

A NEW ERA IN SCRIPPS RANCH

# SCRIPPS PLAZA

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# HEALTH & WELLNESS

## Healthy Work Environment

- Enhanced cleaning procedures project wide
- Strategically placed **hand sanitizer stations** throughout
- Increased **onsite supply of EPA-approved cleaning products**, filters and paper goods
- Decontamination companies under contract for any **quick response needs**

## Proactive Procedures

- **Regular tenant communication** provided by onsite property management
- Developed traffic flow plans to **minimize opportunities** for incidental person-to-person contact
- **Active monitoring** of the latest state and local guidelines
- Operating procedures for possible **COVID related scenarios in place**

## Indoor Air Quality

- **Bipolar Ionization** are being explored
- HVAC Filters have been **upgraded to MERV-11 filters**
- Additional **air purification systems** are being explored
- **Automatic monitoring** of humidity and carbon dioxide levels

## Wellness Initiatives

- Strategizing on creative, engaging tenant events that allow for **social distancing**
- Producing informative, regular **tenant communications** that update individuals on the latest best practices and building offerings
- Creating **safety and wellness programs** to quickly accommodate the wide variety of requests made by tenants



# PROJECT HIGHLIGHTS



CLICK HERE TO TOUR THE PROJECT

**SCRIPPS PLAZA**

- Unparalleled freeway visibility
- Building signage available
- Central location with quick freeway access
- Walking distance to amenities including Trader Joe's, Board & Brew, Kappa Sushi, Everbowl, Himalayan Grill, Gyu-Kaku Japanese BBQ & Filippie's Pizza Grotto
- Up to 4.0/1,000 parking ratio - highest parking ratio in Scripps Ranch
- Large, efficient floorplates
- Panoramic views to the ocean
- Class A and Class B lease opportunities



## EXPANSIVE PLAZA

Excellent outdoor gathering areas



## MODERN LOBBIES

High-end hotel style finishes



## ONSITE AMENITIES

Gym  
Coffee cart



## FRESH LANDSCAPING

Drought tolerant, modern plants



## STYLISH ENTRY ELEMENTS

Cutting edge architecture



## UNPARALLELED SIGNAGE

Great visibility



## CREATIVE OFFICE SPEC SUITES

Open floorplates

# PROJECT AVAILABILITY

## 10680 TREENA STREET

**SUITE 100** **1ST FLOOR | 5,508 SF**  
Asking Rate: \$2.75 +Elec

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**SUITE 160** **1ST FLOOR | 2,531 SF**  
Asking Rate: \$2.75 +Elec  
Available September 2022

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**SUITE 201** **2ND FLOOR | 4,366 SF**  
Asking Rate: \$2.75 +Elec

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**SUITE 310** **3RD FLOOR | 6,413 SF**  
Asking Rate: \$2.75 +Elec

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**SUITE 320** **3RD FLOOR | 5,727 SF**  
Asking Rate: \$2.75 +Elec

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**SUITE 330** **3RD FLOOR | 4,854 SF**  
Asking Rate: \$2.75 +Elec

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**SUITE 530** **3RD FLOOR | 3,717 SF**  
Asking Rate: \$2.75 +Elec  
Available August 2022

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**SUITE 540** **3RD FLOOR | 2,516 SF**  
Asking Rate: \$2.75 +Elec  
Available January 2023

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## 10650 TREENA STREET

**SUITE 109** **1ST FLOOR | 2,032 SF**  
Asking Rate: \$2.10 +Elec  
Available November 2022

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**SUITE 111** **2ND FLOOR | 1,474 SF**  
Asking Rate: \$2.10 +Elec

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**SUITE 201** **2ND FLOOR | 1,500 SF**  
Asking Rate: \$2.10 +Elec

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**SUITE 308** **3RD FLOOR | 3,912 SF**  
Asking Rate: \$2.10 +Elec  
Available November 2022

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**SUITE 310** **3RD FLOOR | 2,950 SF**  
Asking Rate: \$2.10 +Elec

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At Scripps Plaza we are committed to providing an inviting and safe environment for the property's tenants and visitors. Extensive protocols have been implemented at the campus, and our ownership and management teams will remain nimble as COVID-19 safety practices continue to evolve.

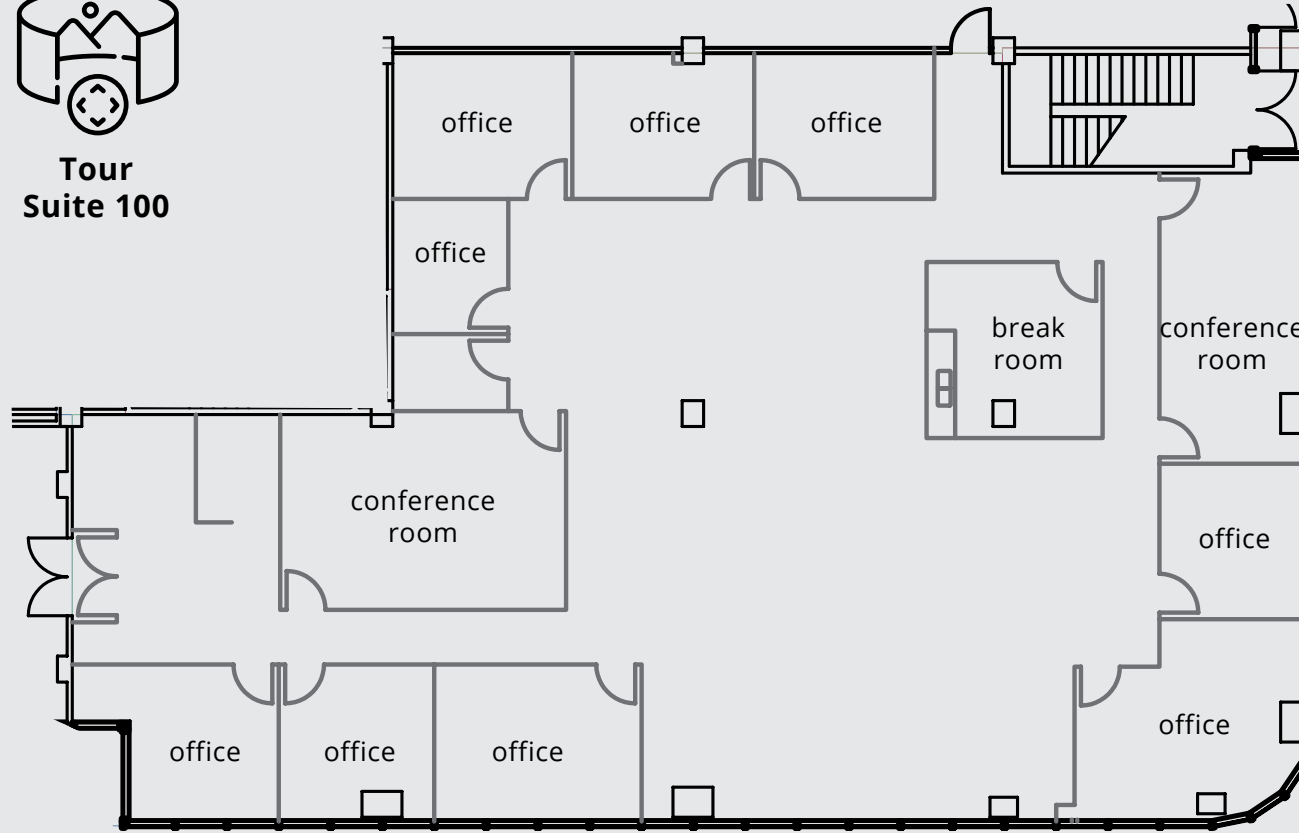
Please note that the project is managed by Cushman & Wakefield, a globally recognized property management firm, and that the team is officed on-site.



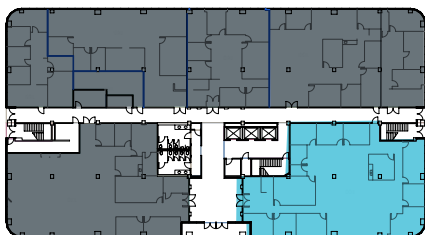
**Suite 100 - 5,508 SF**



**Tour  
Suite 100**

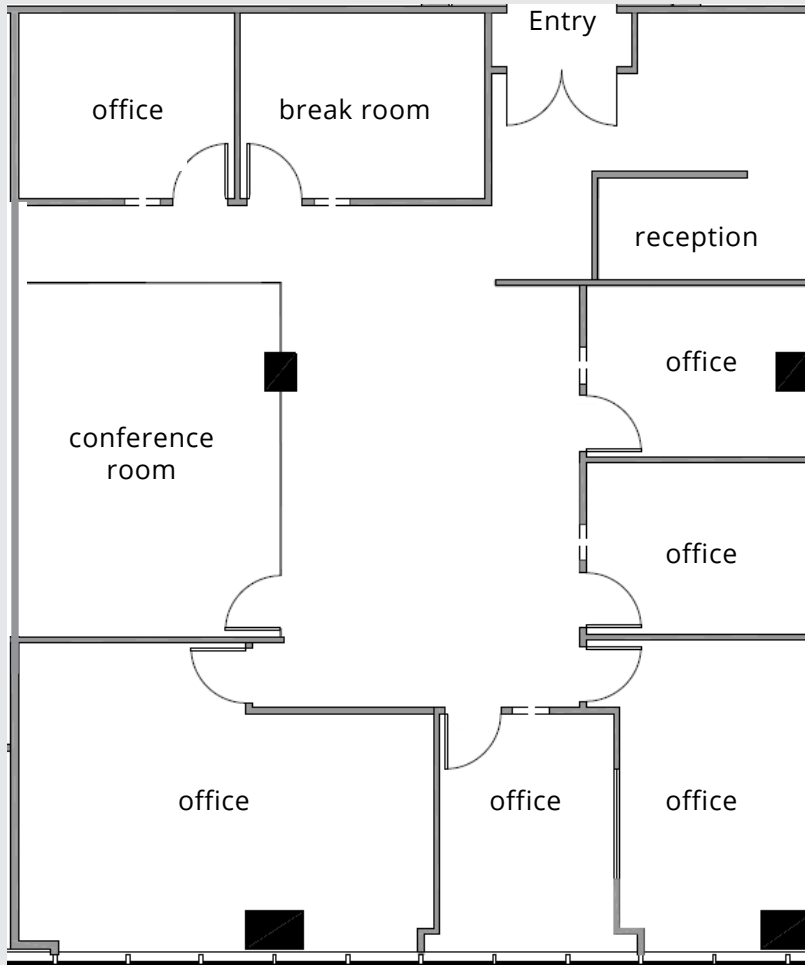


**FLOOR PLAN**



**10680 TREENA STREET | FIRST FLOOR**

Suite 160 - 2,531 SF | Available September 2022

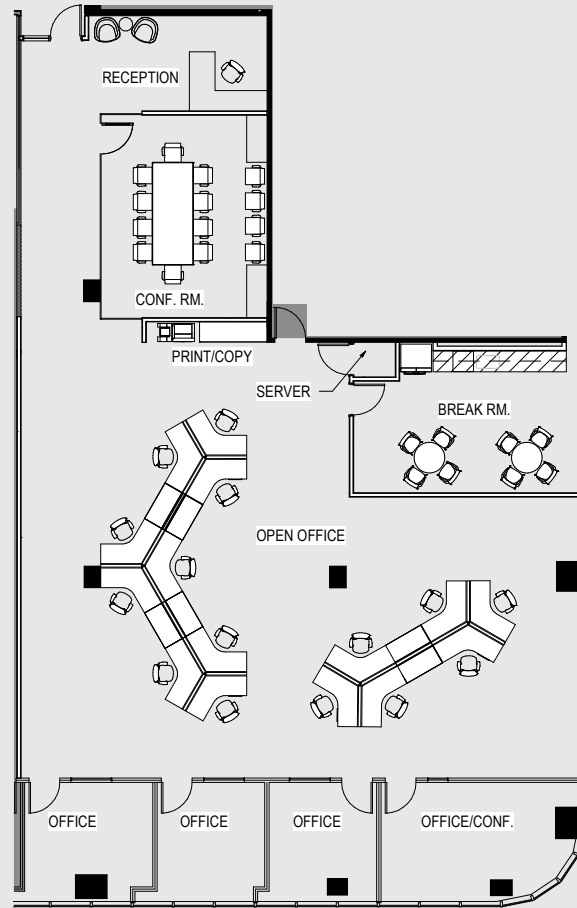


# FLOOR PLAN



10680 TREENA STREET | FIRST FLOOR

Suite 201 - 4,366 SF



potential to come with FF&E



# FLOOR PLAN



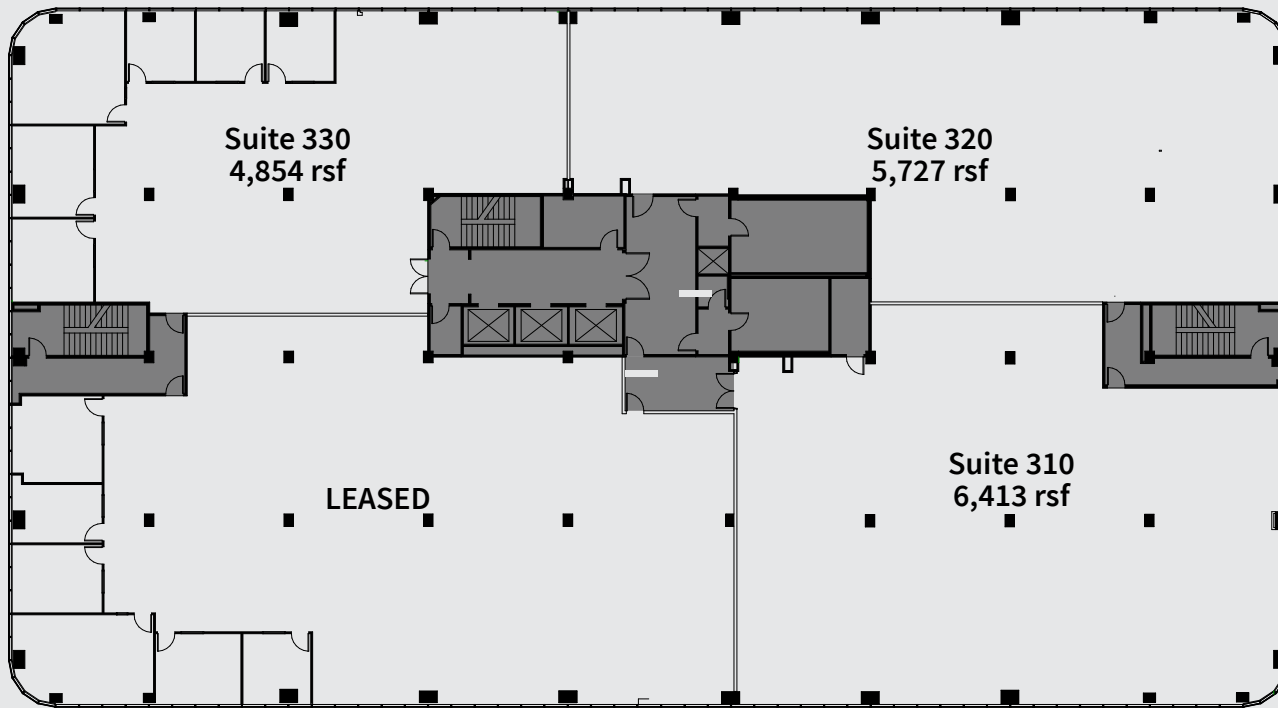
10680 TREENA STREET | SECOND FLOOR

**Suite 310\* - 6,413 SF**

**Suite 320\* - 5,727 SF**

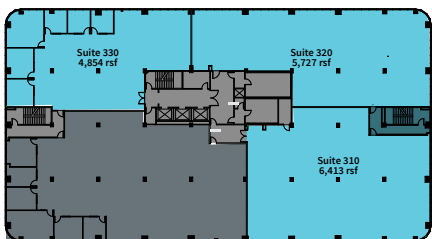
**Suite 330\* - 4,854 SF**

\* Suites are contiguous to  $\pm$  17k SF



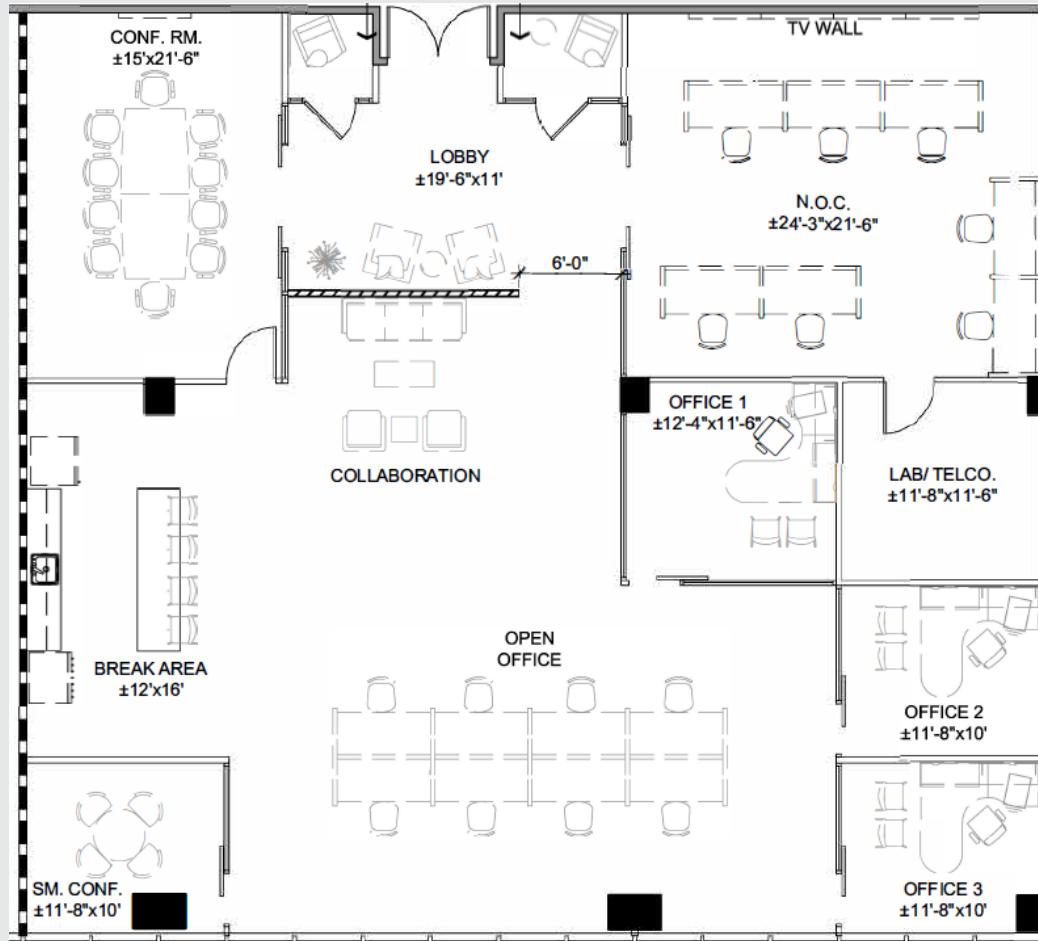
# FLOOR PLAN

10680 TREENA STREET | **THIRD FLOOR**





Suite 530\* - 3,717 SF | available August 2022



FLOOR PLAN

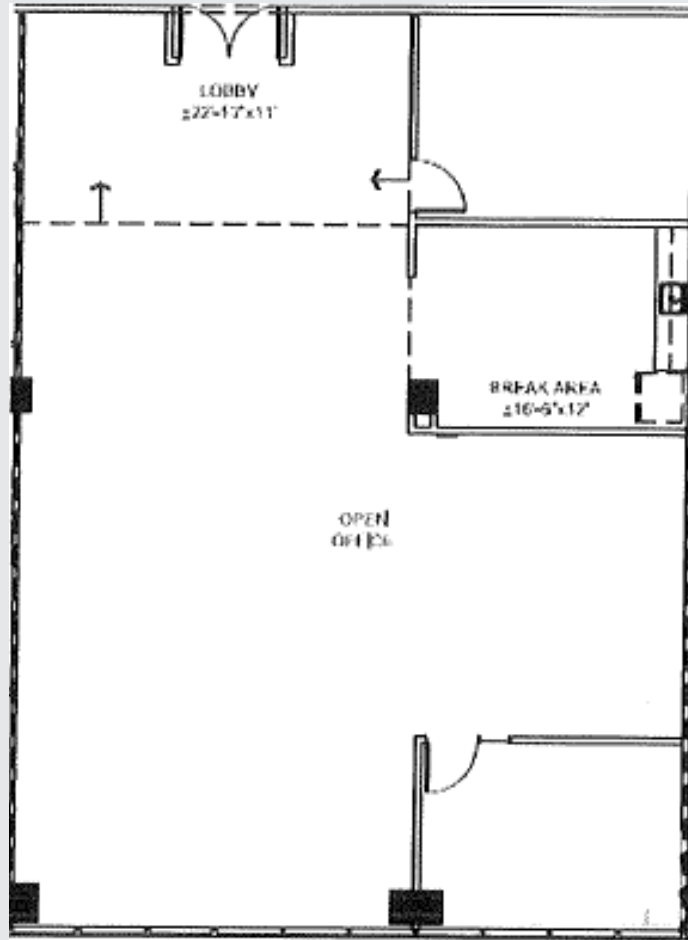


\*Suites 530 & 540 are contiguous to 6,233 sf



10680 TREENA STREET | FIFTH FLOOR

Suite 540\* - 2,516 SF | available January 2023



# FLOOR PLAN

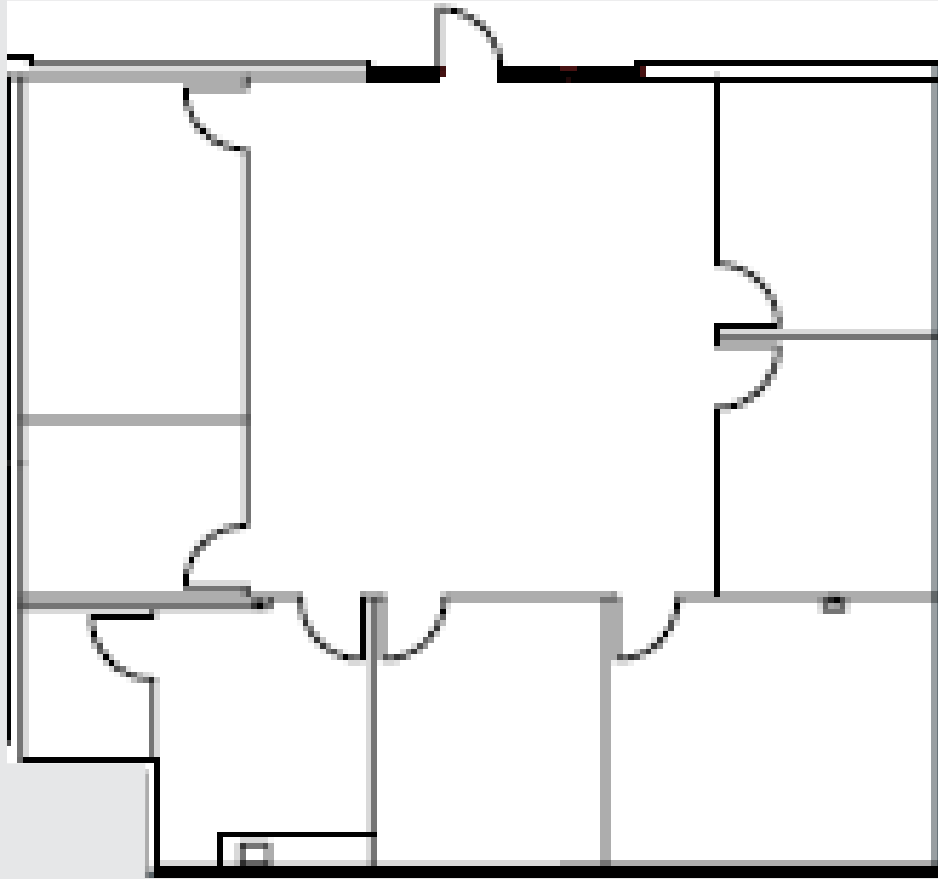


\*Suites 530 & 540 are contiguous to 6,233 sf

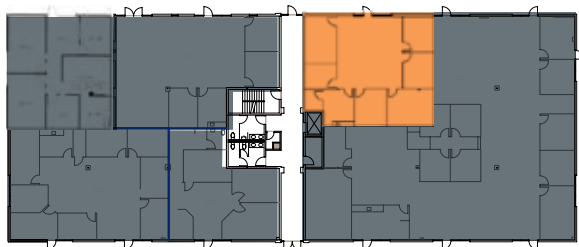


10680 TREENA STREET | FIFTH FLOOR

Suite 109 - 2,032 SF | available November 2022



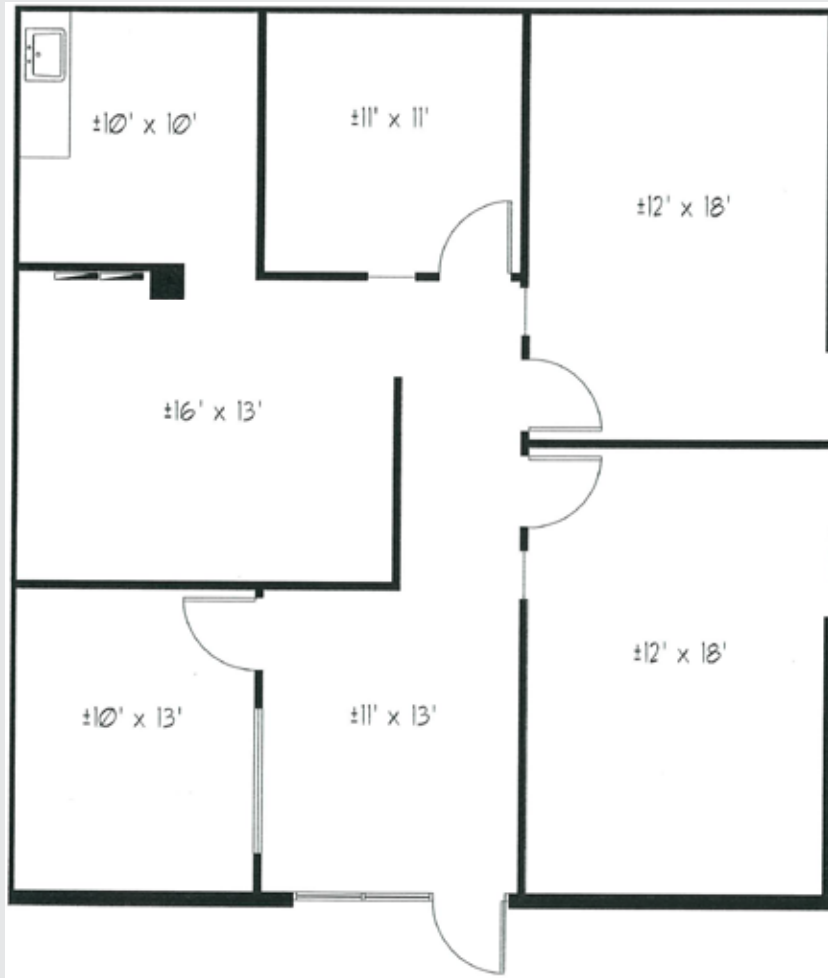
# FLOOR PLAN



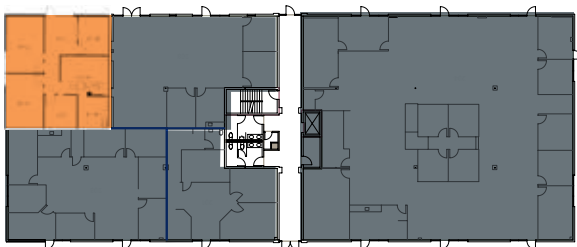
10650 TREENA STREET | FIRST FLOOR



**Suite 111 - 1,474 SF**

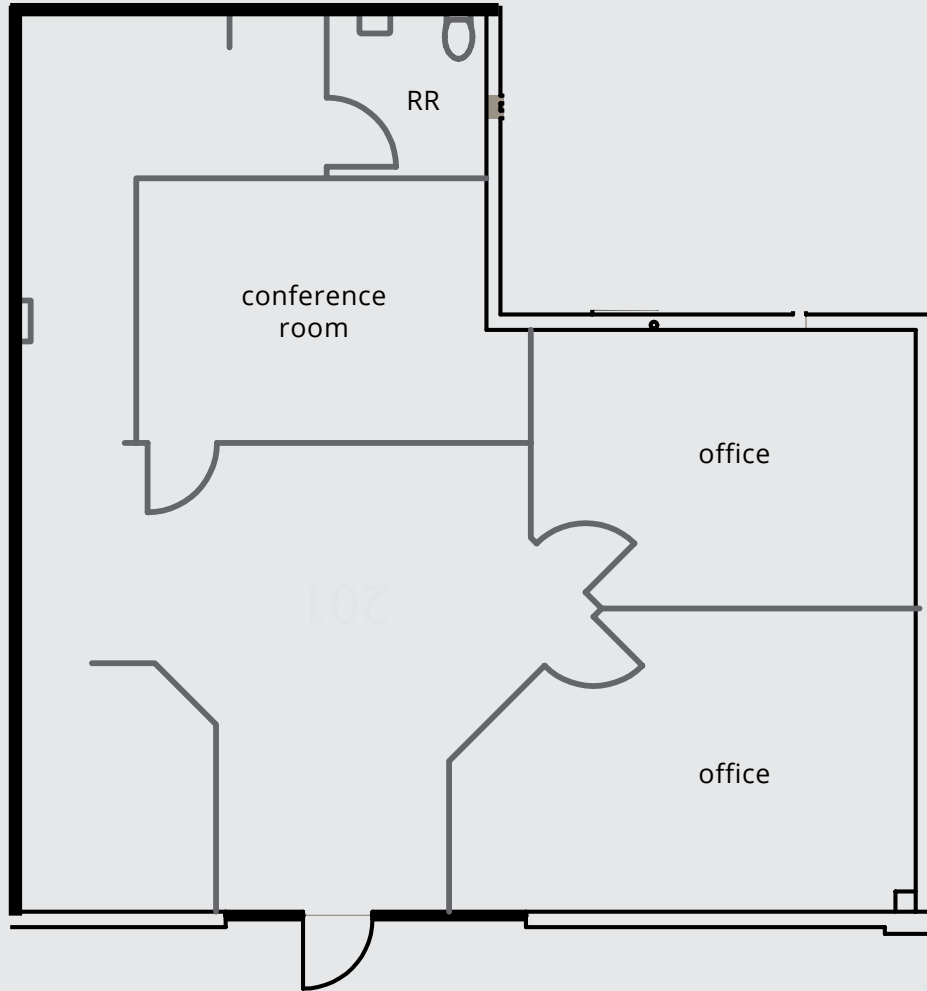


**FLOOR PLAN**



10650 TREENA STREET | **FIRST FLOOR**

**Suite 201 - 1,500 SF**

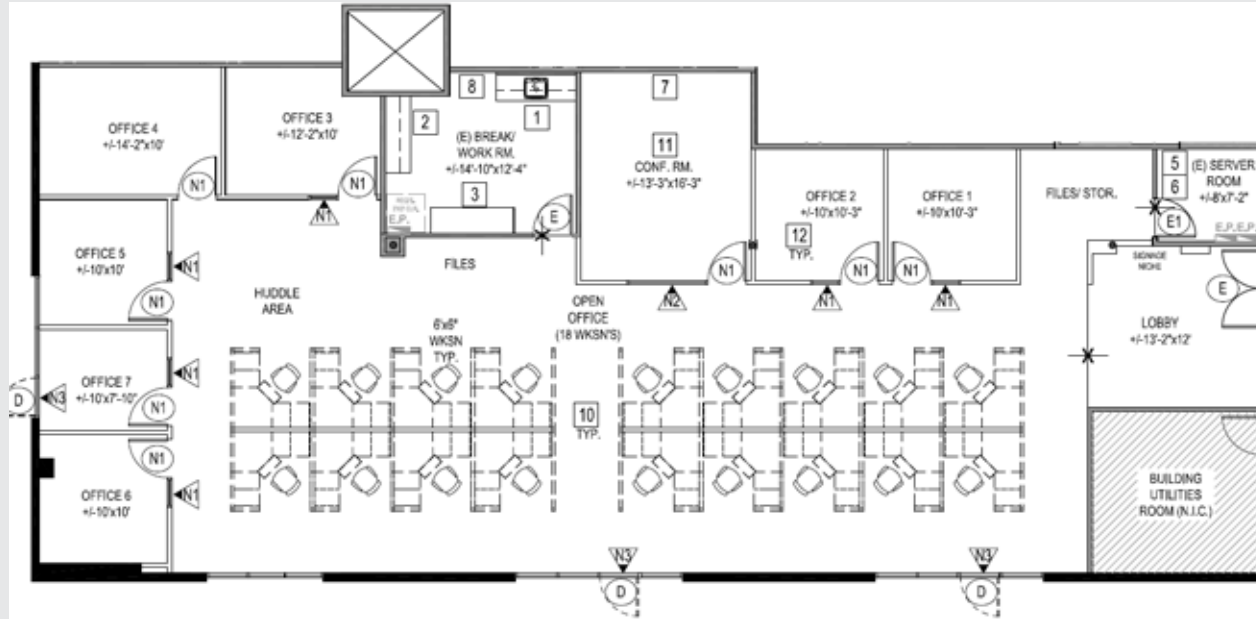


**FLOOR PLAN**



10650 TREENA STREET | **SECOND FLOOR**

Suite 308 - 3,912 SF | available November 2022



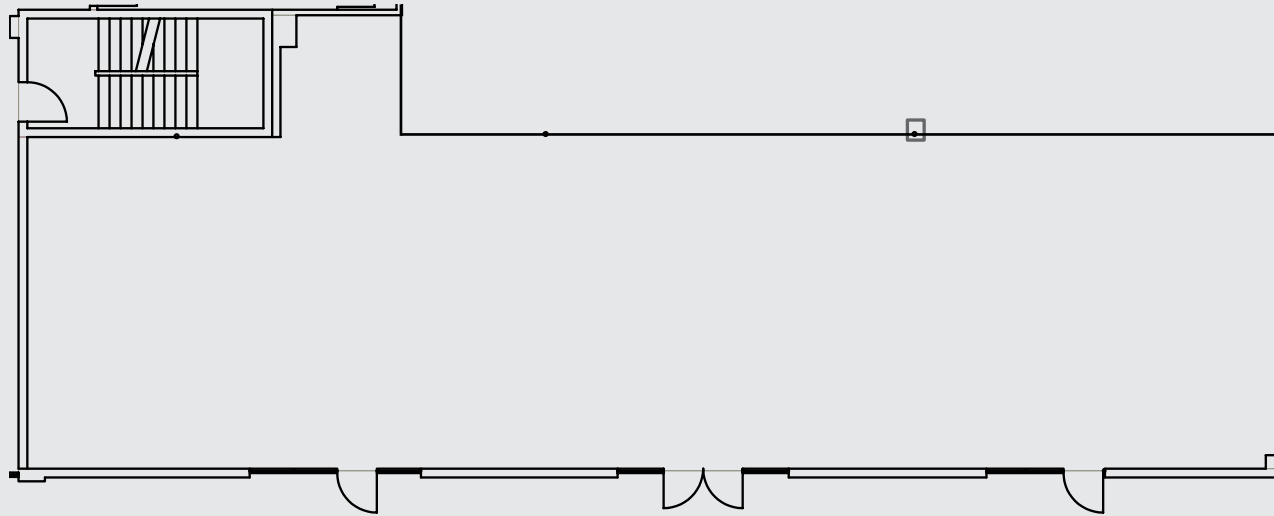
# FLOOR PLAN



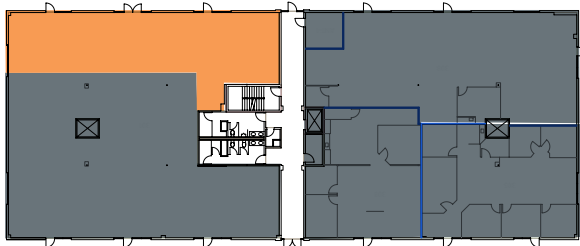
10650 TREENA STREET | THIRD FLOOR



**Suite 310 - 2,950 SF**



**FLOOR PLAN**



10650 TREENA STREET | **THIRD FLOOR**

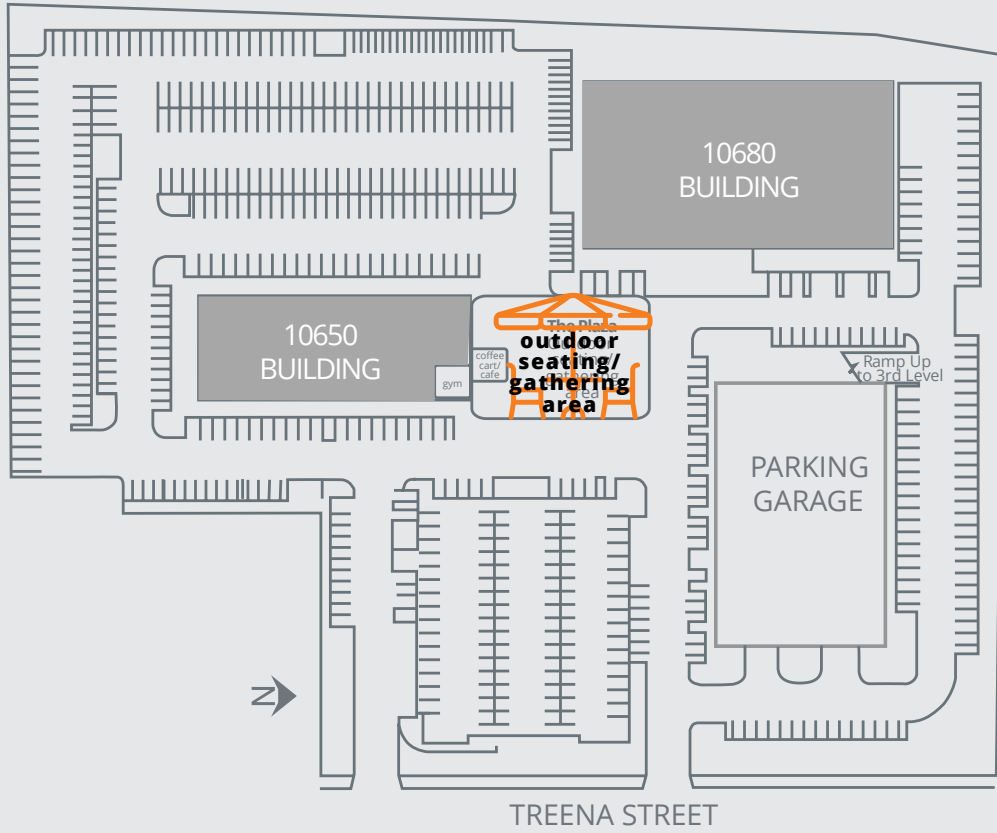
# PROJECT SPECIFICATIONS

## 10650 & 10680 TREENA STREET

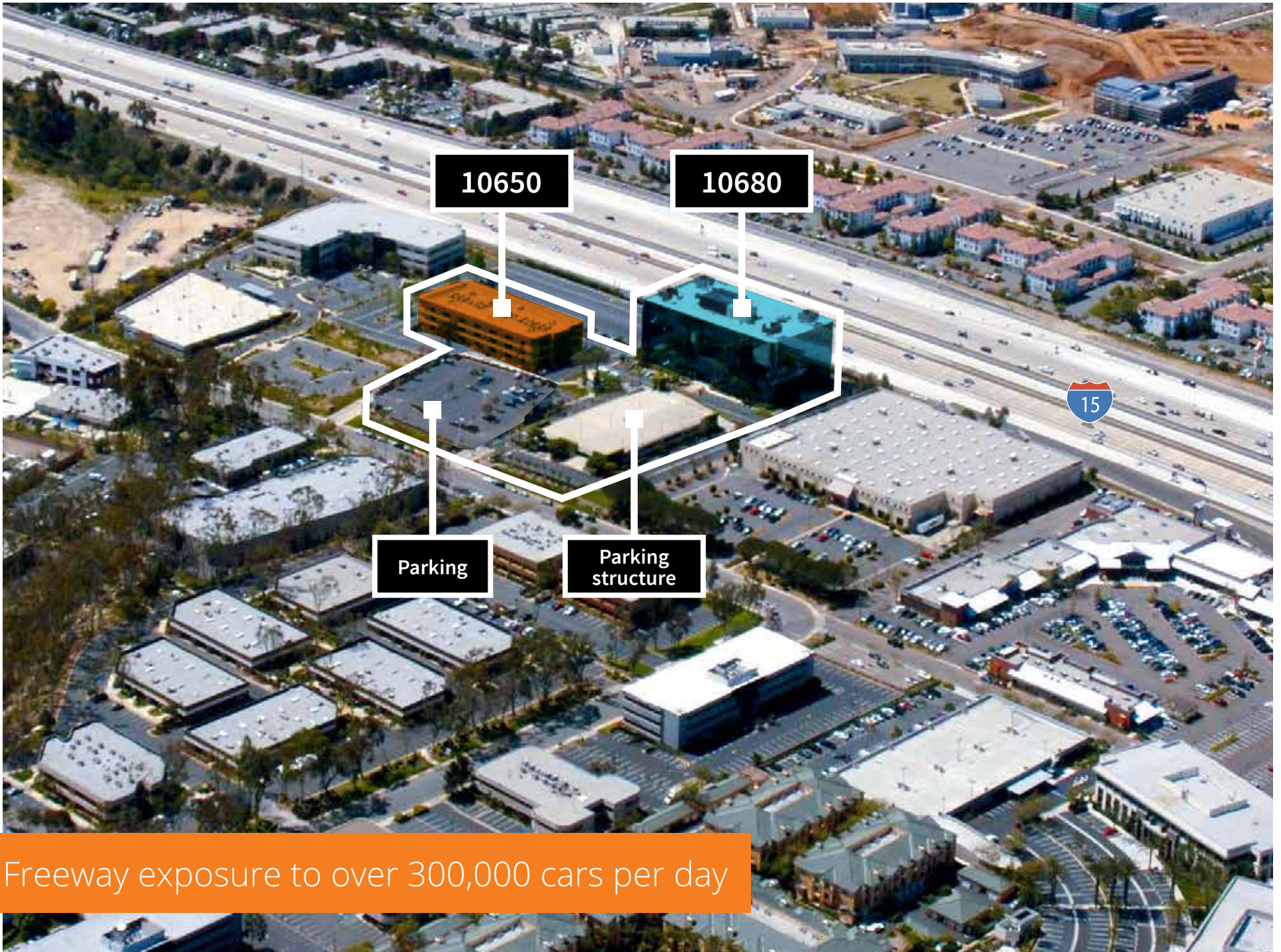
<b>Size</b>	10650   49,679 SF 10680   153,550 SF
<b>Year Built</b>	1985
<b>Zoning</b>	IP-2-1
<b>Average Floorplate</b>	10650   15,700 SF 10680   26,100 SF
<b>Number of Stories</b>	10650   3 10680   6
<b>Ceiling Heights</b>	9' to 10'
<b>Parking</b>	4.0/1,000
<b>Elevators</b>	10650   1 elevator 10680   3 elevators
<b>HVAC</b>	10650   Package units 10680   Cooling tower; water source heat pumps
<b>Internet</b>	Fiber optic service from Cox, AT&T and Time Warner Cable



# SITE PLAN

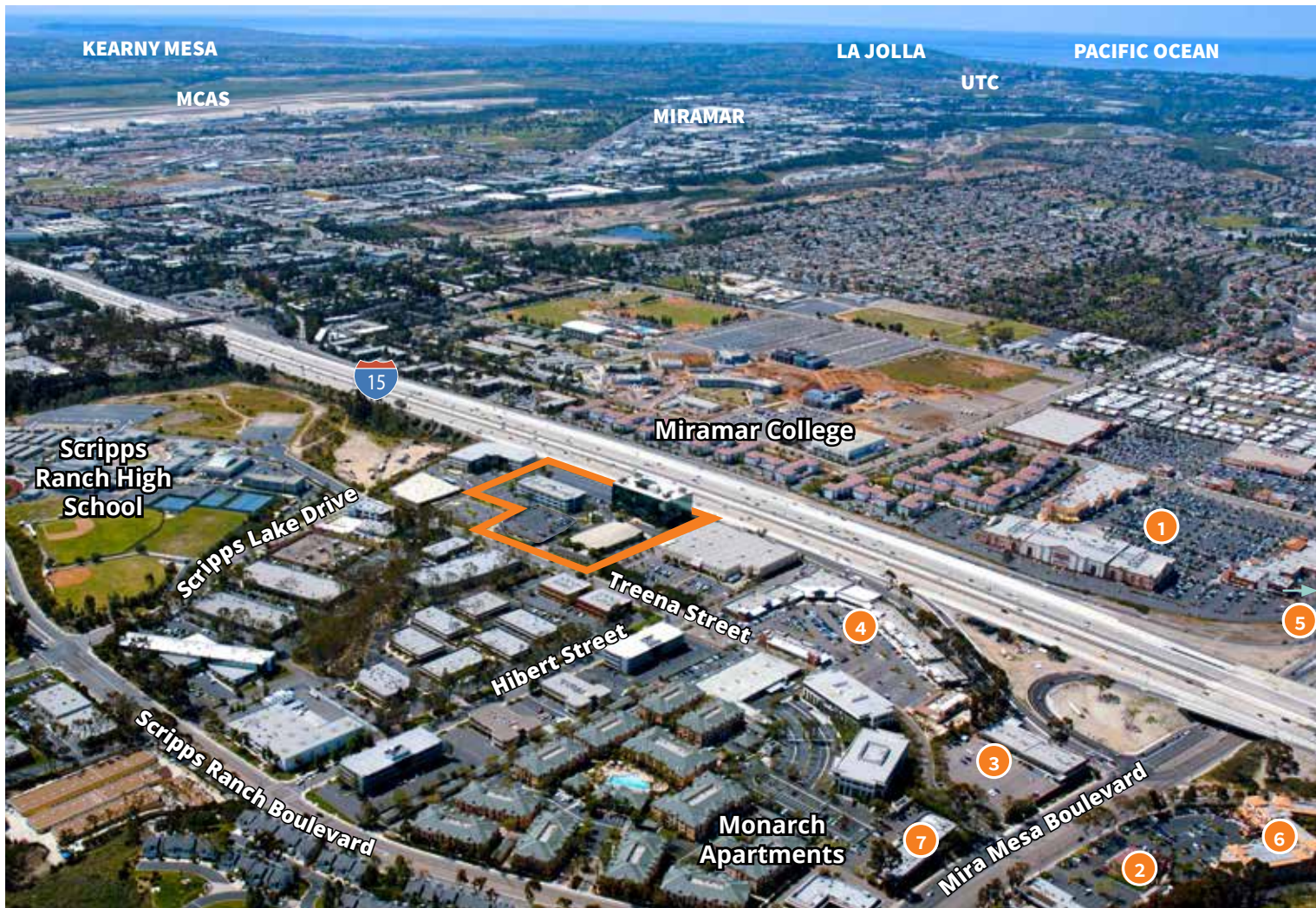






Freeway exposure to over 300,000 cars per day





# NEARBY AMENITIES

- 1 Mira Mesa Marketcenter**
  - Aaron Brothers
  - Albertson's
  - Bank of America ATM
  - Barnes & Noble
  - Bath & Body Works
  - Buca di Beppo
  - AT&T
  - Cold Stone Creamery
  - Daphne's Greek Cuisine
  - Edwards Cinema
  - Home Depot
  - Islands
  - Jamba Juice
  - FedEx/Kinko's
  - CVS
  - Mimi's Café
  - Old Navy
  - On the Border
  - Pat & Oscars
  - Pick Up Stix
  - Rubios
  - Starbucks
  - Togos
- 2 Scripps Mesa Shopping Center**
  - Denny's
  - Golden Crown Chinese
  - Pizza Hut
  - Shozen Barbecue
- 3 Scripps Mesa Retail Center**
  - Play It Again Sports
  - Wells Fargo Financial
- 4 Scripps Retail Plaza**
  - Trader Joe's
  - Board & Brew
  - Kappa Sushi
  - Everbowl
  - Himalayan Grill
  - Gyu-Kaku Japanese BBQ
  - Bruski Burgers & Beer
  - Deli Express
  - Family Dentistry
  - Ichiro Japanese
  - Moon Nails & Spa
  - Scripps Copy & Mail
  - Scripps Medical
  - SR Preschool
  - Super Cuts
  - Value Cleaners
  - Yummy Yogurt
- 5 Ralph's Shopping Center**
  - Applebee's
  - Best Buy
  - Fins
  - In-N-Out
  - Ralph's
  - Starbucks
  - Subway
- 6 Quality Suites Hotel**
- 7 Fillipi's Pizza**

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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.