

# GENESIS

{ The root of innovation }

10616 & 10636 Scripps Summit Court  
San Diego, California

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# 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



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.

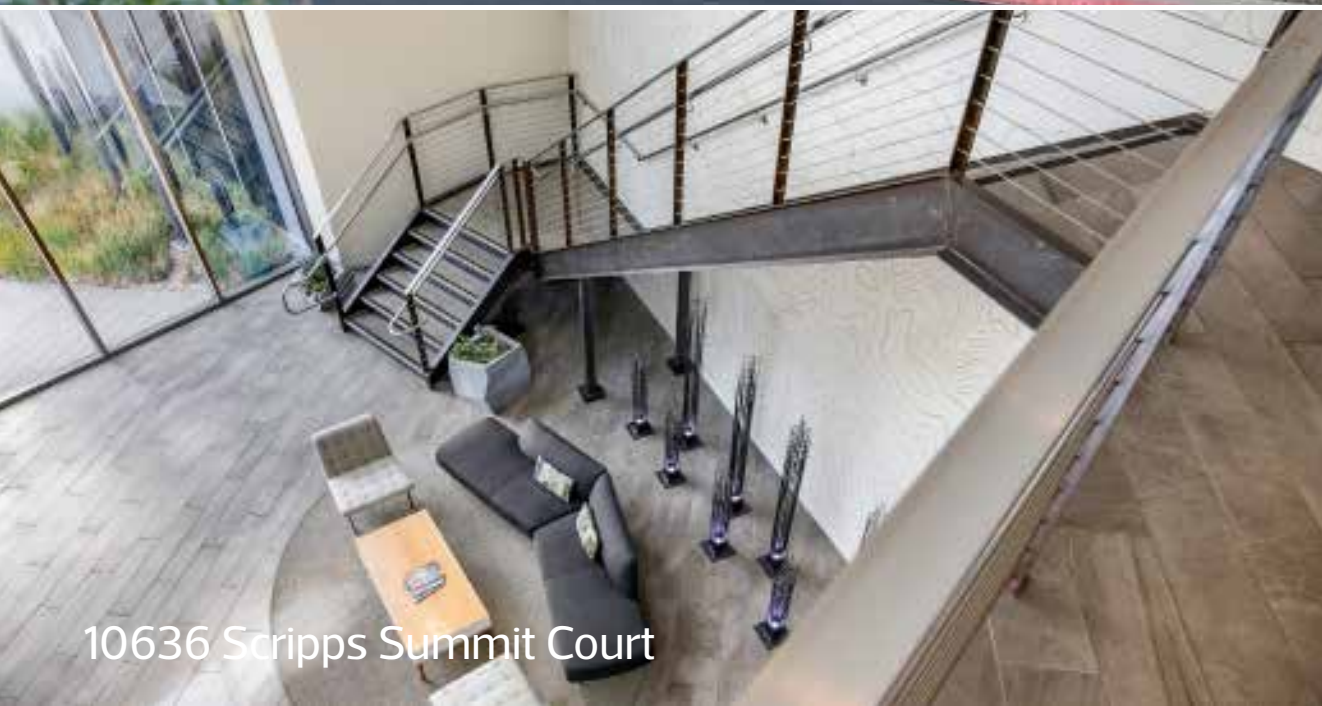


10636 Scripps Summit Court Terrace





10616 Scripps Summit Court



10636 Scripps Summit Court



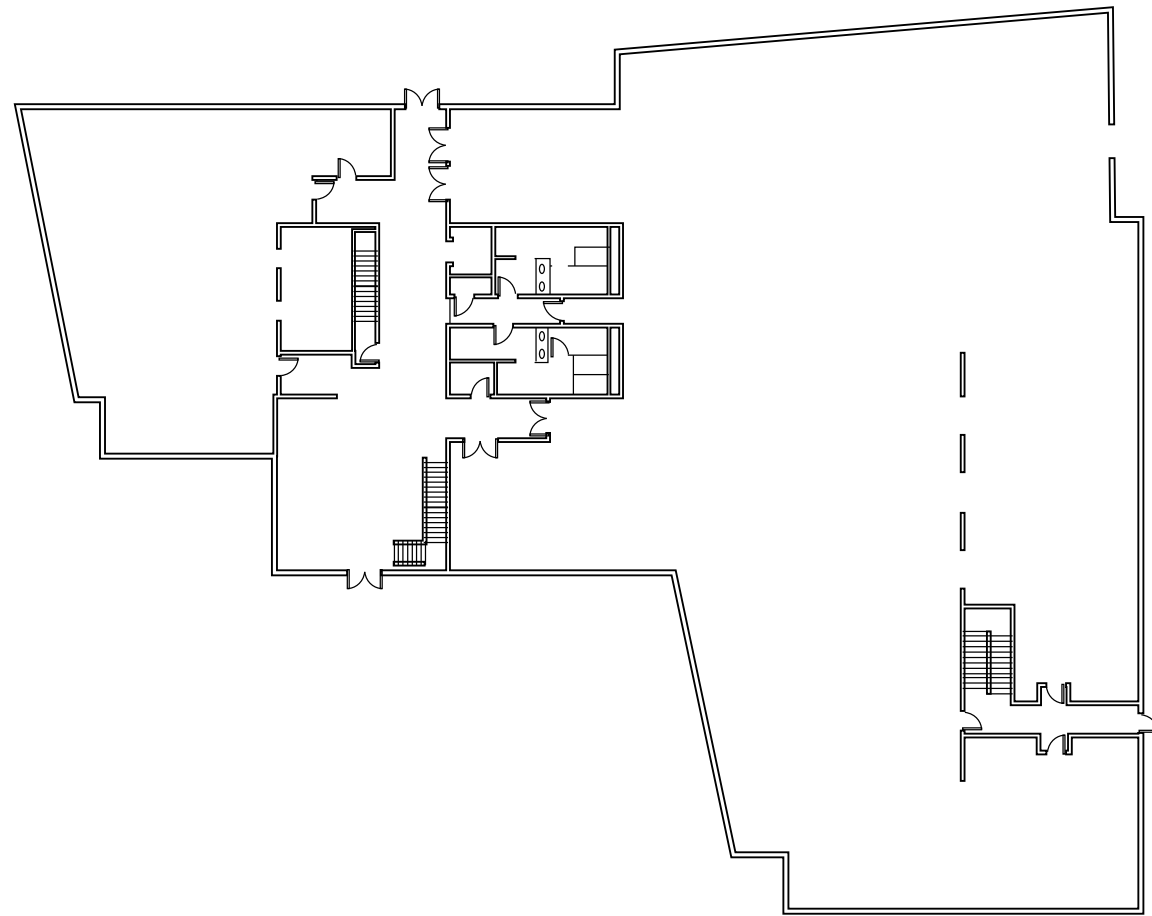
10616 Scripps Summit Court Terrace



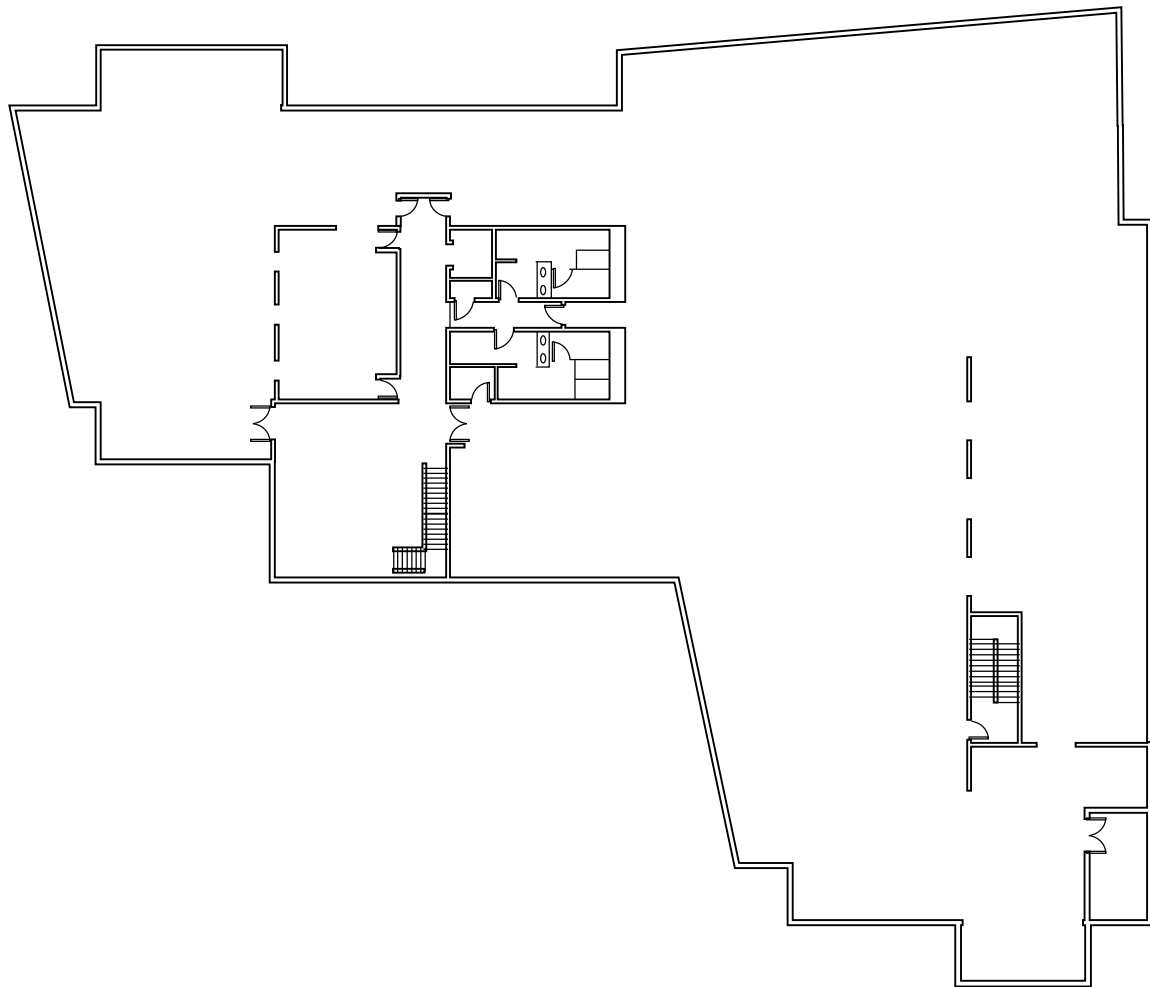
# 10616 SCRIPPS SUMMIT DRIVE

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



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



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)

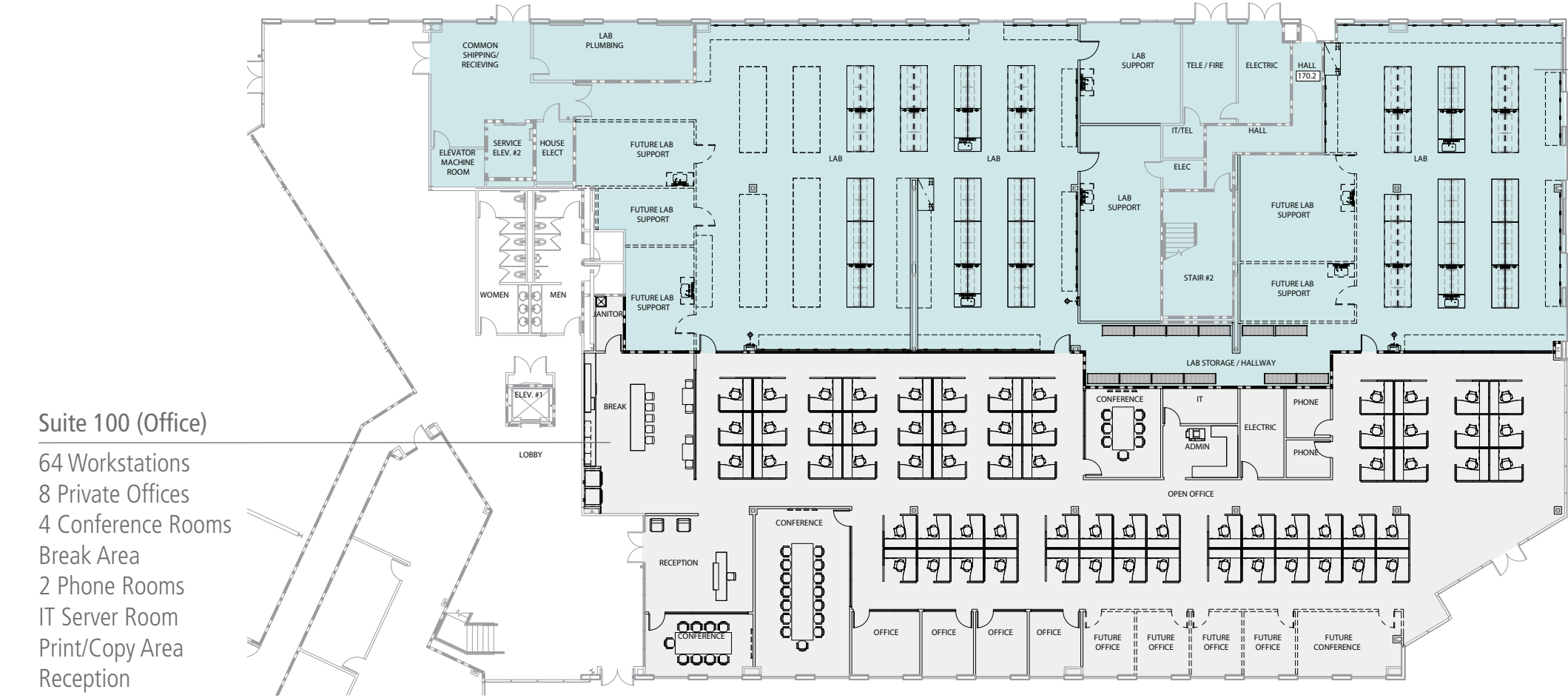
10 Benches  
4 Lab Support Rooms  
Six Ft Fume Hood  
Shipping/Receiving Area

# 10636 SCRIPPS SUMMIT DRIVE

Level 1 | Spec Plan

Suite 100: 24,597 RSF

Lab  
Office  
Spec  
Future



Suite 100 (Lab)  
13 Benches  
2 Lab Support Rooms  
Six Ft Fume Hood  
Shipping/Receiving Area

Suite 100 (Office)  
64 Workstations  
8 Private Offices  
4 Conference Rooms  
Break Area  
2 Phone Rooms  
IT Server Room  
Print/Copy Area  
Reception







# IN THE HEART OF SAN DIEGO'S STEM WORKFORCE

**56 Corridor**  
21,935 STEM Residences

**Rancho Bernardo**  
20,353 STEM Residences

**GENESIS**  
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- 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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