



# SF SUMMIT POINTE

10641 Scripps Summit Court  
San Diego, CA 92131

**LPCWEST**  
LINCOLN PROPERTY COMPANY



**HARRISON STREET**  
ASSET MANAGEMENT



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

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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

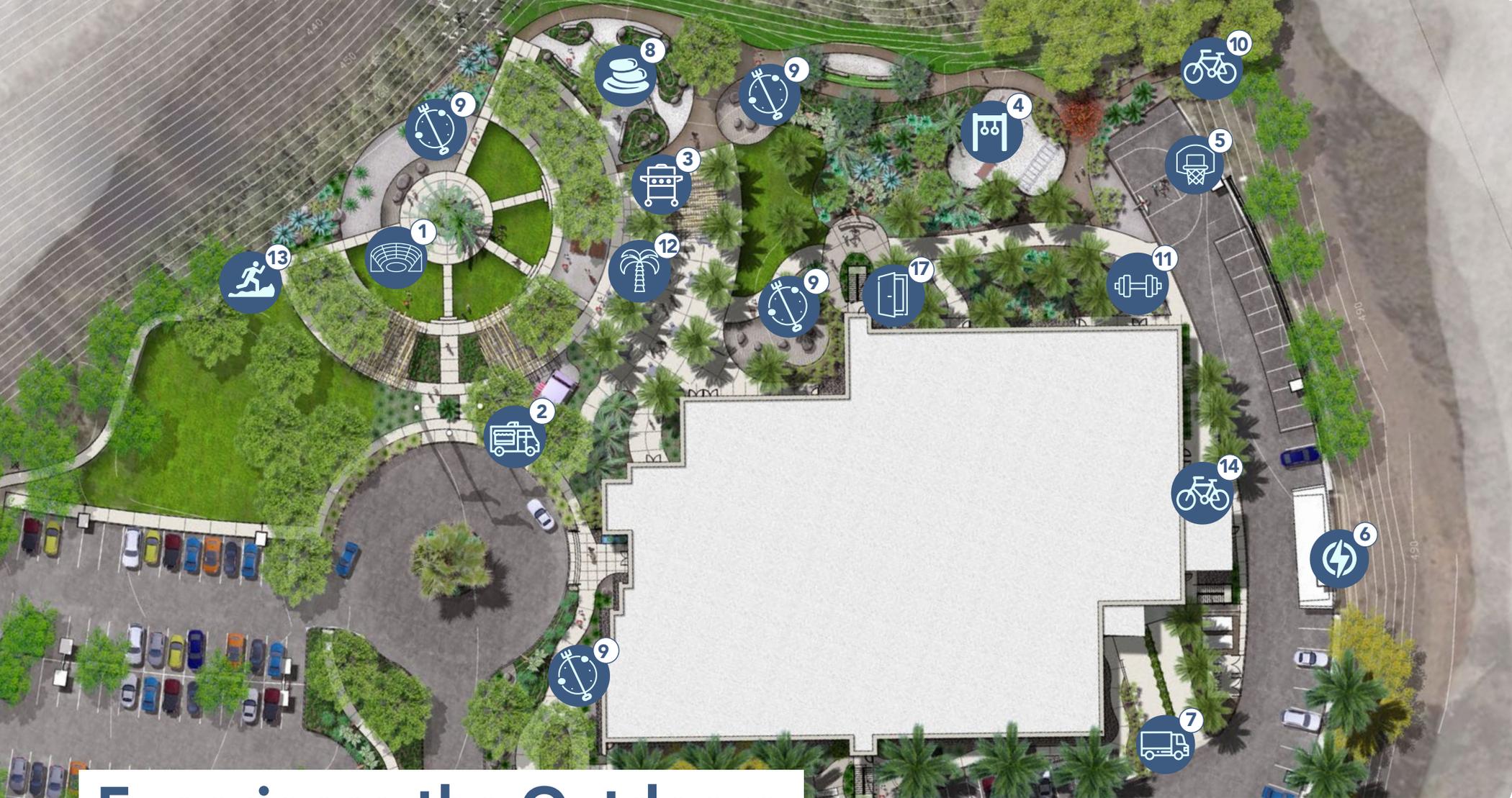
Expandable  
**Above standard** parking available

**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!

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Access to  
**5 Stairways**

Amazing  
**Mountain Views**

Dock high & grade level  
**Loading Dock**

Back-up  
**Generator**

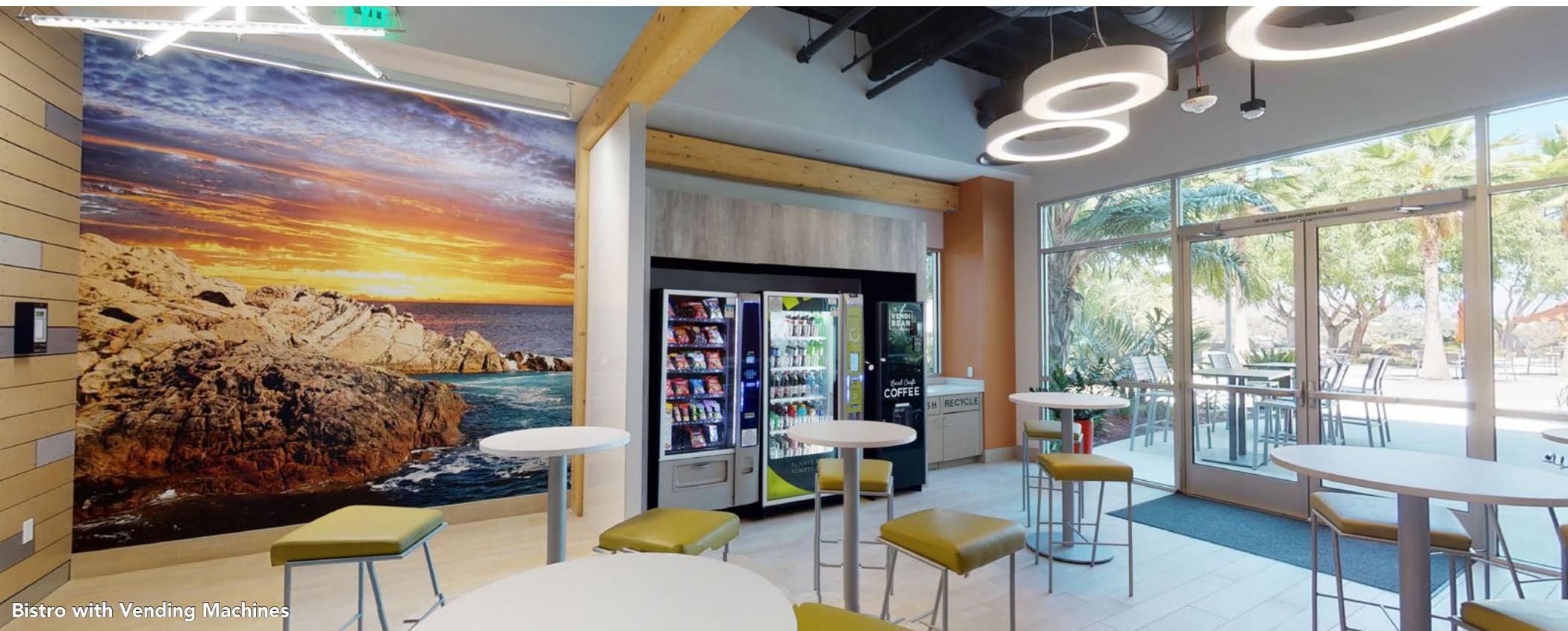




Modern Lobby



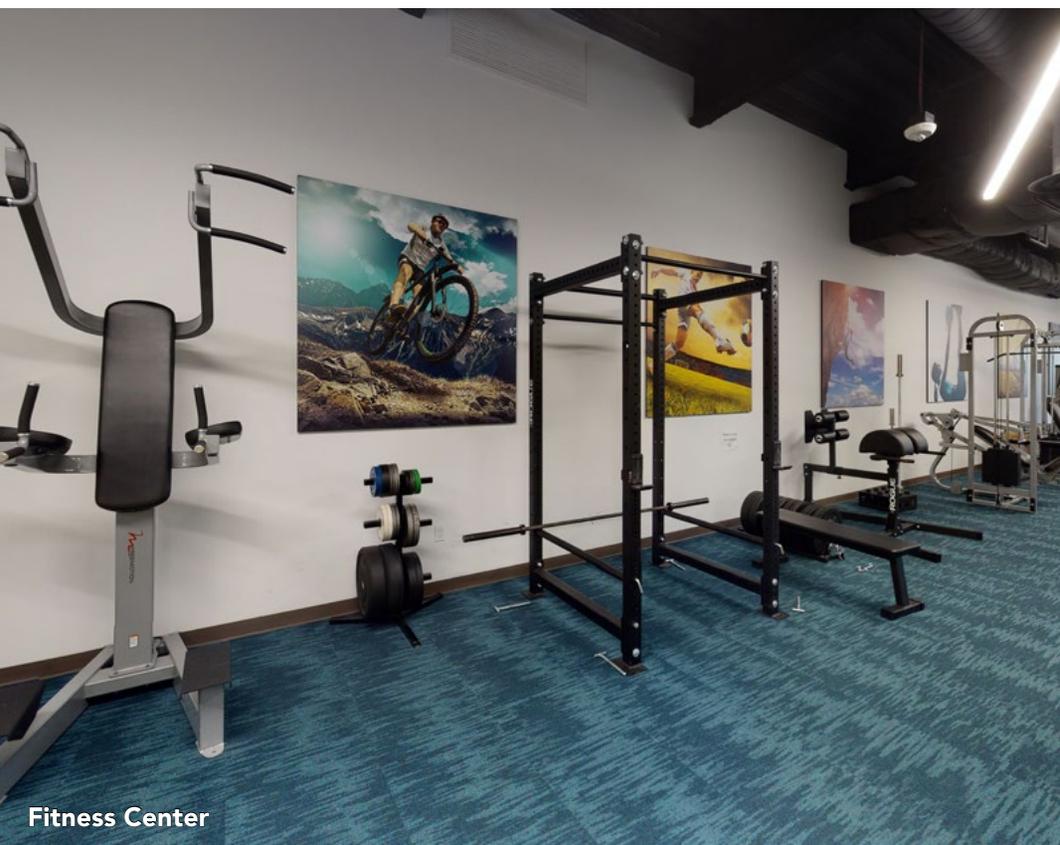
Catering Kitchen



Bistro with Vending Machines



Common Conferencing



Fitness Center



Showers and Lockers

## On Site

Bike Storage

## 7 Mile

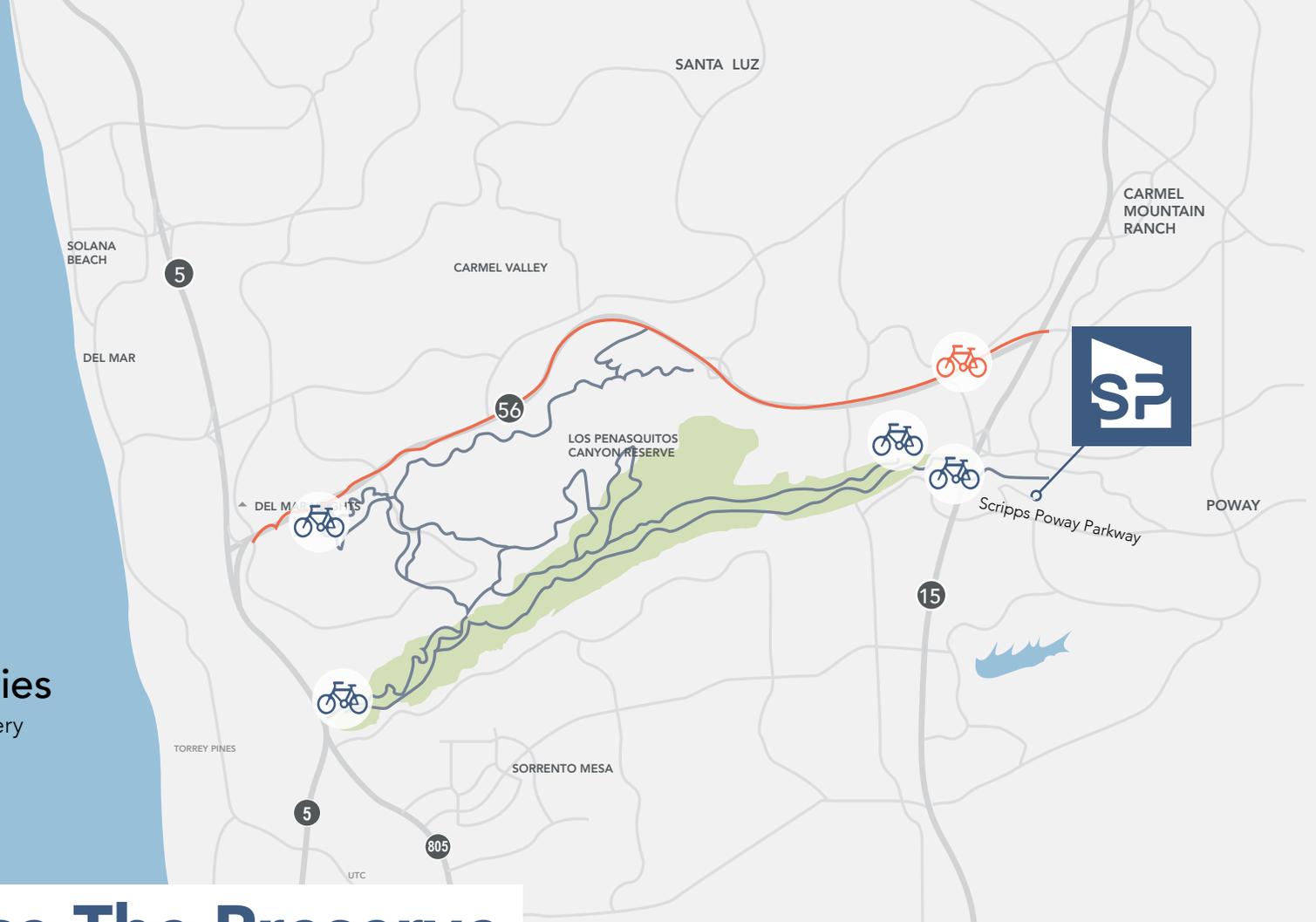
Los Peñasquitos Canyon Trail

## 4,000 Acres

Hike, Bike, Run, Walk

## 500+ Plant Species

Check out the beautiful scenery

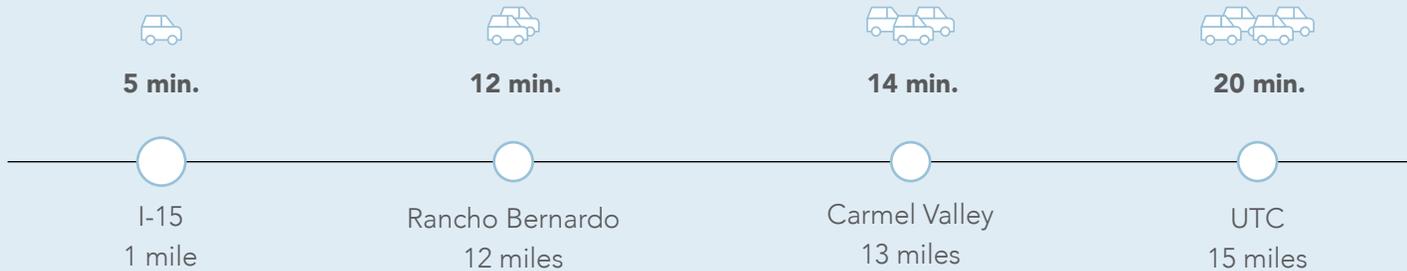


# Experience The Preserve

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



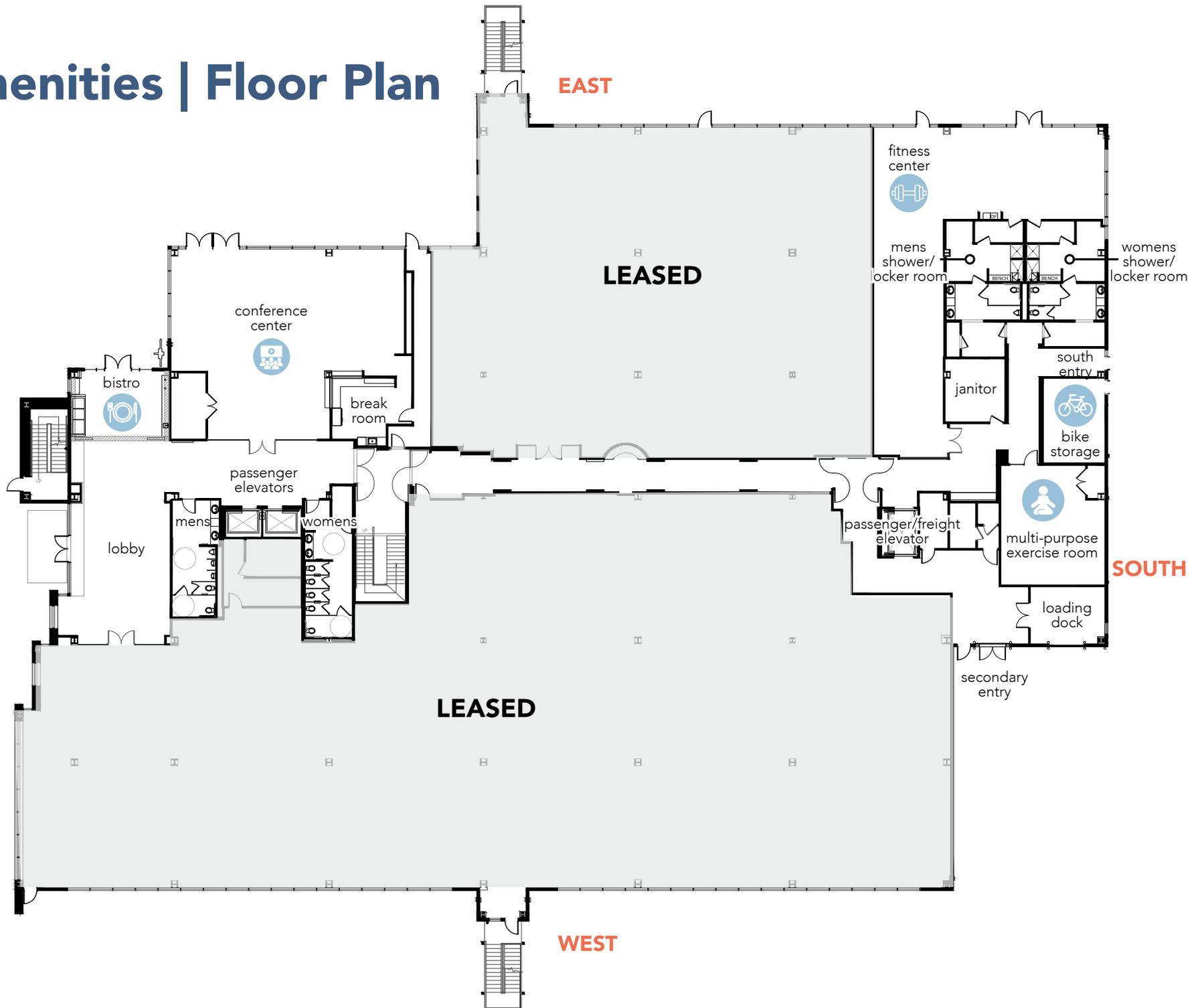
# Amenities | Floor Plan

NORTH

EAST

SOUTH

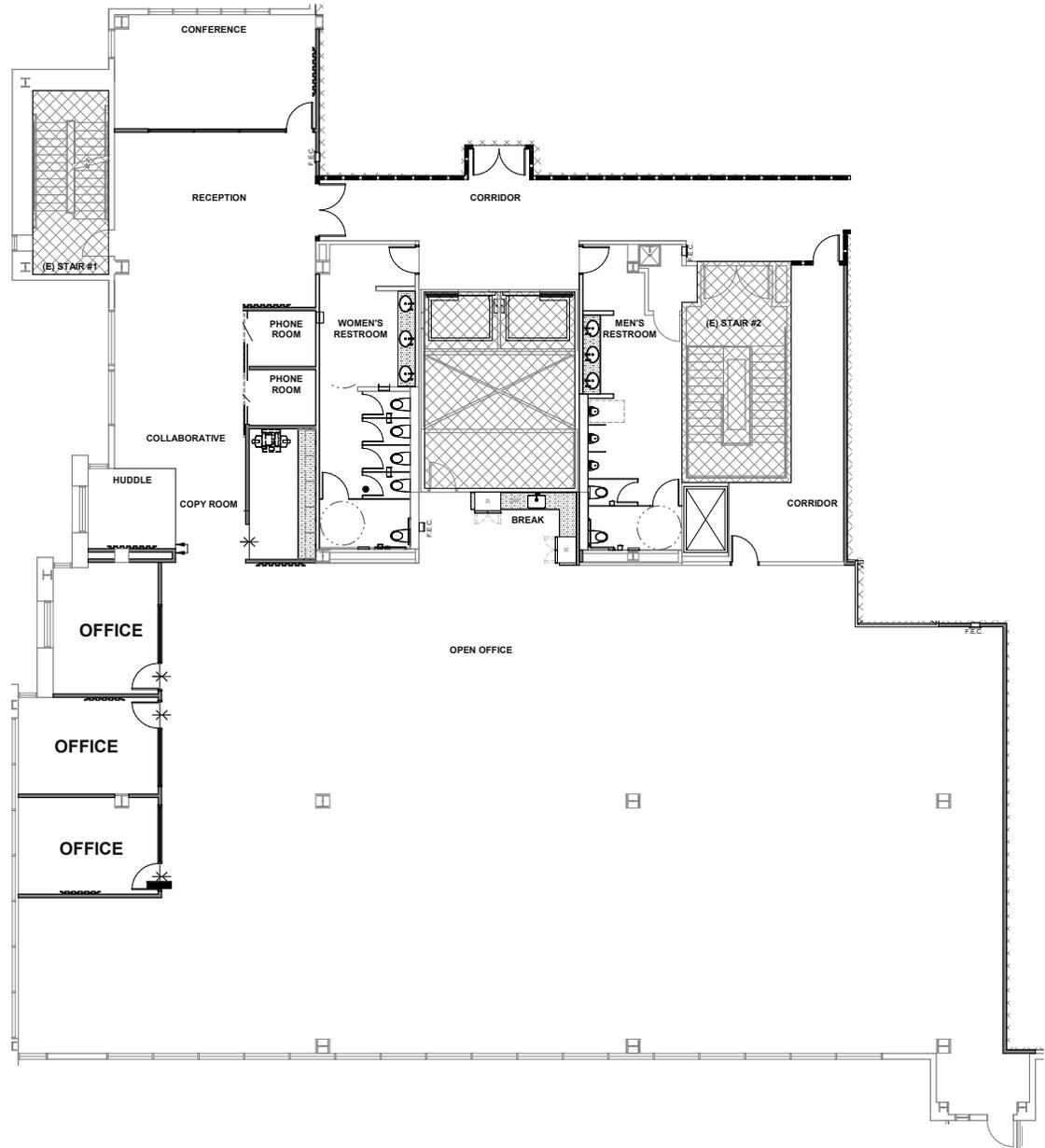
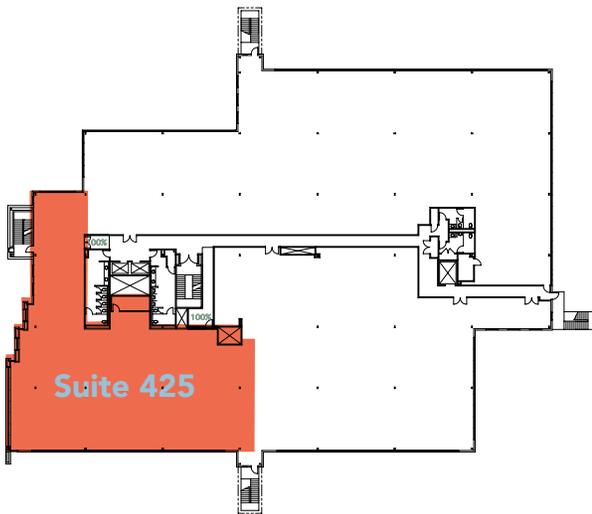
WEST



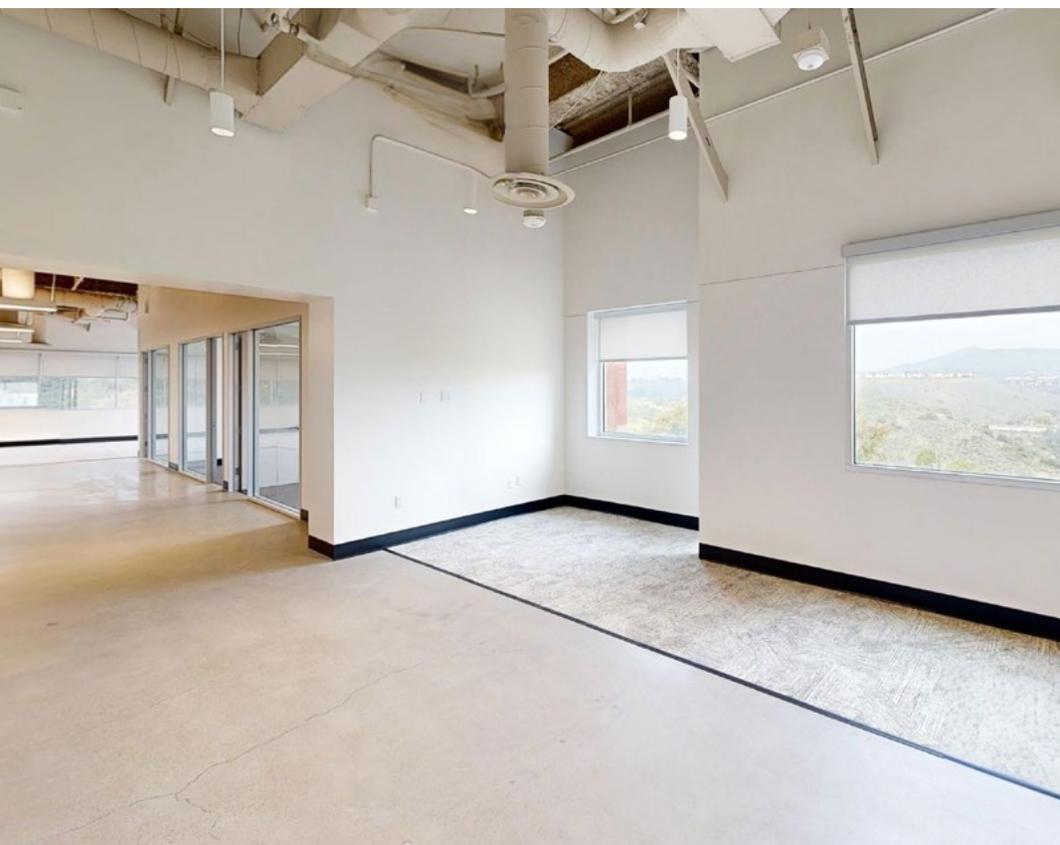
# Fourth Floor | Spec Suite

## Office | Suite 425 | 9,896 RSF

- High-image spec suite
- Double-door entry off the elevator lobby
- 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
- ± 16' ceilings
- Access to Freight Elevator
- Infrastructure can support electronics labs



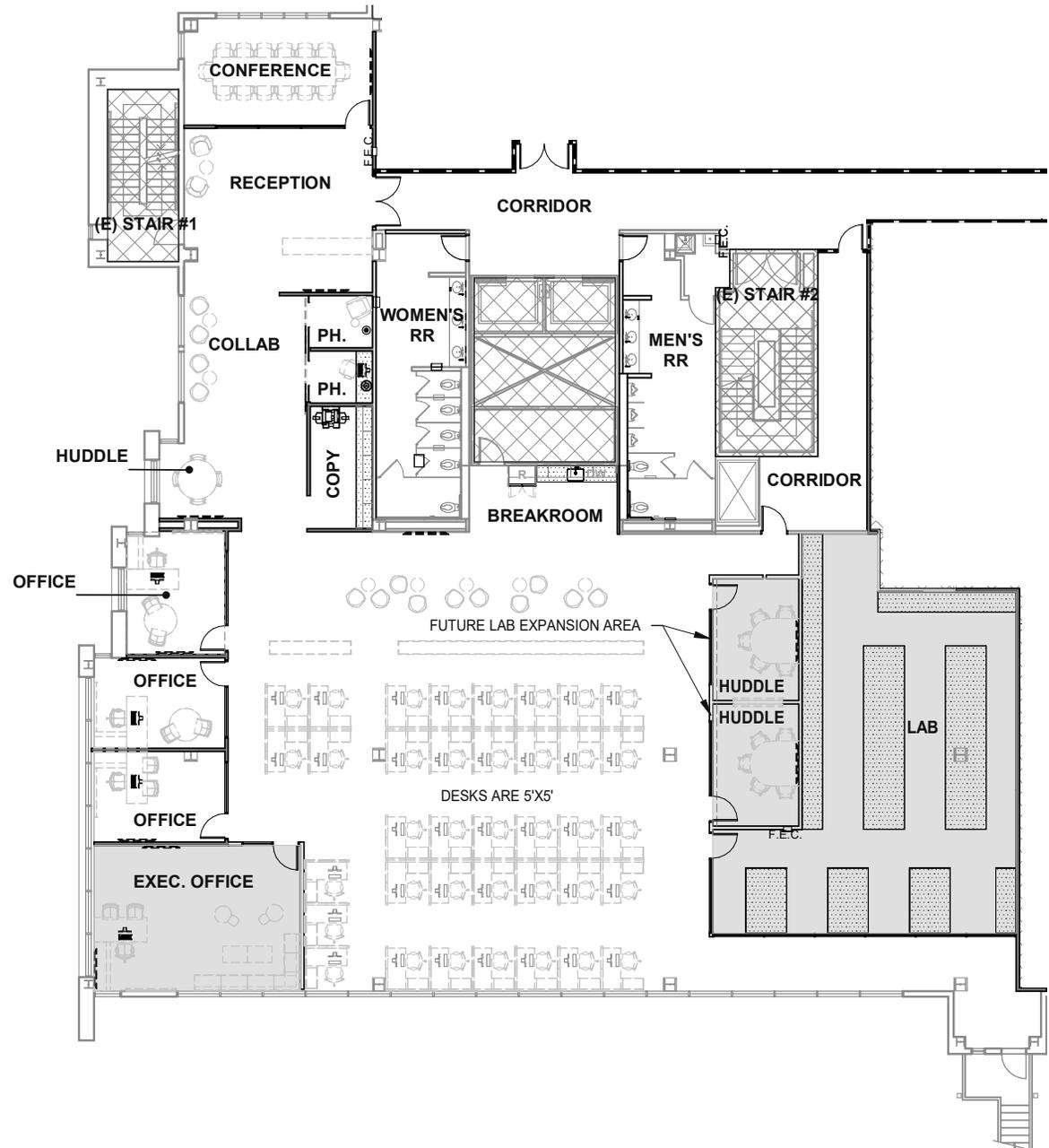




# Fourth Floor | Spec Suite Hypothetical Plan

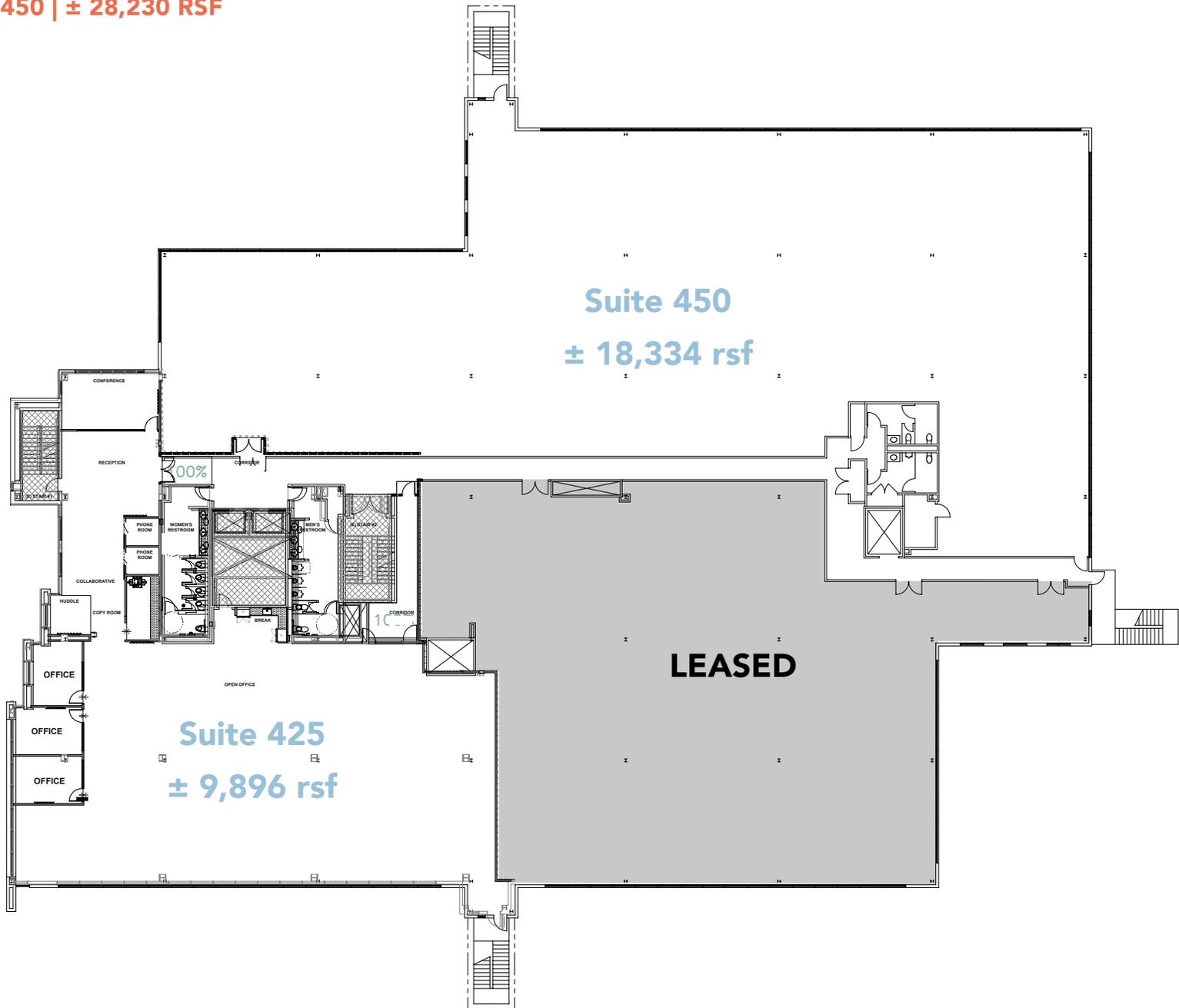
Flex/Lab | Suite 425 | 9,896 RSF

- High-image spec suite
- Double-door entry off the elevator lobby
- Large Conference Room
- 2 Phone Rooms
- Copy/Print/Storage Room
- Breakroom
- 4 Private Offices
- 2 huddle rooms
- Electronics lab area
- Canyon Views
- ± 16' ceilings
- Access to Freight Elevator with dock and grade loading



# Fourth Floor | Hypothetical Multi-Tenant Plan

Suite 425/450 | ± 28,230 RSF



# LPCWEST

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# SUMMIT POINTE

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