



SCRIPPS MESA BUSINESS PARK

9939 HIBERT STREET • SAN DIEGO, CALIFORNIA 92131



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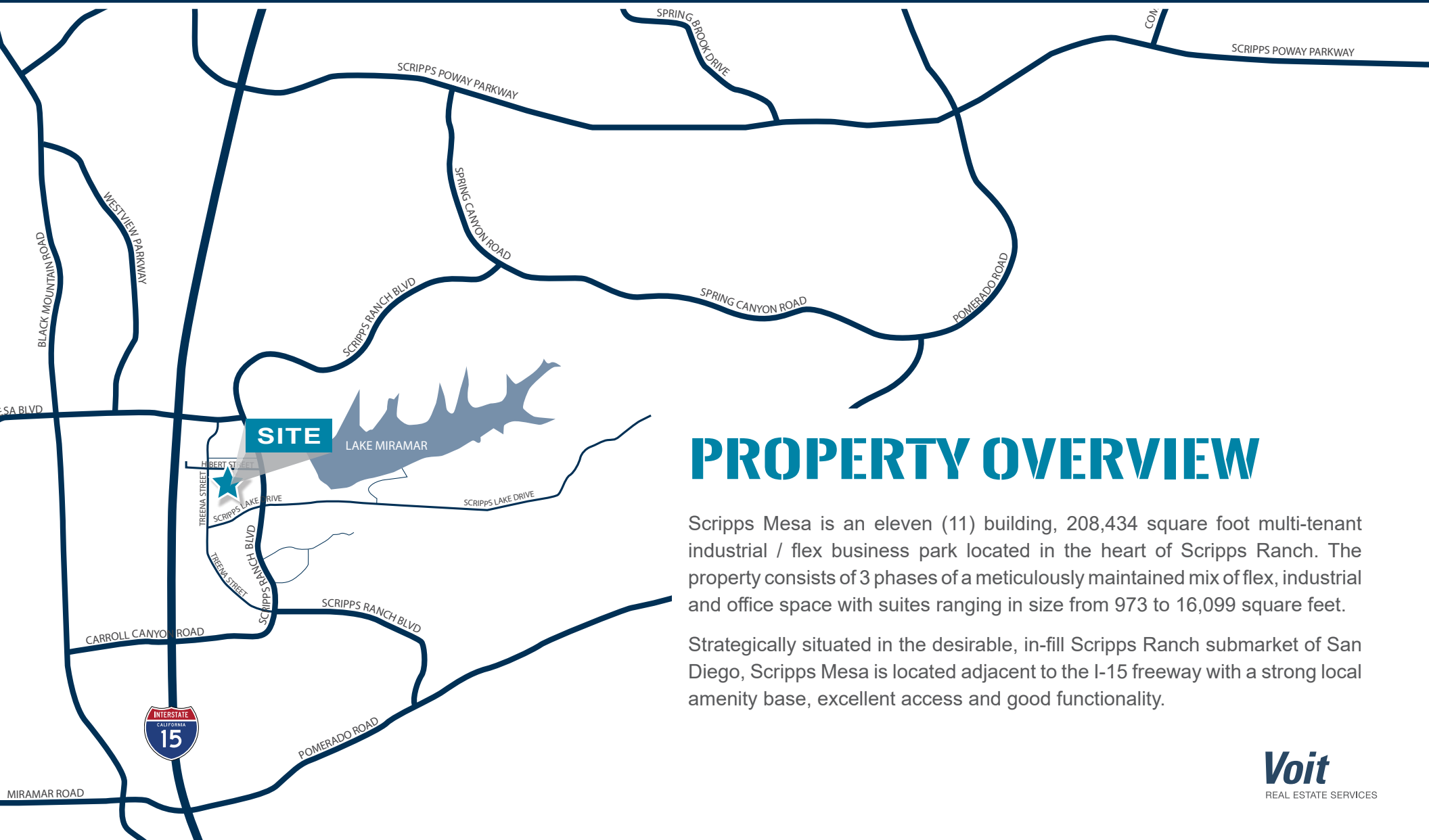
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REAL ESTATE SERVICES



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PROPERTY OVERVIEW

Scripps Mesa is an eleven (11) building, 208,434 square foot multi-tenant industrial / flex business park located in the heart of Scripps Ranch. The property consists of 3 phases of a meticulously maintained mix of flex, industrial and office space with suites ranging in size from 973 to 16,099 square feet.

Strategically situated in the desirable, in-fill Scripps Ranch submarket of San Diego, Scripps Mesa is located adjacent to the I-15 freeway with a strong local amenity base, excellent access and good functionality.



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PROJECT HIGHLIGHTS

SCRIPPS MESA BUSINESS PARK - OFFICE BUILDING

- ◆ Quiet neighborhood in Scripps Ranch
- ◆ Janitorial included
- ◆ Remodeled common area
- ◆ Ample parking (4.0/1,000 SF)
- ◆ Multiple points of ingress & egress
- ◆ IP-2-1 Zoning

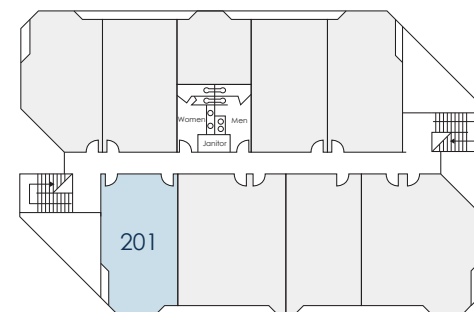
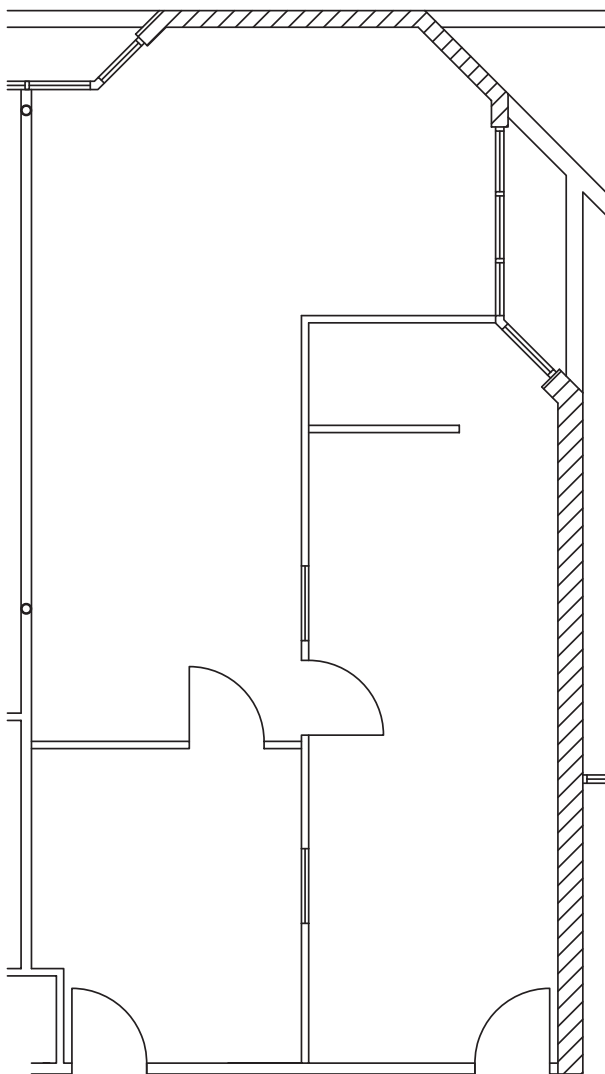
AVAILABILITIES

SUITE NO.	SIZE	LEASE RATE	AVAILABLE
Suite 201	±995	\$1.65 + E* *PROMO RATE	Now



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SUITE 201

SIZE

±995 SF

RATE

\$1.65 PSF + E / Monthly*

*PROMO RATE

DATE AVAILABLE

Now



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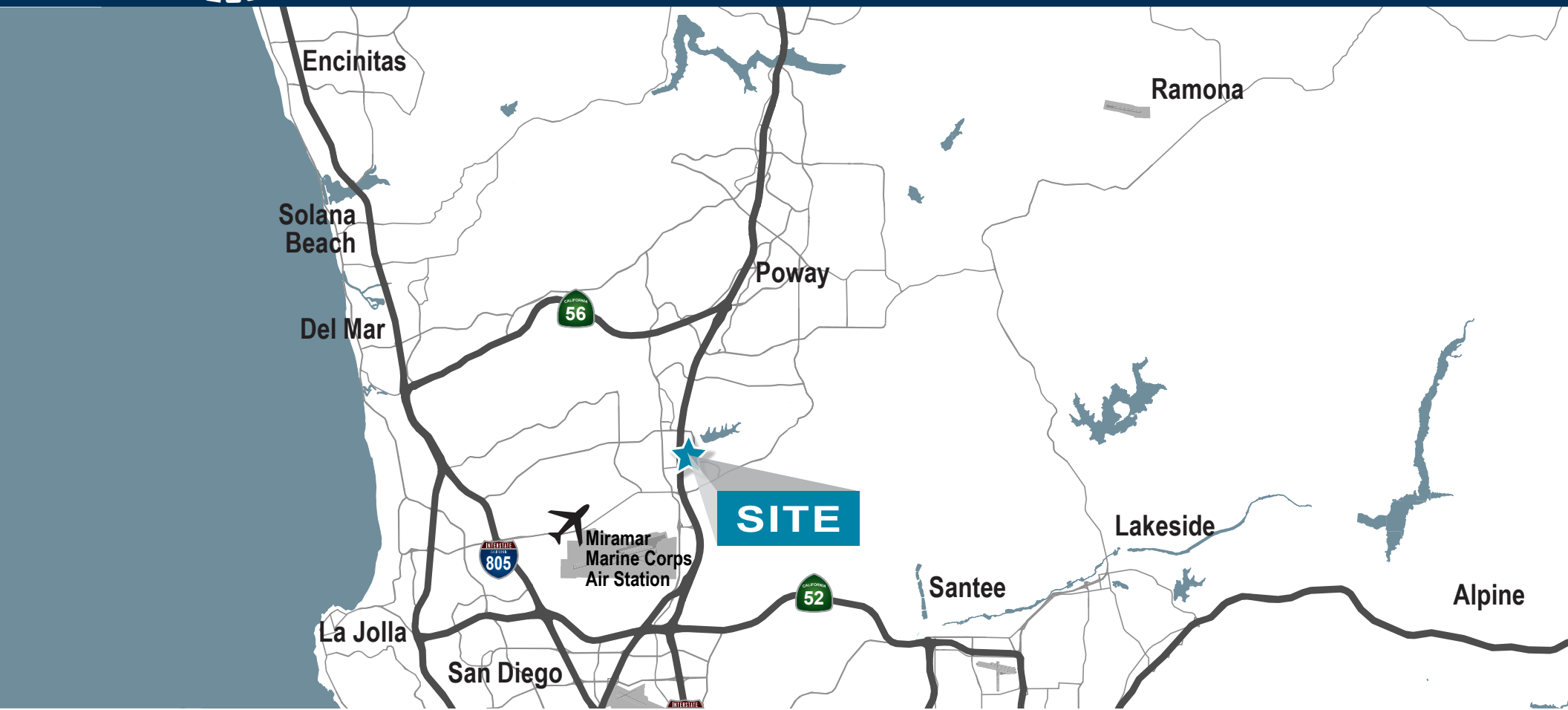
LOCATION & AREA AMENITIES

- ◆ Conveniently located off the I-15 freeway
- ◆ Provides abundant services that accommodates various banking, shopping, and personal needs.
- ◆ Easily accessible restaurants, cafes, and craft breweries
- ◆ Tranquil, low density business park in close proximity to Lake Miramar
- ◆ Mature, tree-lined neighborhood with access to parks, jogging / walking trails and open space nature settings
- ◆ Area food choices include:
 - » Trader Joe's
 - » Ballast Point Brewing Company
 - » Starbucks
 - » Rubio's Fresh Mexican Grill
 - » Jamba Juice
 - » Carl's Jr.
 - » Filippi's
 - » Todo Sushi
 - » Applebees
 - » Mimi's Cafe
 - » Chez Nous



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