



SCRIPPS MESA BUSINESS PARK

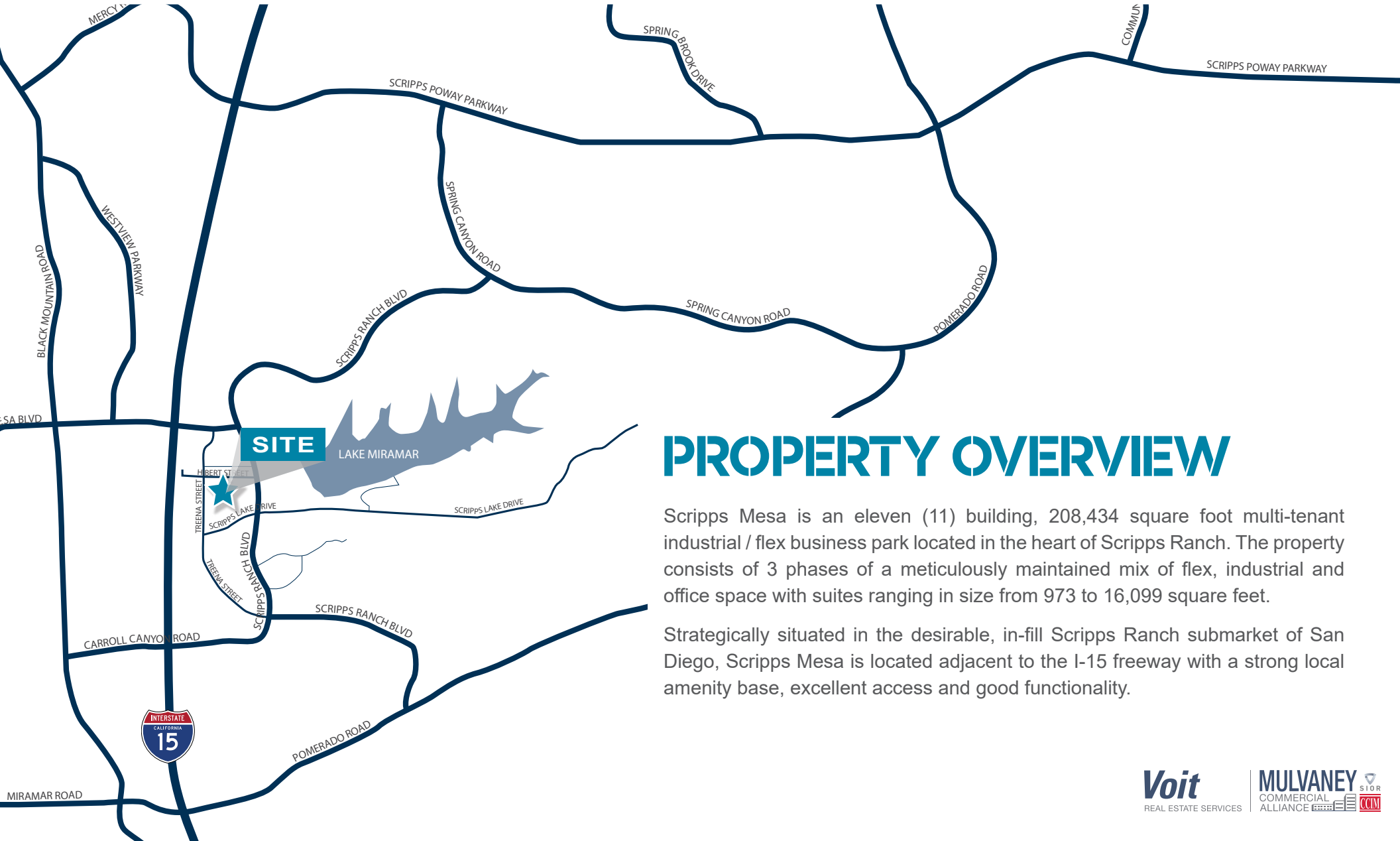
PHASE I • 9879-9929 HIBERT STREET ♦ PHASE II • 9920-9950 SCRIPPS LAKE DRIVE ♦ PHASE III • 10675-10695 TREENA STREET





SCRIPPS MESA BUSINESS PARK

PHASE I • 9879-9929 HIBERT STREET ♦ PHASE II • 9920-9950 SCRIPPS LAKE DRIVE ♦ PHASE III • 10675-10695 TREENA STREET



PROPERTY OVERVIEW

Scripps Mesa is an eleven (11) building, 208,434 square foot multi-tenant industrial / flex business park located in the heart of Scripps Ranch. The property consists of 3 phases of a meticulously maintained mix of flex, industrial and office space with suites ranging in size from 973 to 16,099 square feet.

Strategically situated in the desirable, in-fill Scripps Ranch submarket of San Diego, Scripps Mesa is located adjacent to the I-15 freeway with a strong local amenity base, excellent access and good functionality.



SCRIPPS MESA BUSINESS PARK

PHASE I • 9879-9929 HIBERT STREET ♦ PHASE II • 9920-9950 SCRIPPS LAKE DRIVE ♦ PHASE III • 10675-10695 TREENA STREET



PROJECT HIGHLIGHTS

SCRIPPS MESA BUSINESS PARK

- ◆ 14 - 22 feet clear height
- ◆ Grade level loading
- ◆ Wet fire suppression sprinkler system
- ◆ Multiple points of ingress & egress
- ◆ Ample parking
- ◆ Roof-mounted HVAC units
- ◆ Lushly-landscaped interior park
- ◆ IP-2-1 Zoning

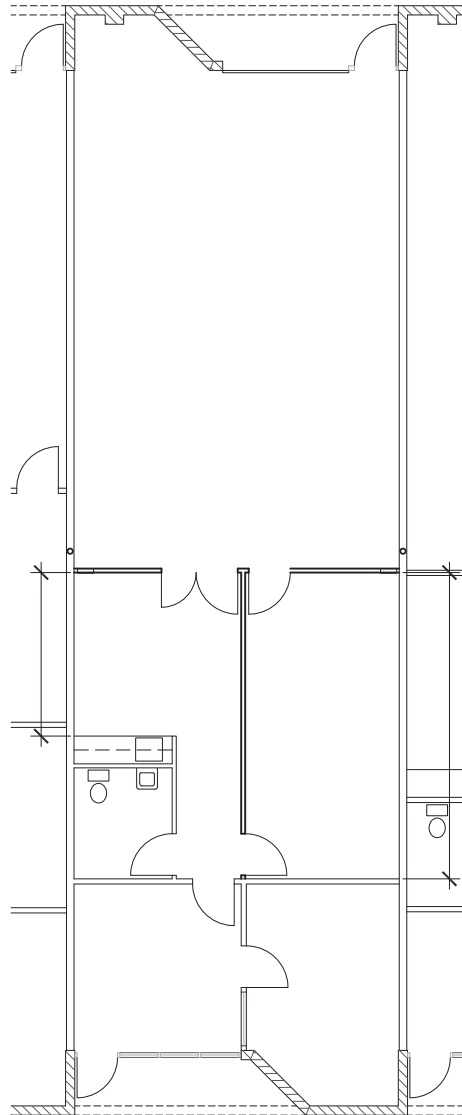
AVAILABILITIES

PHASE & ADDRESS	SUITE NO.	SQ FT	AVAILABLE
PHASE I • 9929 HIBERT STREET	C	1,920 SF	30 days' notice



SCRIPPS MESA BUSINESS PARK

PHASE I • 9879-9929 HIBERT STREET ♦ PHASE II • 9920-9950 SCRIPPS LAKE DRIVE ♦ PHASE III • 10675-10695 TREENA STREET



PHASE I

ADDRESS

9929 Hibert Street

SUITE NUMBER

C

SQUARE FEET

±1,920 SF

RATE

\$1.10 NNN PSF / Monthly

Est. NNN's: \$0.395 PSF/Month

BUILD OUT

40% Office / 60% Warehouse

NOTES

- Available with 30 days' notice
- Sublease though 03/31/2021



SCRIPPS MESA BUSINESS PARK

PHASE I • 9879-9929 HIBERT STREET ♦ PHASE II • 9920-9950 SCRIPPS LAKE DRIVE ♦ PHASE III • 10675-10695 TREENA STREET



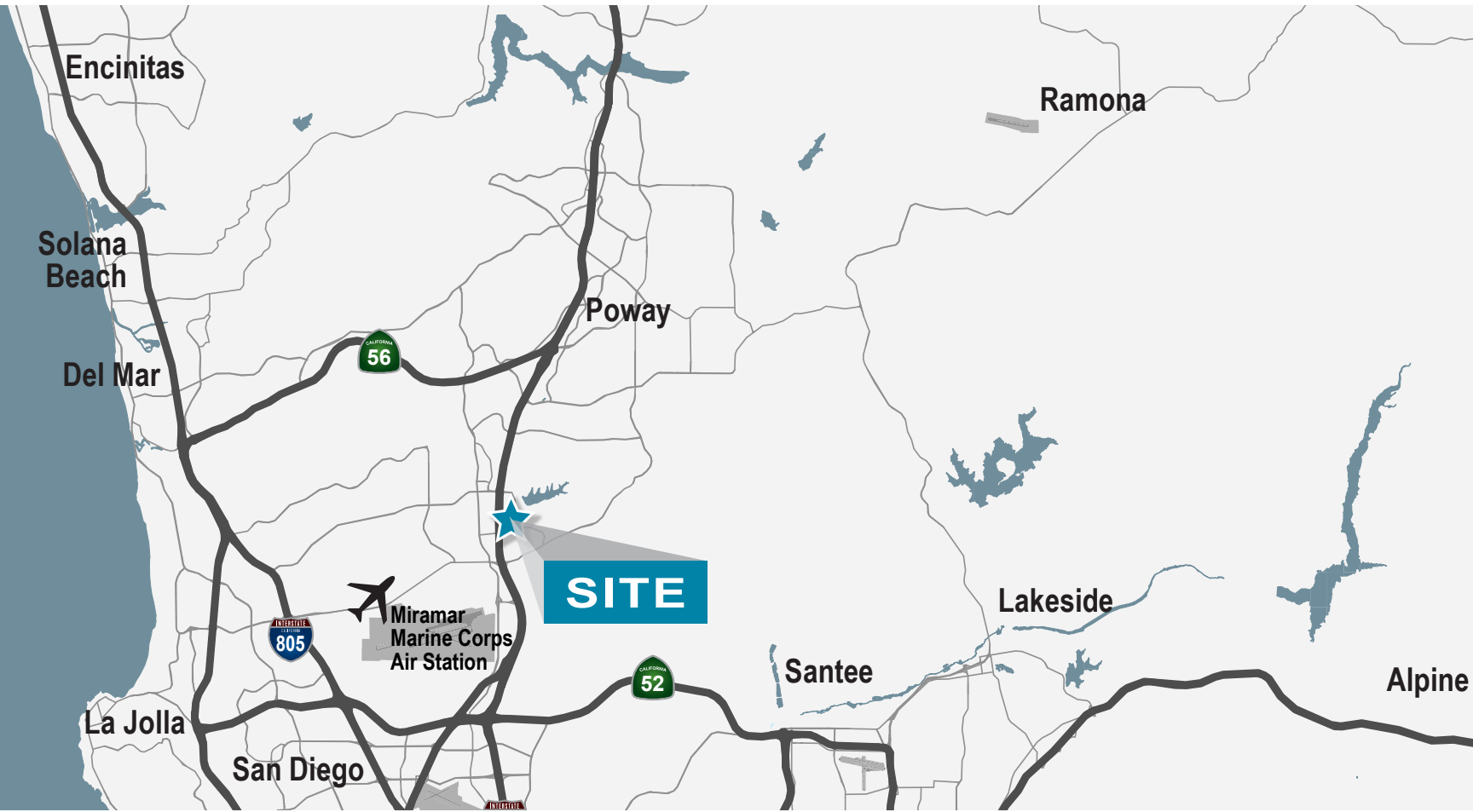
LOCATION & AREA AMENITIES

- ◆ Conveniently located off the I-15 freeway
- ◆ Provides abundant services that accommodates various banking, shopping, and personal needs.
- ◆ Easily accessible restaurants, cafes, and craft breweries
- ◆ Tranquil, low density business park in close proximity to Lake Miramar
- ◆ Mature, tree-lined neighborhood with access to parks, jogging/walking trails and open space nature settings
- ◆ Area food choices include:
 - » Trader Joe's
 - » Filippi's
 - » Ballast Point Brewing Company
 - » Todo Sushi
 - » Starbucks
 - » Applebees
 - » Rubio's Fresh Mexican Grill
 - » Mimi's Cafe
 - » Jamba Juice
 - » Chez Nous
 - » Carl's Jr.



SCRIPPS MESA BUSINESS PARK

PHASE I • 9879-9929 HIBERT STREET ♦ PHASE II • 9920-9950 SCRIPPS LAKE DRIVE ♦ PHASE III • 10675-10695 TREENA STREET



JOSH WEST
Vice President
Lic #01923375
858.458.3358
jwest@voitco.com

BRIAN MULVANEY, SIOR, CCIM
Senior Vice President, Partner
Lic #00938944
858.458.3372
bmulvaney@voitco.com

Voit
REAL ESTATE SERVICES

MULVANEY SIOR
COMMERCIAL ALLIANCE CCIM