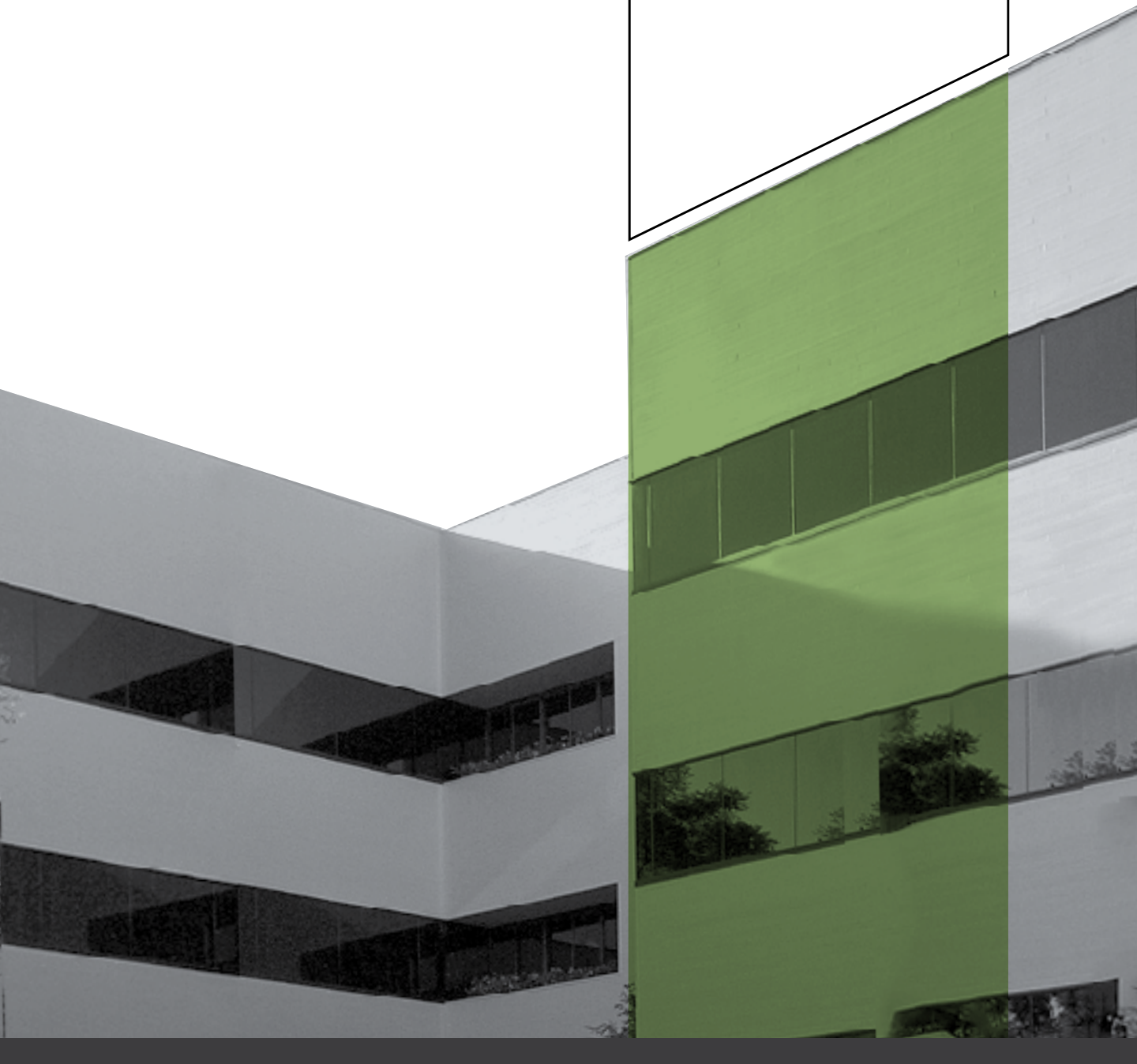


scripps ranch
PREMIER OFFICE BUILDING

WVC

CORPORATE CENTER

10089 willow creek road



W/C

CORPORATE CENTER

10089 willow creek road



NEW RENOVATIONS:

- OUTDOOR GATHERING AREAS
- DROUGHT TOLERANT LANDSCAPING
- NEW EXTERIOR FACADE



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highlights

- Extensive renovations complete
- 121,496 SF, three-story premier office building
- Convenient access to the 15, 163, 52, and 56 Freeways
- Operable windows and large, walk-out balconies
- 4/1,000 USF parking ratio as well as accessible street parking
- Excellent views and extensive window line
- Central courtyard with outdoor seating areas
- Minutes away from retail amenities





Courtyard

Interior Space

Exposed Ceiling



SUITE	SIZE	RATE	DESCRIPTION
140	1,744	\$2.75 FS	Ground floor double-door entry.
200	22,197	\$2.75 FS	Vacant. Divisible to 14,000 SF.
375	11,353	\$2.75 FS	Top floor suite with three private balconies. Divisible to 9,000 SF.

WVC

CORPORATE CENTER

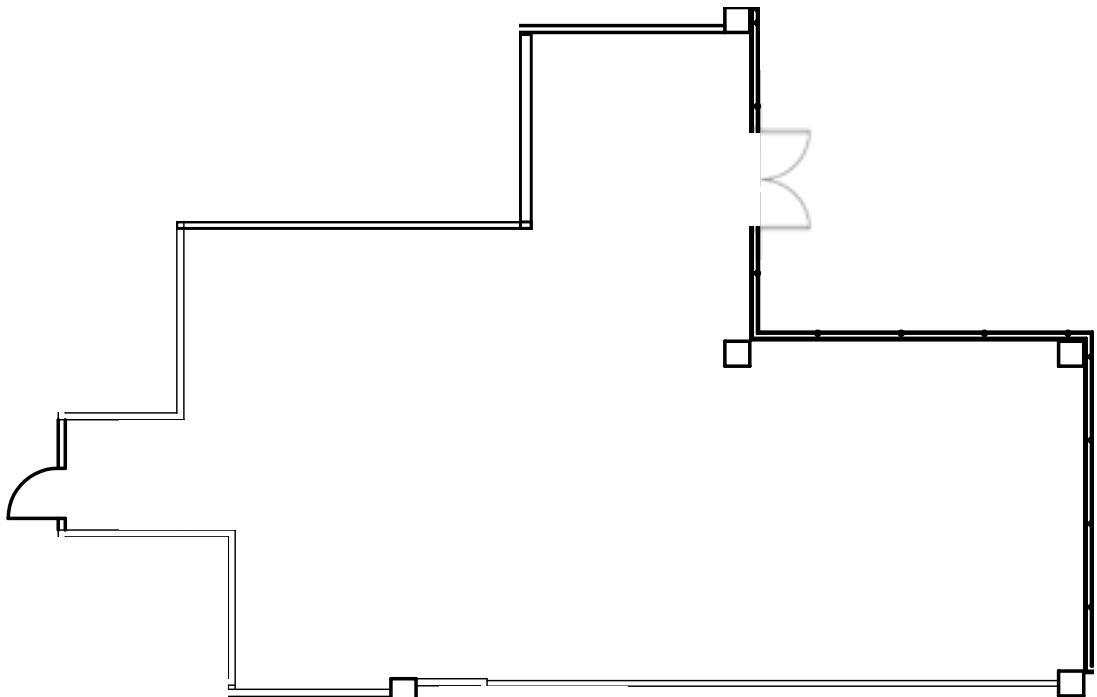
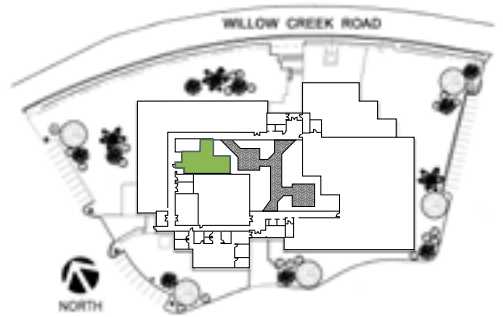
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140

1.744

\$2.75 FS

Ground floor double-door entry.



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10089 willow creek road

200

22,197

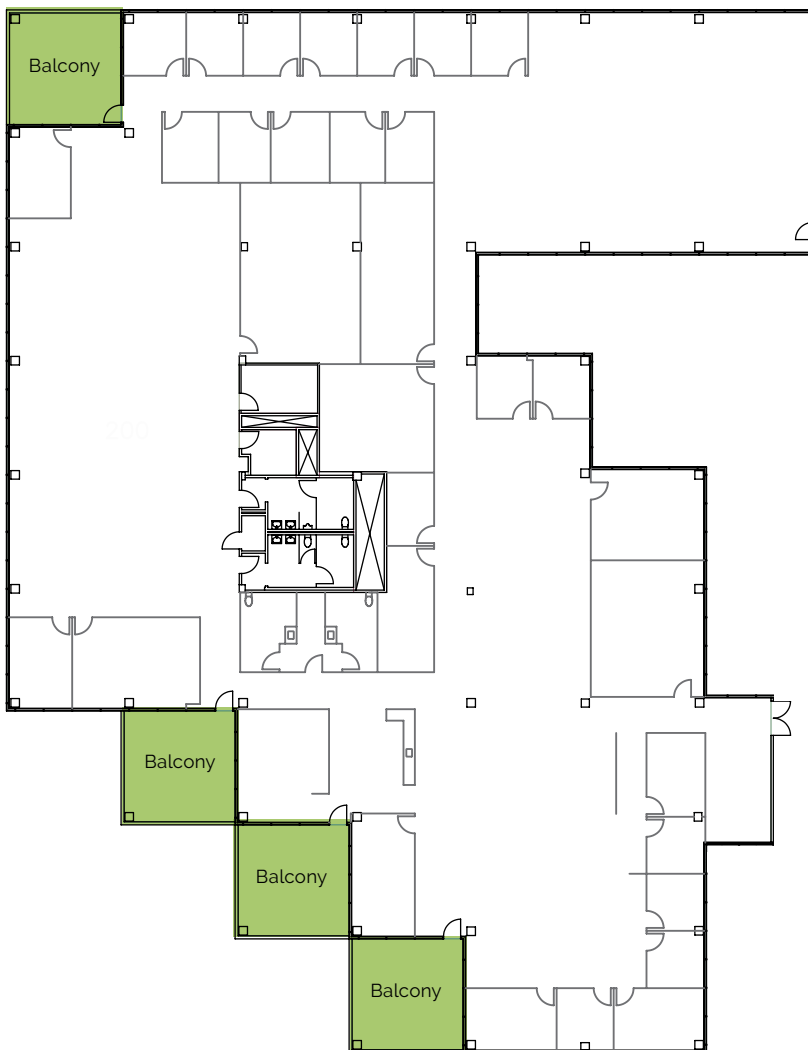
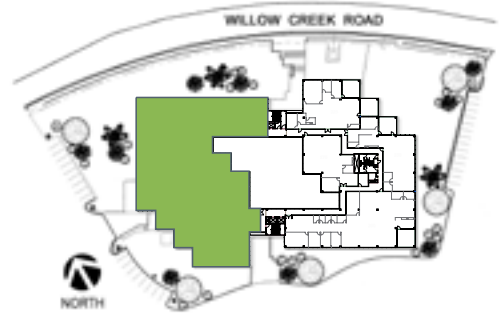
\$2.75 FS

Vacant. Divisible to 14,000 SF.

Virtual Tour



https://bit.ly/10089_Suite200



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WVC

CORPORATE CENTER

10089 willow creek road

375

11,353

\$2.75 FS

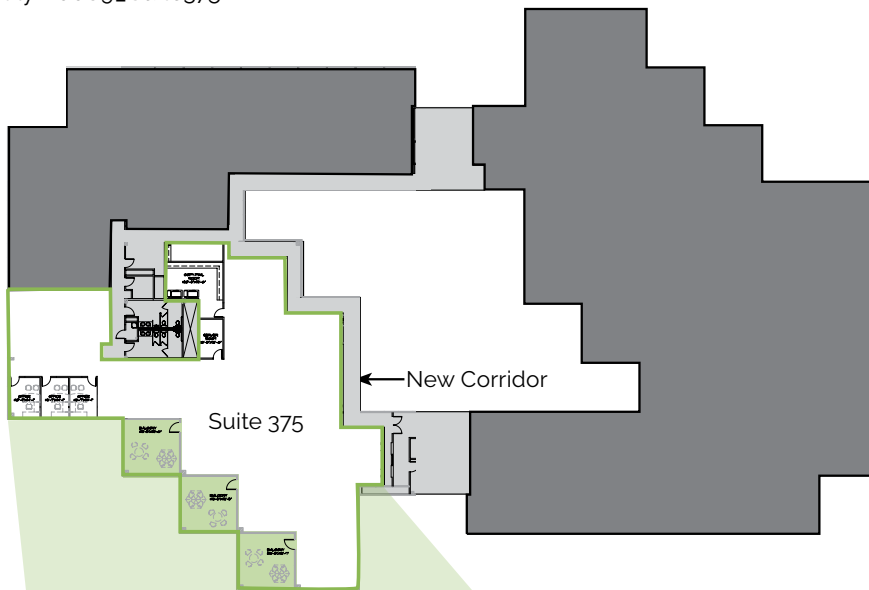
Top floor suite with three private balconies. Divisible to 9,000 SF.

Virtual Tour



https://bit.ly/10089_Suite375

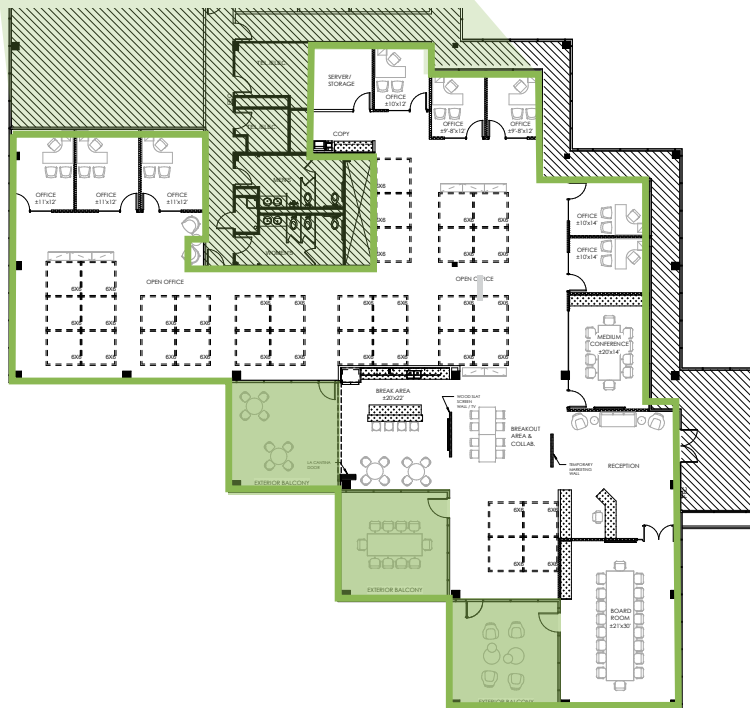
As-Built



Suite 375

New Corridor

Suite 375
Conceptual
Plan



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W.C.

CORPORATE CENTER

10089 willow creek road

AMENITIES

1. JUNESHINE

2. HARLAND BREWING CO.

3. EUCALYPTUS SQUARE

Chez Nouz, Todo Sushi, Subway, Carl's Jr., Green Burrito,

4. SCRIPPS RANCH VILLAGE SHOPPING CENTER

Starbucks, Vons, Postel Annex, Wells Fargo, Chase, Consuelos Mexican, Zpizza, Little Italy Bar & Grill, US Bank

5. SCRIPPS RETAIL PLAZA

Trader Joe's, Board & Brew, Bruski Burgers & Beer, Family Dentistry, Super Cuts, Himalayan Restaurant, Kappa Sushi, Gyu-Kaku Japanese BBQ

6. MIRA MESA MARKETCENTER

On the Border, Buca di Beppo, Panera Bread, Islands, Rubio's, Pick up Stix, Jamba Juice, Coldstone, Starbucks, Daphne's Greek Cafe, O's American Cafe, Barnes & Noble, Old Navy, ULTA, Edwards IMAX, FedEx Office, CVS, Mimi's Cafe, BBVA Compass, Jersey Mike's, Home Depot

7. MIRA MESA SHOPPING CENTER

Subway, Shell, In-N-Out, Kebab Shop, US Bank



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