

10225

WILLOW CREEK



For Sale or Lease

75,119 Square Feet Multi-Use Building in Scripps Ranch



**CUSHMAN &
WAKEFIELD**

BUILDING S P E C S

Ownership recently completed \$4.75m in building and site improvements including rooftop deck, hardscape/landscape, signage, and entrance facade improvements



LEASE/ SALE PRICE

Sale Price

\$21,033,320 (\$280 PSF)

Lease Rate

\$1.80 PSF/Month NNN



ELECTRICAL

New 4000 amp electrical service installed with all new transformers (480/277V) and switchgear installed.



GENERATOR

Permitted and ready for up to a 2 MW generator, pending Tenant requirements



HVAC

Project will be ready to support mechanical units for lab and manufacturing use



CLEAR HEIGHT

2nd Floor: ±14' to the beam & ±15' to the roof deck
1st Floor - Lower Clear: ±12' to beam & ±14' to the deck
1st Floor-Higher Clear ±14' to lowest beam & ±16' to the deck

Ability to accommodate some full building height (28') uses



LOADING

There are 6 dock positions served by 2 doors.



PARKING

±4.65AC site with 133 surface spaces & 22 carport stalls (2.2/1,000 sf with ability to expand and street parking adjacent.)



UTILITIES

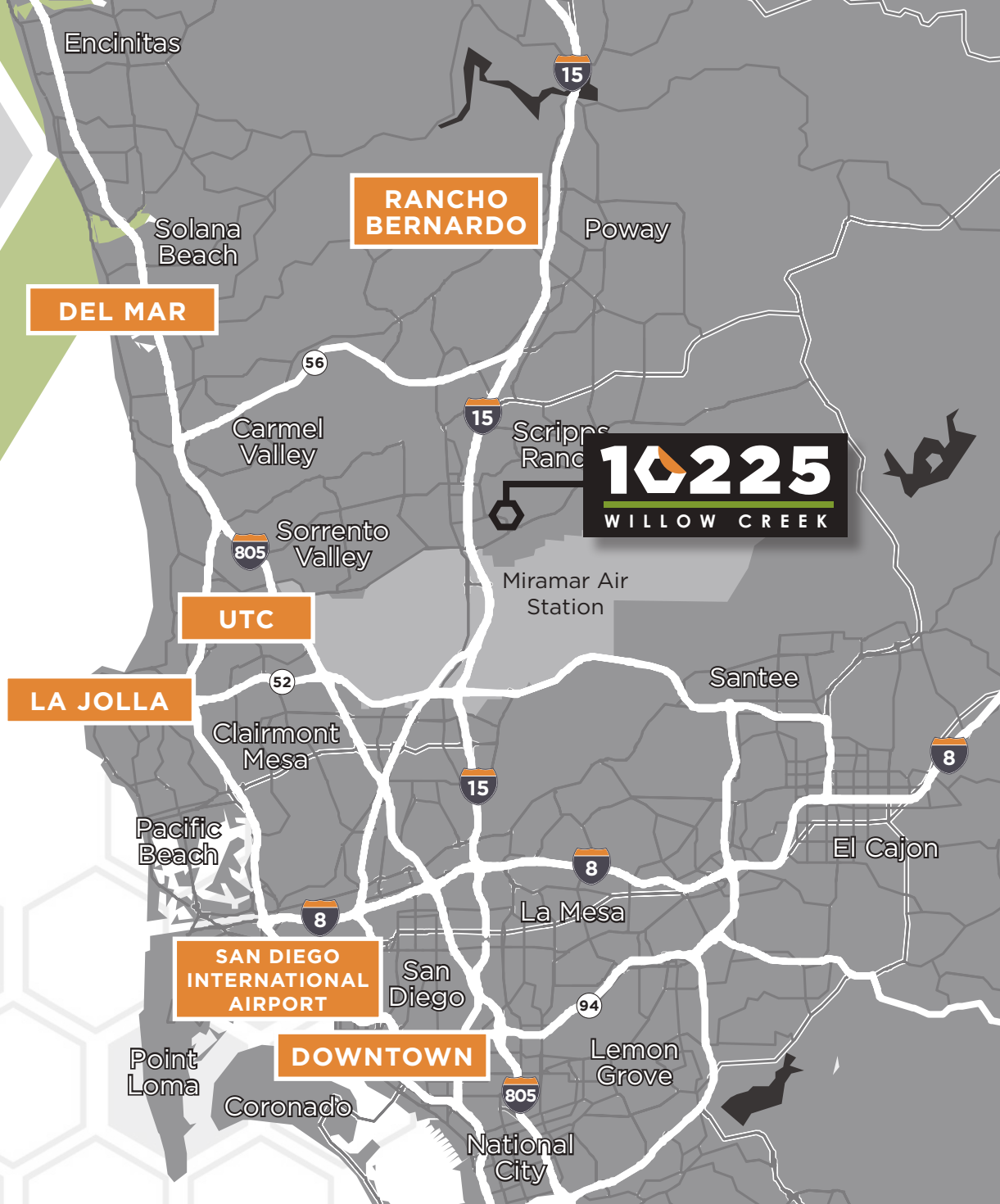
2" water meter services the building, new 6" sewer line from building to the street. Gas line is 1" and is SDGE approved to upgrade the meter to medium or high pressure, new meter pending tenant needs



ELEVATOR

One hydraulic elevator (installed 2014)

LOCATION



DRIVE TIMES TO

**RANCHO
BERNARDO**

14 MINUTES

UTC

16 MINUTES

DOWNTOWN

20 MINUTES

AIRPORT

20 MINUTES

DEL MAR

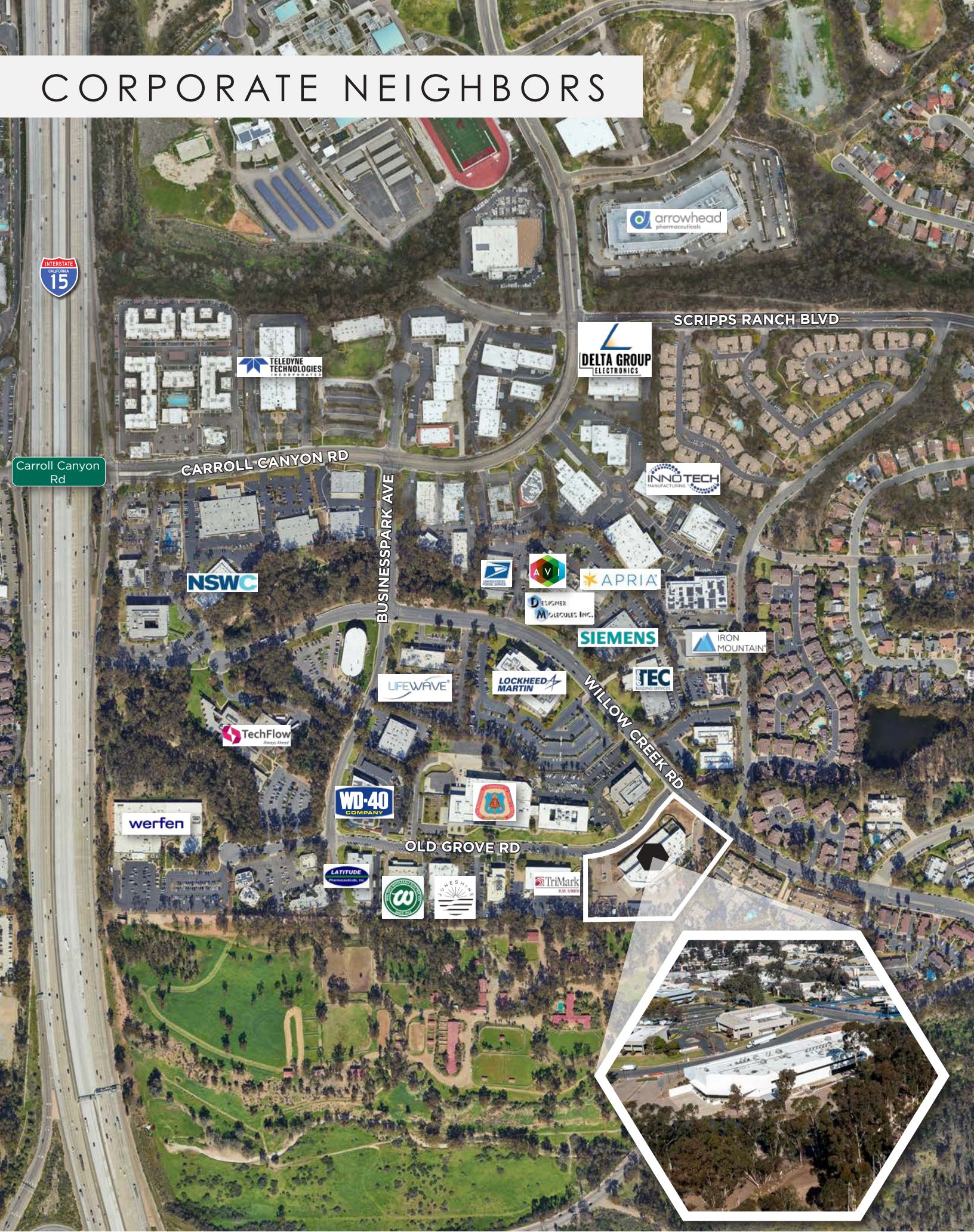
24 MINUTES

LA JOLLA

25 MINUTES



CORPORATE NEIGHBORS



AMENITIES



1. EUCALYPTUS SQUARE

- » Chez Nouz
- » Todo Sushi
- » Subway
- » Carl's Jr
- » Green Burrito

2. SCRIPPS RANCH VILLAGE SHOPPING CENTER

- » Starbucks
- » Vons
- » Postel Annex
- » Wells Fargo
- » Chase
- » Consuelos Mexican
- » Z Pizza
- » Little Italy Bar & Grill
- » US Bank

3. SCRIPPS RETAIL PLAZA

- » Trader Joe's
- » Board & Brew
- » Bruski Burgers & Beer
- » Family Dentistry
- » Super Cuts
- » Himalayan Restaurant
- » Kappa Sushi
- » Gyu-Kaku Japanese BBQ

4. MIRA MESA MARKET CENTER

- » On the Border
- » Buca di Beppo
- » Panera Bread
- » Islands
- » Rubio's
- » Pick up Stix
- » Jamba Juice

- » Coldstone
- » Starbucks
- » Daphne's Greek Cafe
- » O's American Cafe
- » Barnes & Noble
- » Old Navy
- » ULTA
- » Edwards IMAX
- » FedEx Office
- » CVS
- » Mimi's Cafe
- » BBVA Compass
- » Jersey Mike's
- » Home Depot

5. MIRA MESA SHOPPING CENTER

- » Subway
- » Shell
- » In N Out
- » Kabab Shop
- » US Bank

6. THE HUB AT SCRIPPS RANCH

- » Pacific Dental Services
- » Starbucks
- » Big Cheech's Chicken N' Waffles

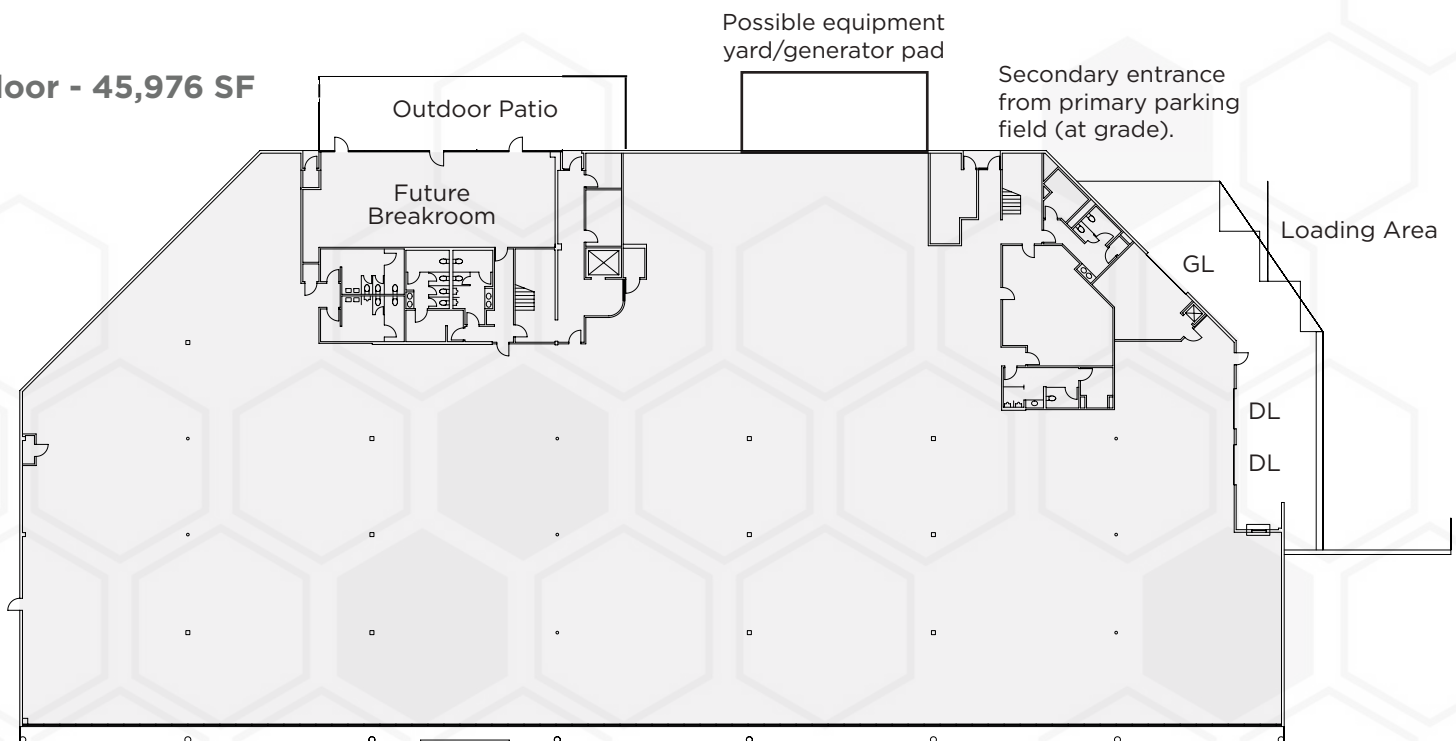
AS BUILT FLOOR PLANS



2nd Floor - 29,143 SF



1st Floor - 45,976 SF



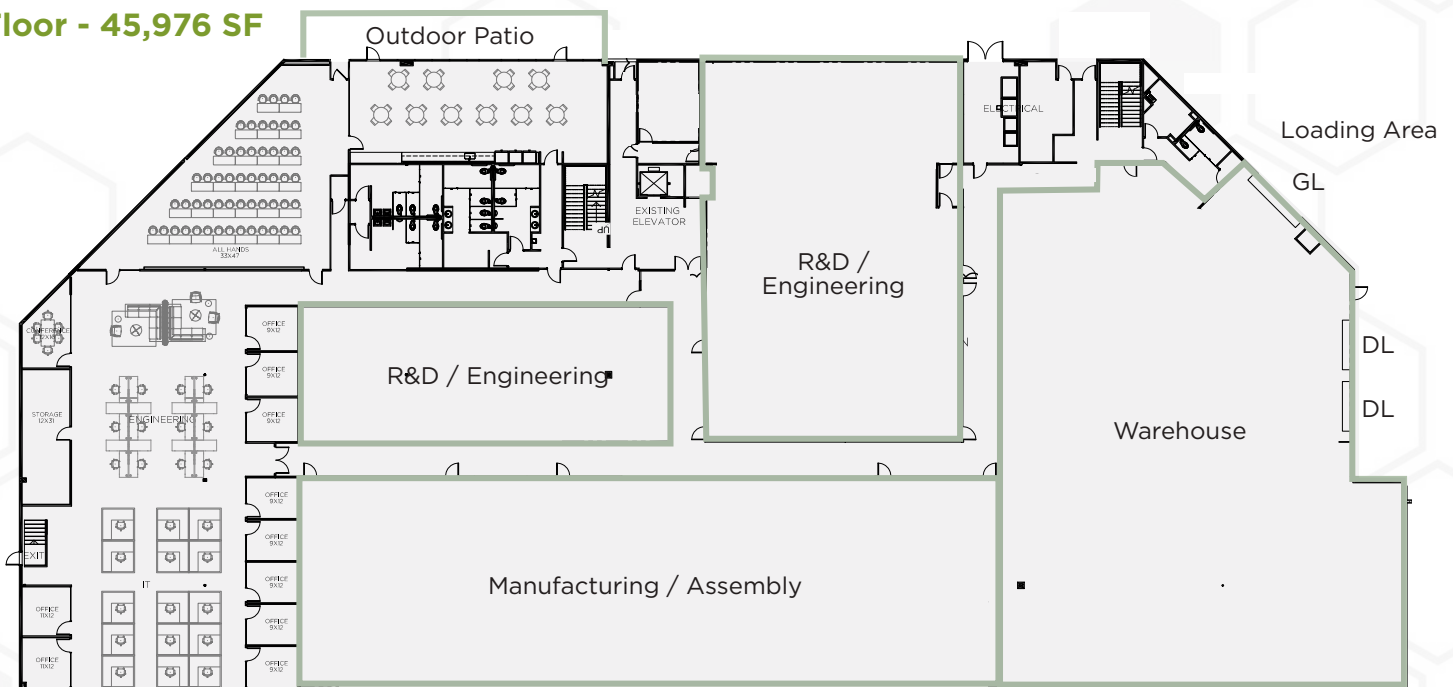
MANUFACTURING FLOOR PLANS



2nd Floor - 29,143 SF



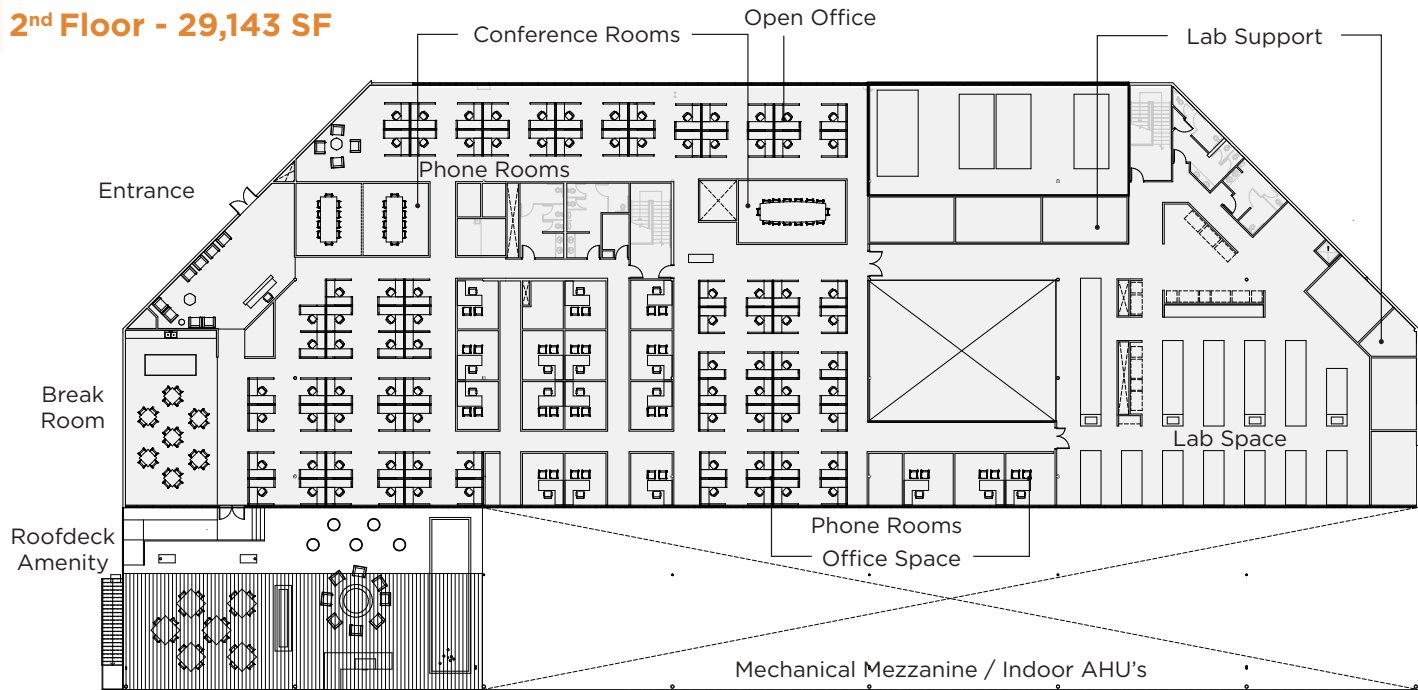
1st Floor - 45,976 SF



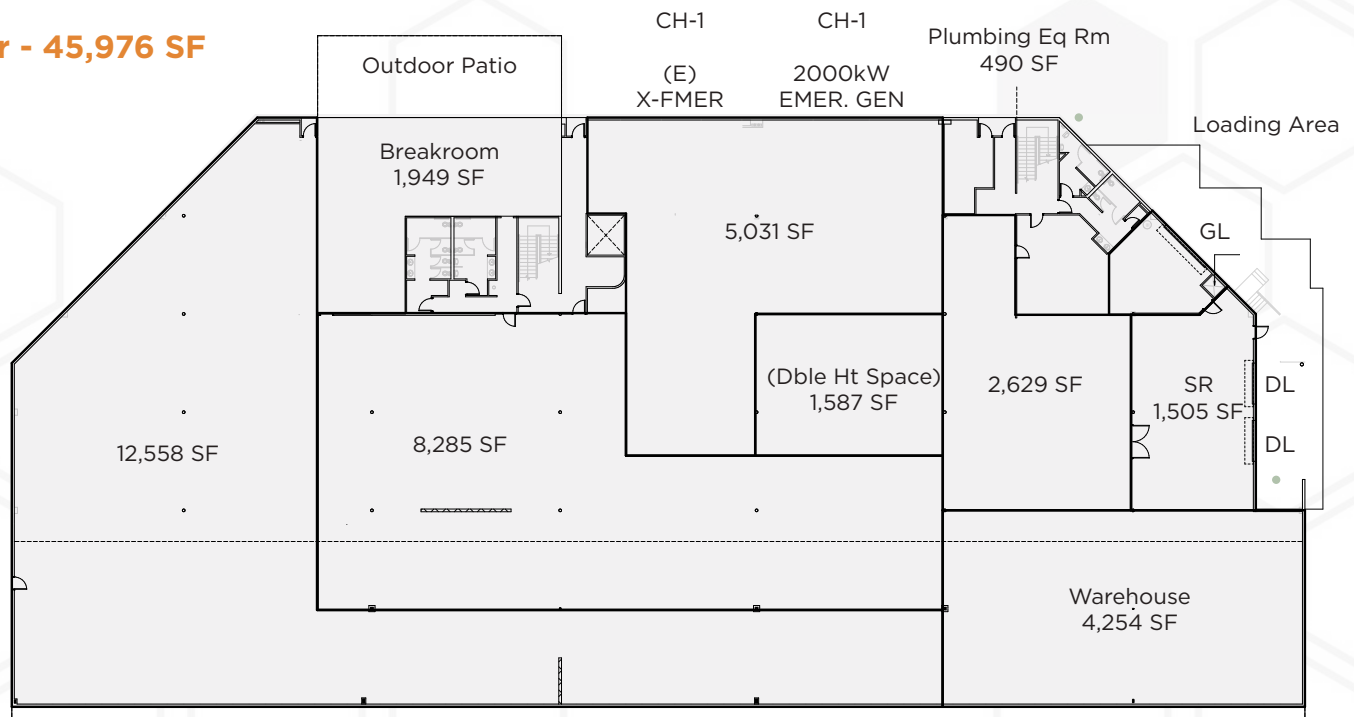
CONCEPTUAL cGMP FLOOR PLANS



2nd Floor - 29,143 SF



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.

PROPERTY PHOTOS



10225

WILLOW CREEK

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