

10650 & 10680 TREENA STREET

San Diego, CA 92131

SCRIPPS  PLAZA



Jones Lang LaSalle Brokerage, Inc.
RE license #01856260



Property Overview

A NEW ERA IN SCRIPPS RANCH

Welcome to Scripps Plaza, a launchpad for success. Nestled in Scripps Ranch, this dual-building offers more than just premium office space, it's an ecosystem designed for visionaries and achievers. It features a blend of modern amenities like an onsite gym, outdoor gathering areas, and lush fresh landscaping. With I-15 at your doorstep and a world of retail and dining just steps away, Scripps Plaza offers convenience while propels businesses forward.

[Click here to tour the project](#)

10680



10650



10650 & 10680 Trenea Street

PROPERTY FEATURES



Creative Office
Spec Suites



Fresh
Landscaping



Large Efficient
Floor Plates



Unparalleled
Signage



Excellent Outdoor
Gathering Areas



4.0/1,000
Parking Ratio



Elegant
Entry Elements



Central
Location



Modern
Lobbies



Quick
Freeway Access



On Site Property
Management



Walking Distance
to Dining Options



Onsite
Gym



Energy Star Score of:
97/100

50 = Median,
75 = High Performer



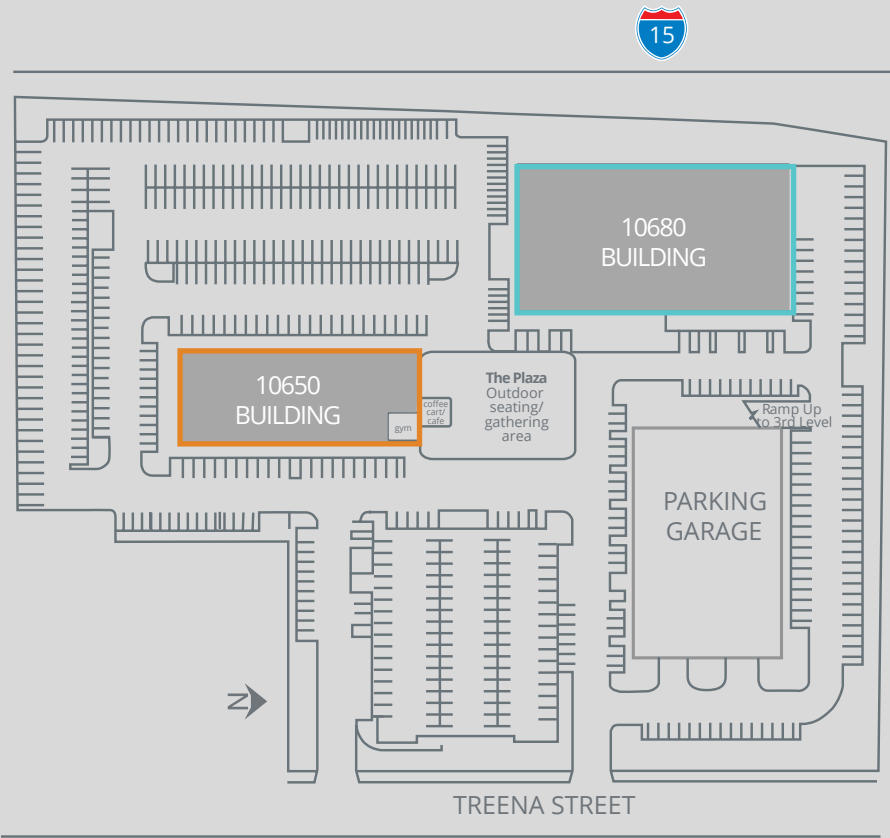




Project Specifications

10650 & 10680 TREENA STREET

Size	10650 – 49,679 SF 10680 – 153,550 SF
Year Built	1985
Zoning	IP-2-1
Average Floor Plate	10650 15,700 SF 10680 26,100 SF
Number of Stories	10650 3 10680 6
Ceiling Heights	9' - 10'
HVAC	10650 Package units Cooling tower; water source heat pumps



RALPH'S SHOPPING CENTER



SCRIPPS MESA RETAIL CENTER



SCRIPPS MESA SHOPPING CENTER

10680 TREENA ST.

MIRA MESA MARKET



SCRIPPS RETAIL PLAZA



10650 TREENA ST.

Project availability

10680 TREENA ST

SUITE 201	2nd floor 4,366 SF Asking Rate: \$2.85 +Elec
SUITE 210	2nd floor 5,288 SF Asking Rate: \$2.85 +Elec
SUITE 250	2nd floor 5,430 SF Asking Rate: \$2.85 +Elec
SUITE 310	3rd floor 6,823 SF Asking Rate: \$2.85 +Elec
SUITE 320	3rd floor 5,946 SF Asking Rate: \$2.85 +Elec
SUITE 330	3rd floor 5,096 SF Asking Rate: \$2.85 +Elec
SUITE 400	4th floor 8,357 SF Asking Rate: \$2.85 +Elec
SUITE 500	5th floor 12,367 SF Asking Rate: \$2.85 +Elec



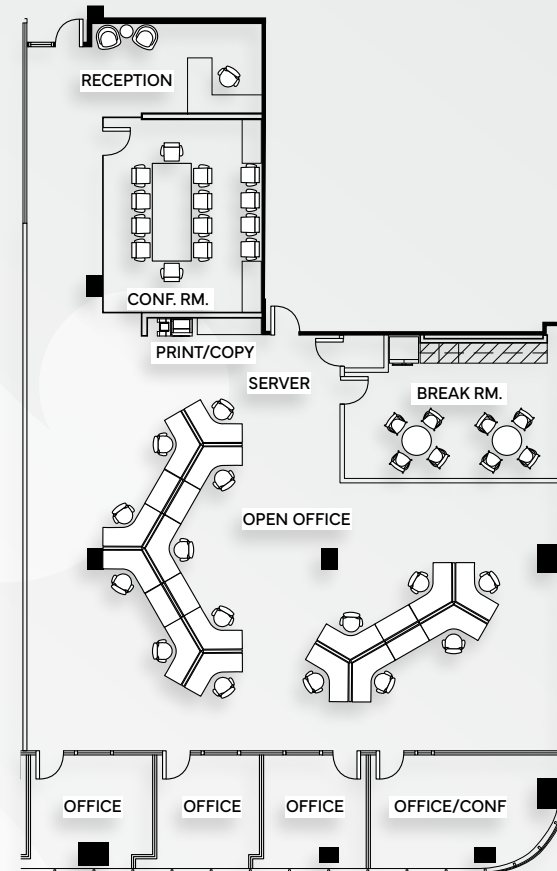
10680 Treena Street | Second floor

SUITE 201

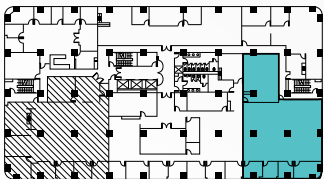
4,366 SF

- Reception
- 3 offices
- Conference room
- Office/conference room
- Break room
- Print/copy area
- Server room
- Open area

Hypothetical Plan



FF&E for headcount purposes only



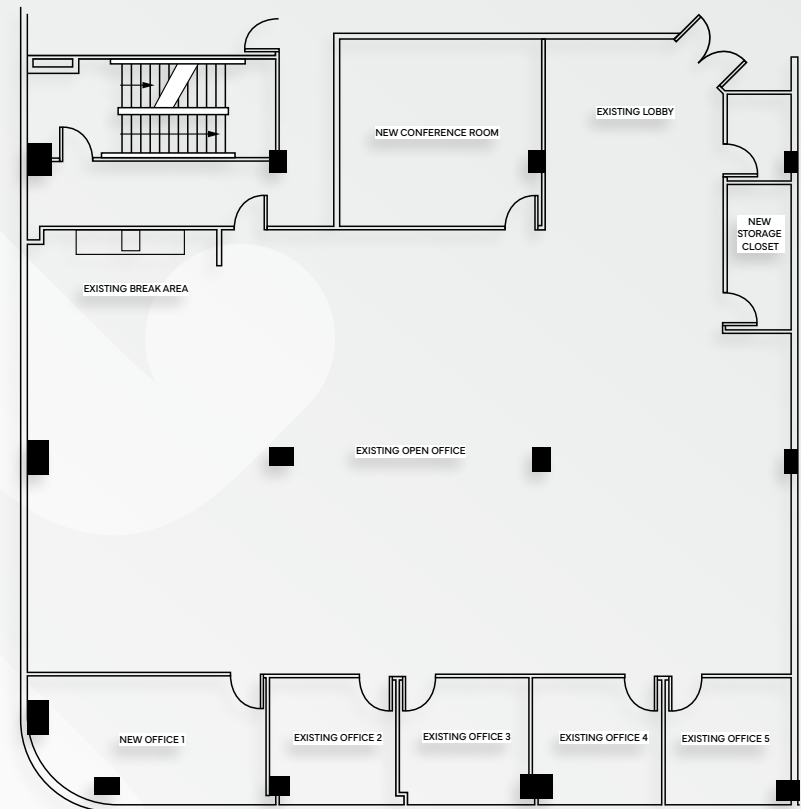
10680 Treena Street | Second floor

SUITE 210

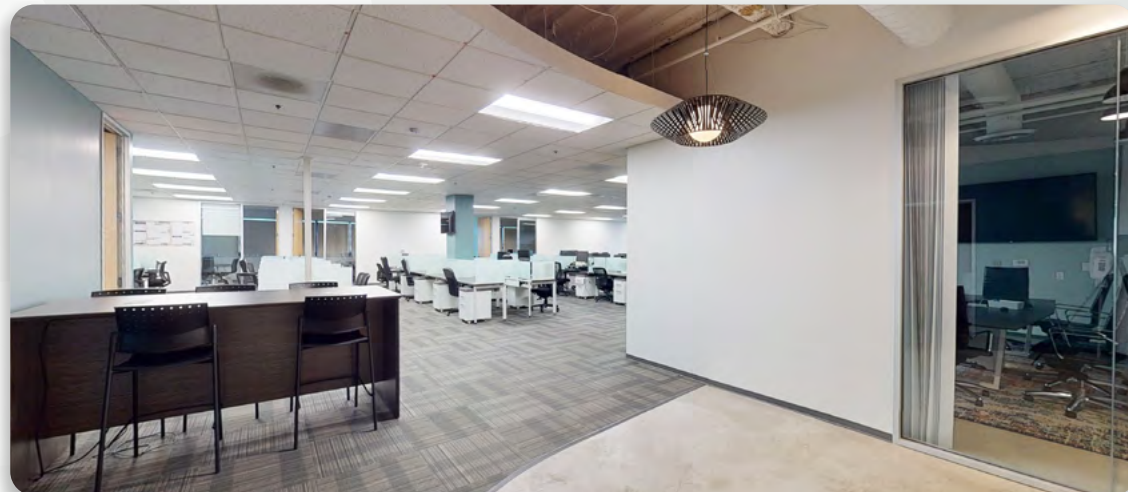
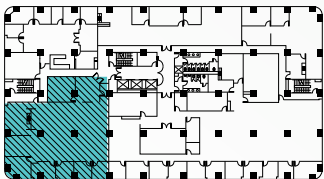
5,288 SF

 Click here to tour the space

- Lobby
- 5 offices
- Conference room
- Break room
- Storage closet
- Open area



FF&E for headcount purposes only

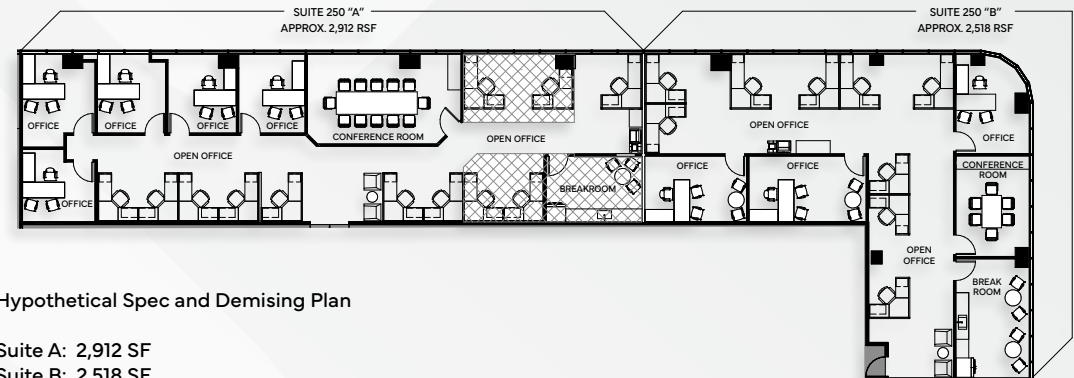
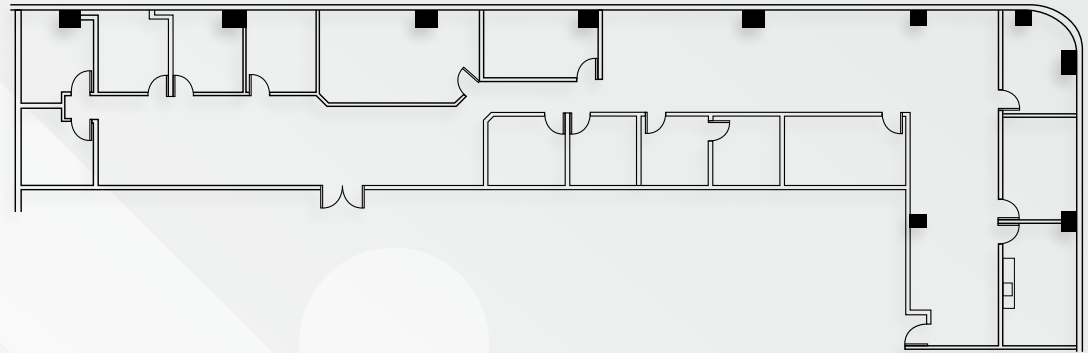


SUITE 250
5,430 SF



Click here to tour the space

- Double door glass entry right off elevator
- 12 private offices
- 1 conference room
- Break room
- Open office area
- Good glass-line

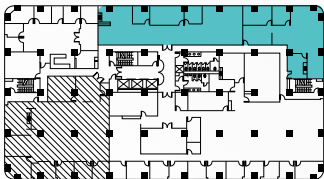


Hypothetical Spec and Demising Plan

Suite A: 2,912 SF

Suite B: 2,518 SF

FF&E for headcount purposes only



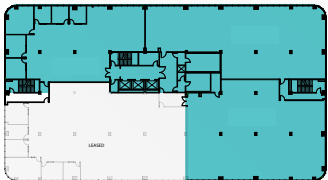
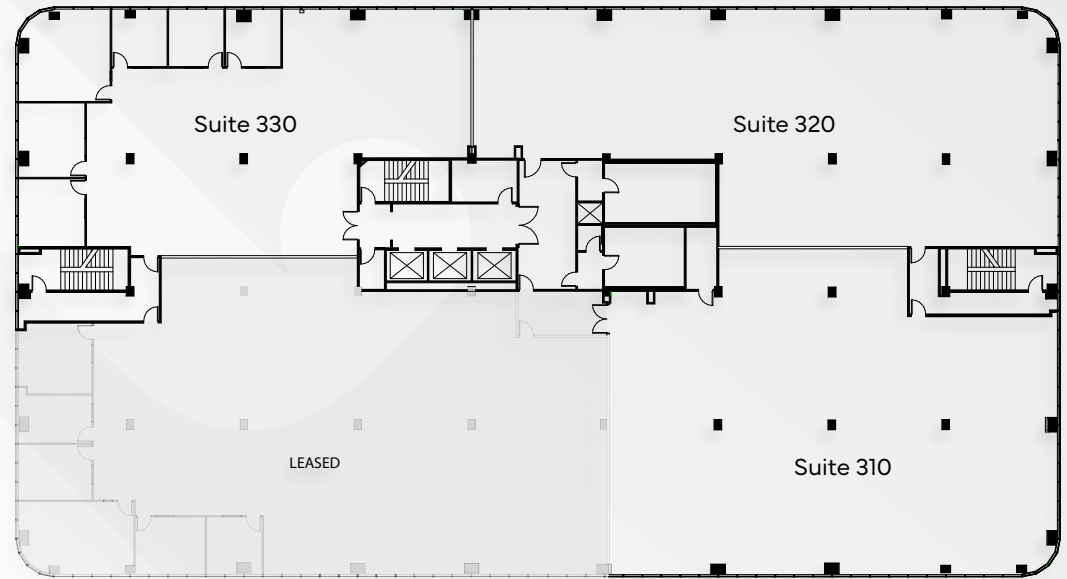
10680 Treena Street | Third floor

SUITE 310* 6,823 SF

SUITE 320* 5,946 SF

SUITE 330* 5,096 SF

* Suites are contiguous to $\pm 18k$ SF



10680 Treena Street | Third floor

SUITE 310* 6,823 SF

SUITE 320* 5,946 SF

SUITE 330* 5,096 SF

*Suites 310 & 320 can be combined to 12,769 SF

*Suites 320 & 330 can be combined to 11,042 SF

*All Suites can be combined to $\pm$ 18k SF



Suite 310 - Hypothetical Plan

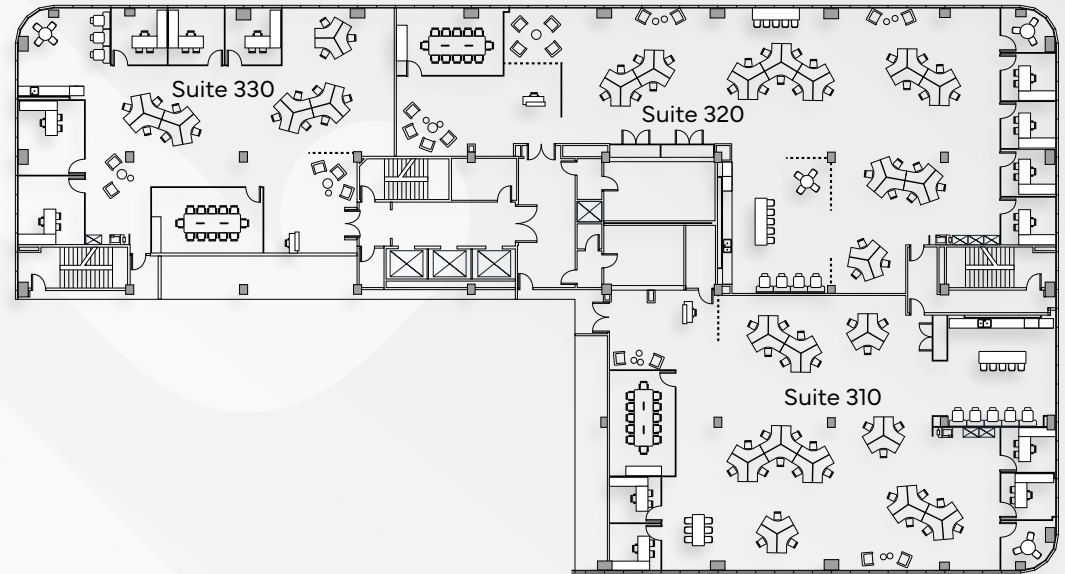


Suite 320 - Hypothetical Plan

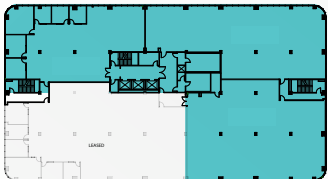


Suite 330 - Hypothetical Plan

Hypothetical Plan



FF&E for headcount purposes only



10680 Trenea Street | Fourth floor

SUITE 400

8,357 SF



Click here to tour
the space

- Reception
- 15 offices
- Large conference room
- 6 huddle rooms
- Break room
- Storage / IT room
- Wellness room
- Open area



FF&E for headcount purposes only

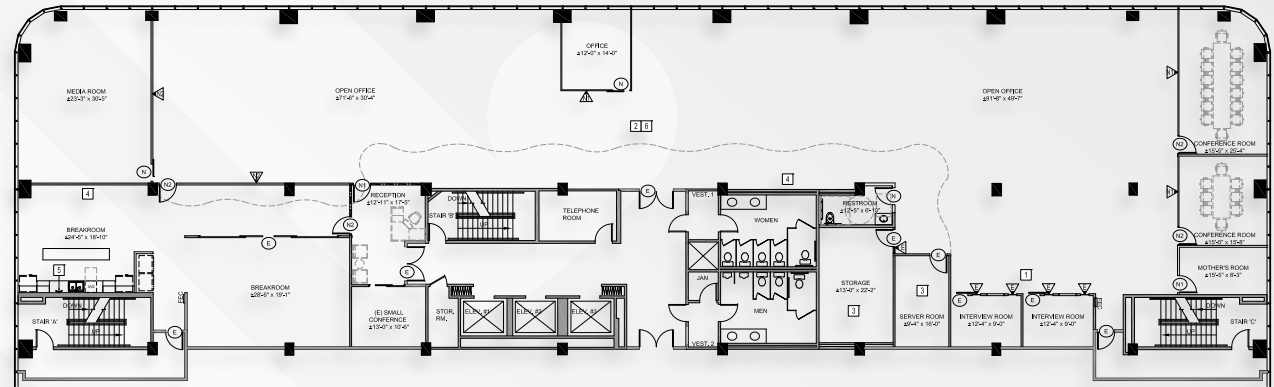


10680 Trenea Street | Fifth floor

SUITE 500

12,367 SF

- High-end creative space
- Secured reception area
- Open space
- 2 large conference rooms
- Medium conference room
- 3 offices
- Break room
- Mother's room
- Server room
- Storage room
- Restroom



FF&E for headcount purposes only



Project availability

10650 TREENA ST

SUITE 104	1st floor 1,713 SF Asking Rate: \$2.35 +Elec.
SUITE 105	1st floor 1,323 SF Asking Rate: \$2.35 +Elec.
SUITE 204	2nd floor 8,695 SF Asking Rate: \$2.35 +Elec.
SUITE 301	3rd floor 4,978 SF Asking Rate: \$2.35 +Elec.
SUITE 307	3rd floor 1,809 SF Asking Rate: \$2.35 +Elec.
SUITE 310	3rd floor 2,950 SF Asking Rate: \$2.35 +Elec.



10650 Treena Street | First floor

SUITE 104

1,713 SF

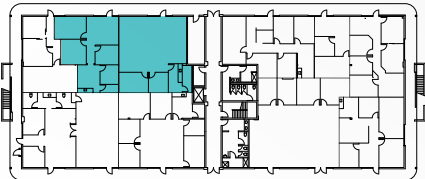
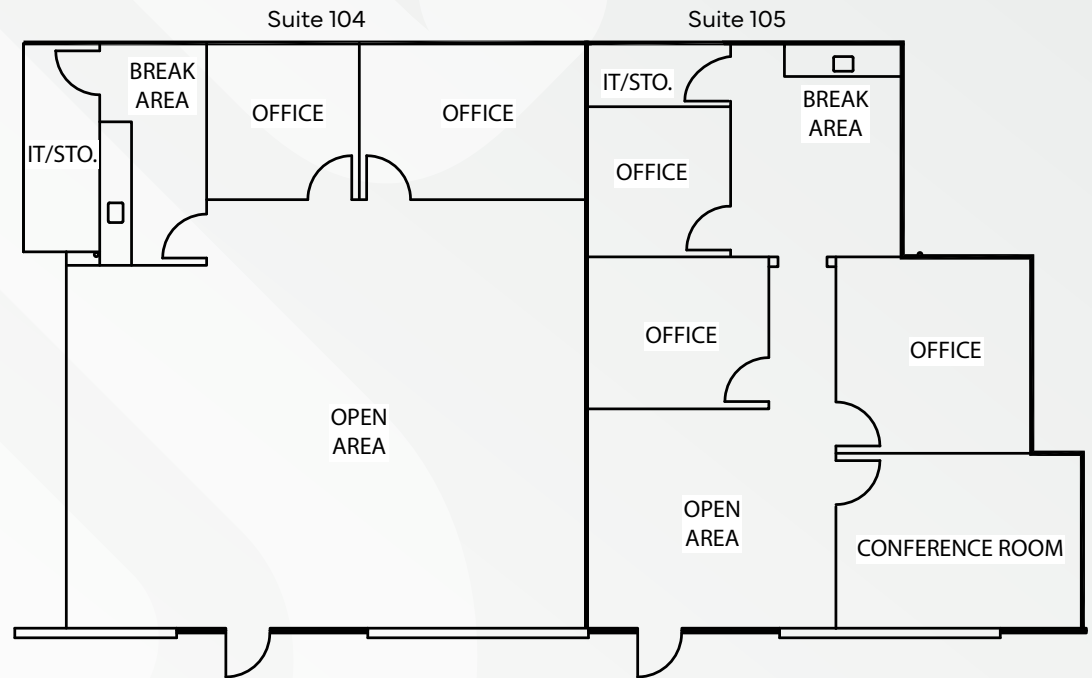
- 2 offices
- Open area
- IT/Storage
- Break area

SUITE 105

1,323 SF

- 3 offices
- Conference room
- Open area
- IT/Storage area
- Break area

*Suites can be combined to 3,036 SF



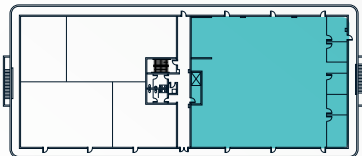
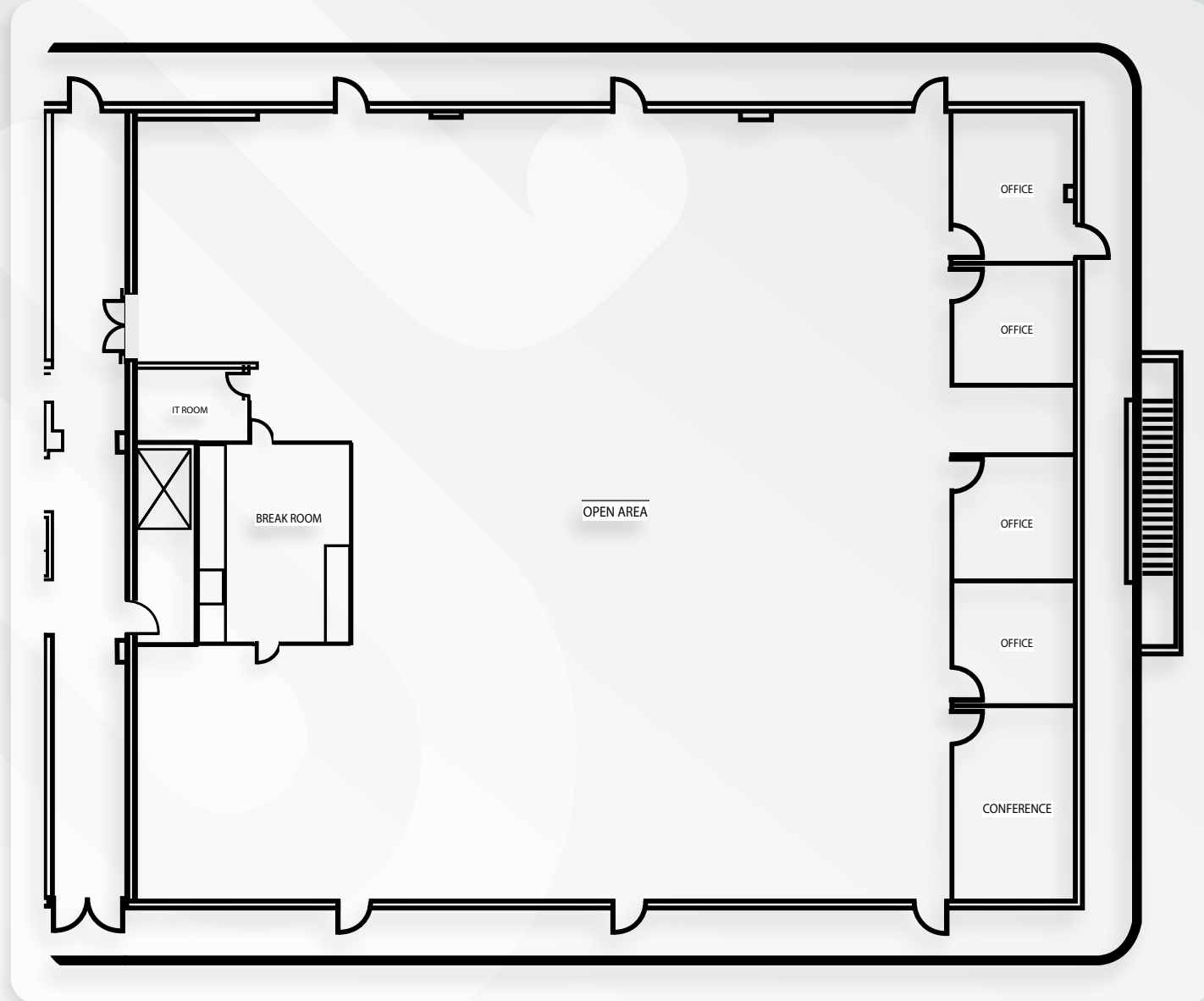
10650 Trenea Street | Second floor

SUITE 204

8,695 SF

[Click here to tour the space](#)

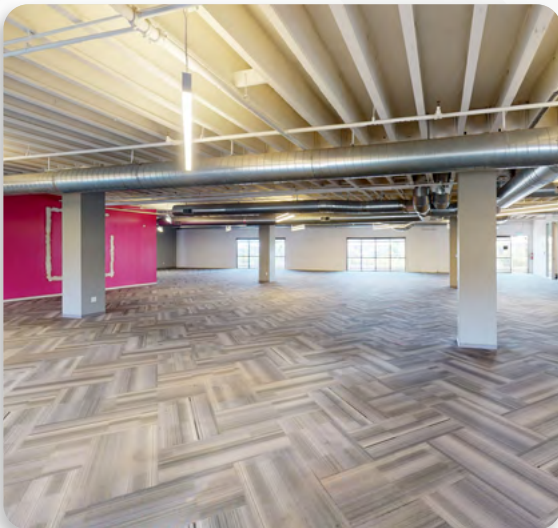
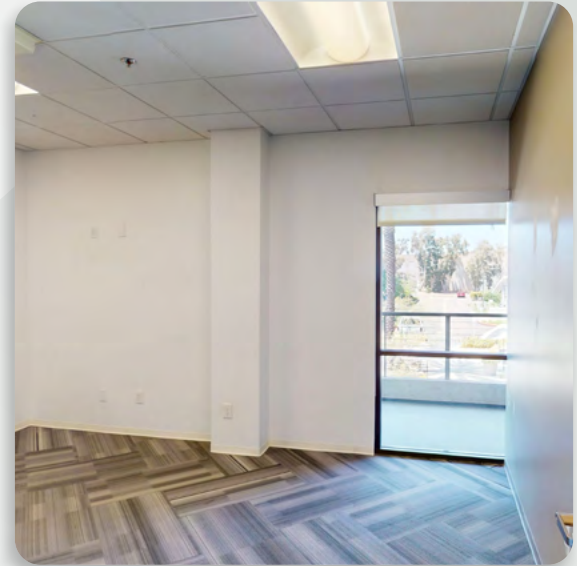
- 4 offices
- Conference room
- Open area
- Break area
- IT room
- Cool/creative build-out



10650 Treena Street | Second floor

SUITE 204

8,695 SF



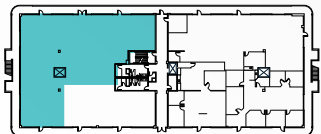
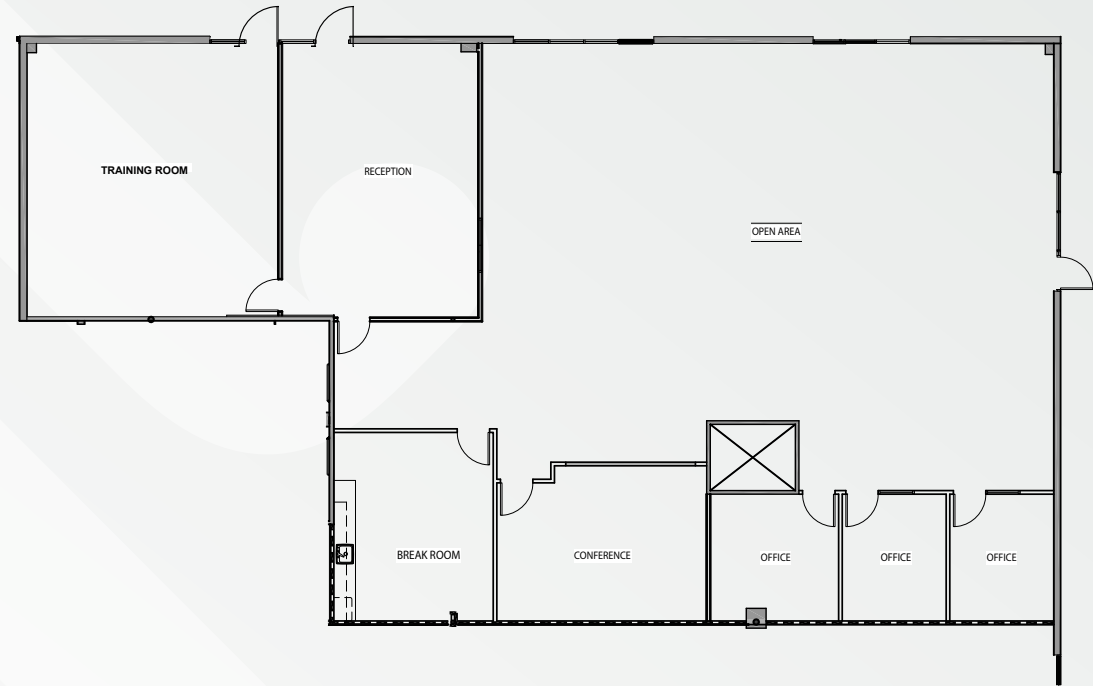
10650 Treena Street | Third floor

SUITE 301

4,978 SF

[Click here to tour the space](#)

- Reception
- Training room
- 3 offices
- Conference room
- Break room
- Open office



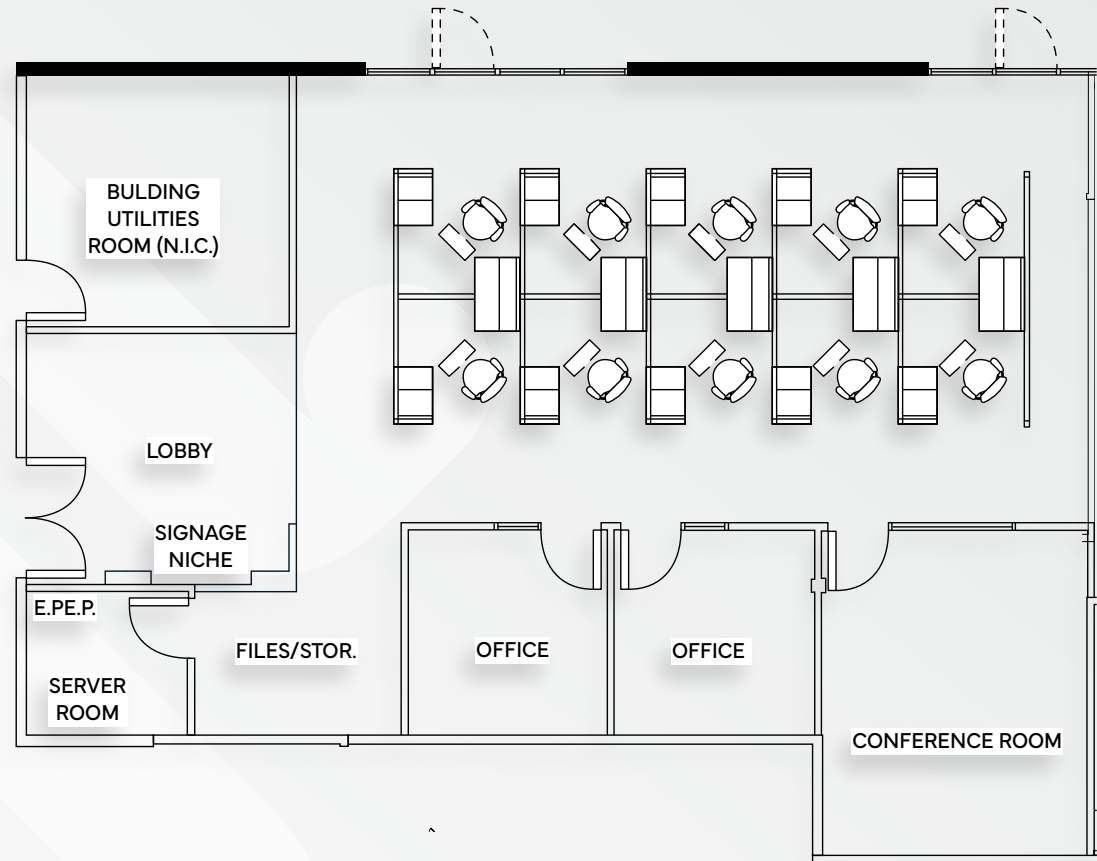
10650 Treena Street | Third floor

SUITE 307

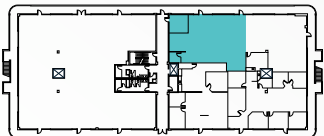
1,809 SF

[Click here to tour the space](#)

- Lobby
- 2 offices
- Conference room
- Server room
- Open area



FF&E for headcount purposes only

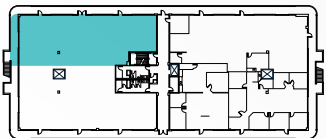
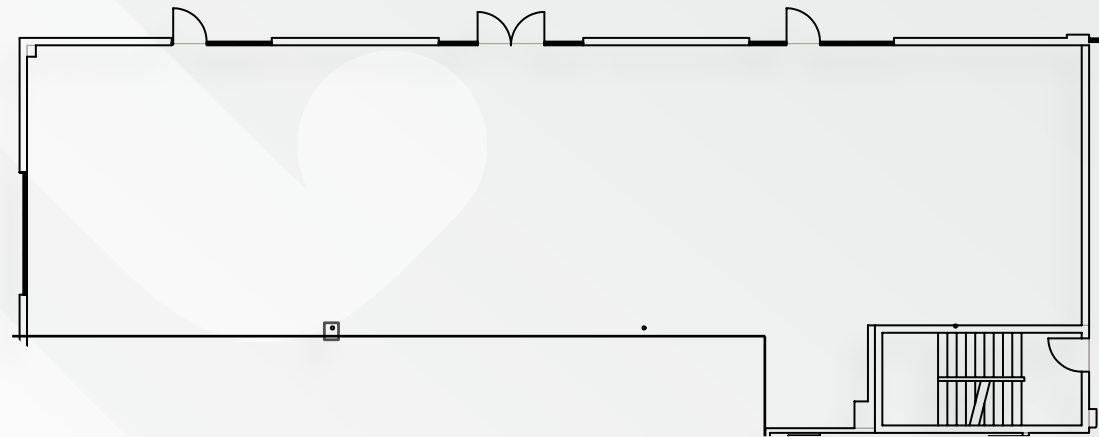


10650 Treena Street | Third floor

SUITE 310

2,950 SF

- Open area
- Warm shell build-out



SCRIPPS PLAZA



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