



CUSH PLAZA

10620 TREENA STREET / CLASS A OFFICE SPACE / FOR LEASE

PROJECT HIGHLIGHTS



NEWEST CLASS A OFFICE BUILDING IN SCRIPPS RANCH

(Constructed in 2008)



EXCELLENT I-15 FREEWAY VISIBILITY AND SIGNAGE POTENTIAL



BUILDING TOP & MONUMENT SIGNAGE AVAILABLE



FREE COVERED & SURFACE PARKING RATIO OF 4.0 / 1,000 SF



BUILDING AMENITIES

- ON-SITE GYM WITH SHOWERS AND LOCKERS
- WELLNESS ROOM
- OUTDOOR DINING AREA
- HALF-COURT BASKETBALL COURT
- HORSE SHOE PIT & PUTTING GREEN
- CONFERENCE CENTER



OUTDOOR SEATING AREAS



CONFERENCE ROOM



GYM

AVAILABILITY & PROPERTY SPECS

SUITE	SIZE	ASKING RATE (MONTHLY)	AVAILABILITY
110	5,516 RSF	\$2.85/SF +E	Vacant
150/250	13,537 RSF Divisible: 5,556 RSF Divisible: 7,967 RSF	\$2.85/SF +E	11/1/2025
170	2,483 RSF	\$2.85/SF +E	Vacant



Building Size:	93,536 SF	Conference Rooms:	Located on 1 st Floor
Floors:	3	Fitness Center:	Located on 1 st Floor
Typical Floor Plates:	31,179 SF	Year Built:	2008
Core Factor:	Approx. 13.7%	HVAC:	Cooling Tower
Parking:	4.12/1,000 SF Free Covered Parking	Elevators:	2 Passenger Cabs
Fiber:	AT&T / Spectrum	Security:	Key Card Access
Ceiling Height:	10' - 1 st Floor 9' - 2 nd & 3 rd Floors	Signage:	Building Top, Eyebrow and Monument

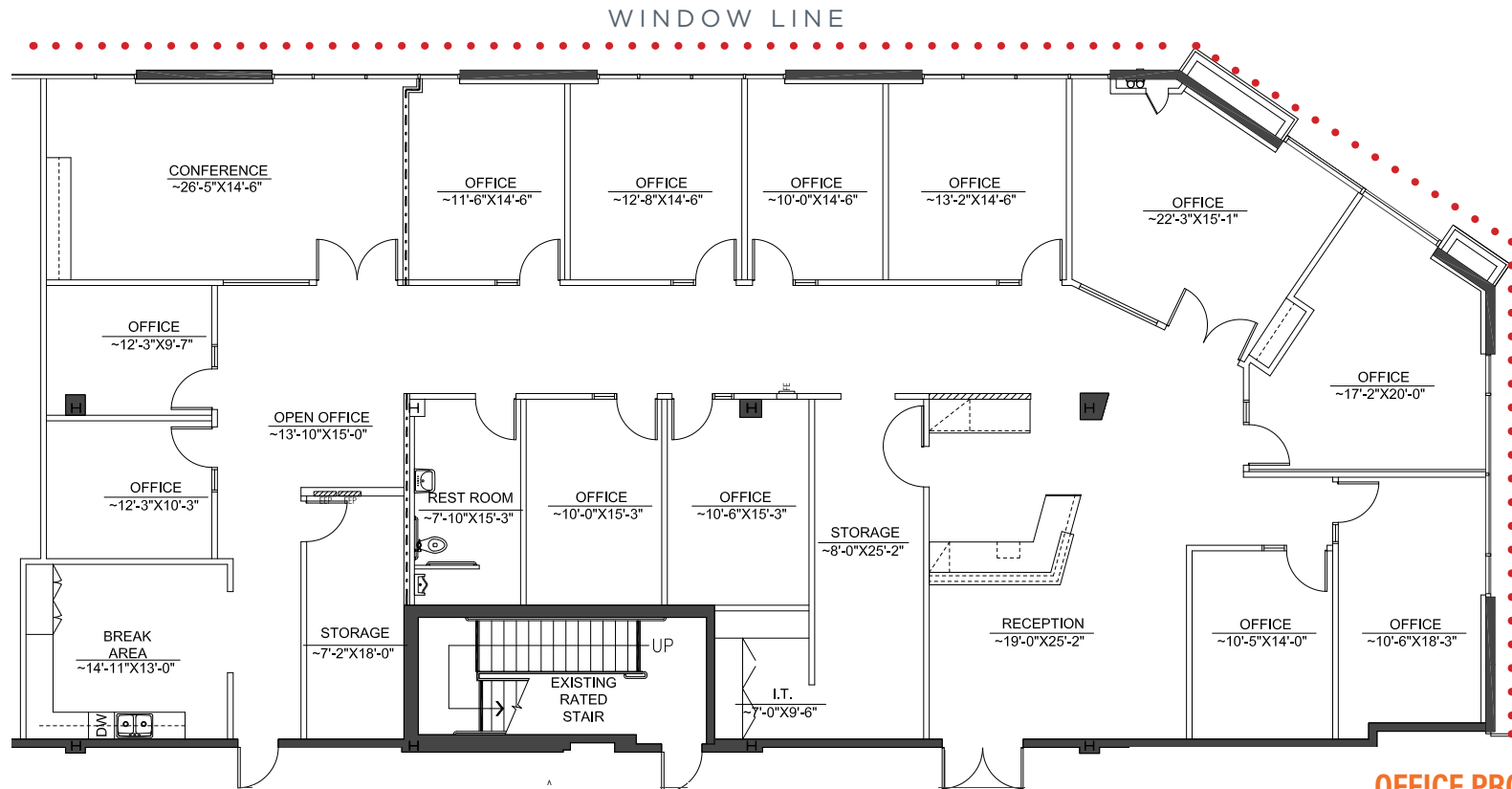
SUITE INTERIOR BUILD OUTS



FLOOR PLANS

SUITE 110

5,516 RSF
VACANT



OFFICE PROGRAMMING:

12 PRIVATE OFFICES

CONFERENCE ROOMS

RECEPTION AREA

BREAK ROOM

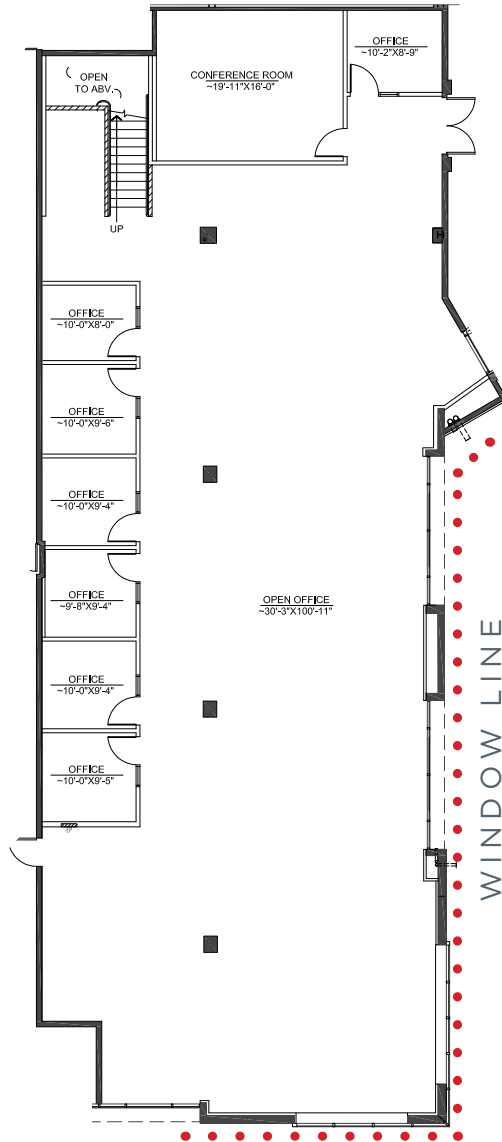
2 IT/STORAGE CLOSETS

FLOOR PLANS

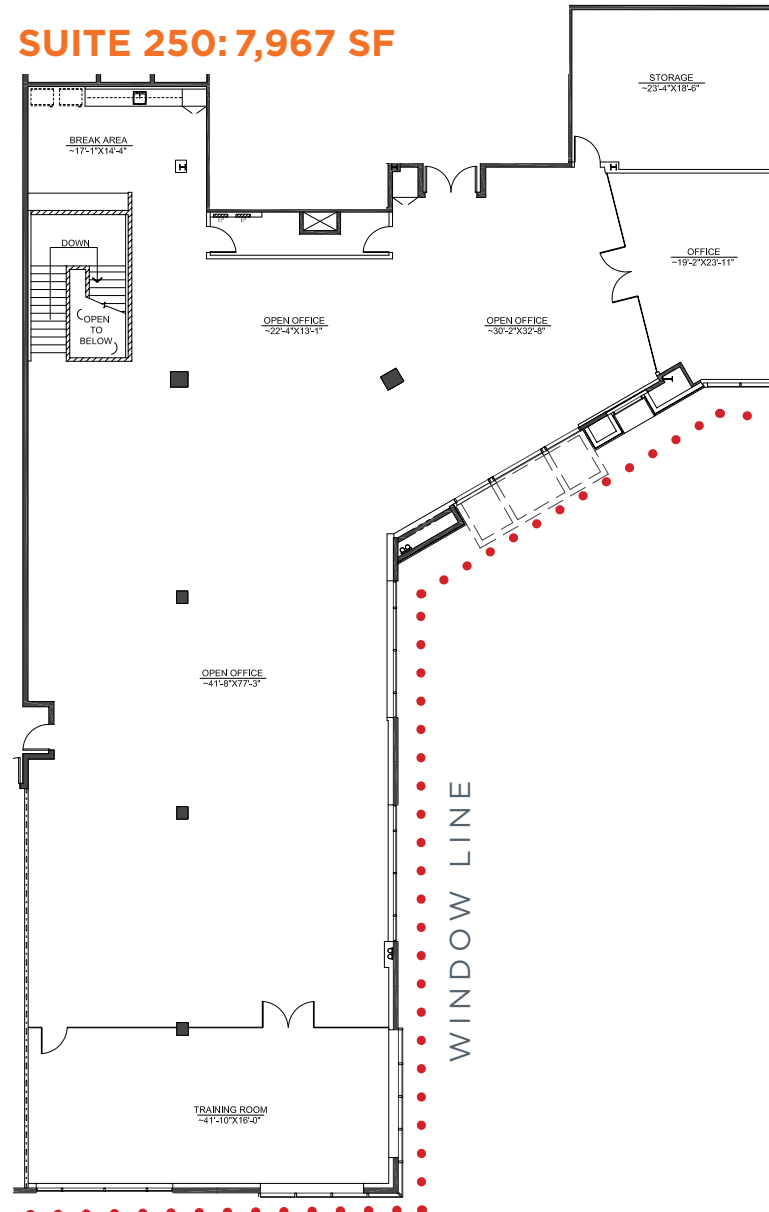
SUITE 150/250

5,556 - 13,523 RSF
AVAILABLE 11/1/2025

SUITE 150: 5,556 SF



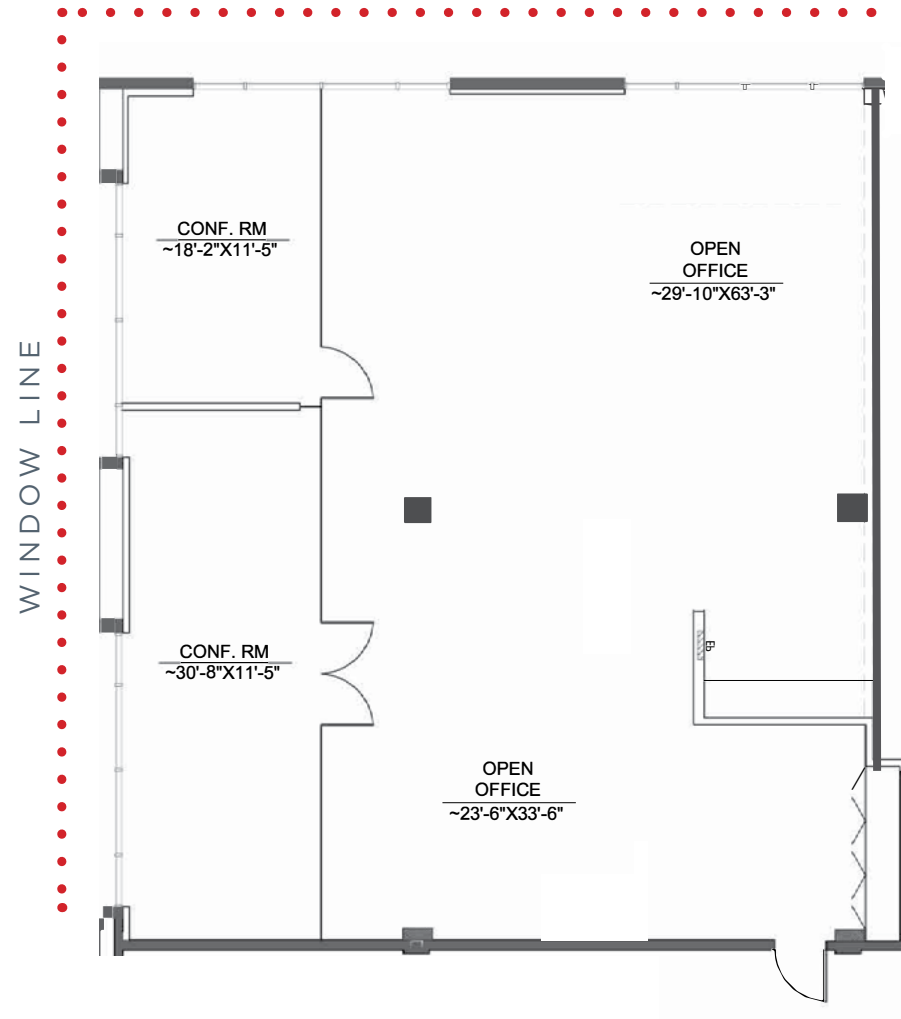
SUITE 250: 7,967 SF



FLOOR PLANS

SUITE 170

2,483 RSF
VACANT



OFFICE PROGRAMMING:

2 GLASS CONFERENCE ROOMS

RECEPTION AREA

OPEN OFFICE AREA

SITE PLAN & AMENITIES



TREENA STREET

NEARBY RETAILERS

1 SCRIPPS RANCH SHOPPING CENTER - 5 MIN



2 SCRIPPS HILLS CENTER - 5 MIN

Don Lucios
Taco Shop



3 MIRA MESA MARKETPLACE - 8 MIN



4 MIRA MESA MARKET CENTER - 7 MIN



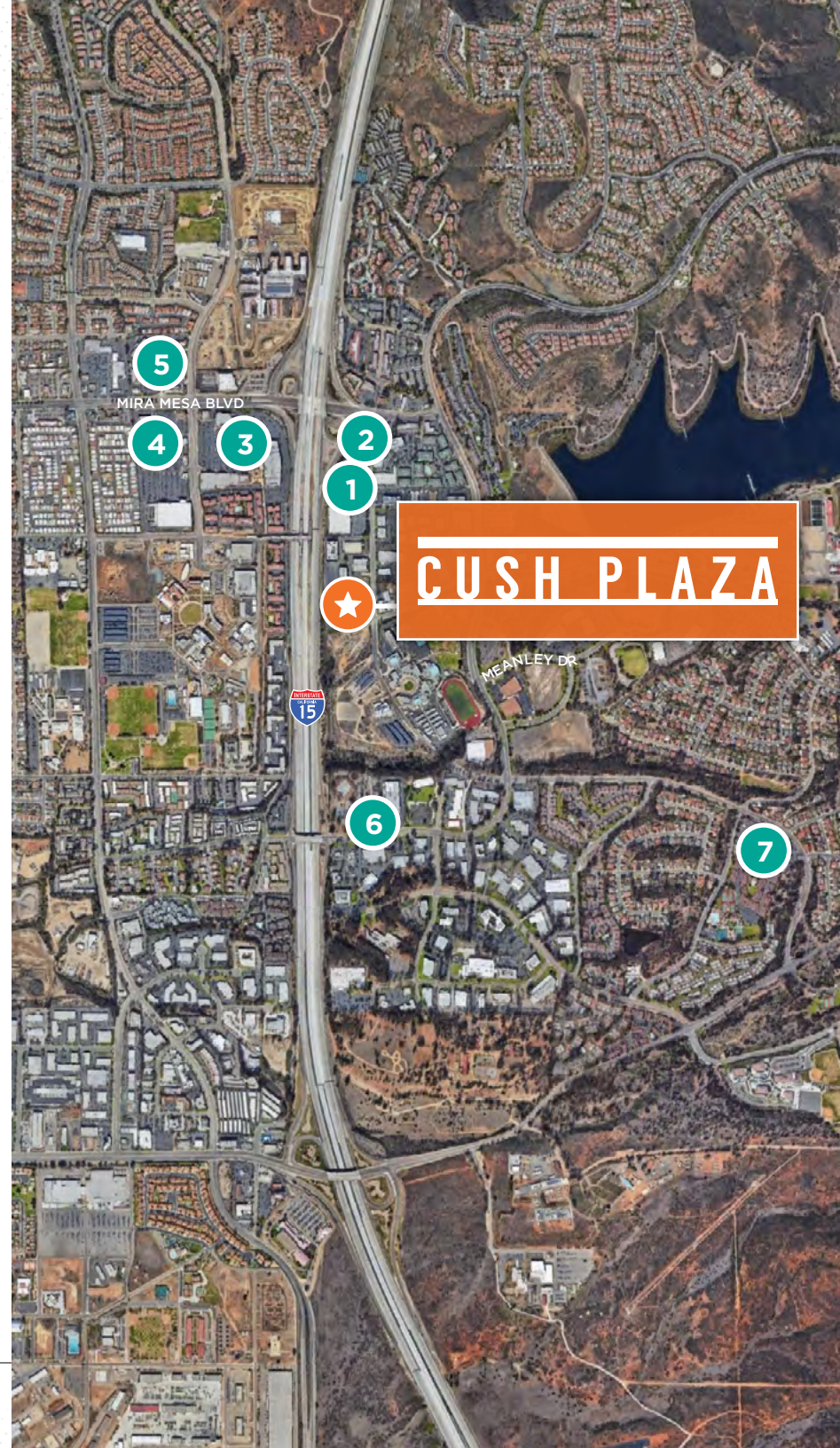
5 H CENTER - 6 MIN



6 THE HUB - 4 MIN



7 VON'S SHOPPING PLAZA - 5 MIN



CUSH PLAZA



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