

FOR LEASE

SCRIPPS CORPORATE CENTER

9845 ERMA ROAD • SAN DIEGO, CA 92131



Voit

REAL ESTATE SERVICES

BRANDON KEITH | Partner/Managing Director | 858.458.3326 | bkeith@voitco.com | Lic. #01177792

CHRIS DURBIN | Associate | 858.458.3339 | cdurbin@voitco.com | Lic. #02227661

FOR LEASE

SCRIPPS CORPORATE CENTER

9845 ERMA ROAD • SAN DIEGO, CA 92131



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



Voit

REAL ESTATE SERVICES

FOR LEASE

SCRIPPS CORPORATE CENTER

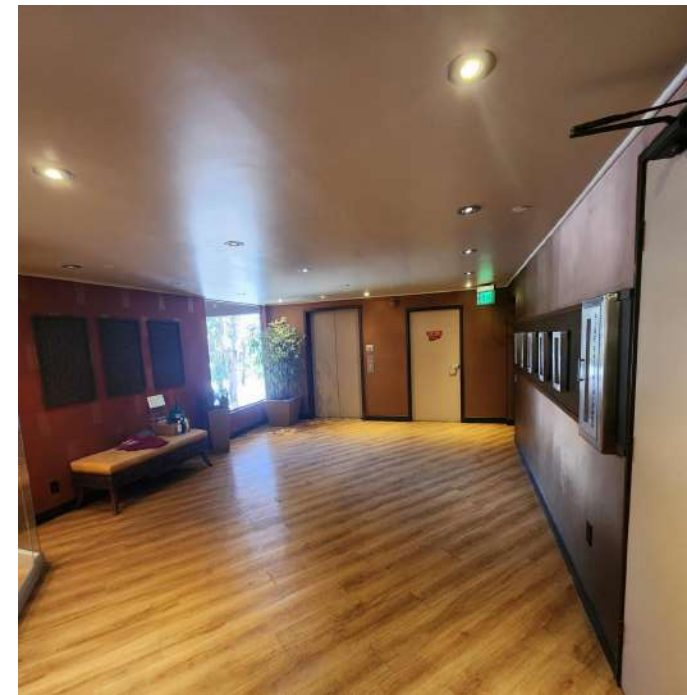
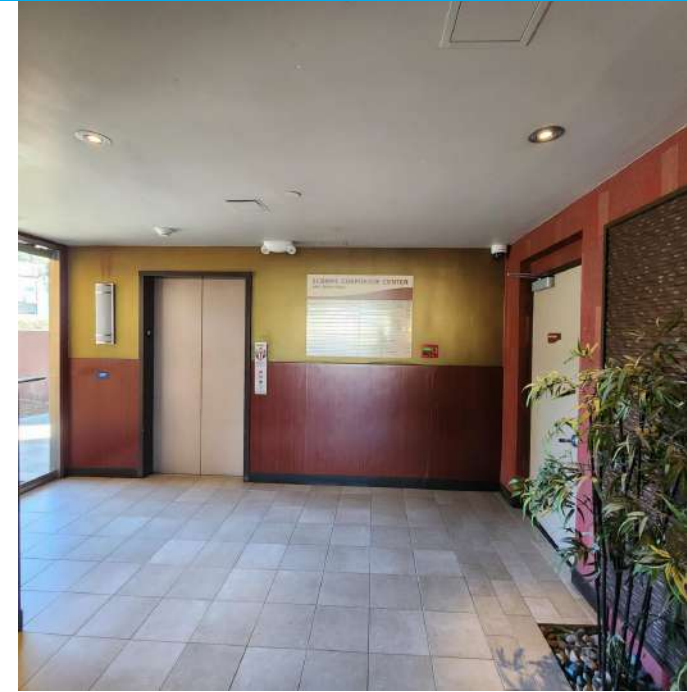
9845 ERMA ROAD • SAN DIEGO, CA 92131

AVAILABILITY:

SUITE	SIZE	COMMENTS	RATE
207	±2,893 RSF	Reception, 5 private offices, conference room, storage and open area.	\$1.55* to \$1.85 /RSF + Utilities & Janitorial
311 & 314**	±931 RSF ±2,047 RSF ±2,978 RSF	Reception, 8 Private Offices, Conference Room, Break Room, Open Office, and Storage.	\$1.55* to \$1.85 /RSF + Utilities & Janitorial
312**	±1,524 RSF ±2,582 RSF ±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*

*** Suites 311, 312 & 314 can be combined for a total of 7,084 RSF*

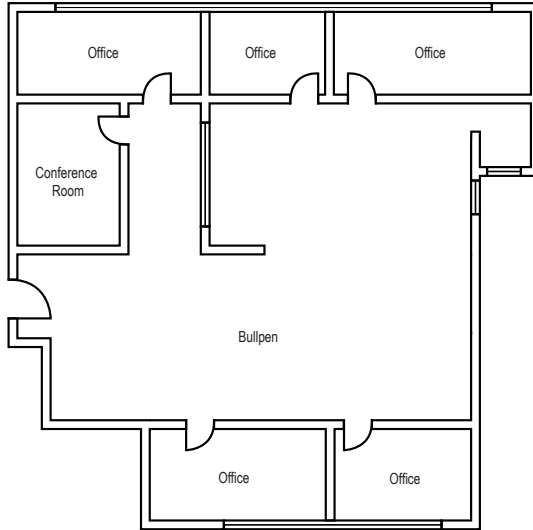


FOR LEASE

SCRIPPS CORPORATE CENTER

9845 ERMA ROAD • SAN DIEGO, CA 92131

FLOOR PLANS



.....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.

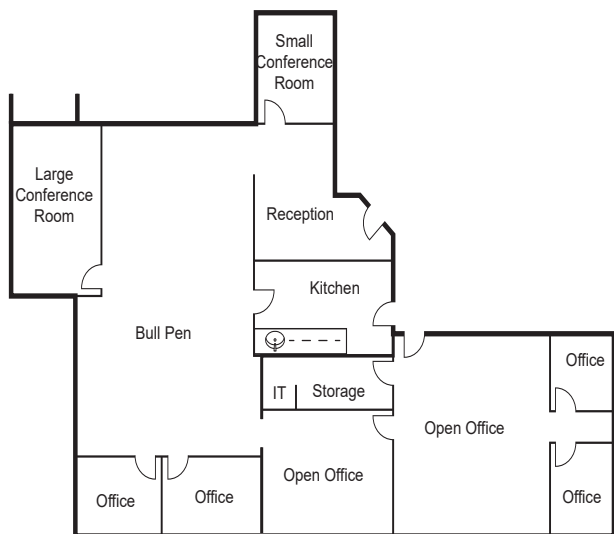
Voit

REAL ESTATE SERVICES

FOR LEASE

SCRIPPS CORPORATE CENTER

9845 ERMA ROAD • SAN DIEGO, CA 92131

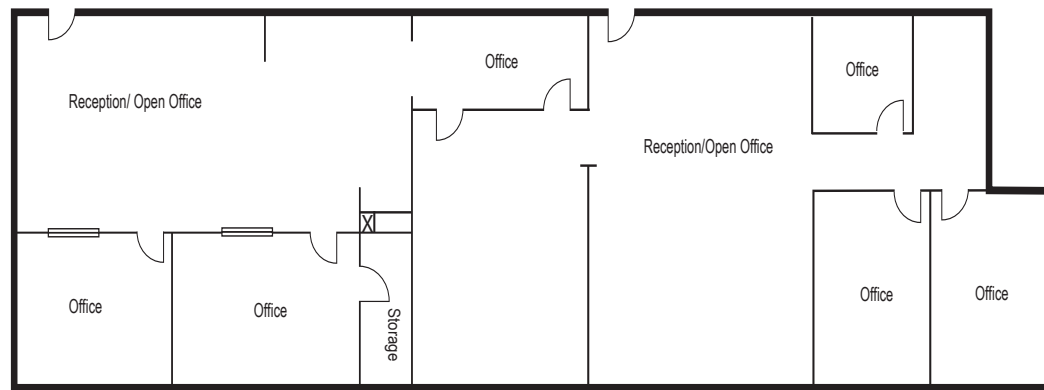


SUITE 312: ±4,106 RSF

\$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.



±931 RSF

±2,047 RSF

SUITES 311 & 314: ±2,978 RSF

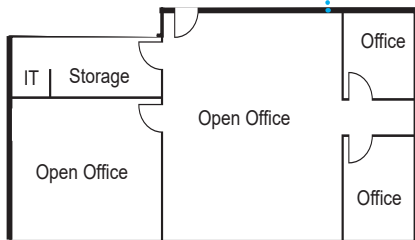
\$1.55* to \$1.85/RSF + Utilities & Janitorial

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

Reception, 8 Private Offices, Conference Room, Break Room, Open Office, and Storage.

SUITE 312 IS DIVISIBLE TO ±1,524 RSF

2 Private Offices, Open Office, Storage and IT Room.



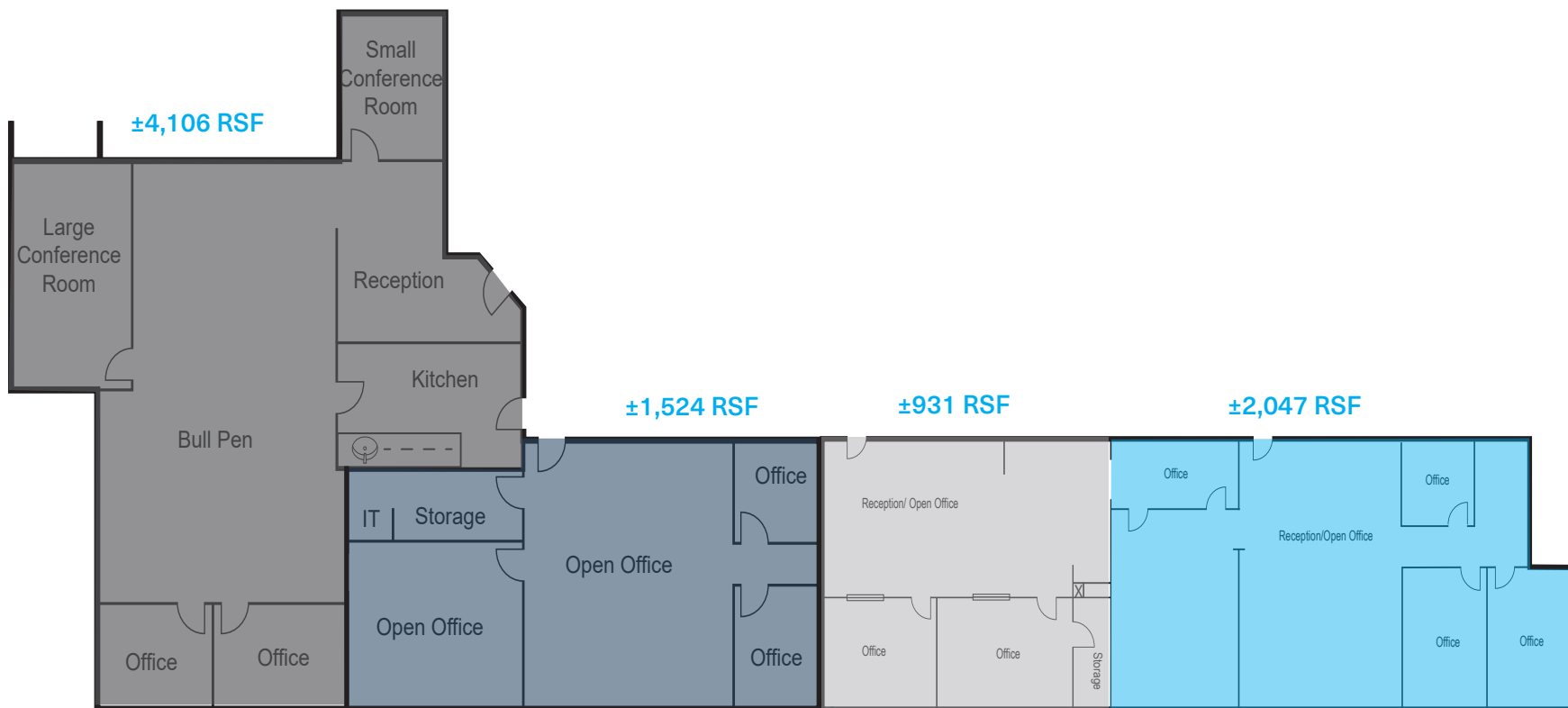
Voit

REAL ESTATE SERVICES

FOR LEASE

SCRIPPS CORPORATE CENTER

9845 ERMA ROAD • SAN DIEGO, CA 92131



SUITES 311, 312 & 314: $\pm 7,084$ RSF

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

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

Reception, 12 Private Offices, 3 Conference Rooms, Break Rooms, Storage Rooms, Open Office, and IT Room.

Voit

REAL ESTATE SERVICES

FOR LEASE

SCRIPPS CORPORATE CENTER

9845 ERMA ROAD • SAN DIEGO, CA 92131



* 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

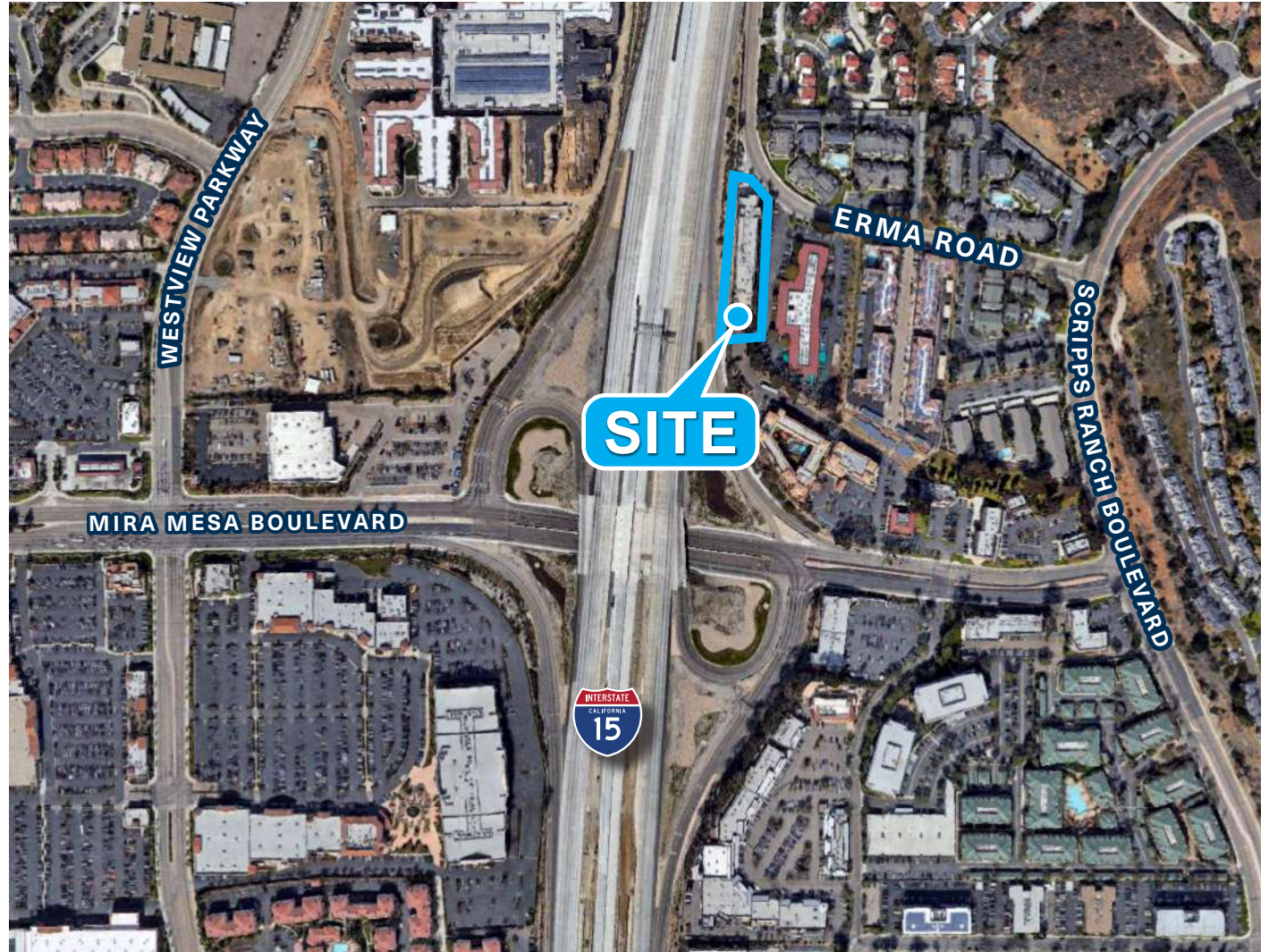
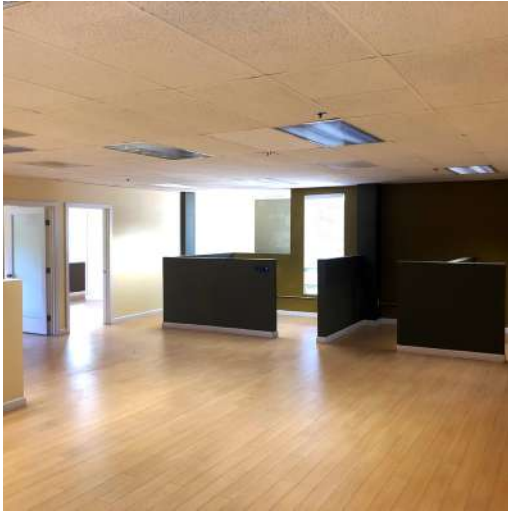
I-15 (project visibility)



FOR LEASE

SCRIPPS CORPORATE CENTER

9845 ERMA ROAD • SAN DIEGO, CA 92131



BRANDON KEITH | Partner/Managing Director | 858.458.3326 | bkeith@voitco.com | Lic. #01177792

CHRIS DURBIN | Associate | 858.458.3339 | cdurbin@voitco.com | Lic. #02227661

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 • 858.453.0505 • 858.408.3976 Fax • Lic.#01991785 • www.voitco.com

Licensed as a Real Estate Broker and Salesperson by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. The information contained

Voit

REAL ESTATE SERVICES