

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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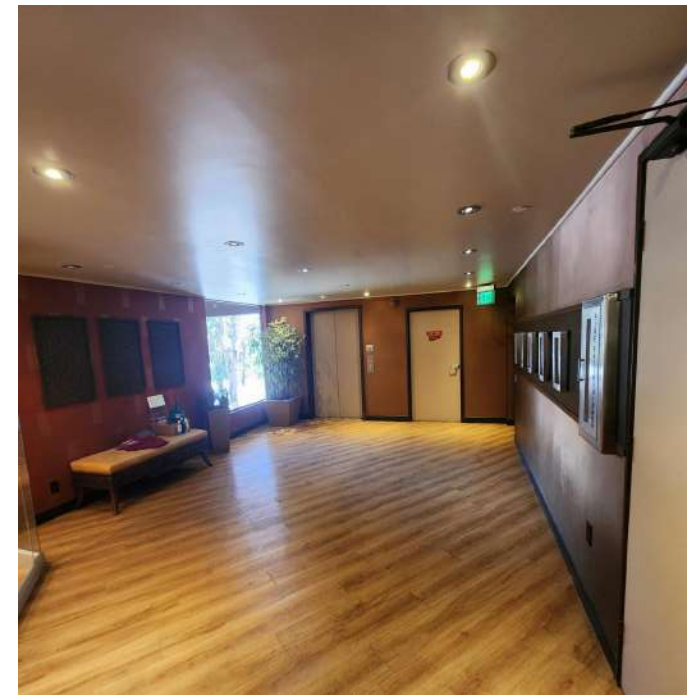
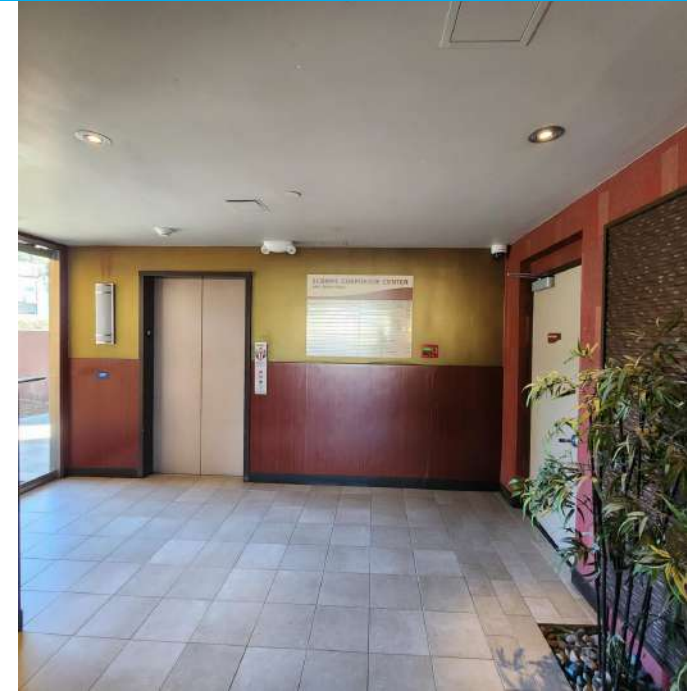
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AVAILABILITY:

SUITE	SIZE	COMMENTS	RATE
207	±2,893 RSF	Reception, 5 private offices, conference room, storage and open area.	\$1.55* to \$1.85 /RSF + Utilities & Janitorial
212	±790 RSF	Reception, 2 private offices, and open area.	\$1.55* to \$1.85 /RSF + Utilities & Janitorial
300	±2,582 RSF	Reception, 2 Private Offices, 2 Conference Rooms, Open Office & Kitchen.	\$1.55* to \$1.85 /RSF + Utilities & Janitorial
310	±1,524 RSF	2 Private Offices, Open Office, Storage and IT Room.	\$1.55* to \$1.85/RSF + Utilities & Janitorial
311	±2,047 RSF	Reception, 5 Private Offices, and Open Office.	\$1.55* to \$1.85 /RSF + Utilities & Janitorial
300 & 310	±1,524 RSF <u>±2,582 RSF</u> ±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*

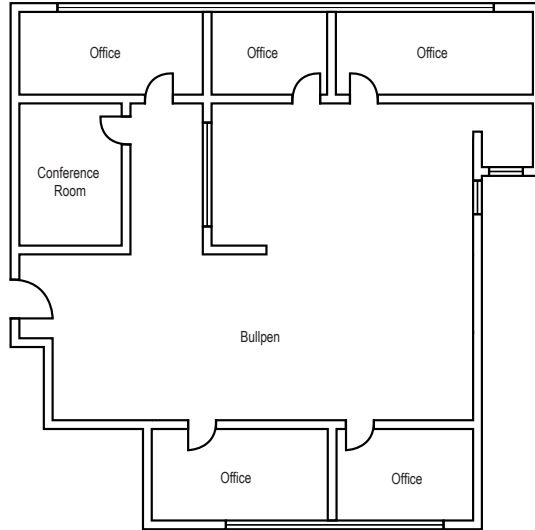


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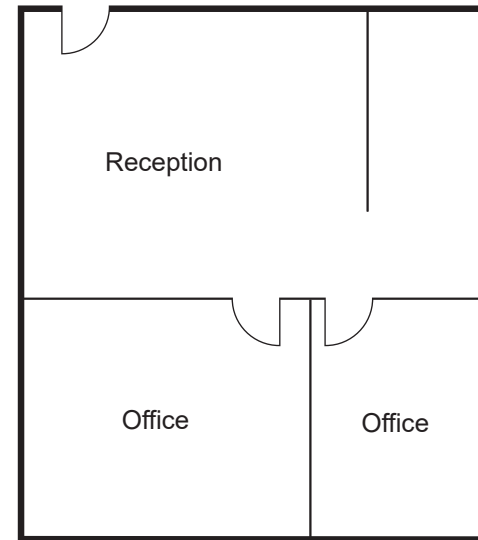
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FLOOR PLANS



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.



SUITE 212: ±790 RSF
\$1.55* to \$1.85/RSF + Utilities & Janitorial
(\$1.55/RSF Rate is As-Is Pricing)

Reception, 2 private offices, and open area.

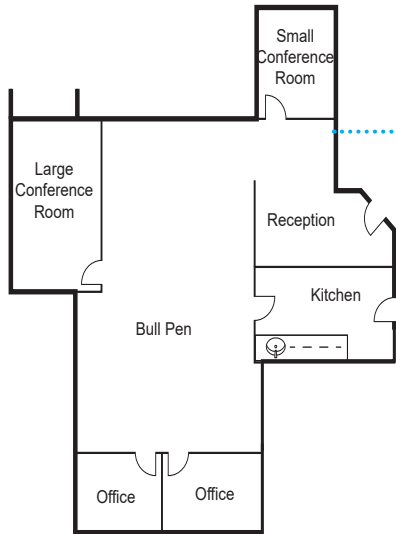
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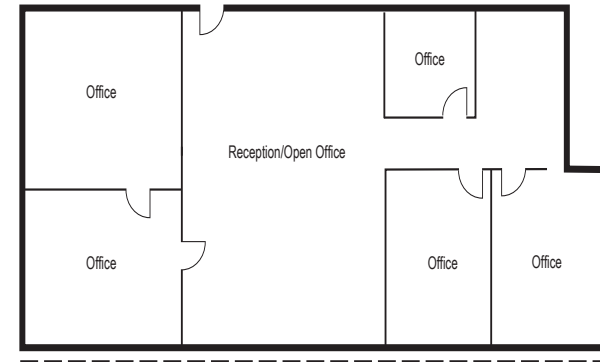
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SUITE 300: ±2,582 RSF

\$1.55* to \$1.85/RSF + Utilities & Janitorial
(\$1.55/RSF Rate is As-Is Pricing)

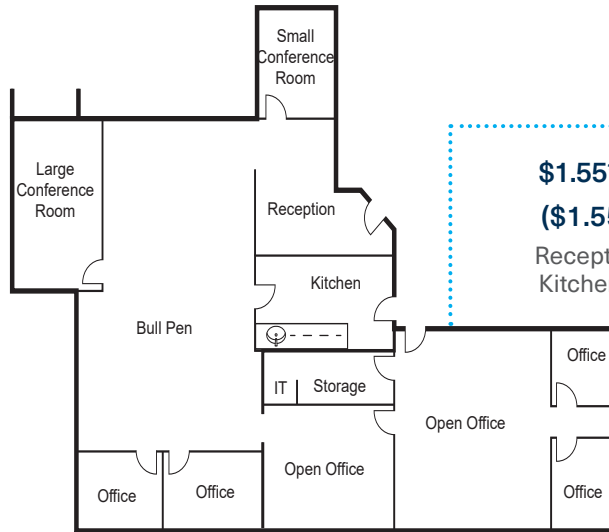
Reception, 2 Private Offices, 2 Conference Rooms, Open Office & Kitchen.



SUITE 311: ±2,047 RSF

\$1.55* to \$1.85/RSF + Utilities & Janitorial
(\$1.55/RSF Rate is As-Is Pricing)

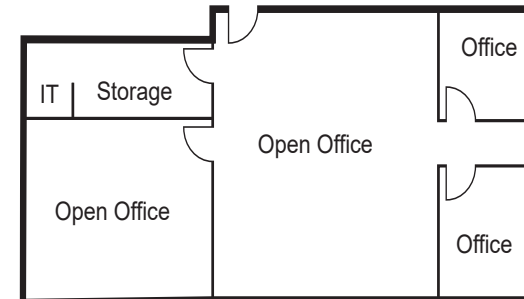
Reception, 5 Private Offices, and Open Office.



SUITE 300 & 310: ±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.



SUITE 310: ±1,524 RSF

\$1.55* to \$1.85/RSF + Utilities & Janitorial
(\$1.55/RSF Rate is As-Is Pricing)

2 Private Offices, Open Office, Storage 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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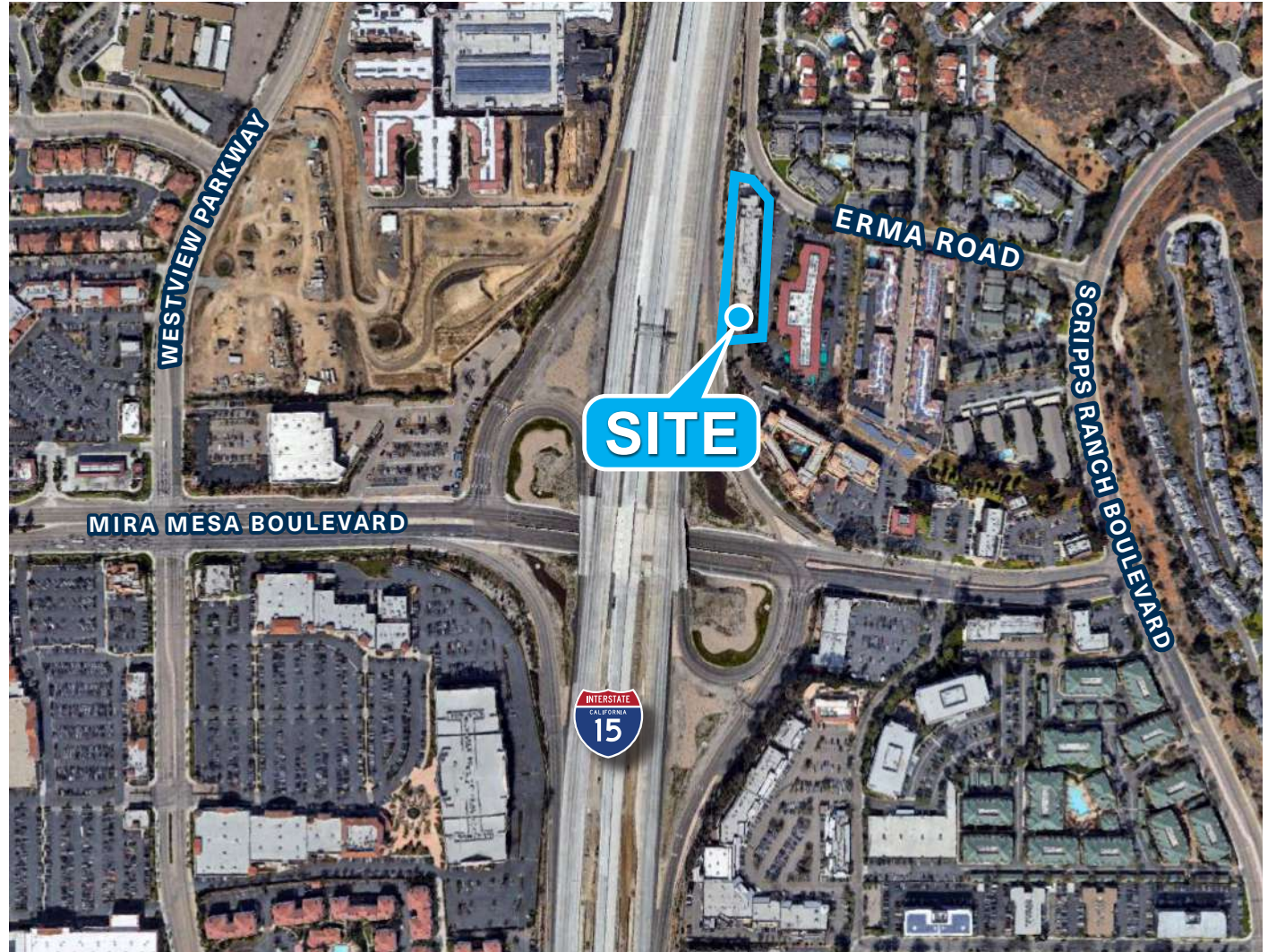
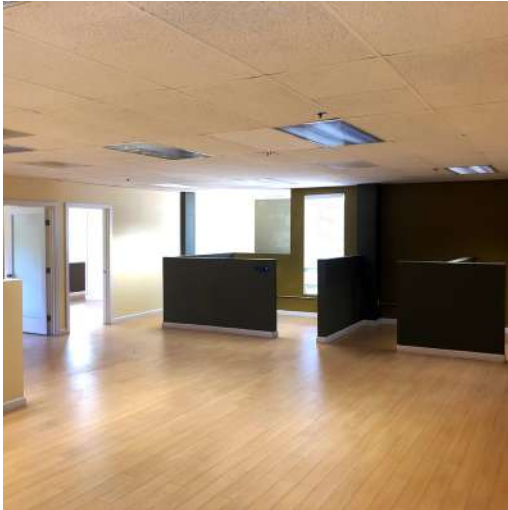
AMENITIES MAP



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