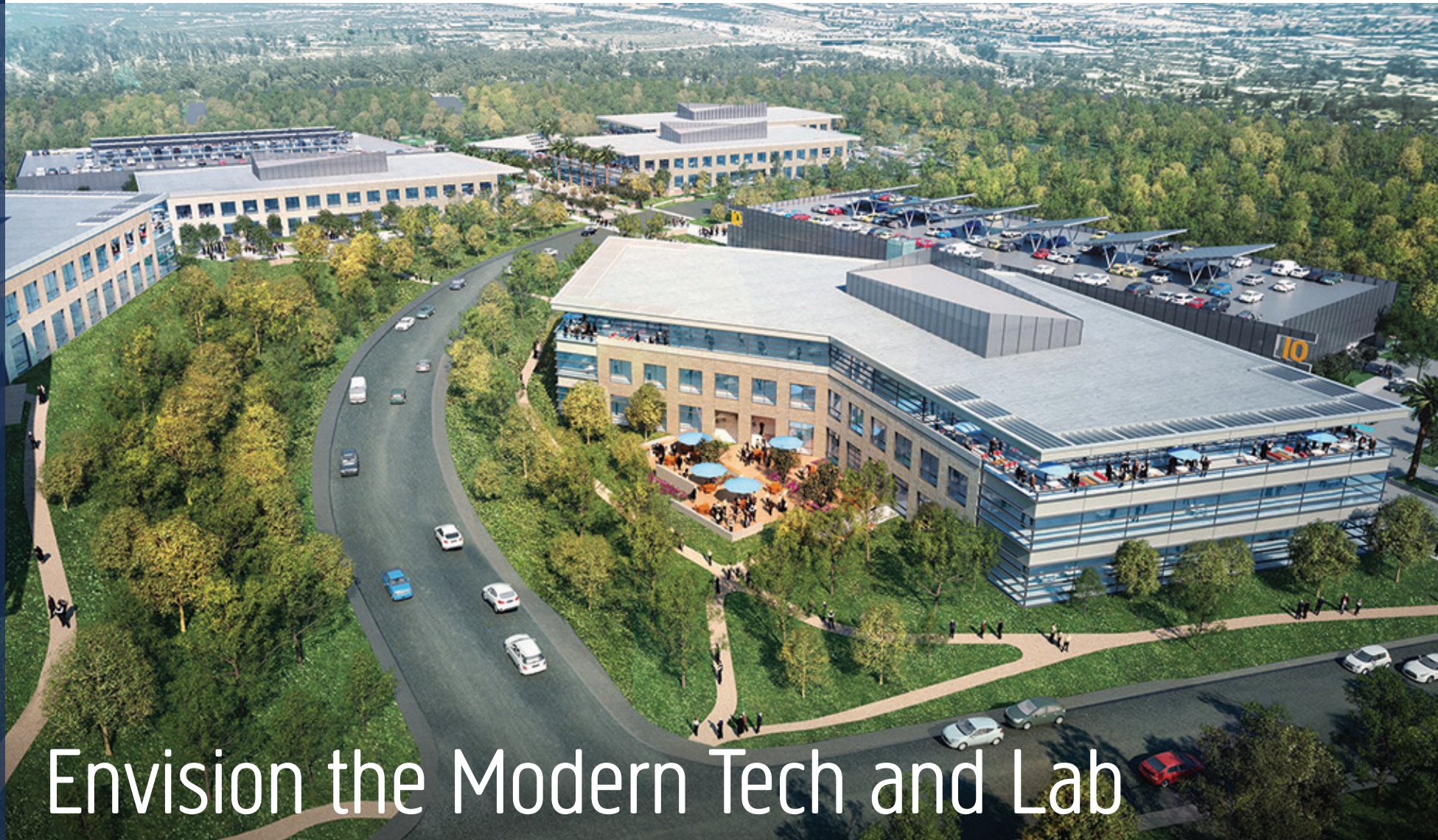




SCRIPPS RANCH
TECHNOLOGY PARK



Envision the Modern Tech and Lab from the Outside In

Technology and Life Science building opportunities
from ±50,000 to 563,000 SF



Come out, come out, wherever you work.

Welcome to a thriving technology and life science campus truly unlike any other. Designed to take full advantage of the beautiful San Diego climate. Offering unparalleled opportunities for indoor/outdoor work and play, across 55 beautiful acres connected by a sprawling network of amenities.

We've taken the modern tech to the next level. Now, your potential for productivity and innovation can do the same.

CONCEPTUAL PLAN



Discover a wealth of amenities.

Rediscover how to work, create, and connect.



Refresh and Recharge

55-acre master site plan

24-acres of hiking trails and open space

Full Service Cafe

Indoor fitness center with abundant natural light

Outdoor connectivity for maximum space, fresh air, and workout diversity

AMENITY CENTER



Work doesn't have to feel like "work."



CAFE WITH ADJACENT ORGANIC GARDEN



Outdoor Amenities

- BIKE ROUTE
- FITNESS TRAILS & STATIONS
- SPORTS FIELD
- LAKE



	Total
Available Building Area	31.00 Acres
Public Area & Open Space	24.29 Acres
Total Combined Space	55.29 Acres

Disclaimer: Renderings, site plans, and other information included in this presentation outline potential development concepts only. Murphy Development Company and Scripps Ranch Technology Park, LLC reserve the right to modify or redesign the buildings, site plans, landscaping, and support amenities as they deem appropriate, in their sole discretion.

Lots	Total Acres				
	7+8	6	10	3	
Gross Area	12.8	6.7	5.4	6.1	31.0

Buildings	Total SF				
	A	B	C	D	
	Floorplate SF	122,000	50,000	35,000	38,000
	Stories	2	2	3	3
Total Building SF	166,000	100,000	105,000	114,000	485,000
Parking per 1000 SF	4.0	4.0	4.0	4.0	



+485,000 SF Master Plan



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Parking per 1000 SF	4.0	4.0	4.0	4.0	



±563,000 SF Master Plan

Up to ±583,000 SF

Low rise 2-3 story buildings with large horizontal floorplates allowing ingress/egress to all parts of the building with wide stair access.

The expansive campus setting allows for collaborative and focused work styles with enough room to account for new Social Distancing protocols.



Lots 7 & 8 Bldg. A

Lots 7 & 8

- LARGE FLOOR PLATES
- 2ND FLOOR SIZE 43,436 - 122,068 SF
- CUSTOMIZABLE INTERIOR
- OUTDOOR TERRACES
- 17 FEET DECK TO DECK
- 4/ 1000 PARKING
- ±12.8 ACRES
- CAFÉ AND FITNESS CENTER

LOTS 7 & 8	
Floor 1:	122,000 SF
Floor 2:	44,000 - 122,000 SF
Total:	166,000 to 244,000 SF



Lot 3

- DIRECT ACCESS TO EVAN'S POND
- OCEAN VIEWS
- CUSTOMIZABLE INTERIOR
- OUTDOOR TERRACES
- 17 FEET DECK TO DECK
- 4/ 1,000 PARKING
- ±6.06 ACRES
- CAFÉ AND FITNESS CENTER

LOT 3

Floor 1:	38,000 SF
Floor 2:	38,000 SF
Floor 3:	38,000 SF
Total:	114,000 SF

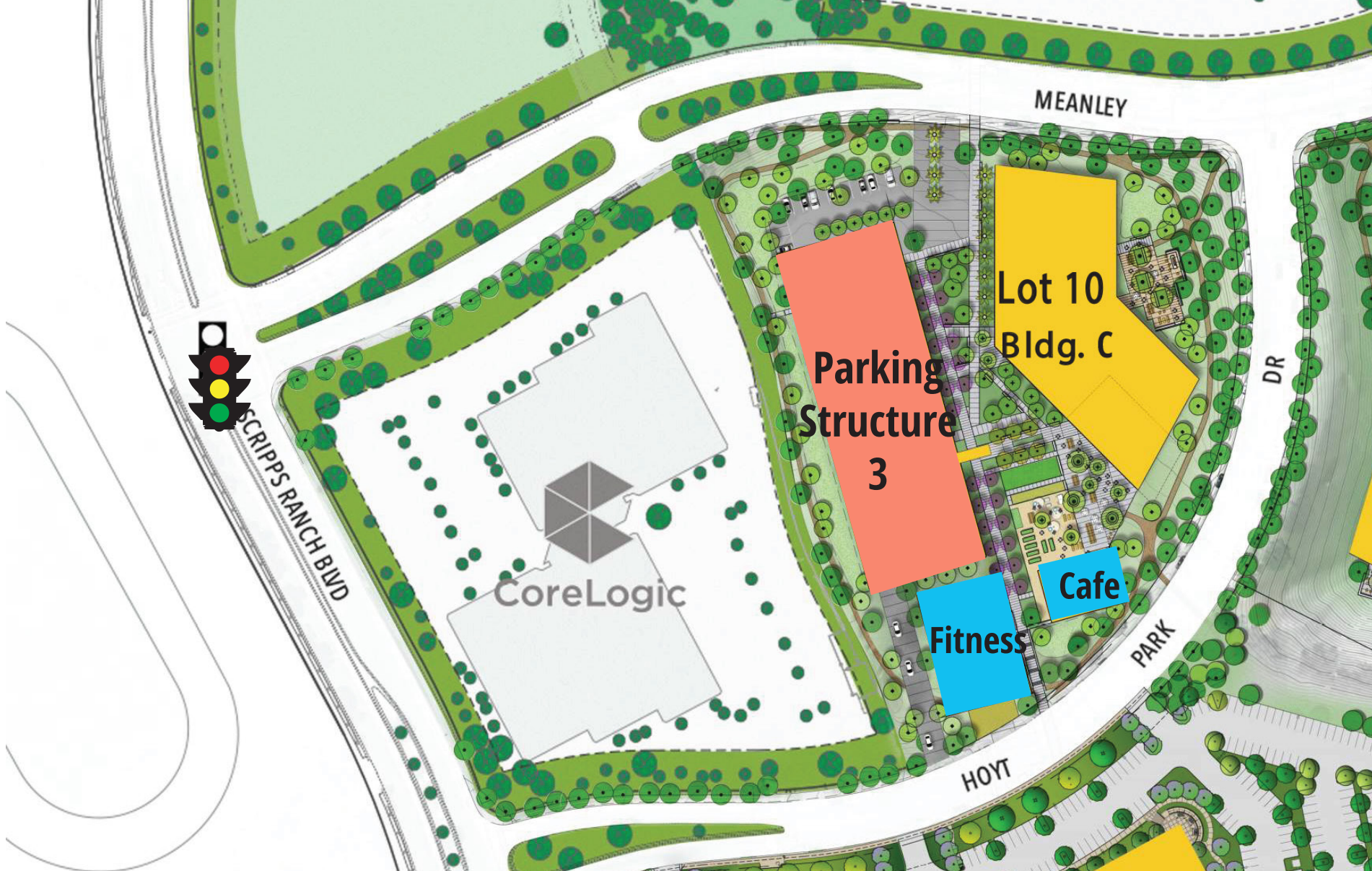


Lot 6

- DIRECT ACCESS TO PARK AND SPORTS FIELD
- CUSTOMIZABLE INTERIOR
- OUTDOOR TERRACES
- 17 FEET DECK TO DECK
- 4/ 1000 PARKING
- ±6.69 ACRES
- CAFÉ AND FITNESS CENTER

LOT 6

Floor 1:	47,700 SF
Floor 2:	47,700 SF
Total:	95,400 SF



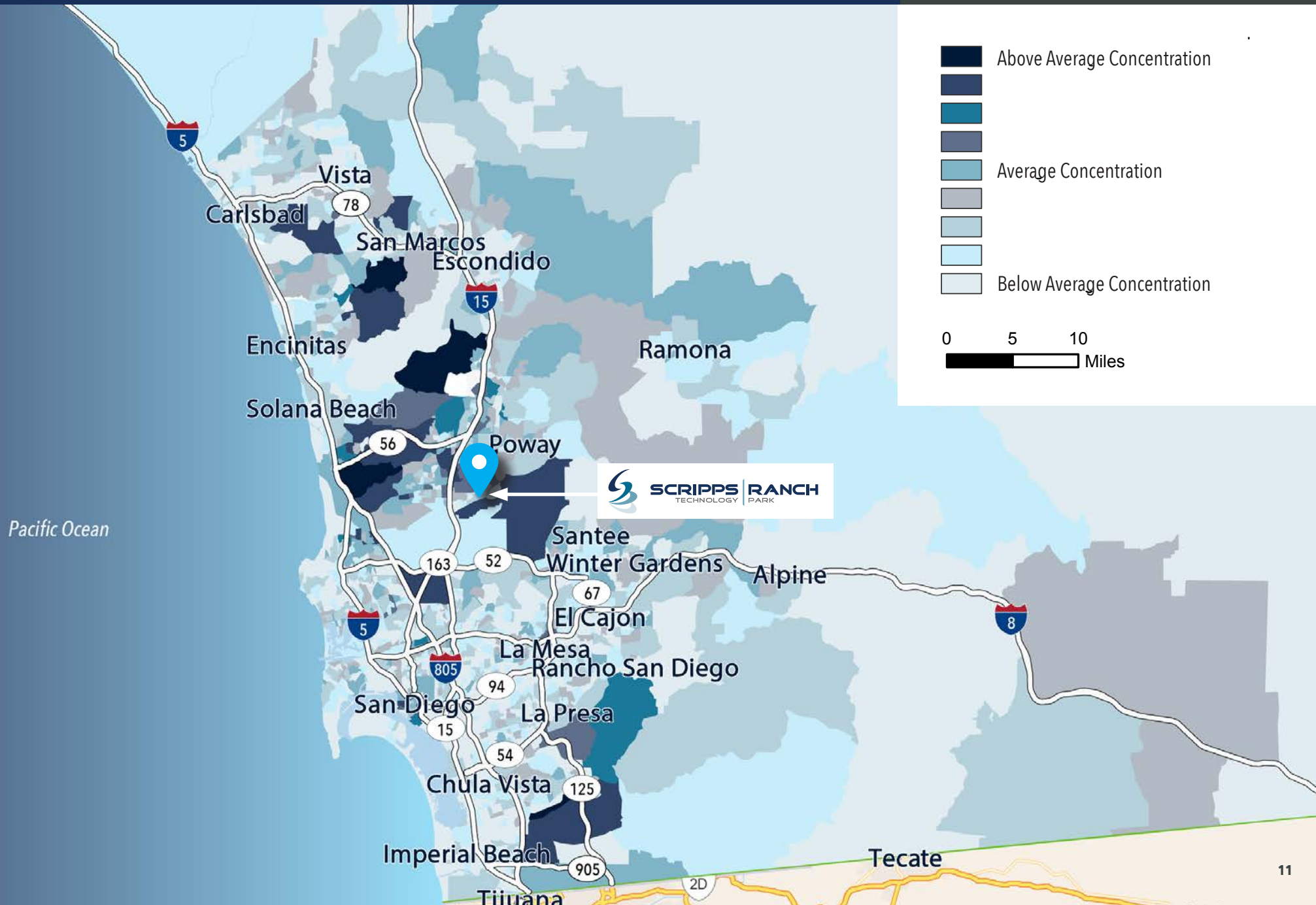
Lot 10

- DIRECT ACCESS TO AMENITY CENTER
- CUSTOMIZABLE INTERIOR
- OUTDOOR TERRACES
- 17 FEET DECK TO DECK
- 4/ 1,000 PARKING
- ±5.36 ACRES
- CAFÉ AND FITNESS CENTER

LOT 10	
Floor 1:	35,000 SF
Floor 2:	35,000 SF
Floor 3:	35,000 SF
Total:	105,000 SF

Scripps Ranch Technology Park is central to San Diego's largest Engineering Talent Pool

Where Technology Workers are Most Concentrated.





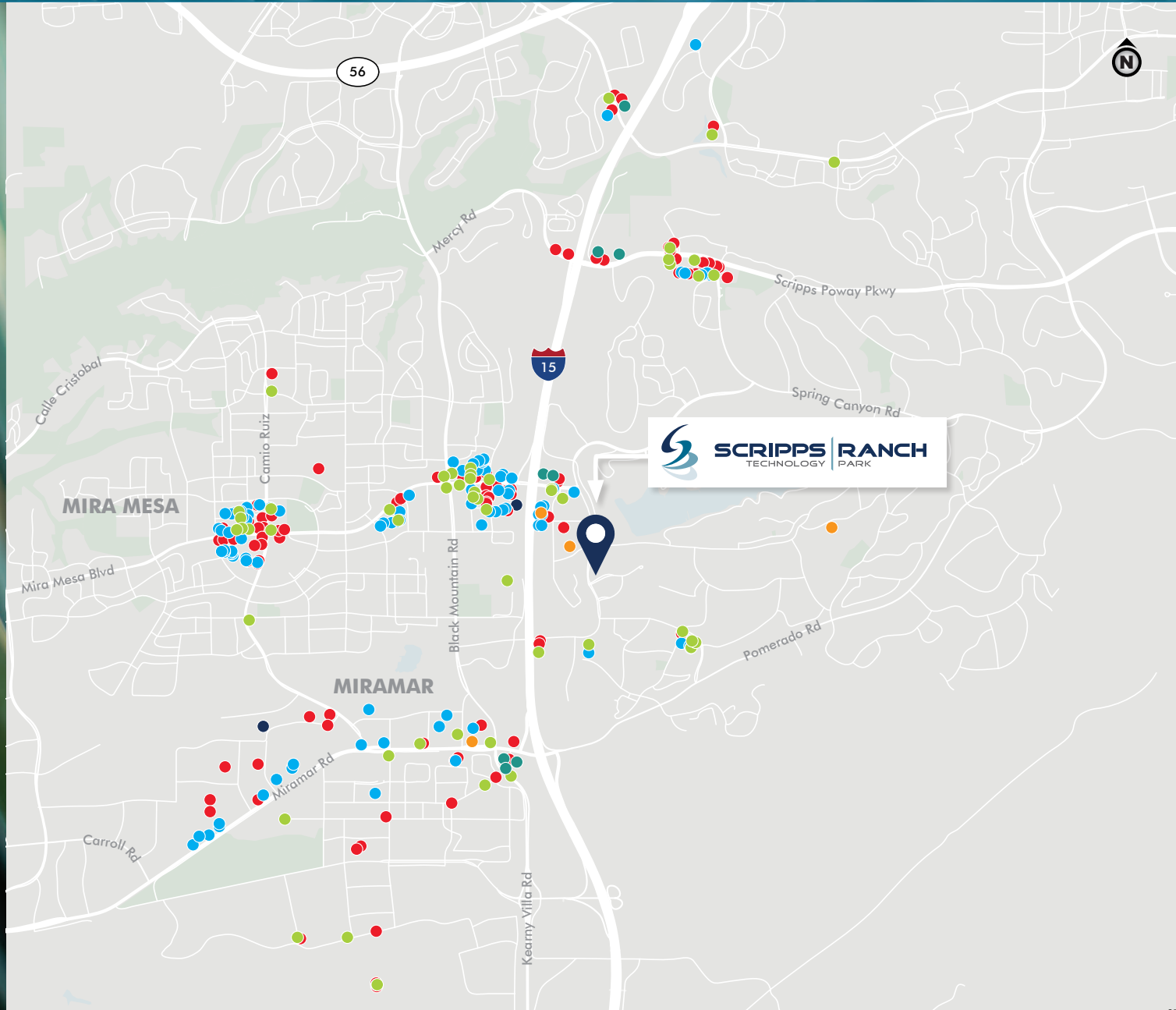
Located in San Diego's Mid-City Market

Scripps Ranch is a strategic central location that will work for all types of employees



Direct Access to Neighboring Amenities and Services

Less than one mile from the I-15 freeway in the geographic center of San Diego, the campus is surrounded by a wide array of housing and a rich amenity base that is minutes from any location in the county.





SCRIPPS RANCH
TECHNOLOGY PARK



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Development Company

Murphy Development has master planned and developed more than 10M SF of corporate industrial and tech parks for Fortune 500 and other companies since its establishment in San Diego in 1984.

murphydev.com

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