



10174 Old Grove

For Lease

Scripps Ranch office space available

- High quality Office/Corporate Headquarters
- Excellent access to Interstate 15
- Upgraded lobby and restrooms
- Signage opportunity

**10174 Old Grove Rd.
San Diego, CA**

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Up to 13,319 SF Available

SUITE	SF	RATE	COMMENTS
100*	12,069	\$2.25 +E&J	Unique ground floor opportunity with attached outdoor space. Suite is equipped with a vented hood for cooking, windowlined private offices, large open area and dedicated restrooms. Divisible to ±9,000 sf.
140*	1,250	\$1.25 +E&J	Vacant. Interior office with reception, open work area, large private office and storage room.

*Suites 100 & 140 are contiguous for up to 13,319 SF

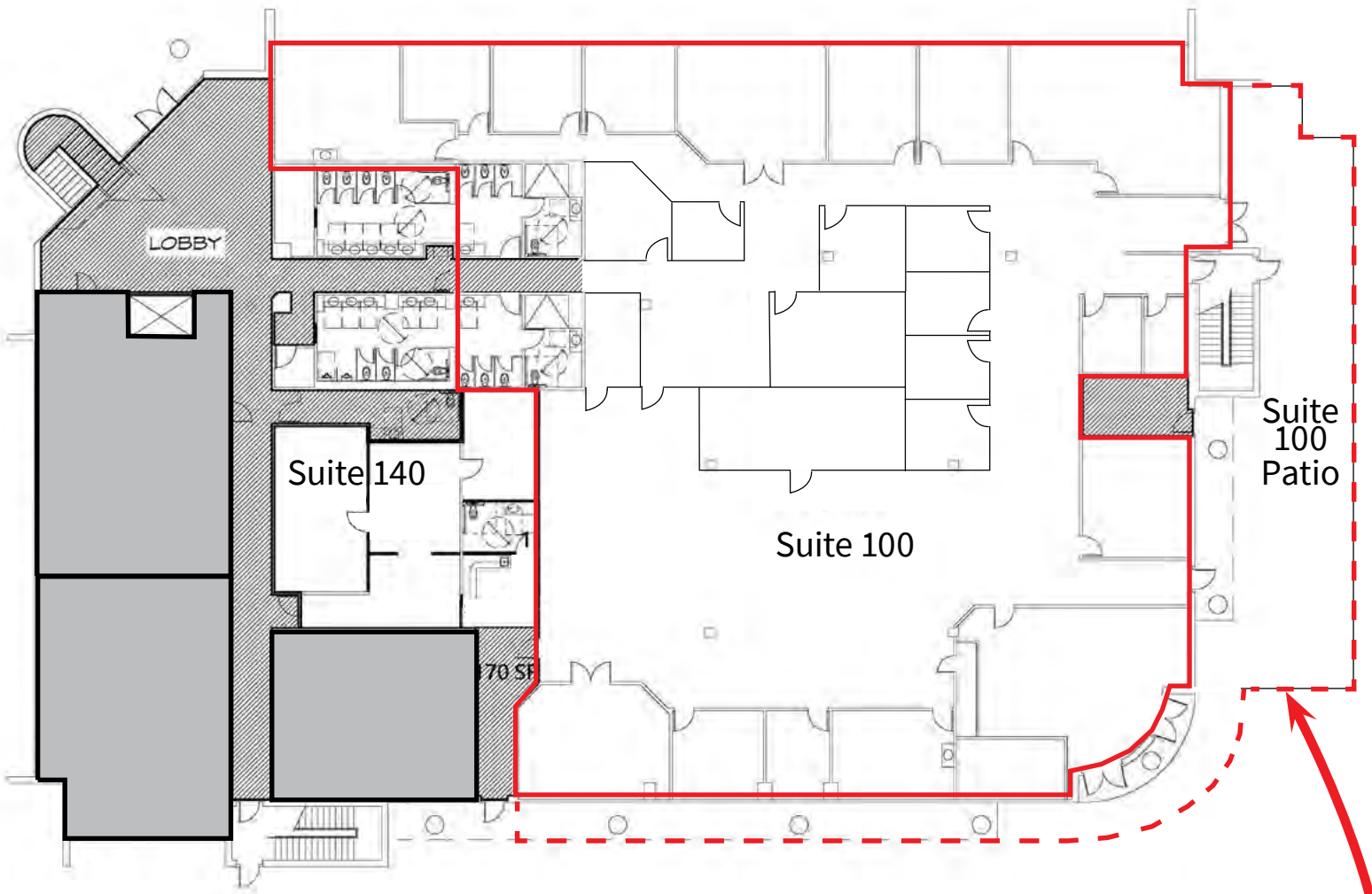


Upgraded common areas



Virtually Tour Suite 100

<https://my.matterport.com/show/?m=wFx7Q7bQGdR>



Suite 100 includes private patio



Amenities

1. JUNESHINE

2. EUCALYPTUS SQUARE

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

3. SCRIPPS RANCH VILLAGE SHOPPING CENTER

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

4. SCRIPPS RETAIL PLAZA

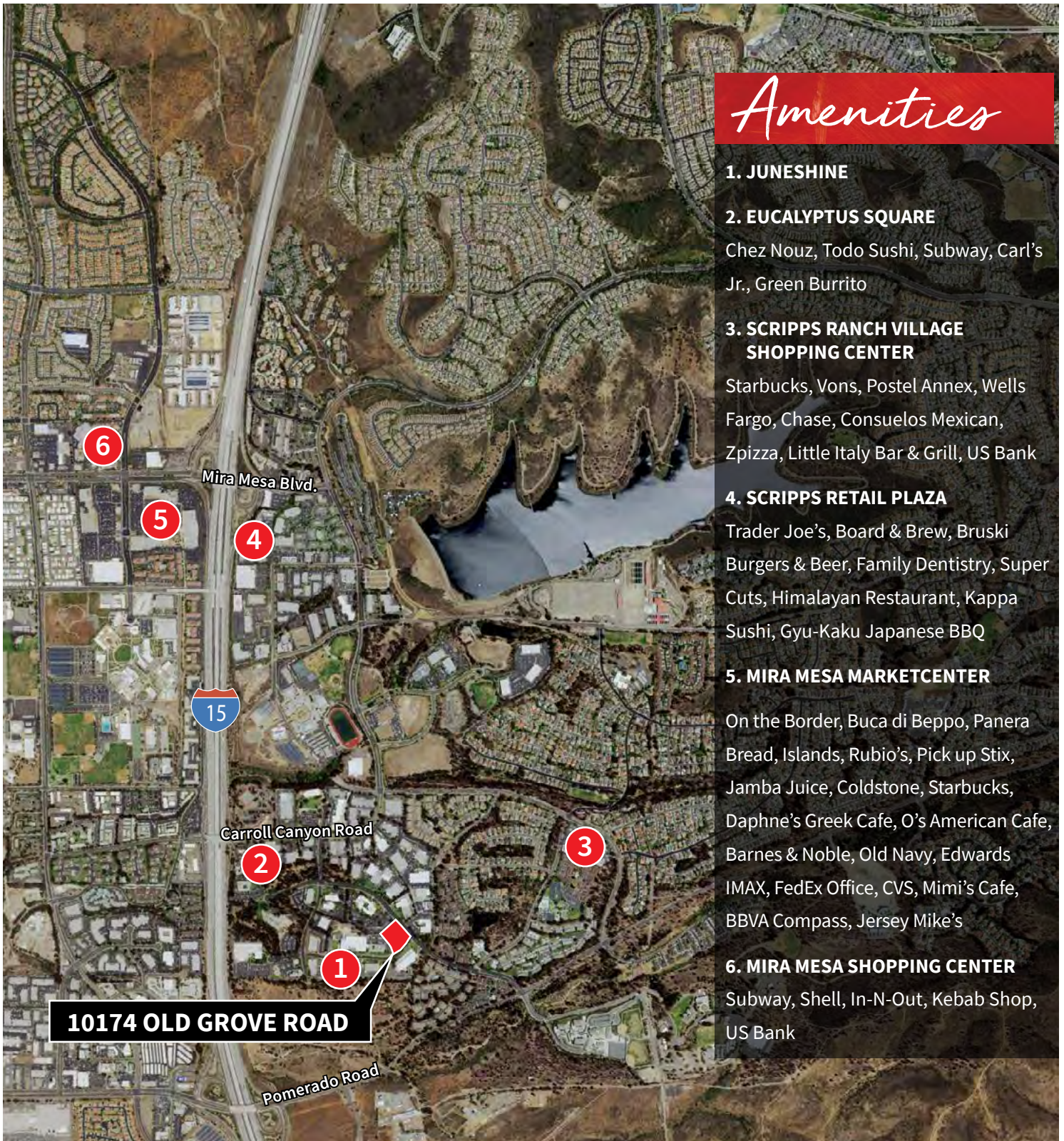
Trader Joe's, Board & Brew, Bruski Burgers & Beer, Family Dentistry, Super Cuts, Himalayan Restaurant, Kappa Sushi, Gyu-Kaku Japanese BBQ

5. 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, Edwards IMAX, FedEx Office, CVS, Mimi's Cafe, BBVA Compass, Jersey Mike's

6. MIRA MESA SHOPPING CENTER

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



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