10650 & 10680 TREENA STREET

San Diego, CA 92131

SCRIPPS PLAZA



JLL

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 Treena 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








EV
CHARGING
ONLY
chargepoint
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FITNESS CENTER





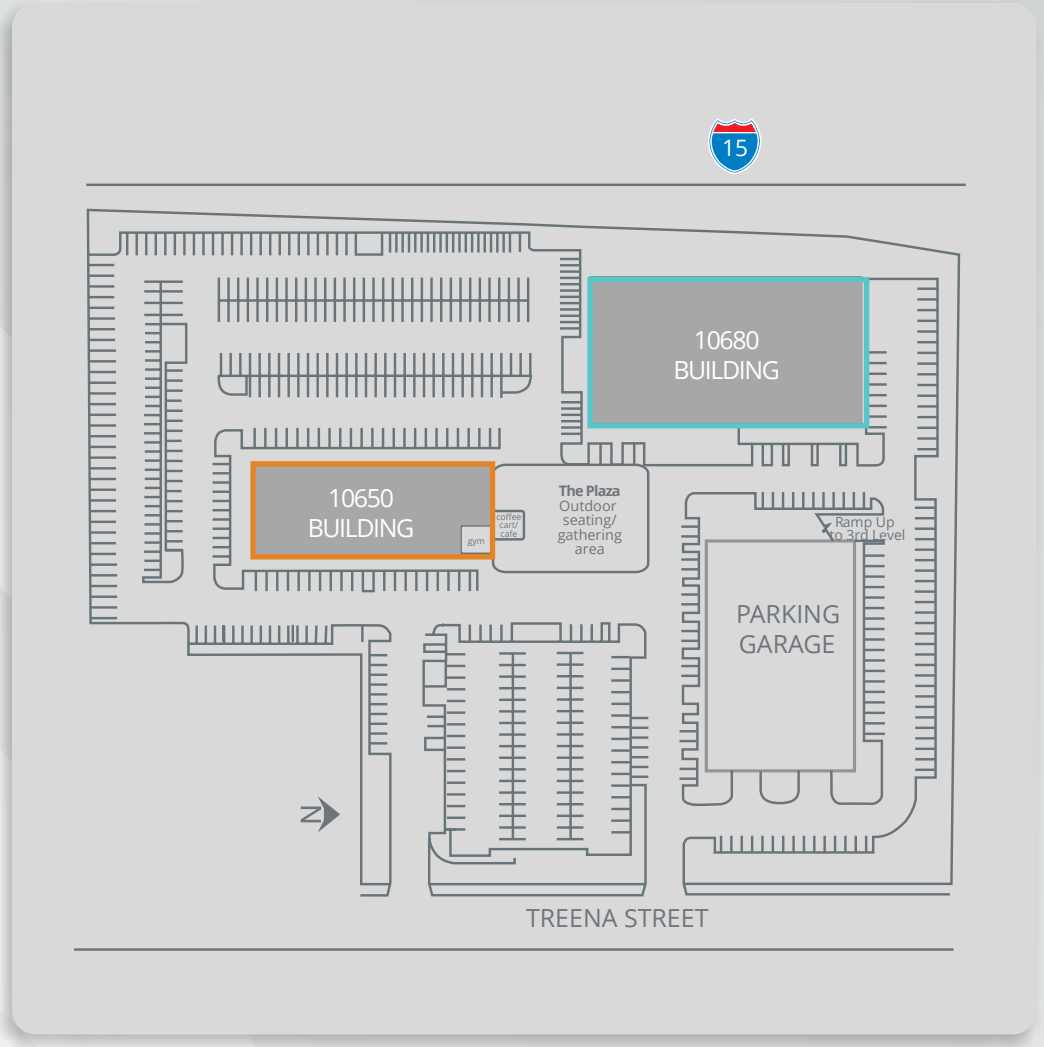




Project Specifications

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
IN-N-OUT BURGER
YUNTANG
PARIS BAGUETTE BAKERY CAFE
CLUB PILATES
usbank
iSland credit union
SUBWAY
THE KEBAB SHOP
Applebee's
H MART
SCRIPPS MESA RETAIL CENTER
CALIFORNIA COAST CREDIT UNION
Sharetea
Filippi's PIZZA GROTTO
SHABU WORKS
SCRIPPS MESA SHOPPING CENTER
10680 TREENA ST.
SCRIPPS RETAIL PLAZA
TRADER JOE'S
BREAKFAST REPUBLIC CALIFORNIA
Everbowl CRAFT SUPERFOOD
Gyu-Kaku Japanese BBQ
DaYung's
CYCLEBAR
Board & Brew
kappasushi
HIMALAYAN GRILL
MIRA MESA MARKET
BARNES & NOBLE
rubio's COASTAL GRILL
DAVE'S HOT CHICKEN
Buca di Beppo
ON THE BORDER
10650 TREENA ST.

Project availability

10680 TREENA ST

SUITE 170	1st floor | 5,317 SF Asking Rate: $2.85 +Elec
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

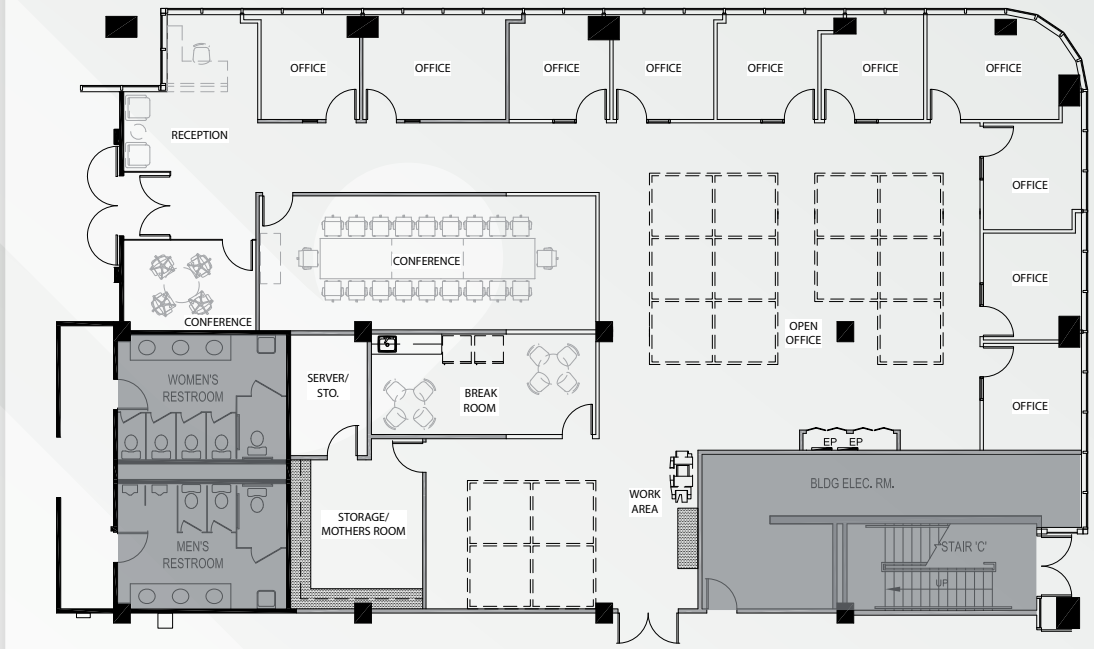




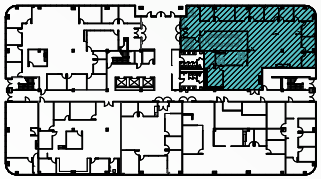
10680 Treena Street | First floor

SUITE 170
5,317 SF

- Ground floor space off the building lobby
- Reception
- 10 offices
- Huddle room
- Large conference room
- Break area
- Storage room
- Mothers room



FF&E for headcount purposes only



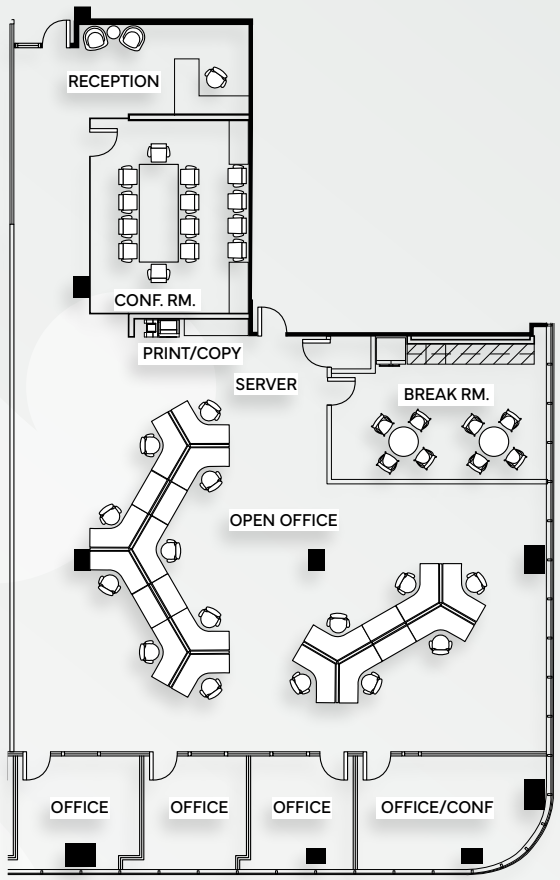




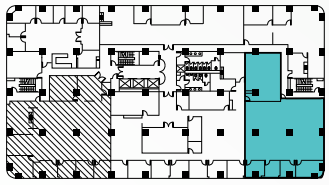
10680 Treena Street | Second floor

SUITE 201
4,366 SF

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



FF&E for headcount purposes only





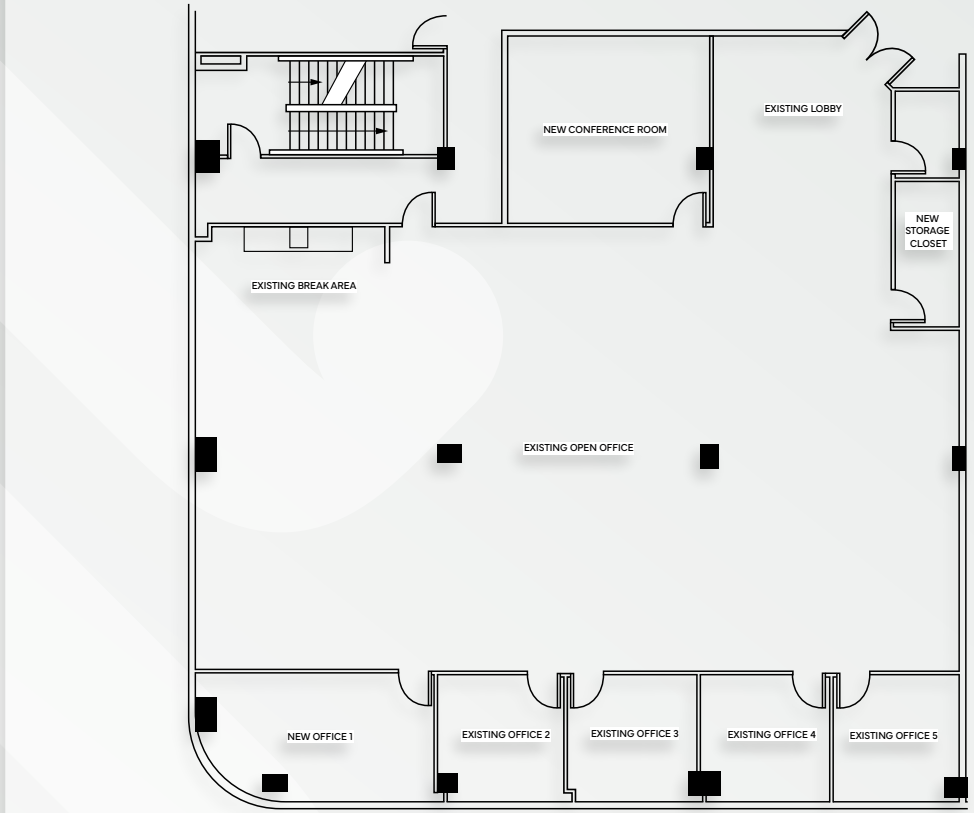


10680 Treena Street | Second floor

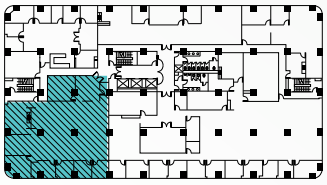
SUITE 210
5,288 SF

Click here to tour the space

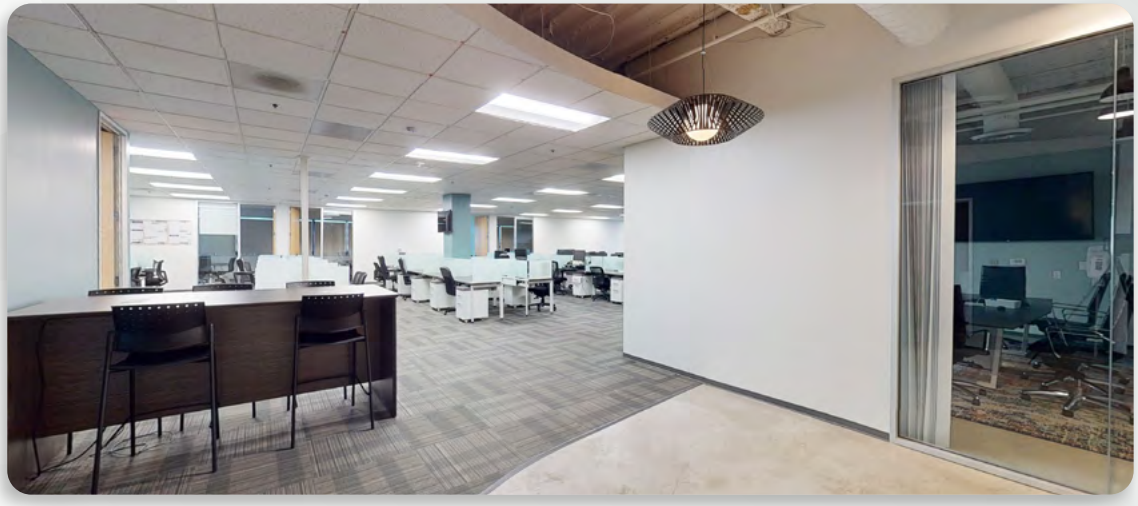
- Lobby
- 5 offices
- Conference room
- Break room
- Storage closet
- Open area



FF&E for headcount purposes only





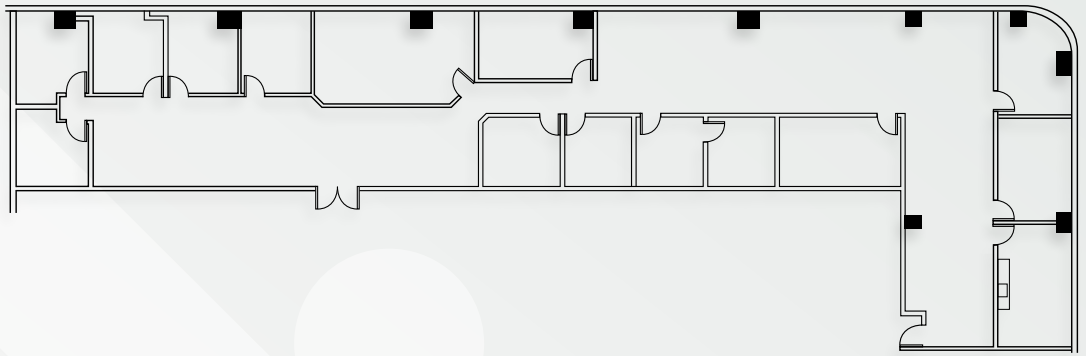


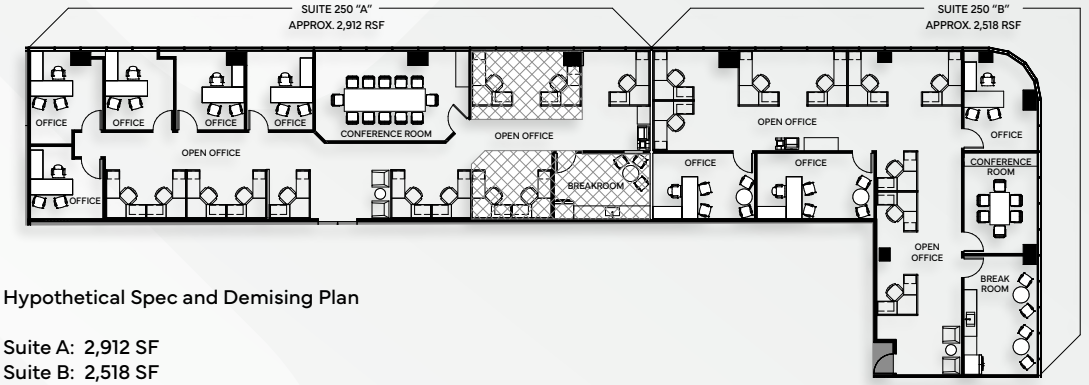
10680 Treena Street | Second floor

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

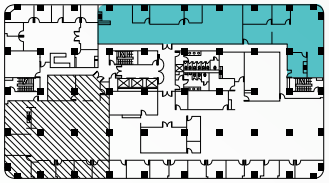




Hypothetical Spec and Demising Plan

Suite A: 2,912 SF
Suite B: 2,518 SF

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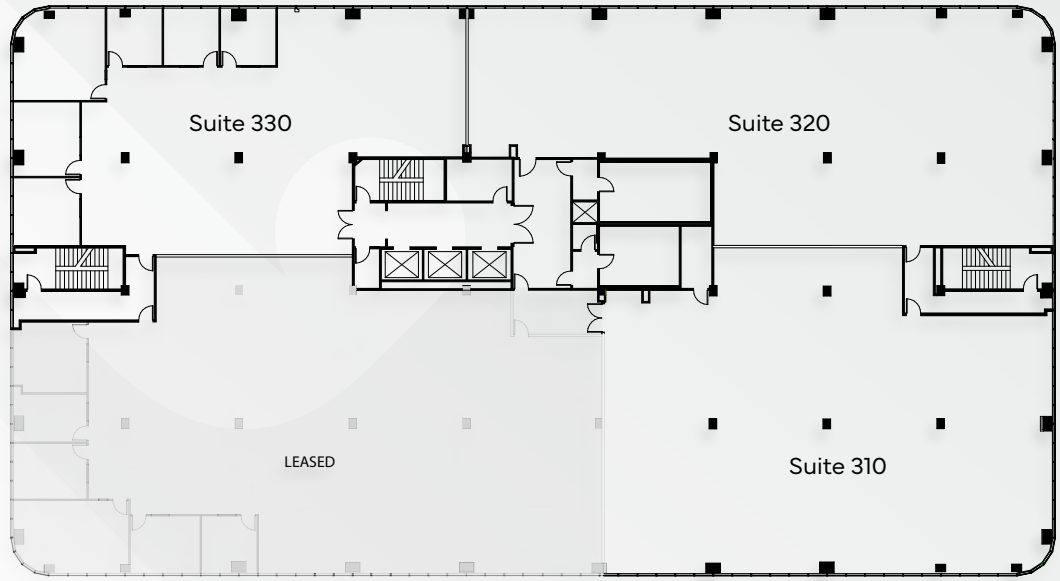


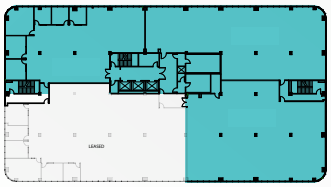


10680 Treena Street | Third floor

SUITE 310* 6,823 SF
SUITE 320* 5,946 SF
SUITE 330* 5,096 SF

* Suites are contiguous to ± 18k SF









10680 Treena Street | Third floor

SUITE 310* 6,823 SF
SUITE 320* 5,946 SF
SUITE 330* 5,096 SF

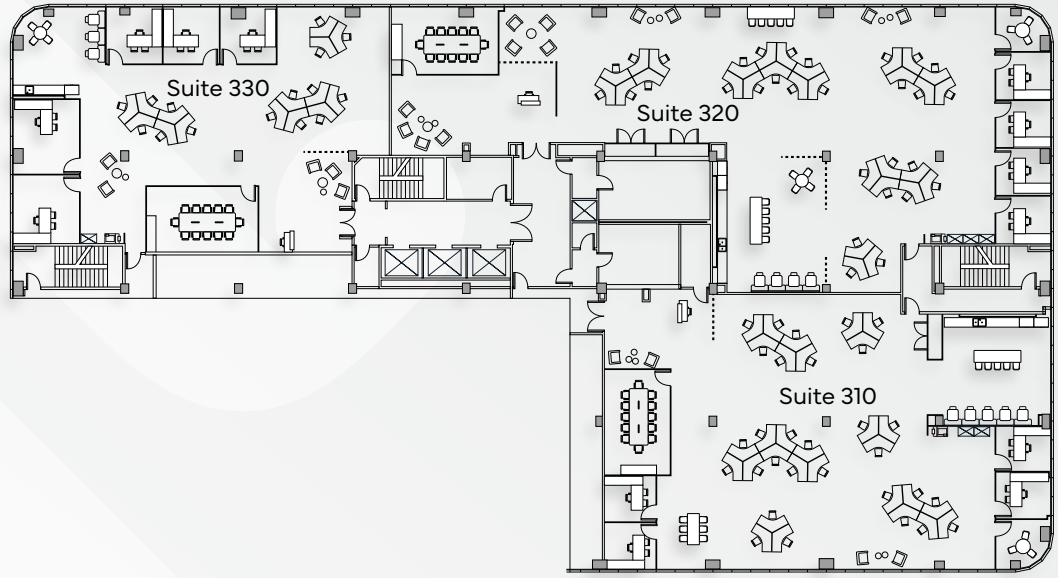
*Suites 310 & 320 can be combined to 12,769 SF
*Suites 320 & 330 can be combined to 11,042 SF
*All Suites can be combined to ± 18k SF

Suite 310 - Hypothetical Plan

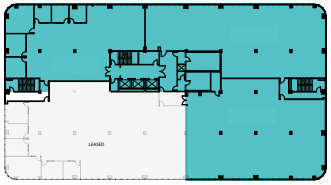
Suite 320 - Hypothetical Plan

Suite 330 - Hypothetical Plan

Hypothetical Plan



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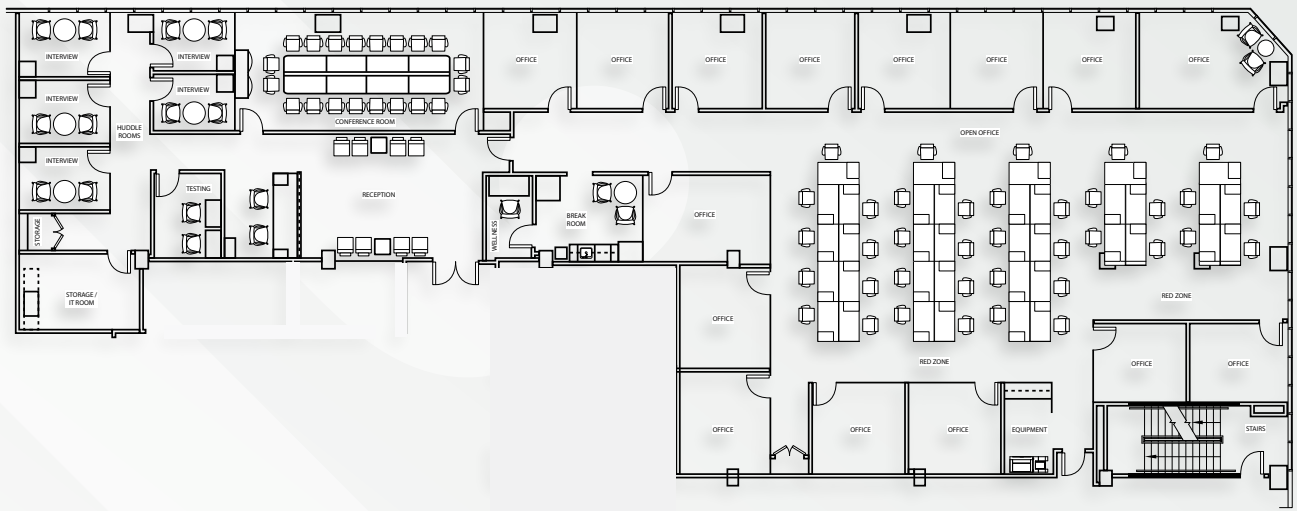


10680 Treena Street | Fourth floor

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



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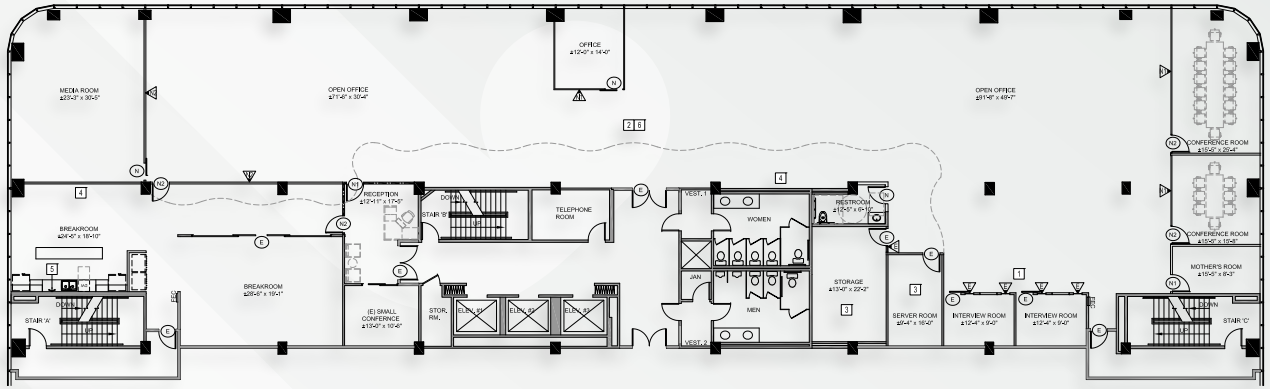




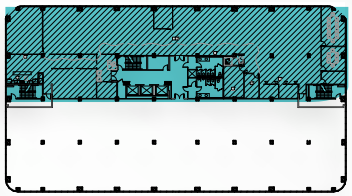
10680 Treena Street | Fifth floor

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

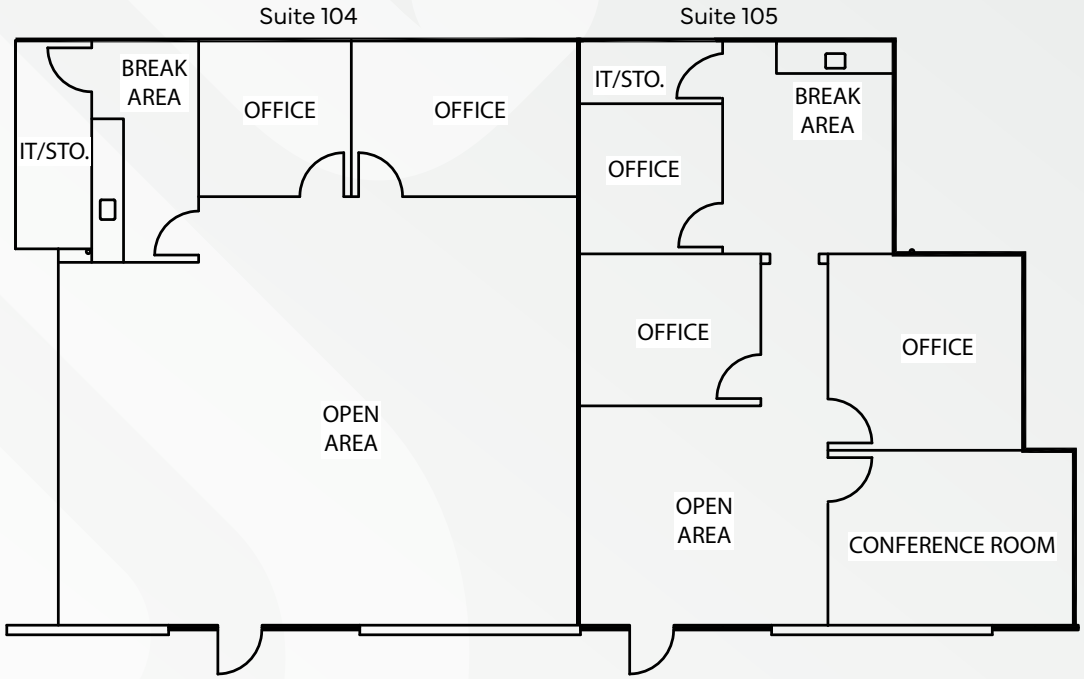
SUITE 104
1,713 SF

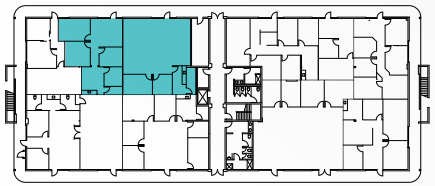
- 2 offices
- Open area
- IT/Storage
- Break area

SUITE 105
1,323 SF

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

*Suites can be combined to 3,036 SF



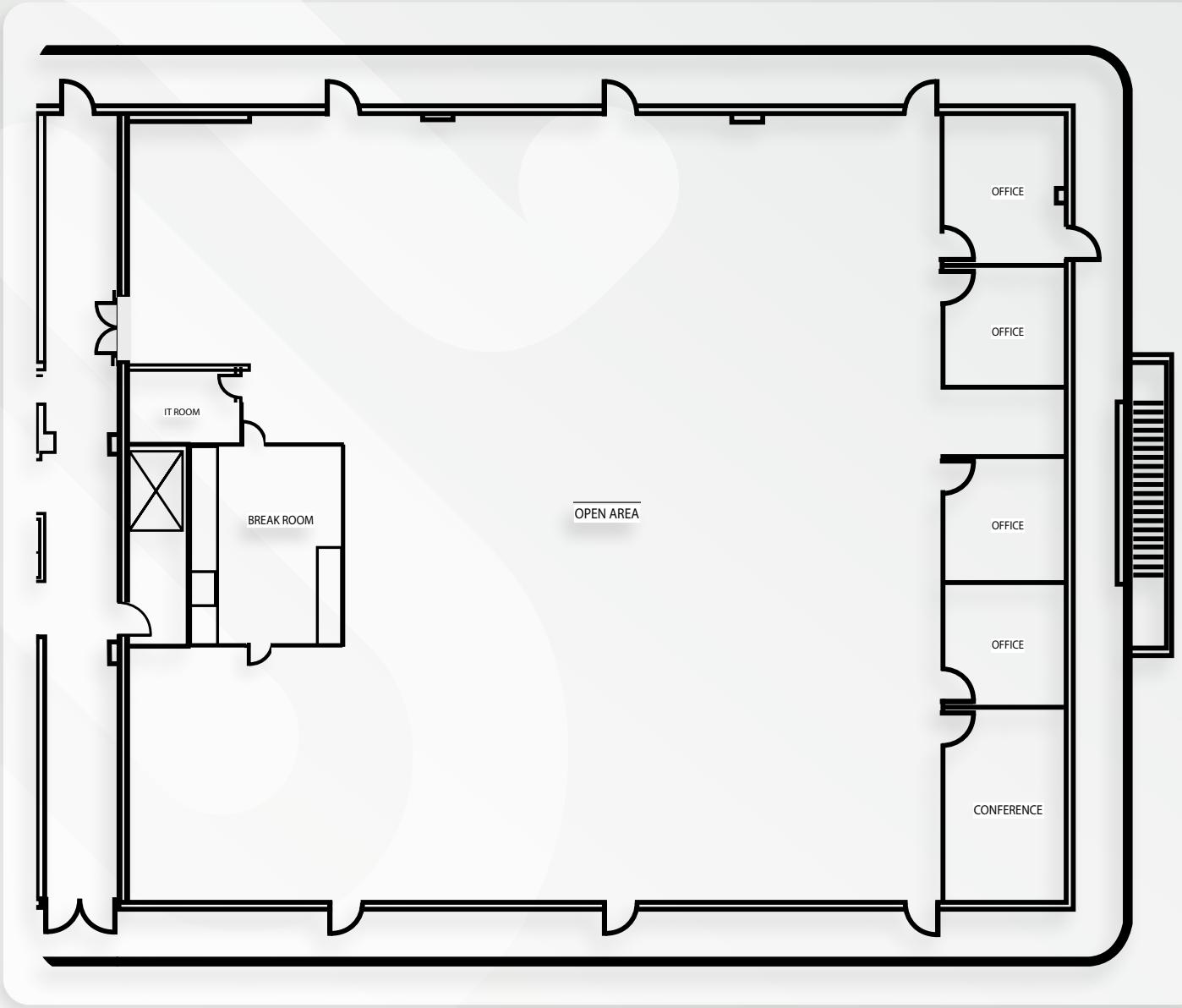


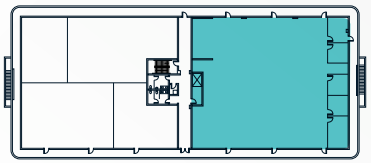
10650 Treena Street | Second floor

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

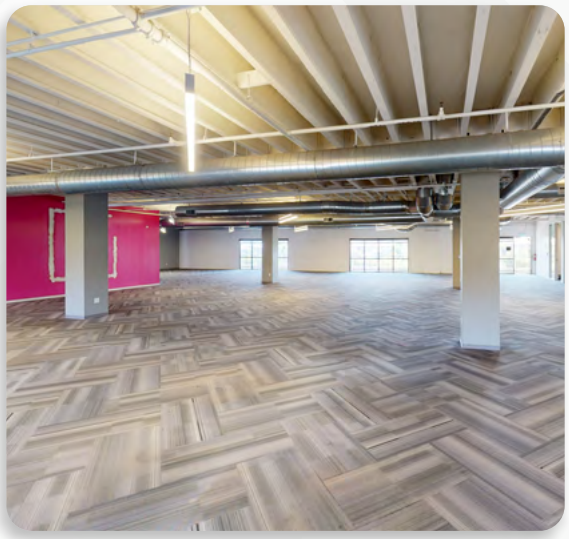




10650 Treena Street | Second floor

SUITE 204
8,695 SF





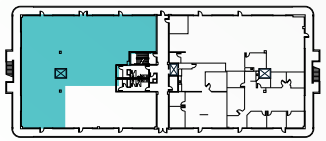
10650 Treena Street | Third floor

SUITE 301
4,978 SF

Click here to tour the space

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









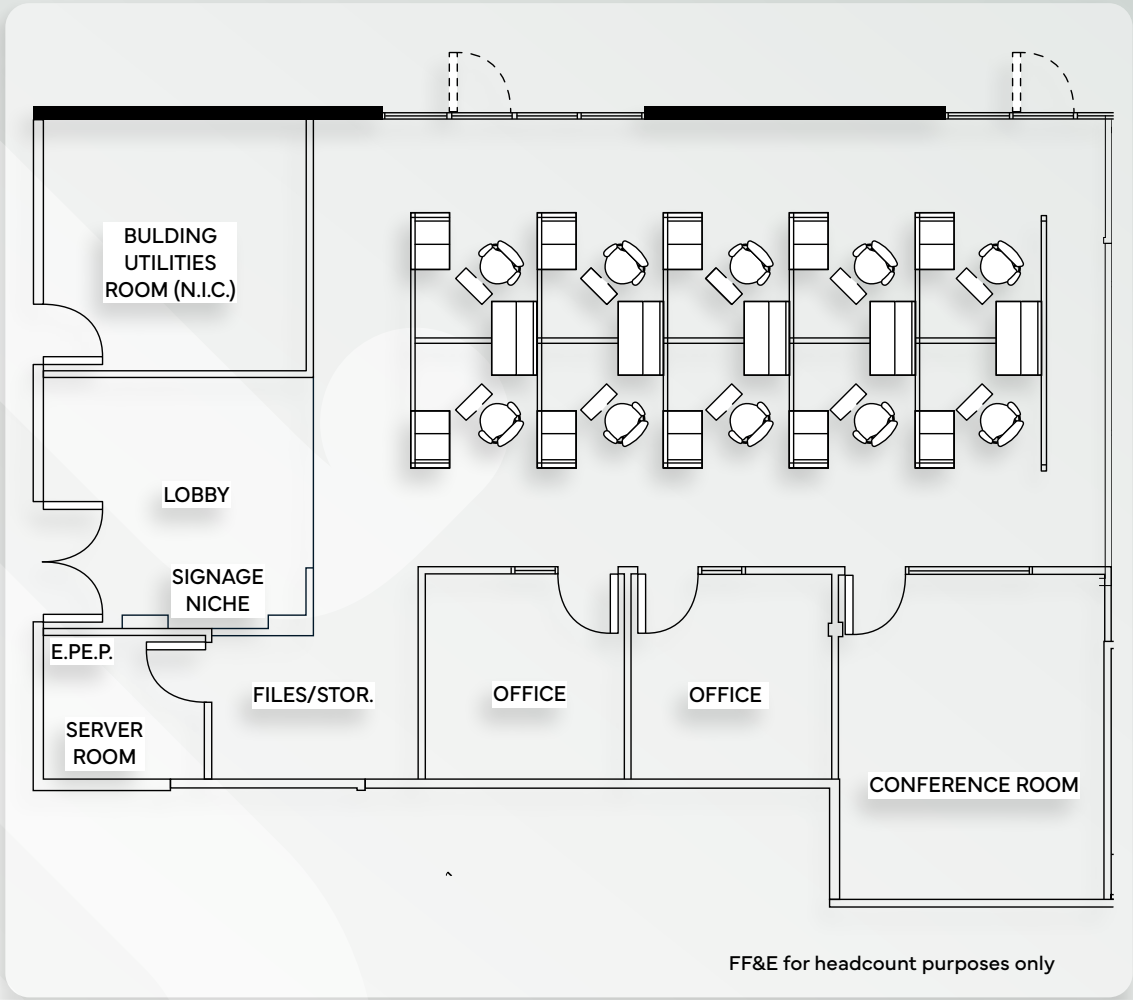


10650 Treena Street | Third floor

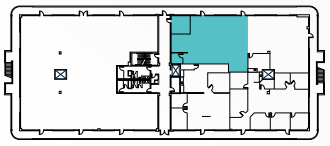
SUITE 307
1,809 SF

Click here to tour the space

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



FF&E for headcount purposes only





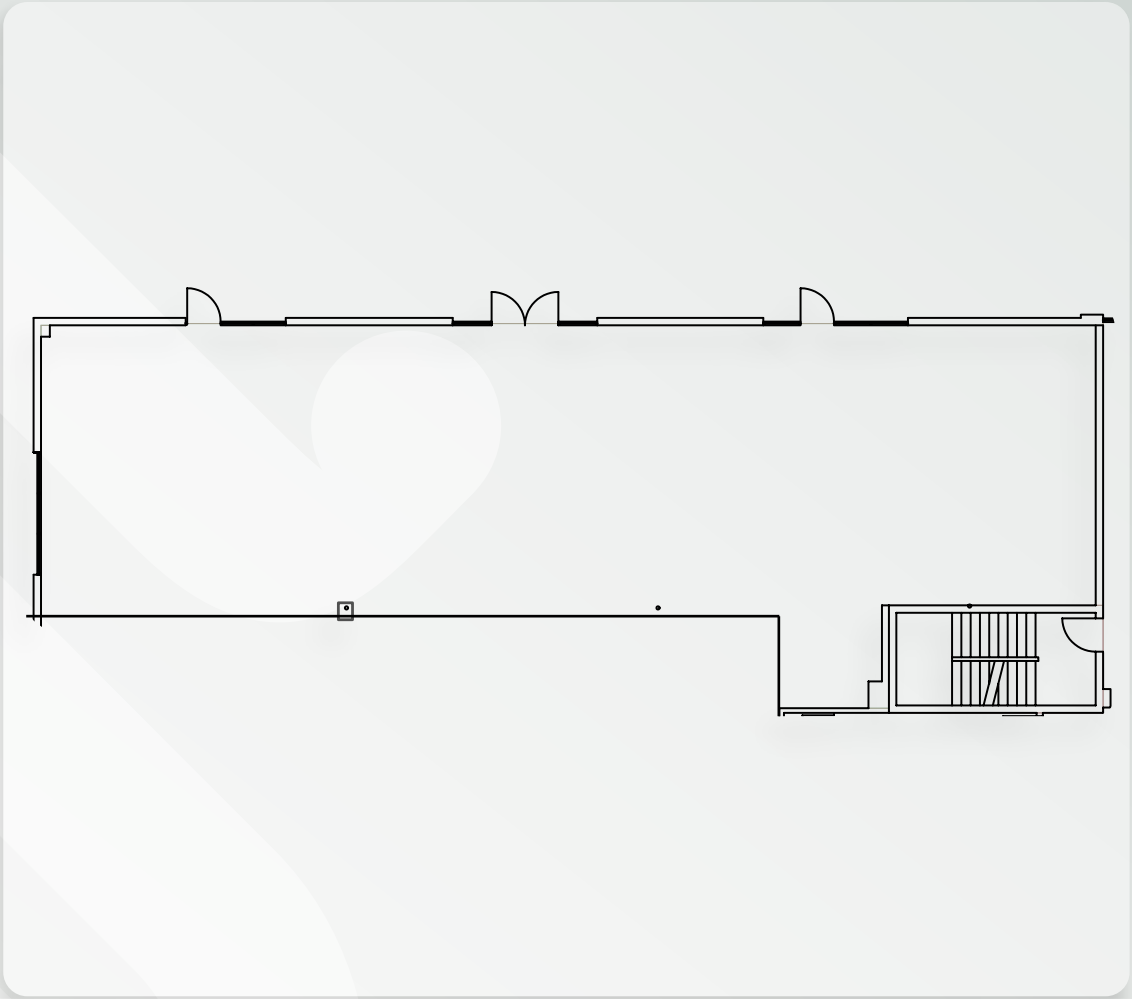


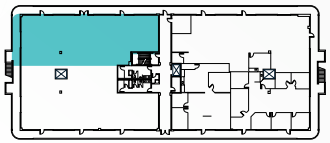


10650 Treena Street | Third floor

SUITE 310
2,950 SF

- Open area
- Warm shell build-out









SCRIPPS PLAZA



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ScrippsPlaza.com

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