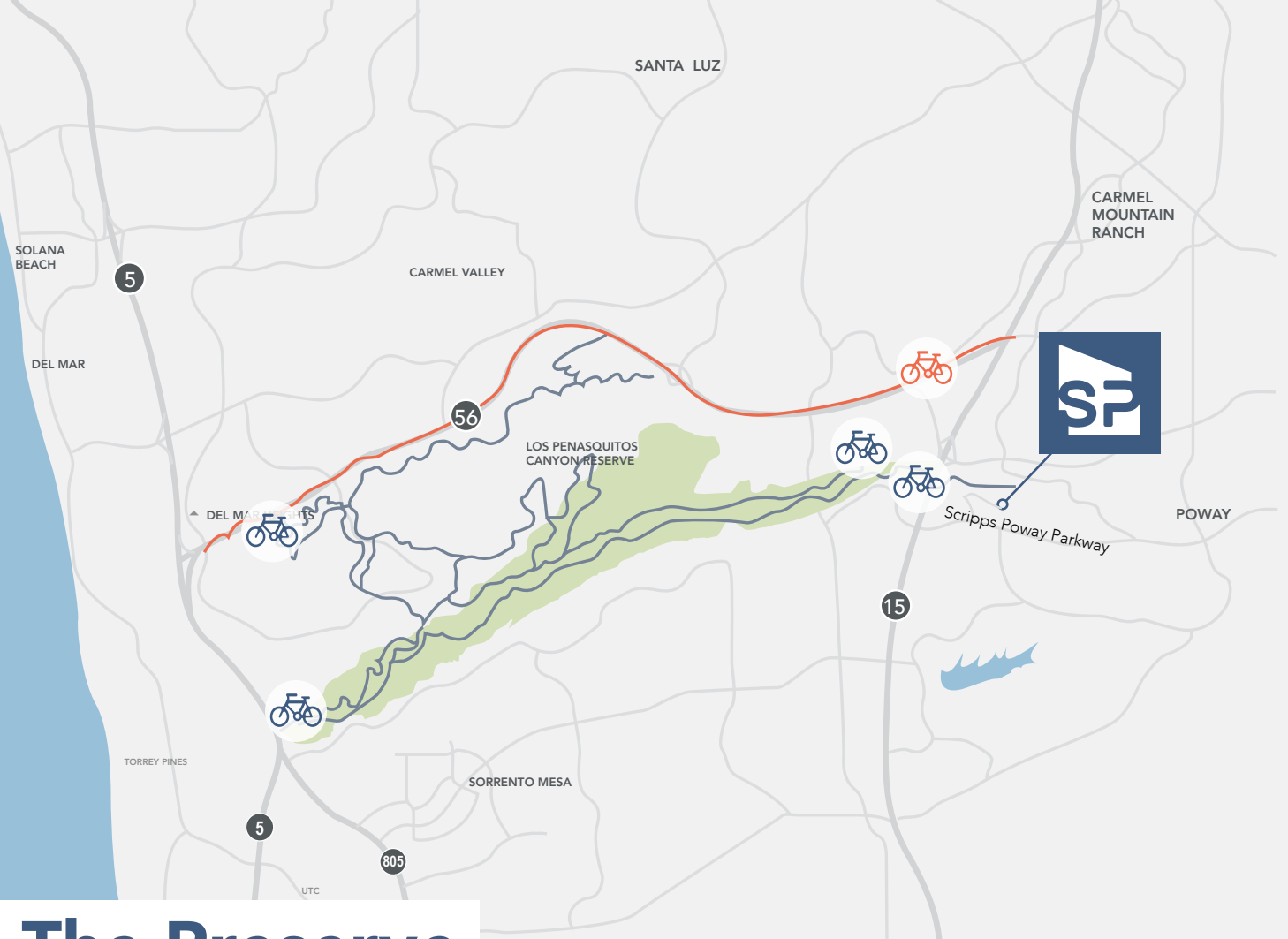
Los Peñasquitos Canyon Trail

4,000 Acres

Hike, Bike, Run, Walk

500+ Plant Species

Check out the beautiful scenery

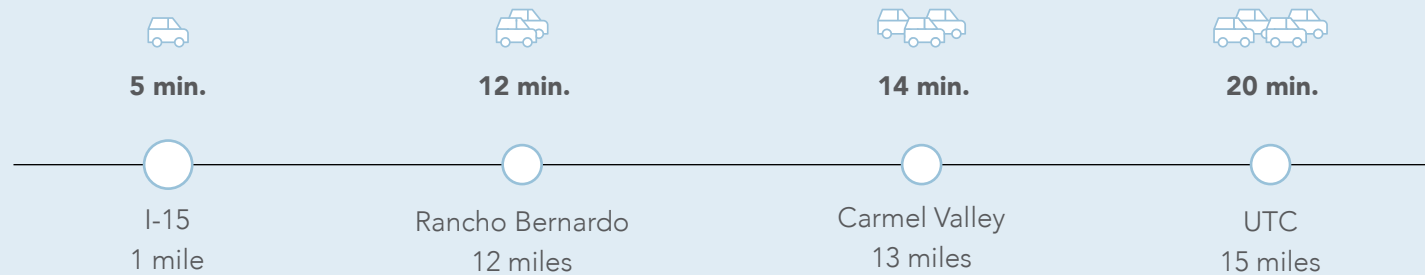


Experience The Preserve

Direct access from Summit Pointe to the extensive Los Peñasquitos Canyon Preserve gives you easy access to the popular 4000-acre recreational area with bike trail system. Los Peñasquitos Canyon Preserve is a popular 4000-acre recreational area. It stretches seven miles in length from east of I-15 to the I-5 and 805 merge. It encompasses both Peñasquitos and Lopez canyons and has over 37 miles of multi-use trails. In addition to a waterfall and a creek, the trail offers a number of activity options such as running, walking, mountain biking and horseback riding.

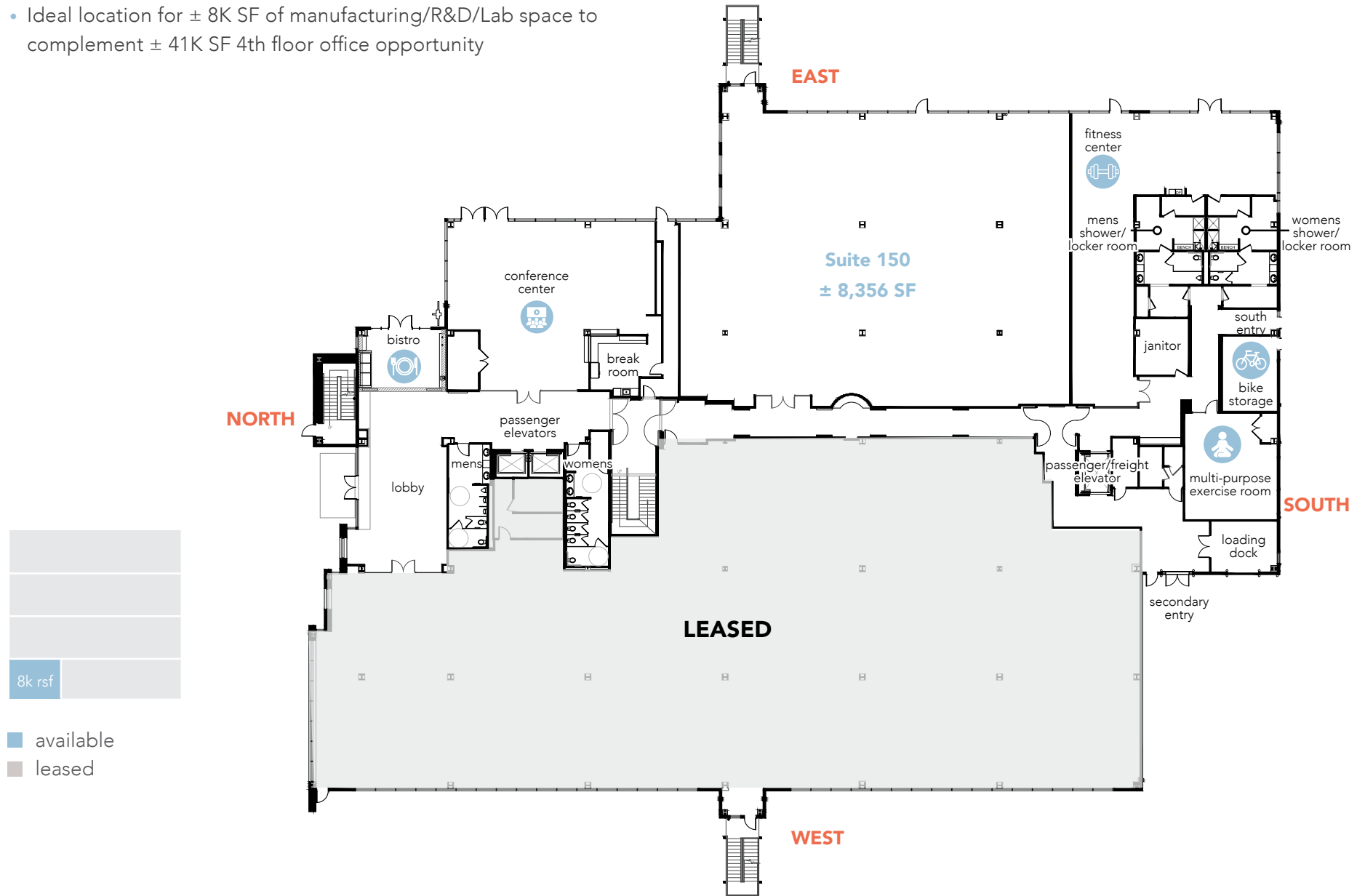


Drive Times From Summit Pointe



Amenities | Floor Plan

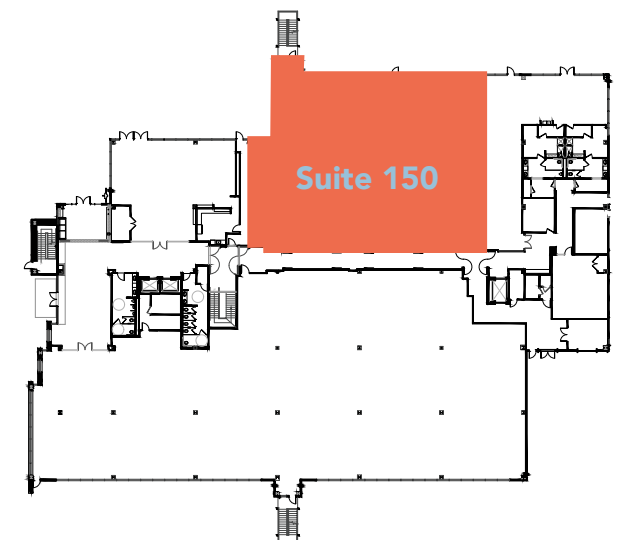
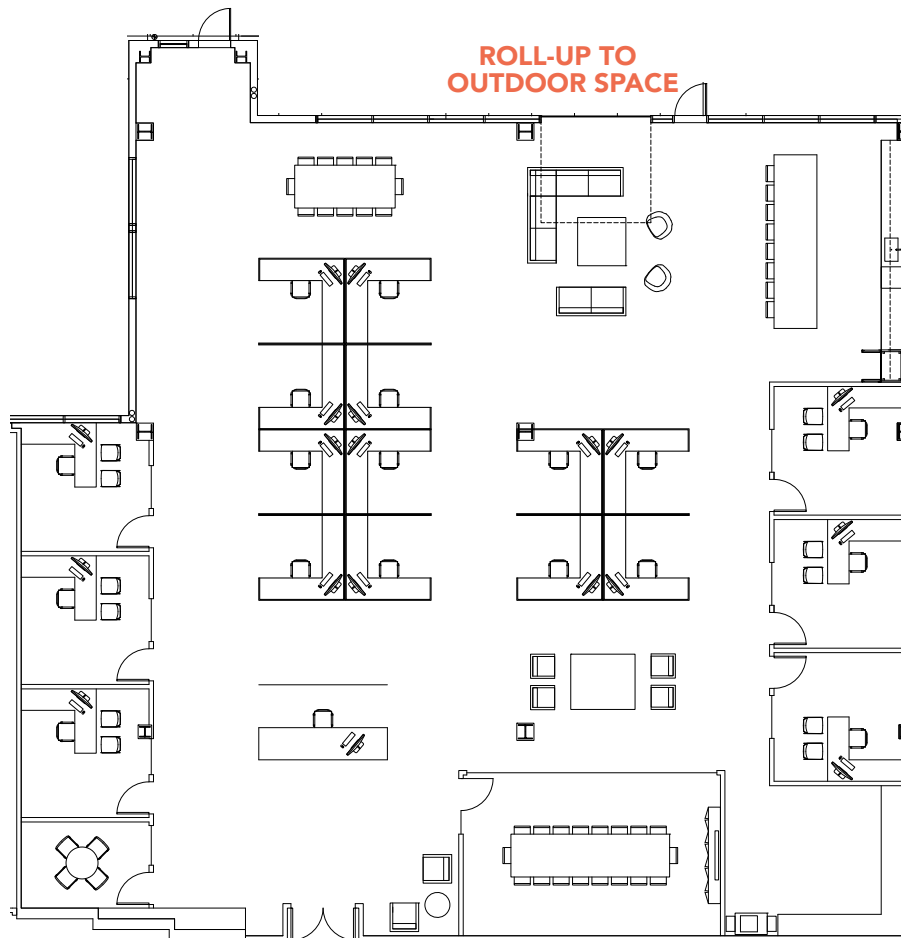
- Ideal location for $\pm 8K$ SF of manufacturing/R&D/Lab space to complement $\pm 41K$ SF 4th floor office opportunity



First Floor | Hypothetical Floor Plan

Suite 150 | ± 8,356 SF Available now

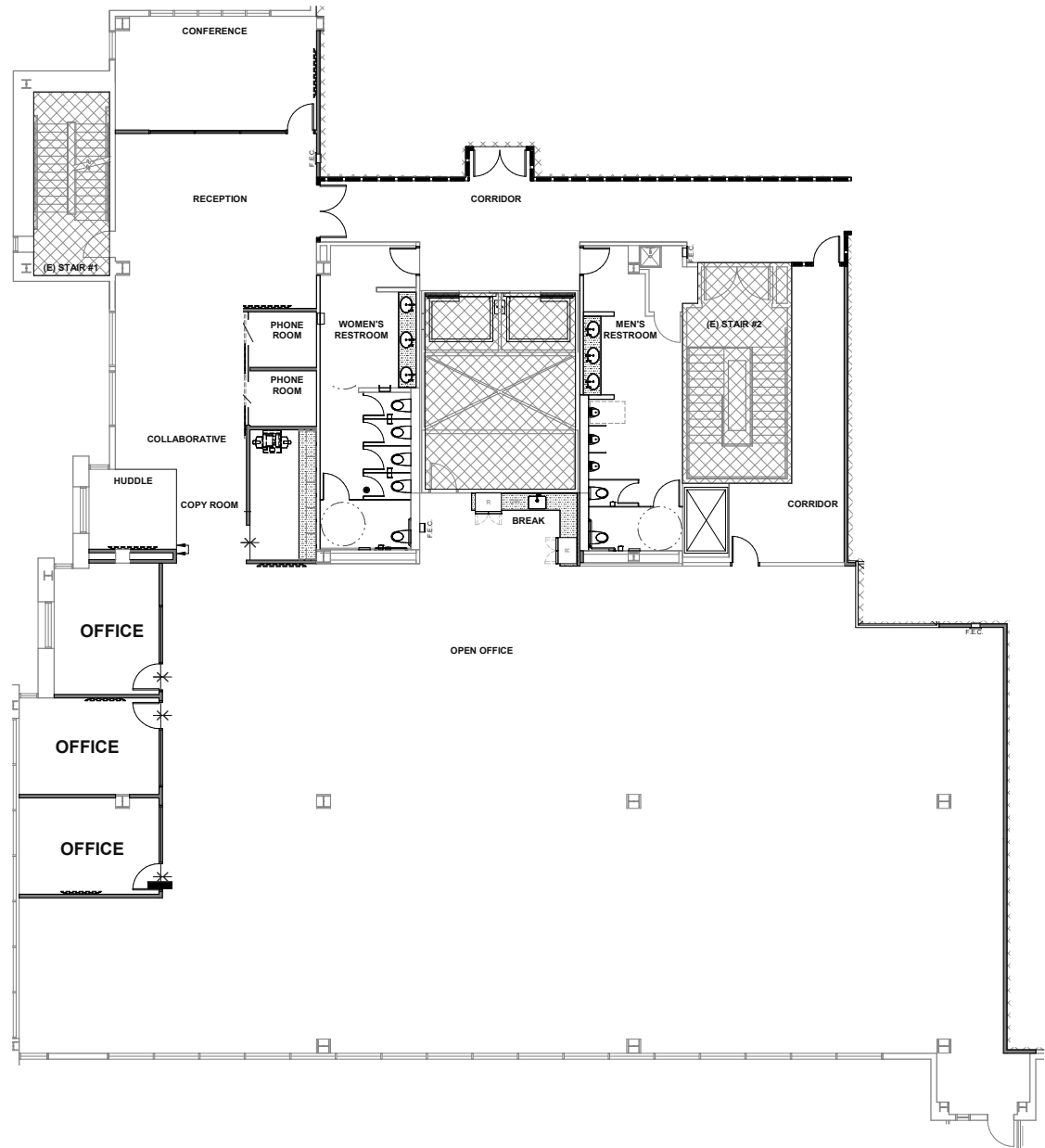
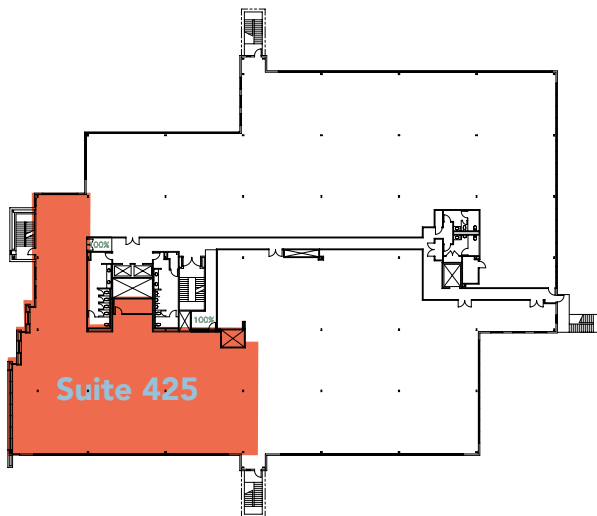
- Potential creative build-out
- Roll-up door
- Open break concept
- 6 private offices
- 1 huddle room
- Conference room
- Open area



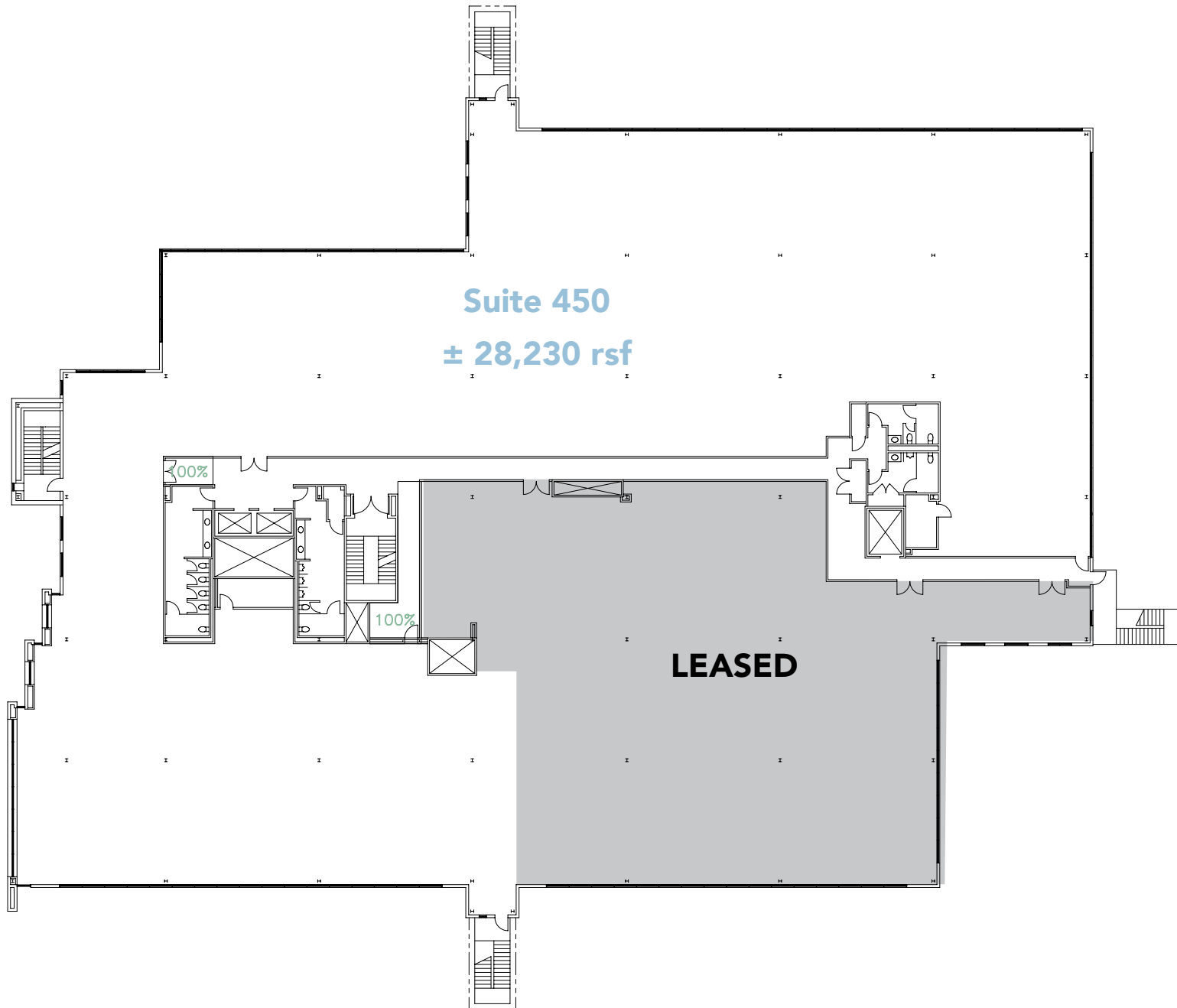
Fourth Floor | Spec Plan (delivering December 2025)

Office

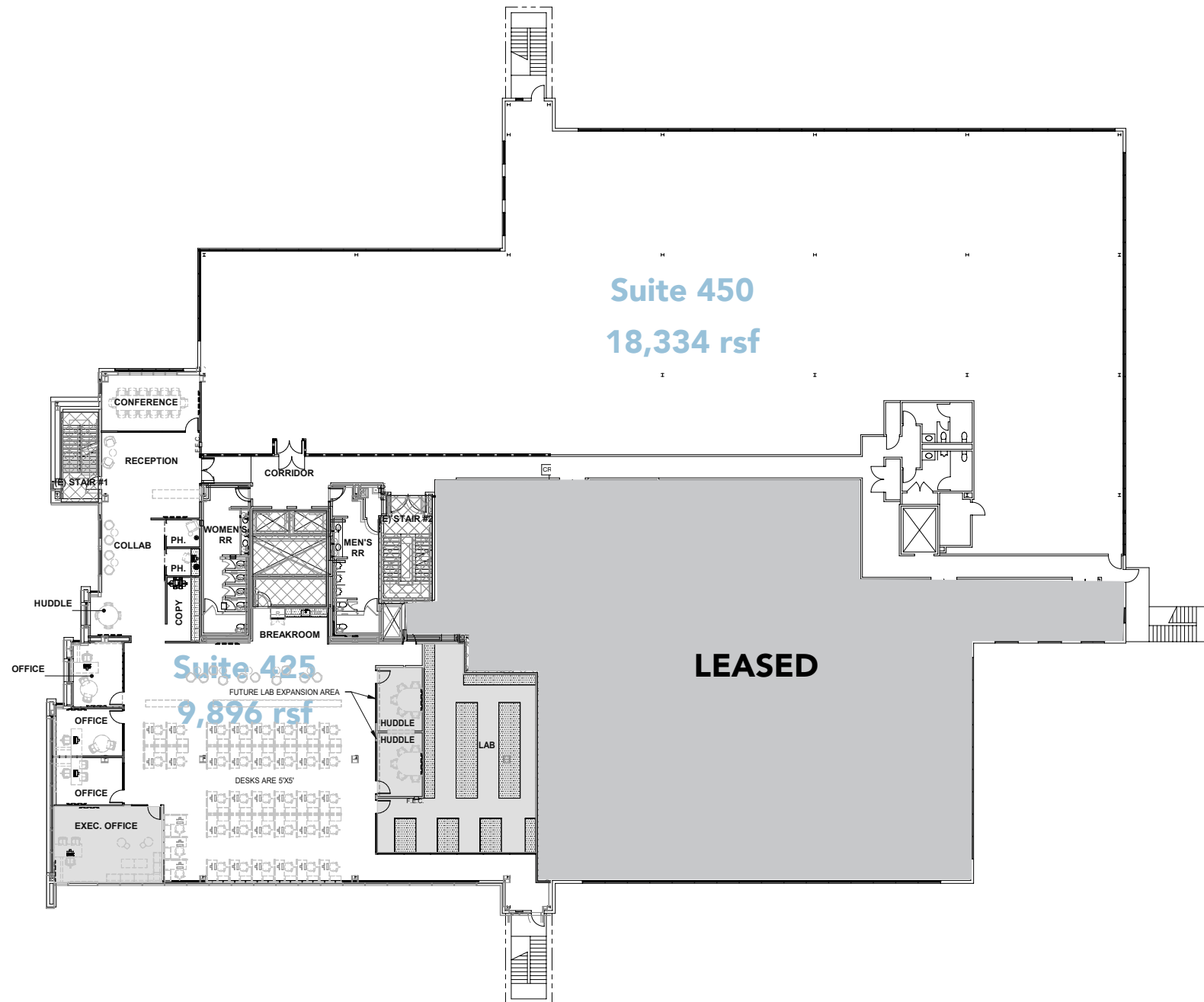
- 9,896 SF high-image spec suite
- Double-door entry off the elevator lobby
- 1 Large Conference Room
- 2 Phone Rooms
- Copy/Print/Storage Room
- Breakroom
- 3 Private Offices (ability to add 9 more for a total of 12)
- Canyon Views
- $\pm 16'$ ceilings
- Access to Freight Elevator
- Infrastructure can support electronics labs



Fourth Floor | Hypothetical Plan - Single Tenant



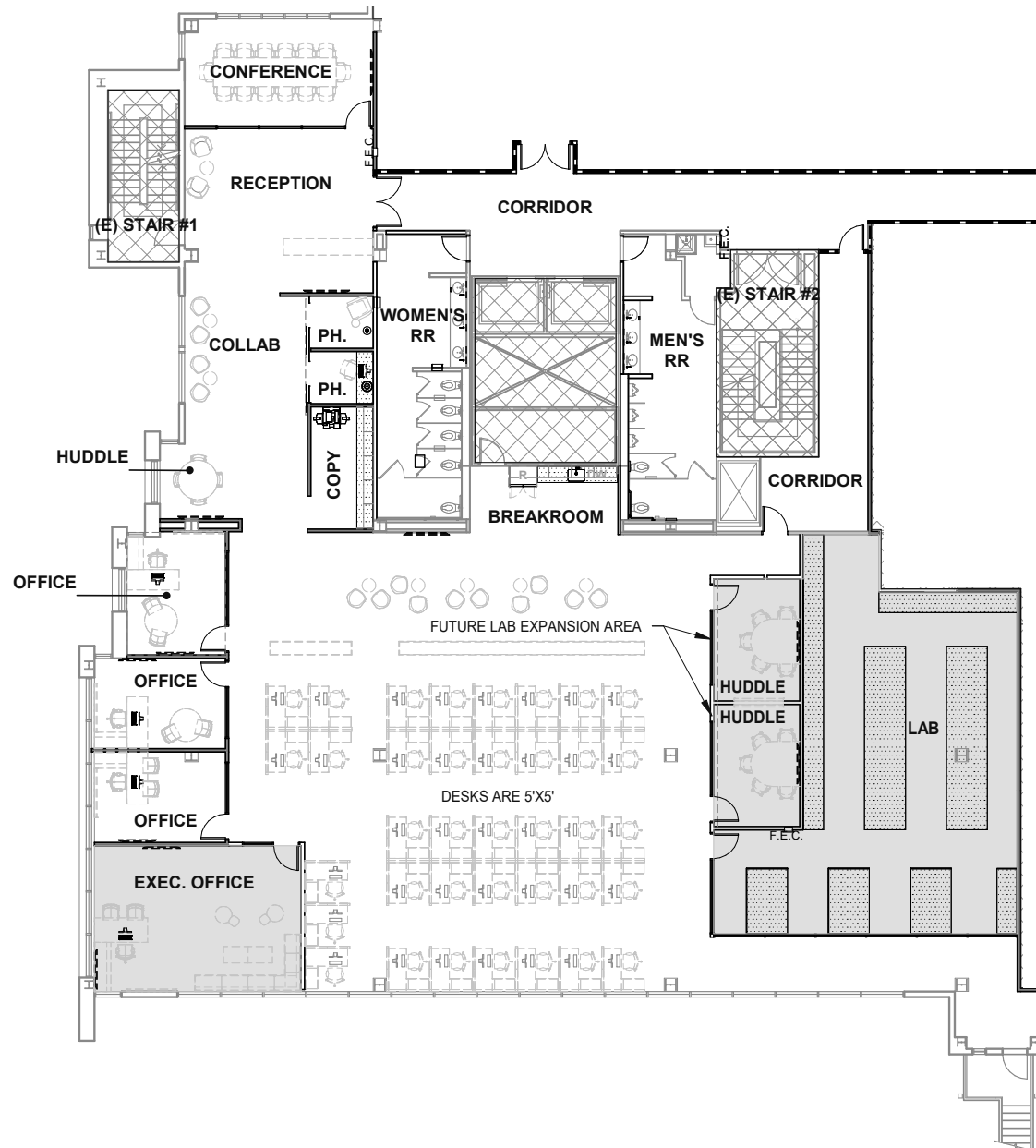
Fourth Floor | Hypothetical Plans - Multi-Tenant





Fourth Floor | Hypothetical Flex/Lab Layout

9,896 rsf



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