



PROJECT FEATURES

- » Approximately 115,500 SF in (13) thirteen buildings
- » All single story buildings
- » Grade-level loading in most flex suites
- » High image multi-tenant park
- » Attractive, functional office upgrades
- » All Time Warner Cable Business Class Services available
(including Coax and Fiber)
- » Immediate freeway access to Interstate 15
- » Approximately 3/1,000 SF parking ratio
- » Approximately 14'-15' minimum warehouse clear height
- » Zoning IP-2-1



AVAILABILITY

10060 CARROLL CANYON RD
SUITES 100-103

± 10,214 SF

Available Immediately

Lease Price: \$1.40/SF/NNN (Nets = ±\$.30/SF/Mo)

9965 BUSINESSPARK AVE
SUITES B&D

± 3,310 SF

Available March 1, 2018 (potentially sooner)

Lease Price: \$1.40/SF/NNN (Nets = ±\$.30/SF/Mo)

10085 SCRIPPS RANCH CT
SUITE A

± 6,914 SF

Available October 1, 2017

Lease Price: \$1.40/SF/NNN (Nets = ±\$.30/SF/Mo)

10085 SCRIPPS RANCH CT
SUITE C

± 3,434 SF

Available for Sublease through March 31, 2019 (longer term available)

Lease Price: \$1.40/SF/NNN (Nets = ±\$.30/SF/Mo)



10060 CARROLL CANYON RD SUITES 100-103 EXISTING FLOOR PLAN

- » ±2,539 - 10,214 SF Available for lease
- » Approx. 80% office/ 20% warehouse, (2) grade level loading doors, (26) private offices, break room, open office area and (7) restrooms.
- » Lease rate: \$1.40/SF/NNN (Nets = ±\$.30/SF/Mo)
- » Available Immediately



10060 CARROLL CANYON RD SUITES 100-103

(PROPOSED SPEC
PLAN COMING SOON)

10060 CARROLL CANYON RD

SUITES 100/101

± 5,090 SF

Approx. 50% office/ 50% warehouse, (1) grade level loading door (potential to add (1) more)

Lease Price: \$1.40/SF/NNN (Nets = ±\$.30/SF/Mo)

10060 CARROLL CANYON RD

SUITE 102

± 2,539 SF

Approx. 55% office/ 45% warehouse, (1) grade level loading door

Lease Price: \$1.40/SF/NNN (Nets = ±\$.30/SF/Mo)

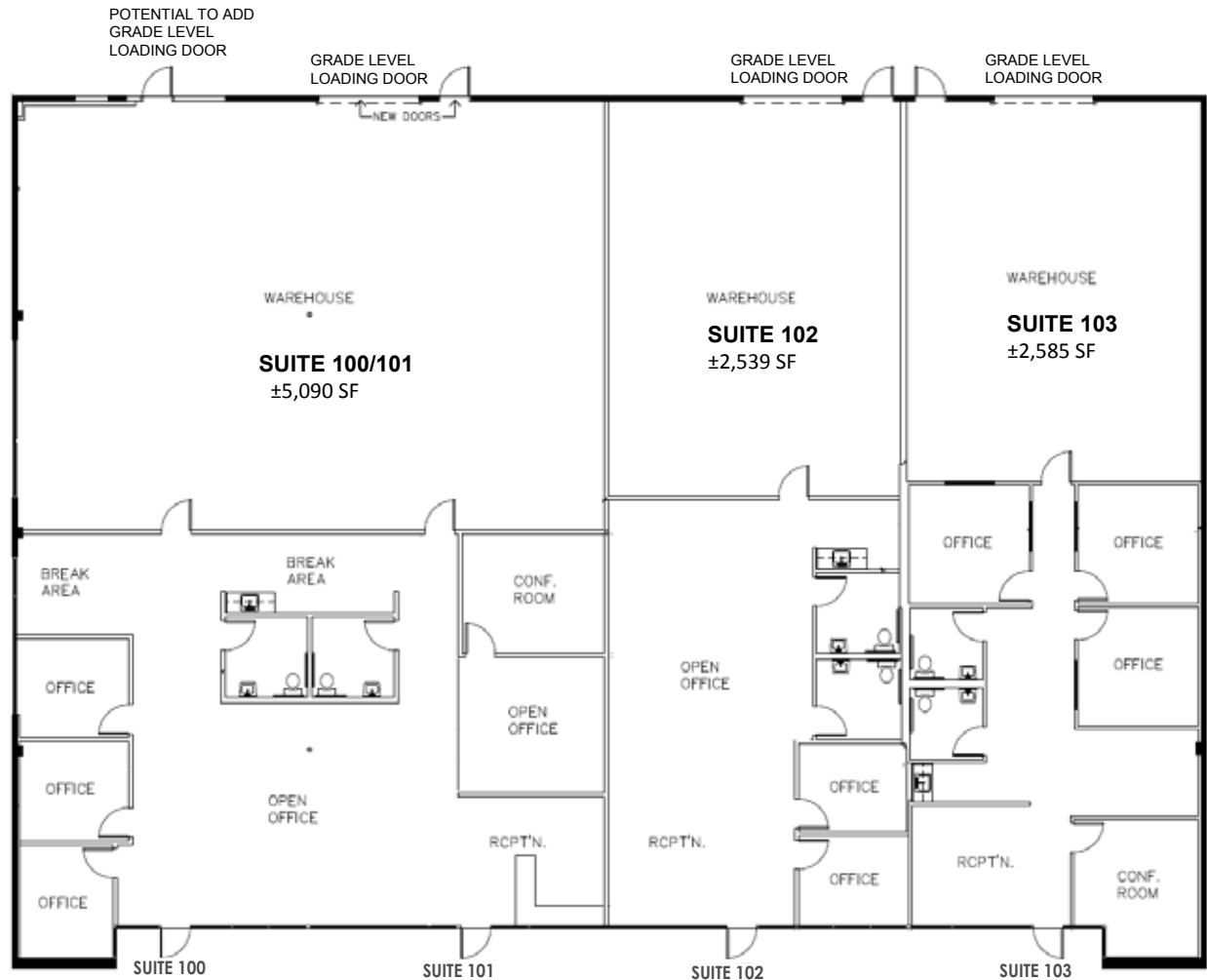
10060 CARROLL CANYON RD

SUITE 103

± 2,585 SF

Approx. 55% office/ 45% warehouse, (1) grade level loading door

Lease Price: \$1.40/SF/NNN (Nets = ±\$.30/SF/Mo)

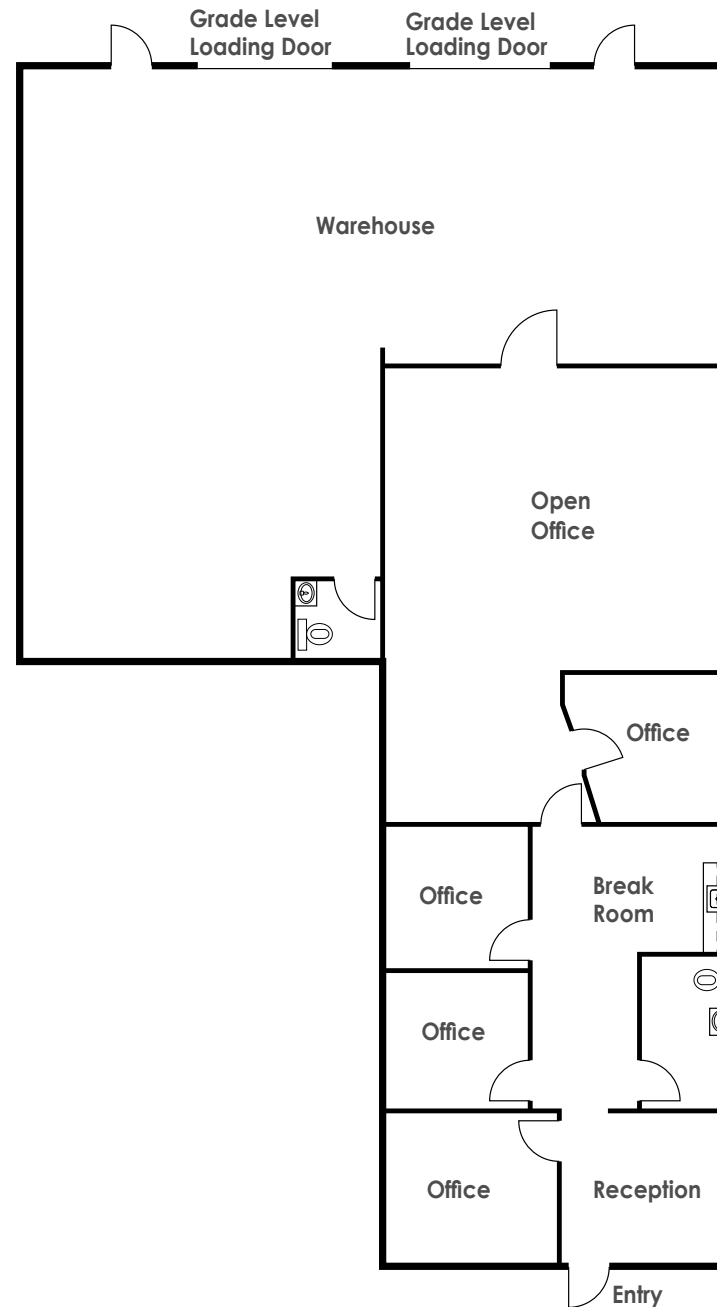


*Suites 100-102 can be combined for a total of 7,629 SF

*Suites 100-103 can be combined for a total of 10,214 SF

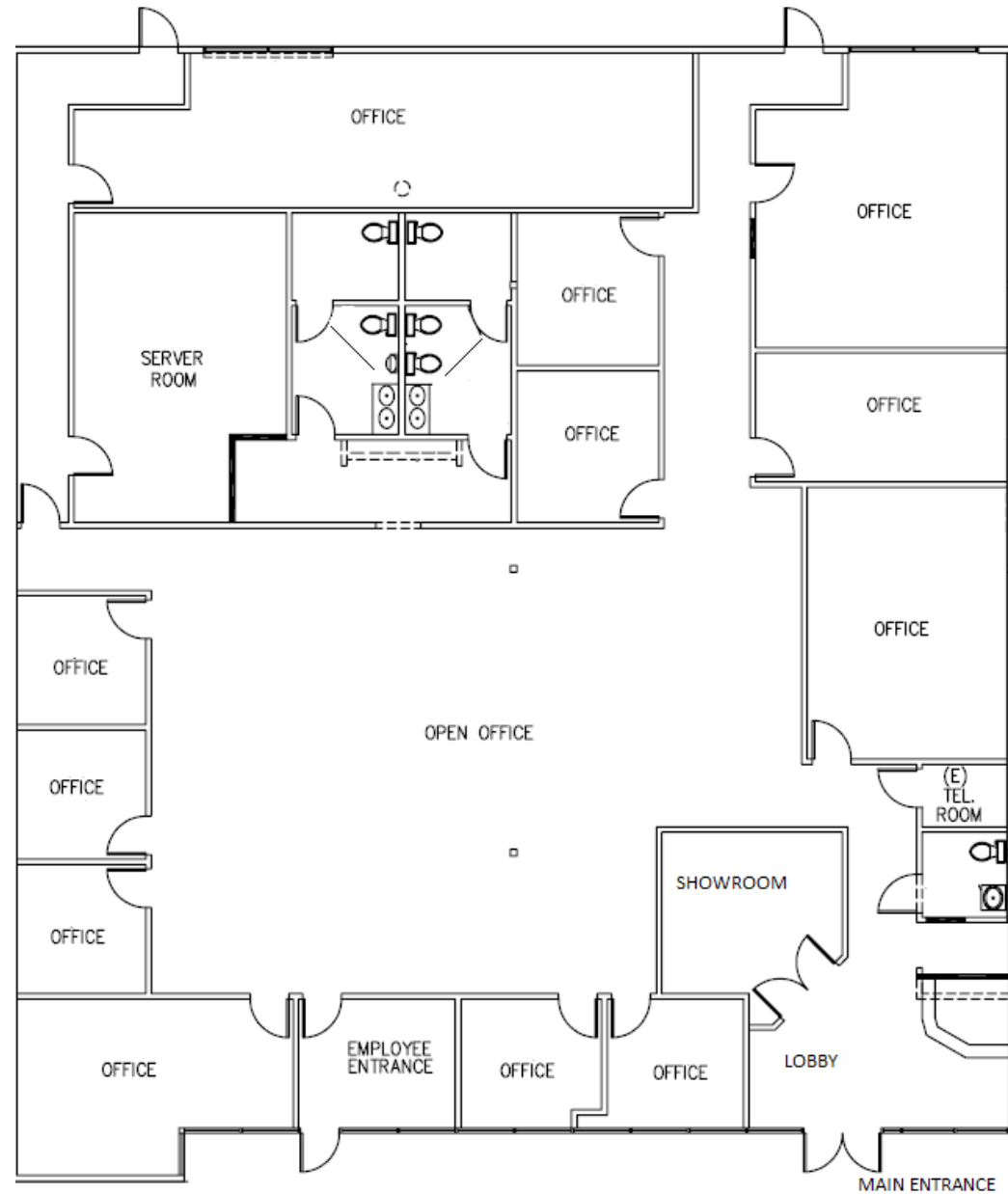
9965 BUSINESSPARK AVE SUITES B&D EXISTING FLOOR PLAN

- » Approx. 3,310 SF Available for lease
- » Approx. 45% office/ 55% warehouse, (2) grade level loading doors, (4) private offices, break room, open office area and (1) restroom.
- » Lease rate: \$1.40/SF/NNN (Nets = ±\$.30/SF/Mo)
- » Available March 1, 2018 (Potentially sooner)



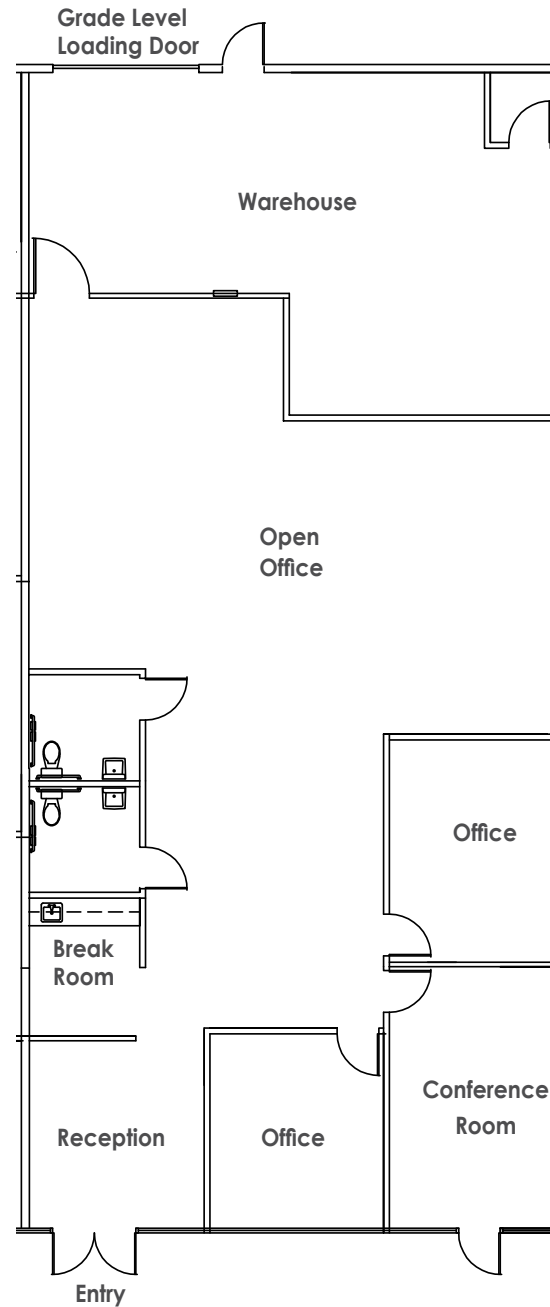
10085 SCRIPPS RANCH CT SUITE A EXISTING FLOOR PLAN

- » Approx. 6,914 SF Available for lease
- » 100% office/ (12) private offices, showroom, server room, open office area and (3) restrooms.
- » Lease rate: \$1.40/SF/NNN (Nets = ±\$.30/SF/Mo)
- » Available October 1, 2017



10085 SCRIPPS RANCH CT SUITE C EXISTING FLOOR PLAN

- » Approx. 3,434 SF Available for Sublease
- » Approx. 85% office/ 15% warehouse, (1) grade level loading doors, (2) private offices, break room, conference room, open office area and (2) restrooms.
- » Lease rate: \$1.40/SF/NNN (Nets = \pm \$0.30/SF/Mo)
- » Available for Sublease through March 31, 2019 (Longer term available)



9903-9999 BusinessPark Ave. | 10085-10095 Scripps Ranch Ct.

10060-10080 Carroll Canyon Rd. | San Diego, CA 92131

