

FOR LEASE

SCRIPPS CORPORATE CENTER

9845 ERMA ROAD • SAN DIEGO, CA 92131



Voit

REAL ESTATE SERVICES

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PROPERTY FEATURES:

- » Prime I-15 Freeway Visible Signage**
- » Covered Parking
- » Elevator Served
- » Easy Access to I-15 and Mira Mesa Blvd
- » Walkable Amenities Within 0.5 Miles

ASKING RATE:

- » \$1.55* to \$1.85/RSF /SF Plus Utilities & Janitorial

*As-Is Pricing

**For Larger Tenants



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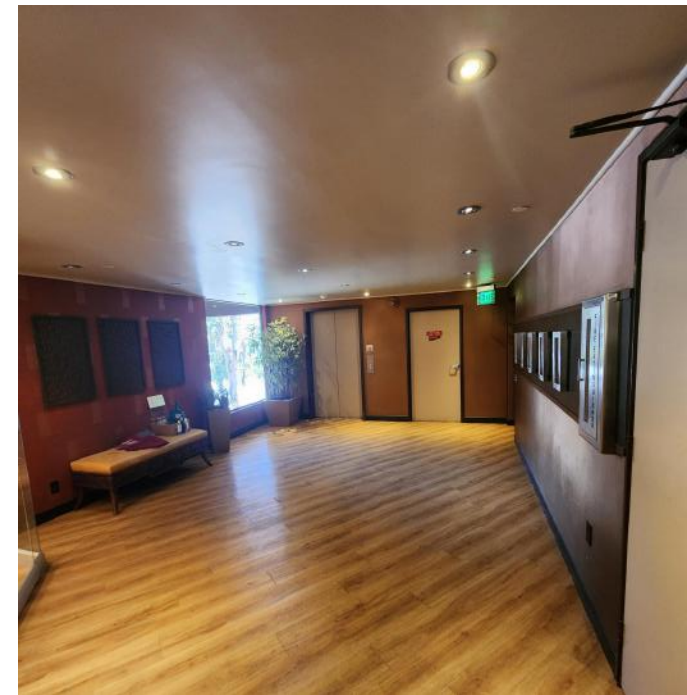
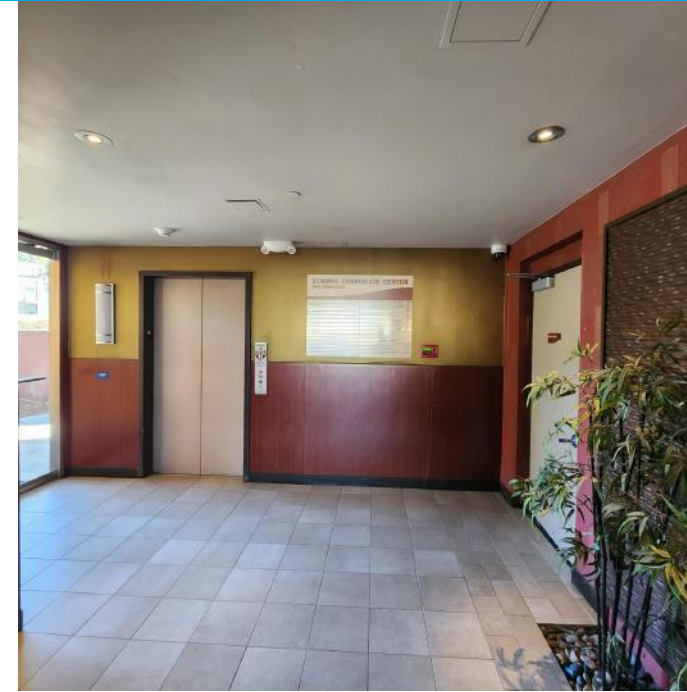
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AVAILABILITY:

SUITE	SIZE	COMMENTS	RATE
203	±767 RSF	Reception and 3 private offices.	\$1.85 /RSF + Utilities & Janitorial
206	±823 RSF	Reception, 2 private offices and storage.	\$1.85 /RSF + Utilities & Janitorial
207	±2,893 RSF	Reception, 5 private offices, conference room, storage and open area.	\$1.55* to \$1.85 /RSF + Utilities & Janitorial
312	±4,106 RSF	Reception, 4 private offices, 2 conference rooms, kitchen, storage, open office and IT room. Divisible to ±1,524 RSF.	\$1.55* to \$1.85 /RSF + Utilities & Janitorial

**1.55/RSF Rate is As-Is Pricing*

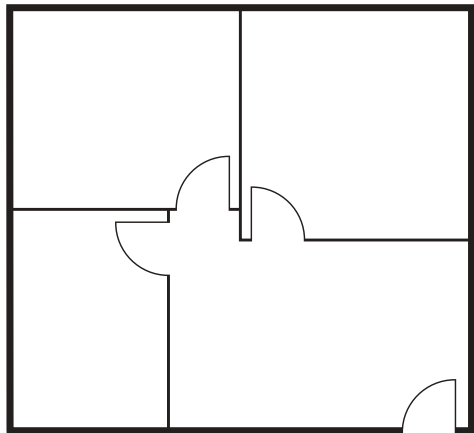


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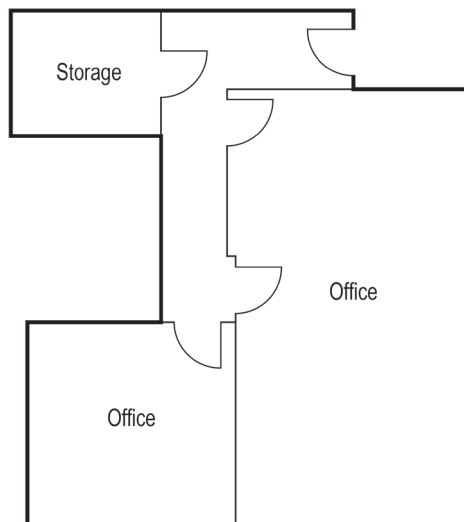
FLOOR PLANS



SUITE 203: ±767 RSF

\$1.85/RSF + Utilities & Janitorial

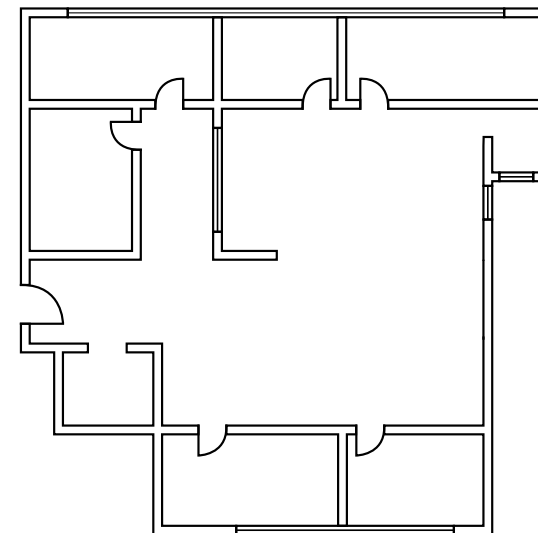
Reception and 3 private offices.



SUITE 206: ±823 RSF

\$1.85/RSF + Utilities & Janitorial

Reception, 2 private offices and storage.



SUITE 207: ±2,893 RSF

\$1.55* to \$1.85/RSF + Utilities & Janitorial

(\$1.55/RSF Rate is As-Is Pricing)

Reception, 5 private offices, conference room, storage and open area.

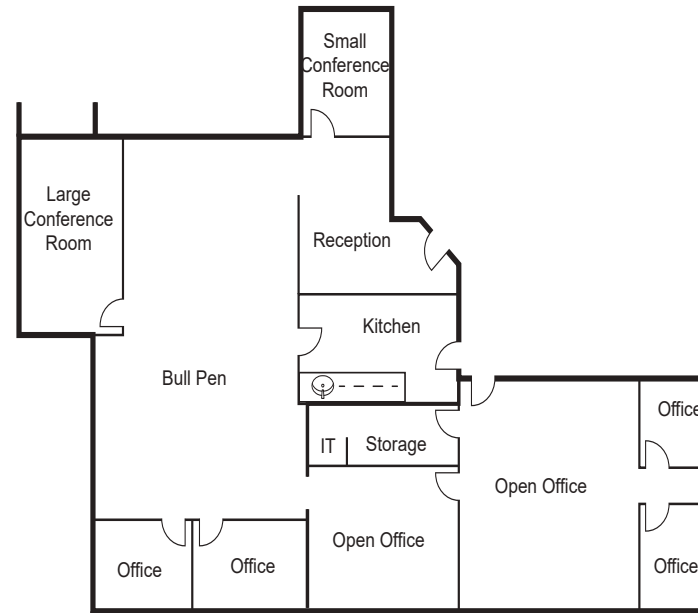
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.....SUITE 312: ±4,061 RSF

\$1.55* to \$1.85/RSF + Utilities & Janitorial

(\$1.55/RSF Rate is As-Is Pricing)

Reception, 4 Private Offices, 2 Conference Rooms, Kitchen, Storage, Open Office, and IT Room.

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** Signage rights available, subject to negotiations and terms of the deal.*



TRAFFIC COUNTS

4,750 ADT

Erma Street @ Project

79,768 ADT

Mira Mesa Blvd @ I-15

270,000 ADT

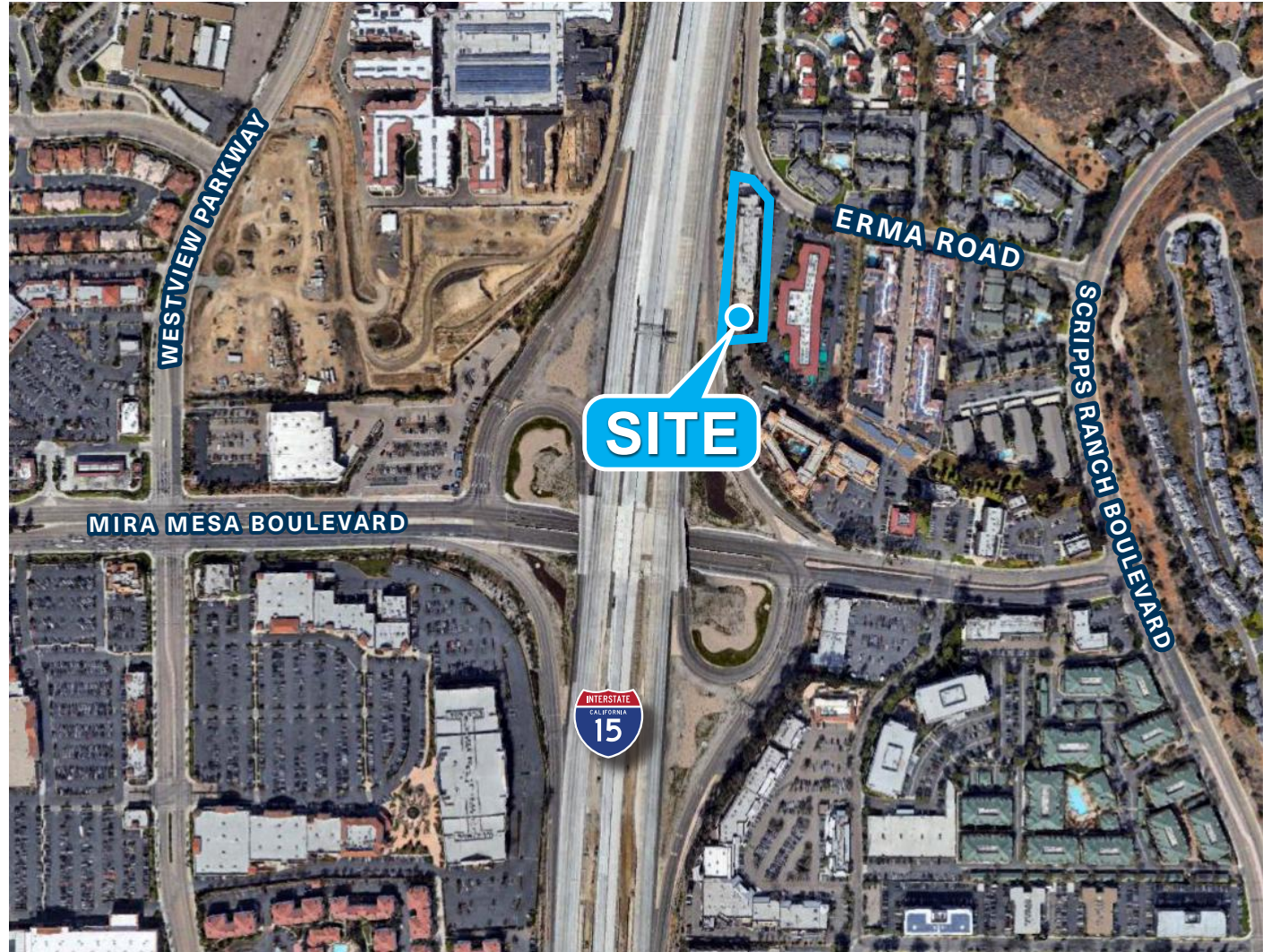
I-15 (project visibility)



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