



SCRIPPS TECH | LOT 3



Property Overview



Efficient Design

Scripps Tech | Lot 3 will offer a flexible design that can be customized to suit a multitude of tenant-specific needs. Whether the need is extensive manufacturing space, state-of-the-art research and development labs, or a sophisticated office environment, Scripps Tech | Lot 3 can accommodate the requirement.



State-of-the-Art Development

Murphy Development Company builds state-of-the-art buildings with Class A corporate image. Since its establishment in 1984, the company has master planned and developed more than 10,000,000 square feet of projects throughout San Diego County.



Prime Location

Scripps Ranch is a strategic central location that is accessible to a wide range of employees, commuting from anywhere in San Diego County. Less than one mile from the I-15 freeway in the geographic center of San Diego, the campus is surrounded by a rich amenity base.



Amenities

Discover a unique work experience with inviting outdoor seating areas. Embrace fresh air and natural surroundings while brainstorming ideas or conducting meetings, fostering creativity and collaboration with direct access to Evan's Pond.

Evans Pond

Site Plan

Proposed Building

Proposed Parking Structure

Meanley Drive

- Direct access to Evans Pond
- Ocean views
- Customizable interior
- Outdoor terraces
- 17 Feet deck to deck
- 4/1,000 parking ratio
- 4.28 net acres

1st Floor

38,000 SF

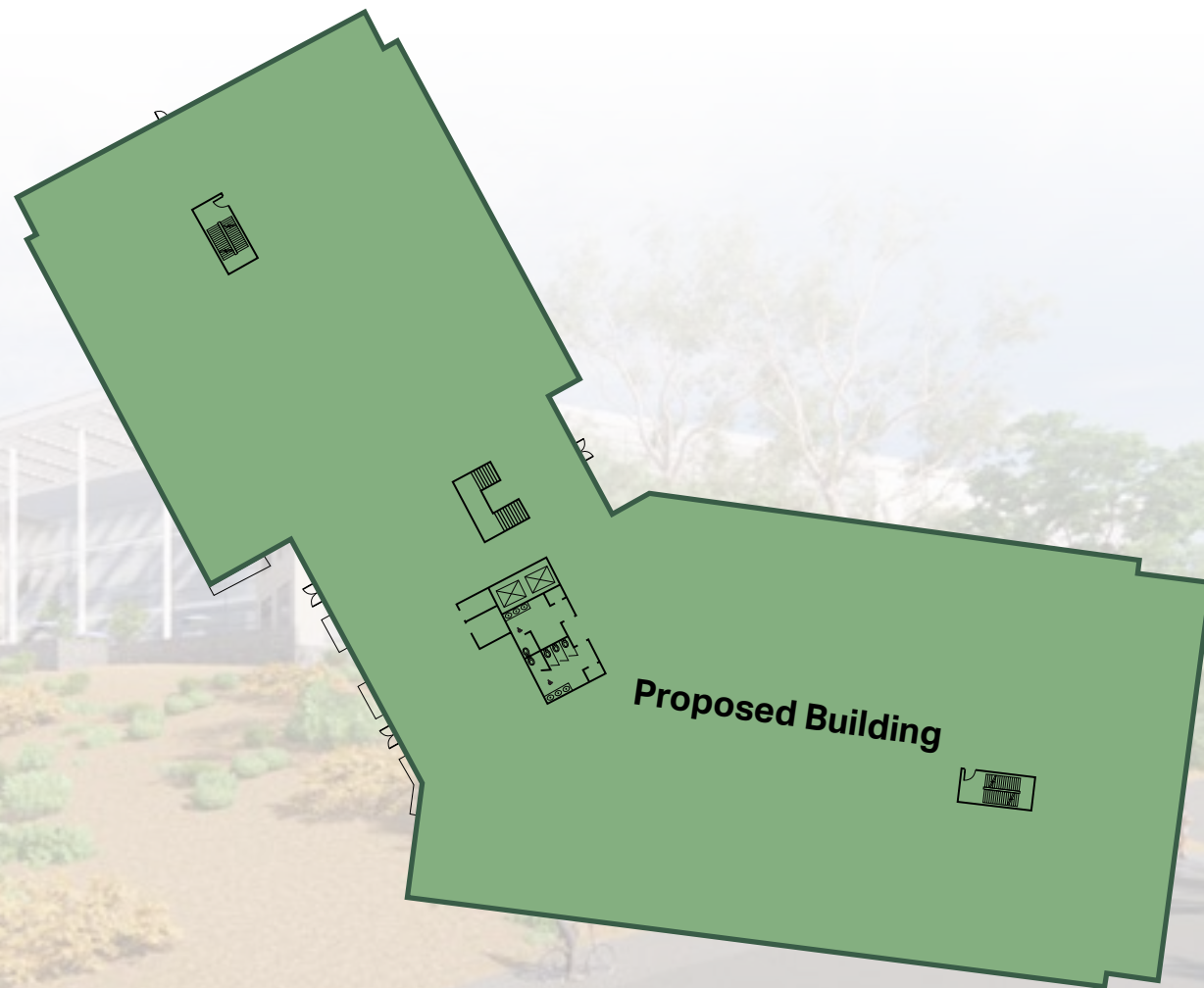
First Floor: 38,000 SF

Floor-to-floor Height: +/- 16-17'

Power: +/- 4,000 AMPS

Loading: Potential to add a grade-level door

Parking: 4/1000



2nd Floor

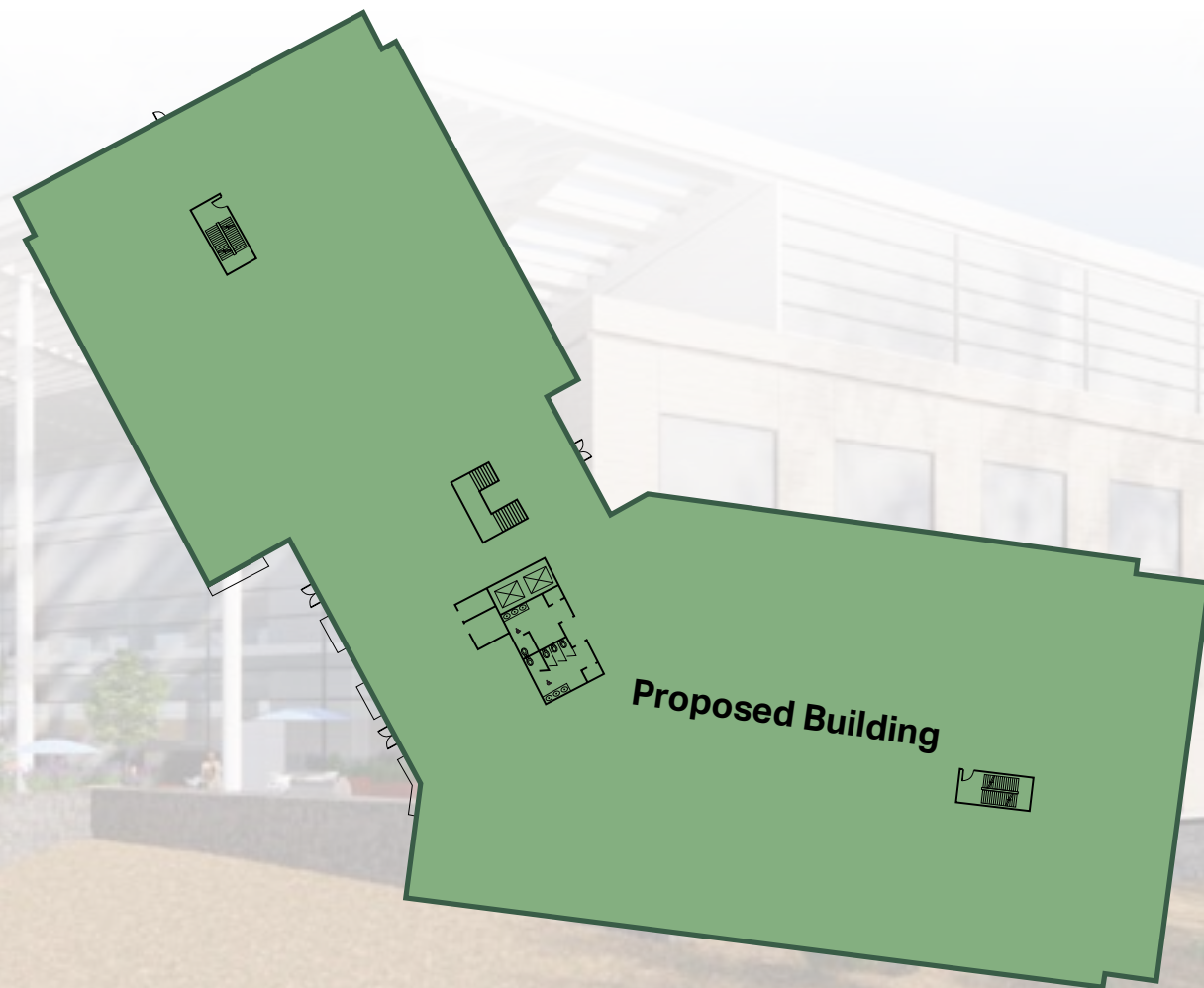
38,000 SF

2nd Floor: 38,000 SF

Floor-to-floor Height: +/- 16-17'

Power: +/- 4,000 AMPS

Parking: 4/1000



3rd Floor

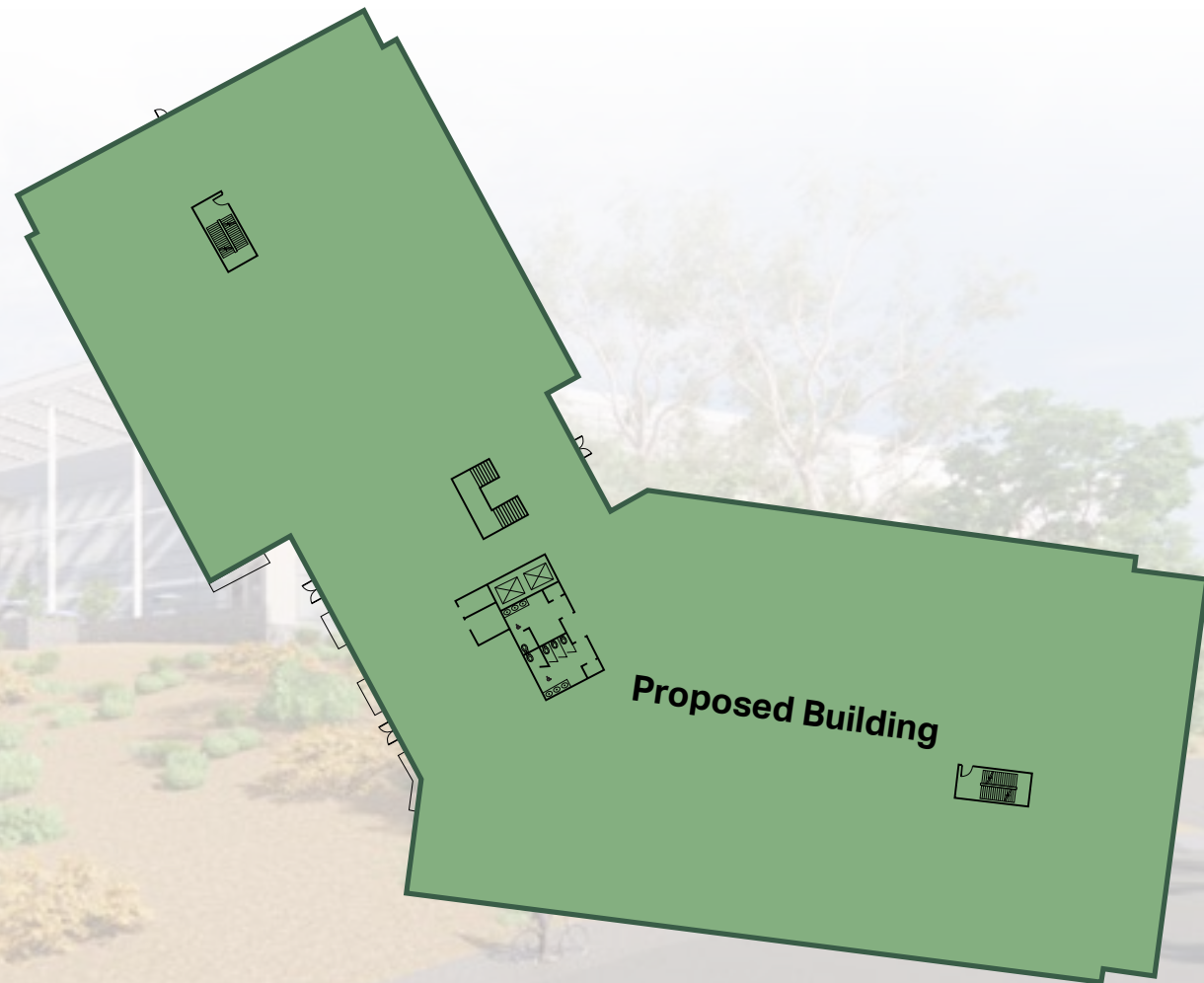
38,000 SF

Third Floor: 38,000 SF

Floor-to-floor Height: +/- 16-17'

Power: +/- 4,000 AMPS

Parking: 4/1000





Mira Mesa Market Center
±500,000 SF

THE KEBAB SHOP
IN-N-OUT BURGER
Jersey Mike's SUBS
Starbucks
Buca di BEPPO Italian Restaurant
ISLANDS Fine burgers & drinks
rubio's COASTAL GRILL

KAPPA SUSHI
Board & Brew
Filippi's PIZZA GROTTO
TRADER JOE'S
4A JAPANESE BBQ Gyu-Kaku
BREAKFAST REPUBLIC



Evans Pond



Retail
Aerial

**SCRIPPS
TECH** | LOT 3



PROGRESSIVE

KRATOS
DEFENSE & SECURITY SOLUTIONS

**SCRIPPS
TECH | LOT 3**



MISSION
FEDERAL CREDIT UNION

**TELEDYNE
TECHNOLOGIES**
INCORPORATED

arrowhead
pharmaceuticals

**NAVY
FEDERAL**
Credit Union

werfen

WD-40
COMPANY

**Corporate
Neighbors**

Minutes from Anywhere



San Diego International Airport

Construction Timeline



DAY 1
Site work begins



DAY 120
Walls tilted



DAY 180
Roof on



DAY 270
Base building



Joe Anderson
RE Lic. #01509782
+1 858 410 6360
joe.anderson@jll.com

Andy Irwin
RE Lic. #01302674
+1 858 410 6376
andy.irwin@jll.com

Tim Olson
RE Lic #01364117
+1 858 410 1253
tim.olson@jll.com

Greg Moore
RE Lic #02068852
+1 858 410 6367
greg.moore@jll.com

Murphy
Development Company



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2025 Jones Lang LaSalle IP, Inc. All rights reserved.