



SCRIPPS RANCH
10225
WILLOW CREEK

75,119 SF Life Science Building
in Scripps Ranch



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260



Location



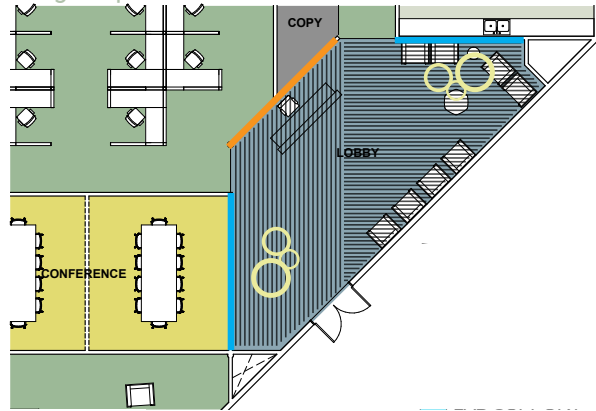
Exterior Design Concept



Lobby Design Concept



Design Inspiration



Lobby Plan



Accent Lighting



Ceiling Baffle Pattern + Linear Lighting



Acoustic Wall Panel



Wood Wall Finish



Reception Desk



Floor Tile

Building Specs

Water	2" meter with 2 1/2" feed
Gas	2"
Electrical	4,000 amps; new 277/480v transformer
Generator	Permitted and ready for up to a 2 MW generator, pending Tenant requirements
Sewer	6"
Floor-to-floor	Existing is 14' with the ability to accommodate up to 28' in selected areas
HVAC	Project will be ready to support mechanical units for lab and manufacturing use.
Loading	6 dock high and one grade level positions
Parking	133 surface spaces & 22 carport stalls (2.2/1,000 sf)
Elevator	One [spec] hydraulic elevator (installed 2014) plus a dumbwaiter in the loading area (possible conversion to freight elevator)

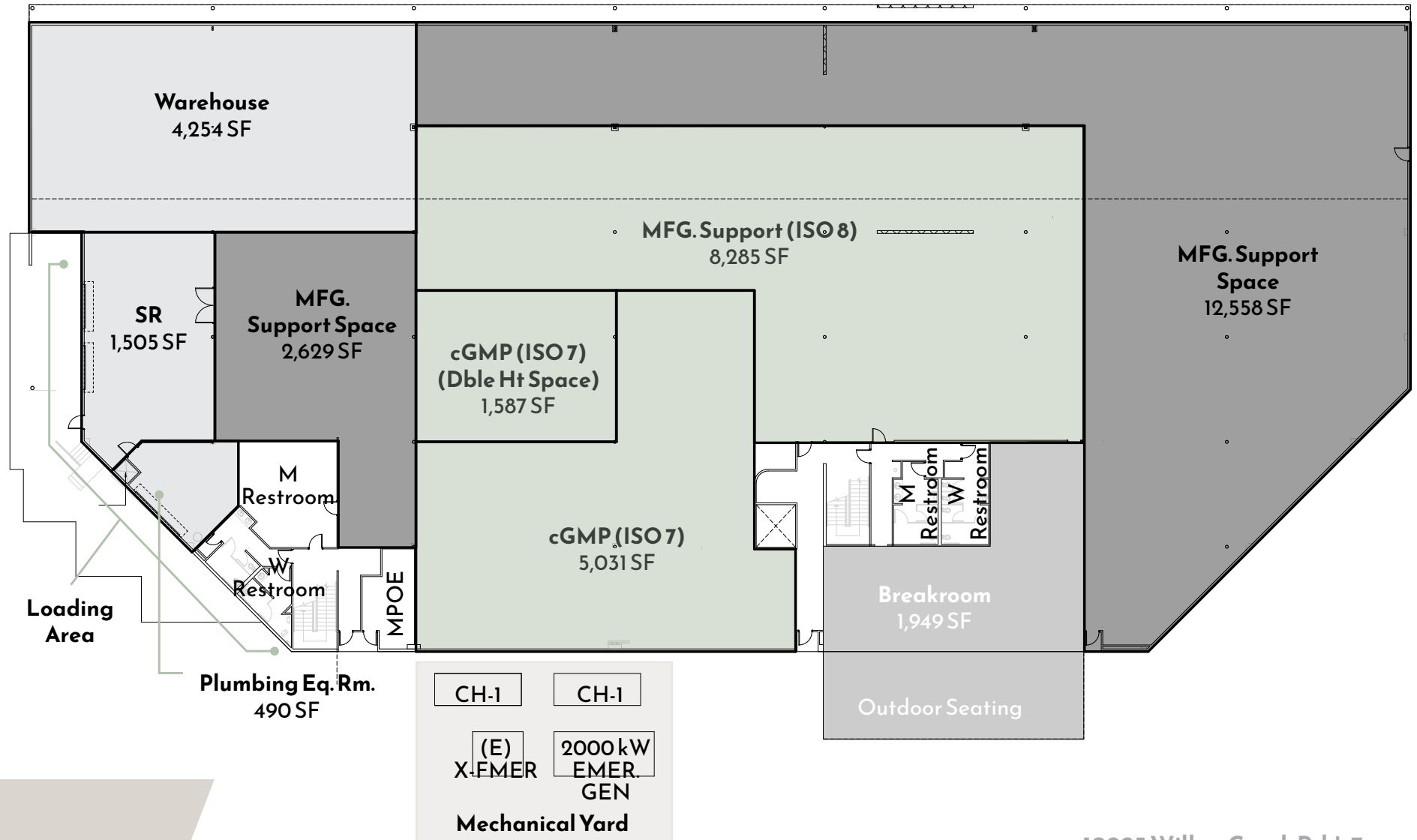
Location



Floor Plans

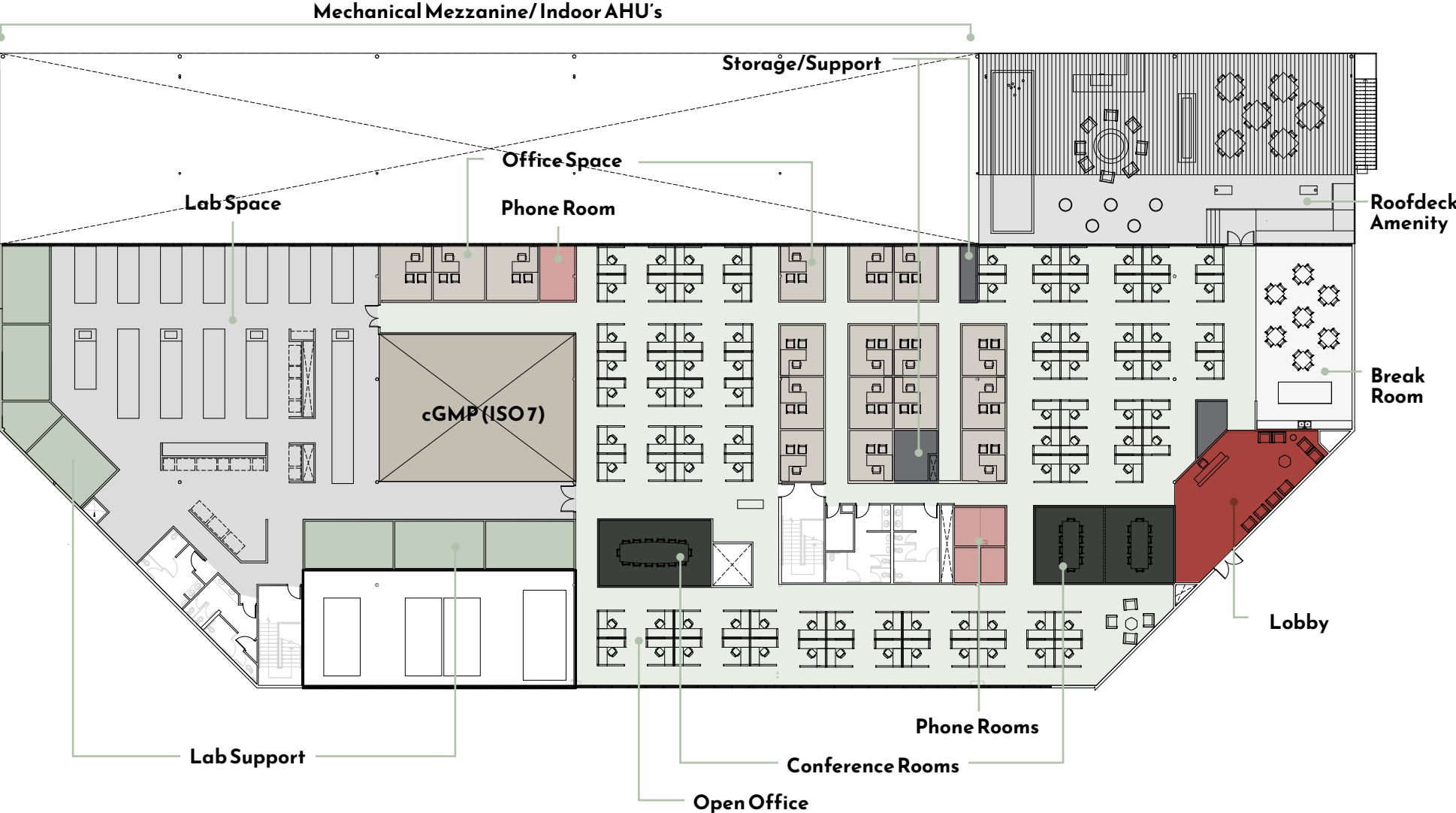
1st floor - 45,976 SF

Conceptual plans for potential cGMP use developed by FPBA.
Note that the building's current state is demolished shell condition.

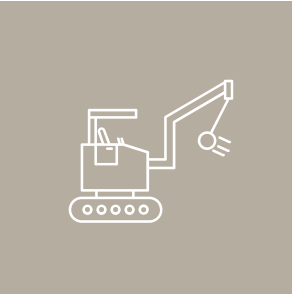


Floor Plans

2nd floor - 29,143 SF



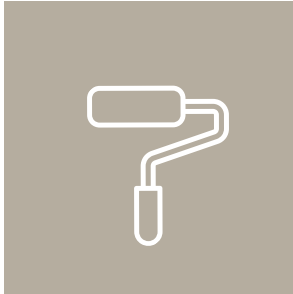
Construction Timeline



01/2022
Demolition
Completed



10/2022
Base Building
Construction Starts



06/2023
Tenant
Improvements Start



05/2024
Base Building and
Tenant Improvements
Complete

Project Team



Amenities



- ① Juneshine
- ② Harland Brewing Co.
- ③ Eucalyptus Square
 - Chez Nouz
 - Todo Sushi
 - Subway
 - Carl's Jr.
 - Green Burrito
- ④ Scripps Ranch Village Shopping Center

<ul style="list-style-type: none"> - Starbucks - Vons - Postel Annex - Wells Fargo - Chase 	<ul style="list-style-type: none"> - Consuelos Mexican - Zpizza - Little Italy Bar & Grill - US Bank
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- Scripps Retail Plaza

<ul style="list-style-type: none"> - Trader Joe's - Board & Brew - Bruski Burgers & Beer 	<ul style="list-style-type: none"> - Himalayan Restaurant - Kappa Sushi - Gyu-Kaku Japanese BBQ
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- ⑤

<ul style="list-style-type: none"> - Family Dentistry - Super Cuts 	
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- Mira Mesa Market Center

<ul style="list-style-type: none"> - On the Border - Buca di Beppo - Panera Bread - Islands - Rubio's - Pick up Stix 	<ul style="list-style-type: none"> - Barnes & Noble - Old Navy - ULTA - Edwards IMAX - FedEx Office - CVS
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- ⑥

<ul style="list-style-type: none"> - Jamba Juice - Coldstone - Starbucks - Daphne's Greek Cafe - O's American Cafe 	<ul style="list-style-type: none"> - Mimi's Cafe - BBVA Compass - Jersey Mike's - Home Depot
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- ⑦ Mira Mesa Shopping Center

<ul style="list-style-type: none"> - Subway - Shell - In N Out 	<ul style="list-style-type: none"> - Kebab Shop - US Bank
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- ⑧ The Hub at Scripps Ranch
 - Pacific Dental Services
 - Starbucks,
 - Big Cheech's Chicken N' Waffles and Sliders



Luminous Capital Management will be substantially modernizing the building exterior, landscape, core and shell of base building infrastructure to accommodate Life Science/GMP users.

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