

GENESIS

{ The root of innovation }

10616 & 10636 Scripps Summit Court
San Diego, California

Jones Lang LaSalle Brokerage, Inc. RE license #01856260



INCREDIBLE ACCESS TO STEM TALENT

An ideal commute for executives and employees

PROJECT HIGHLIGHTS

- ±153,000 RSF premier life science campus
 - 10616: ±50,000 RSF lab/office TI Ready now
 - 10636: ±25,000 RSF lab/office available now
- GENESIS Spec Lab Program:
 - Modular lab benching
 - Compressed air, vacuum & backup power
 - Built-out office with a modern, open-ceiling design
- High ceiling height throughout lab and office spaces
- New common area improvements include new lobby and restroom finishes
- Scripps Ranch location provides close proximity to I-15 freeway and abundant amenities
- 3/1,000 parking ratio
- MEP infrastructure upgrades throughout



25,000 RSF
available now



Nearby STEM
talent



Flexible lab
environments



Ideally situated near retail
amenities and I-15



10616 SCRIPPS SUMMIT COURT

10636 SCRIPPS SUMMIT COURT



10616 Scripps Summit Court



10616 Scripps Summit Court Terrace

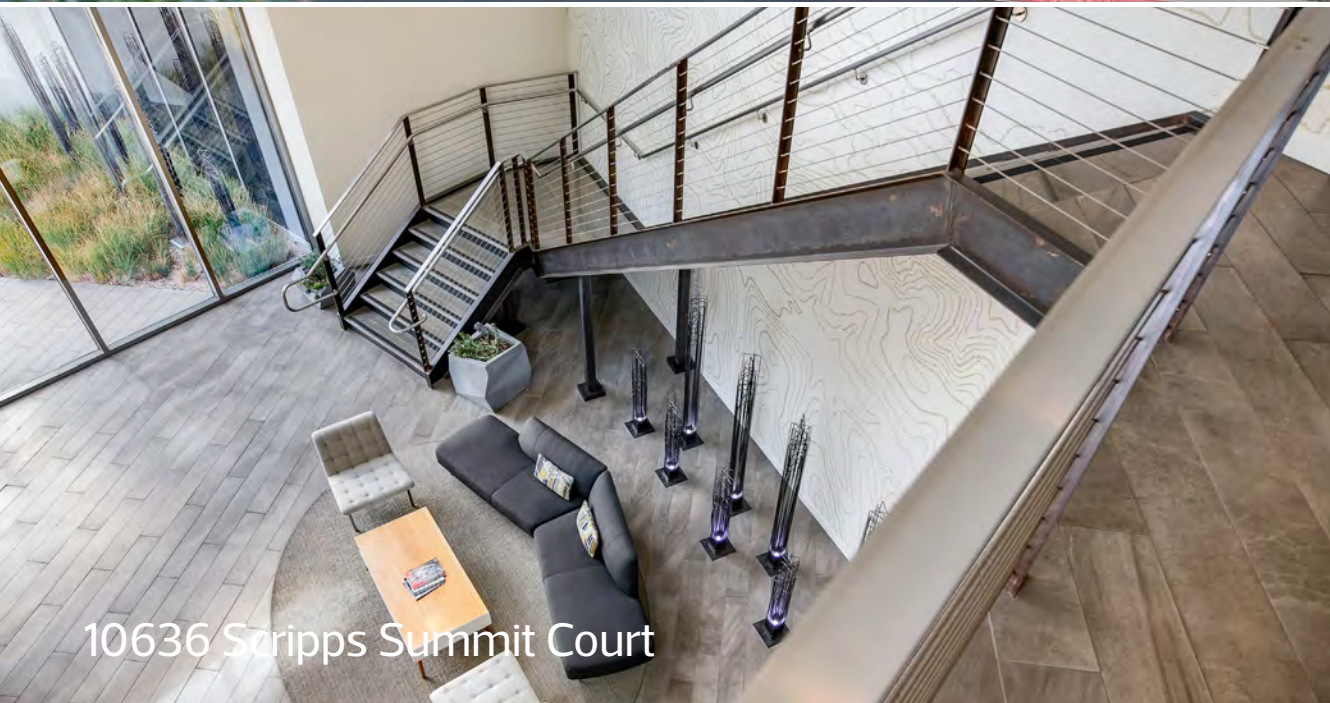
Located in Scripps Ranch, GENESIS-Summit has incredible access to San Diego's STEM talent pool, with convenient proximity to I-15 and SR-56 and a variety of excellent restaurants and retail nearby. GENESIS-Summit will offer growing life science companies a unique opportunity to partner with an industry-leading landlord. In addition to the $\pm 50,000$ SF building at 10616 Scripps Summit Court, which is currently in shell condition and customizable to accommodate various uses, 10636 provides $\pm 25,000$ SF of flexible, ready-to-occupy lab space at Suite 100.



10636 Scripps Summit Court Terrace



10616 Scripps Summit Court



10636 Scripps Summit Court



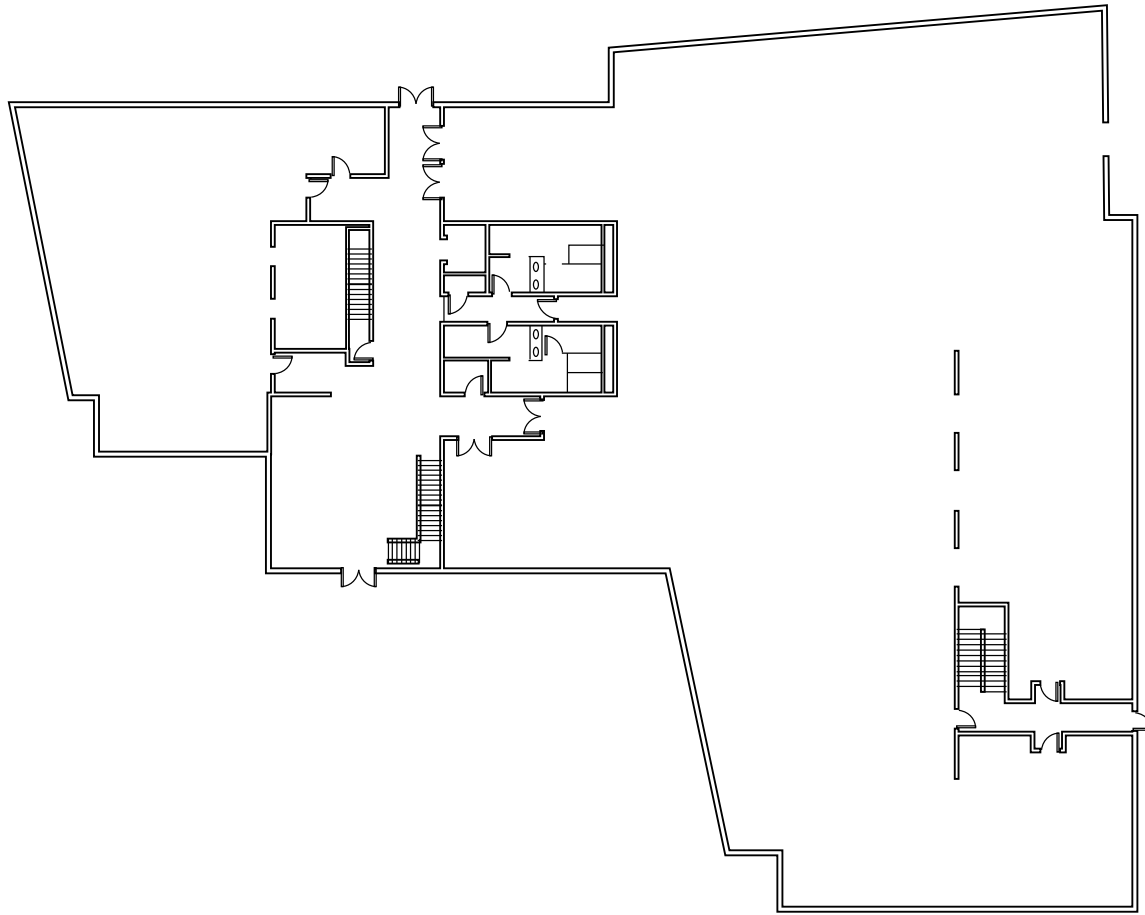


10616 Scripps Summit Court Terrace

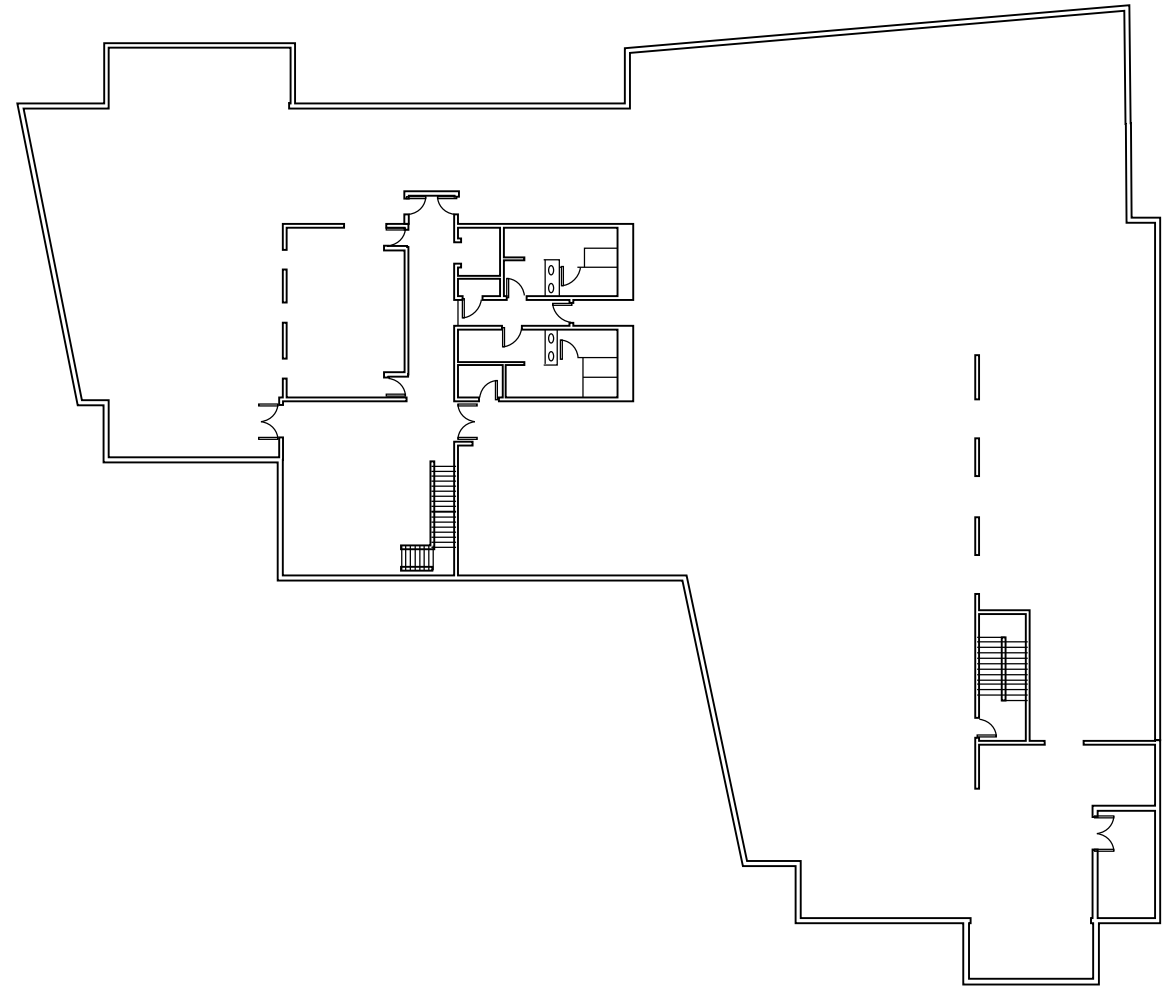
10616 SCRIPPS SUMMIT DRIVE

Levels 1 & 2 | As-built Plan

Suite 100: ±25,000 RSF



Suite 200: ±25,000 RSF



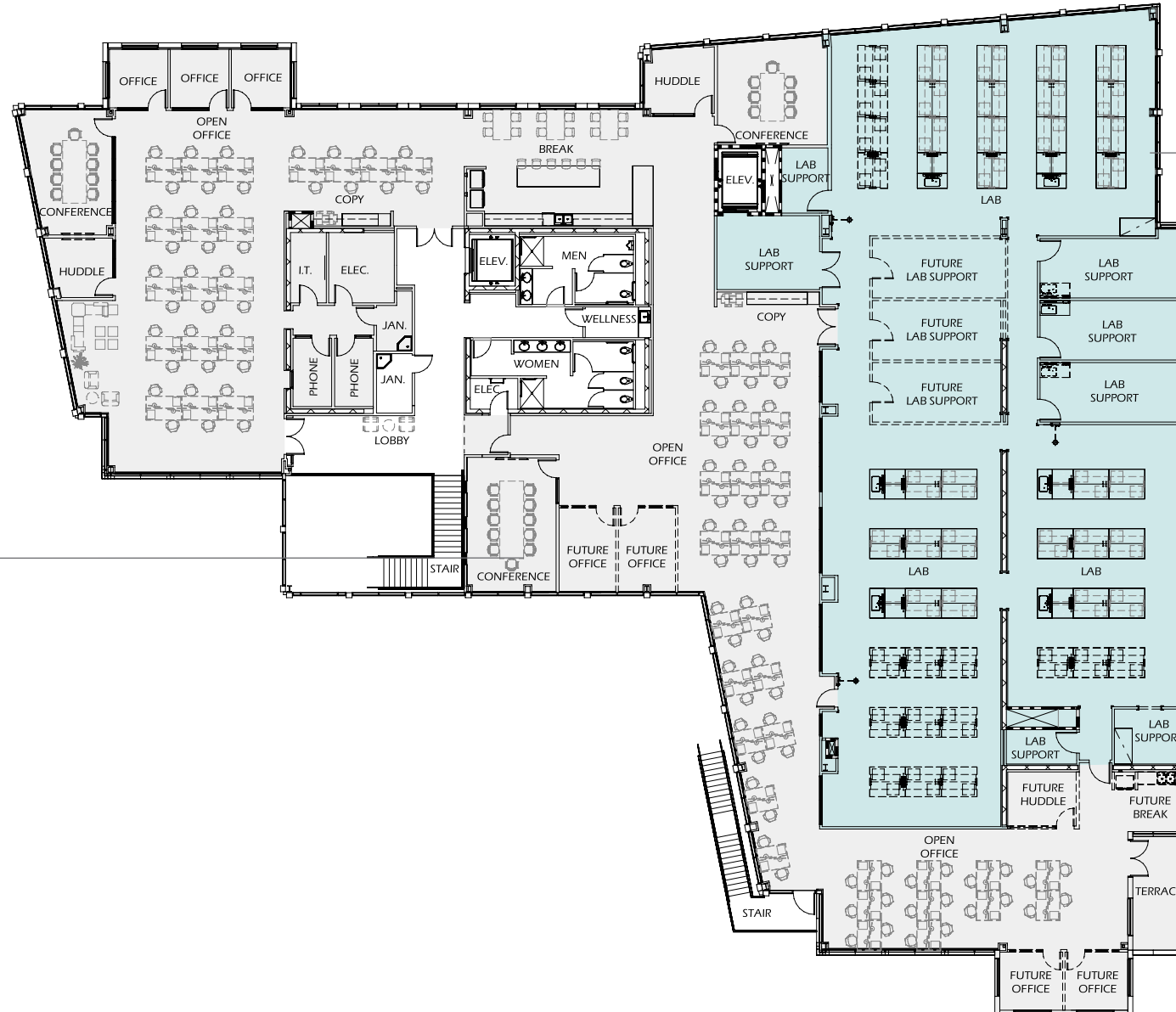


10616 SCRIPPS SUMMIT DRIVE

Level 1 | Concept Plan

Suite 100: 25,000 RSF

Lab — Spec
Office — Future



Suite 100 (Office)

- 72 Workstations
- 7 Private Offices
- 3 Conference Rooms
- Break Area
- 2 Phone Rooms
- 2 Huddle Rooms
- IT Server Room
- Print/Copy Area

Suite 100 (Lab)

- 10 Benches
- 5 Lab Support Rooms
- Six Ft Fume Hood
- Shipping/Receiving Area

10616 SCRIPPS SUMMIT DRIVE

Level 2 | Concept Plan

Suite 200: 25,000 RSF

■ Lab — Spec
■ Office - - - Future



Suite 100 (Office)

- 63 Workstations
- 5 Private Offices
- 3 Conference Rooms
- Break Area
- 2 Phone Rooms
- 2 Huddle Rooms
- IT Server Room
- Print/Copy Area

Suite 100 (Lab)

- 10 Benches
- 4 Lab Support Rooms
- Six Ft Fume Hood
- Shipping/Receiving Area

10636 SCRIPPS SUMMIT DRIVE

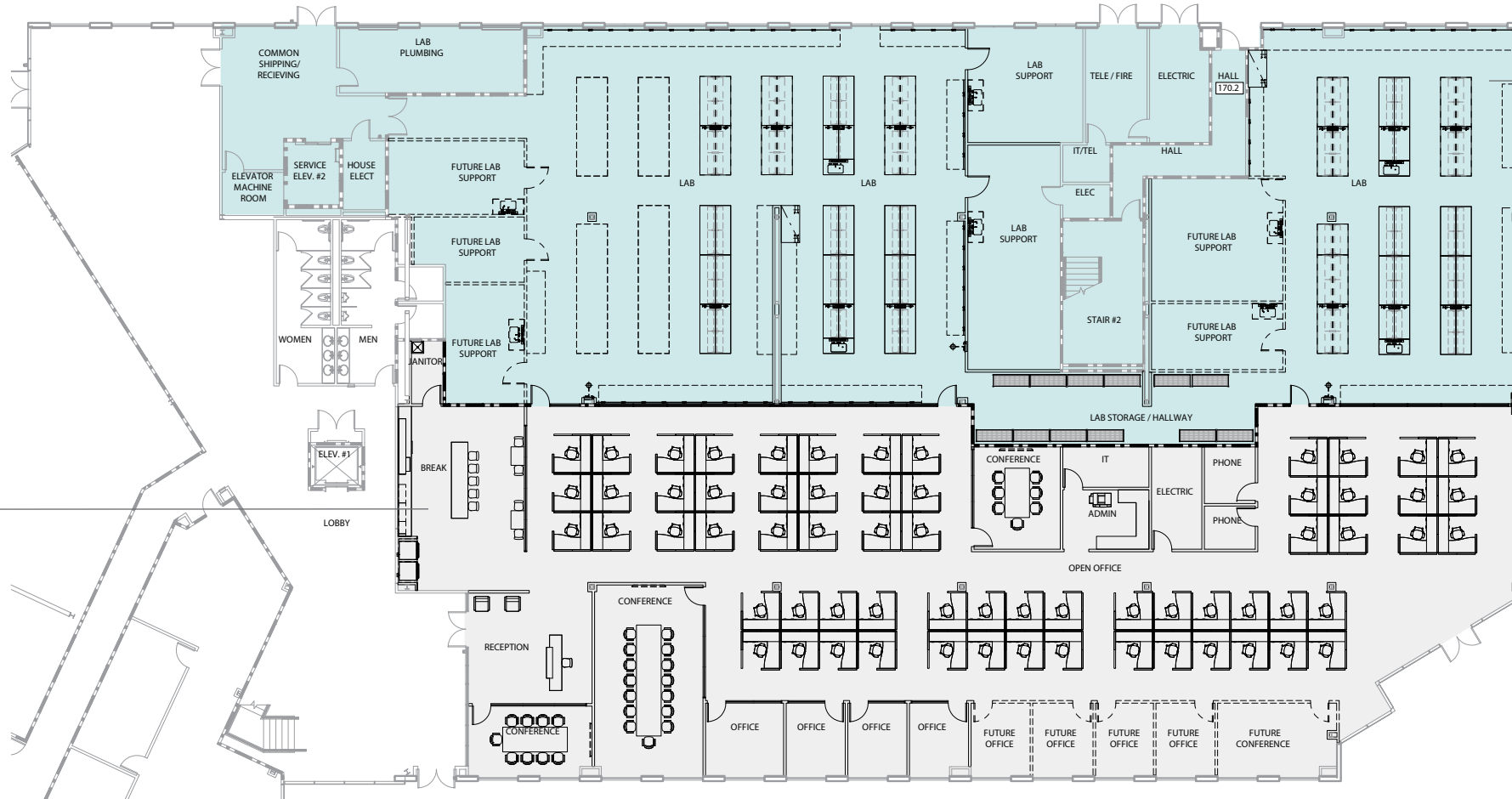
Level 1 | Spec Plan

Suite 100: 24,597 RSF

Lab ——— Spec
Office ——— Future

Suite 100 (Office)

- 64 Workstations
- 8 Private Offices
- 4 Conference Rooms
- Break Area
- 2 Phone Rooms
- IT Server Room
- Print/Copy Area
- Reception



Suite 100 (Lab)

- 13 Benches
- 2 Lab Support Rooms
- Six Ft Fume Hood
- Shipping/Receiving Area



Torrey Pines

Del Mar

IN THE HEART OF SAN DIEGO'S STEM WORKFORCE



56 Corridor
21,935 STEM Residences



Rancho Bernardo
20,353 STEM Residences



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Scripps Poway Parkway



High concentration of life science workforce



Retail Amenities



Excellent ingress/egress situated directly off an I-15 exit



1. Canyon Hills Center

- Mesquite Restaurant
- Starbucks
- KFC
- Dry Cleaners
- Dentistry
- T-Mobile

2. Scripps Gateway

- Chili's Restaurant
- Residence Inn by Marriot
- SpringHill Suites by Marriot
- Wendy's
- Nugent's Fishgrille & Market

3. Scripps Ranch Villages

- Sombrero Mexican Food
- Subway
- Panda Express
- Carl's Jr.
- Wells Fargo
- Great Clips
- Scripps Cleaners

4. Scripps Ranch Marketplace

- Vons Grocery
- Sav-on Drugstore
- The UPS Store
- Sammy's Restaurant
- Rubio's
- Quiznos
- Bruegger's Bagels
- Starbucks
- Bank of America
- Washington Mutual

Drive times from GENESIS Summit:
10 minutes to 56 Corridor
12 minutes to Rancho Bernardo
18 minutes to UCSD
20 minutes to UTC
20 minutes to Salk Institute
25 minutes to San Diego Airport



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For lab inquiries contact:

Chad Urie
858.410.1187
chad.urie@jll.com
RE license #01261962

Grant Schoneman
858.410.1252
grant.schoneman@jll.com
RE license #01516695

Taylor DeBerry
858.410.6392
taylor.deberry@jll.com
RE license #02014850

For office/flex inquiries contact:

Greg Moore
858.410.6367
greg.moore@jll.com
RE license #02068852

