

# NORTHRIDGE SUMMIT

12220 Scripps Summit Drive, San Diego, CA 92131





# PROPERTY HIGHLIGHTS

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Exceptional freeway  
visible signage from I-15



Class A building suitable  
for office & flex/lab uses



129,919 Rentable  
Square Feet



Three floors with ample surface  
and subterranean parking



43,300 SF  
floor plates



Renovated  
in 2016



## PROPERTY SPECIFICATIONS

Year Built	2000
Rentable Square Feet	129,919 RSF
Average Floor Plate	43,300 SF
Number of Floors	3 (excluding subterranean parking)
Lobby and Common Areas	Fully Renovated in 2016
Structure	Reinforced concrete spread footings at columns with cast in place grade beams, continuous perimeter footings and a 6-inch reinforced concrete slab. Steel columns supporting steel beams and concrete topped metal decks.
Exterior Facade	Glass curtain wall system with sheet metal paneling at entries and stucco finished soffits between floors.
Exterior Windows	Aluminum-framed storefront windows with single pane glazing and vinyl gaskets and sealant at joints.
Roof	Low sloped roof with four-ply white ceramic mineral coated fiberglass system. Cap sheet extends up the parapet and terminates under metal flashing.
Ceiling Height	Floor 1: 17'   Floors 2/3: 16'
Elevators	Two (2) 3,500 pound capacity hydraulic passenger elevators and one (1) 4,000 pound capacity hydraulic freight elevator. All three are Shindler elevators.
Parking Spaces	433 parking stalls (127 covered subterranean, 306 surface). Expandable by addition of parking deck
Loading	Loading dock with two roll-up doors and a secure receiving room.

## UTILITIES

Gas & Electric	San Diego Gas & Electric
Water & Sewer	City of San Diego
Communications	AT&T trunk line

## SITE SPECIFICATIONS

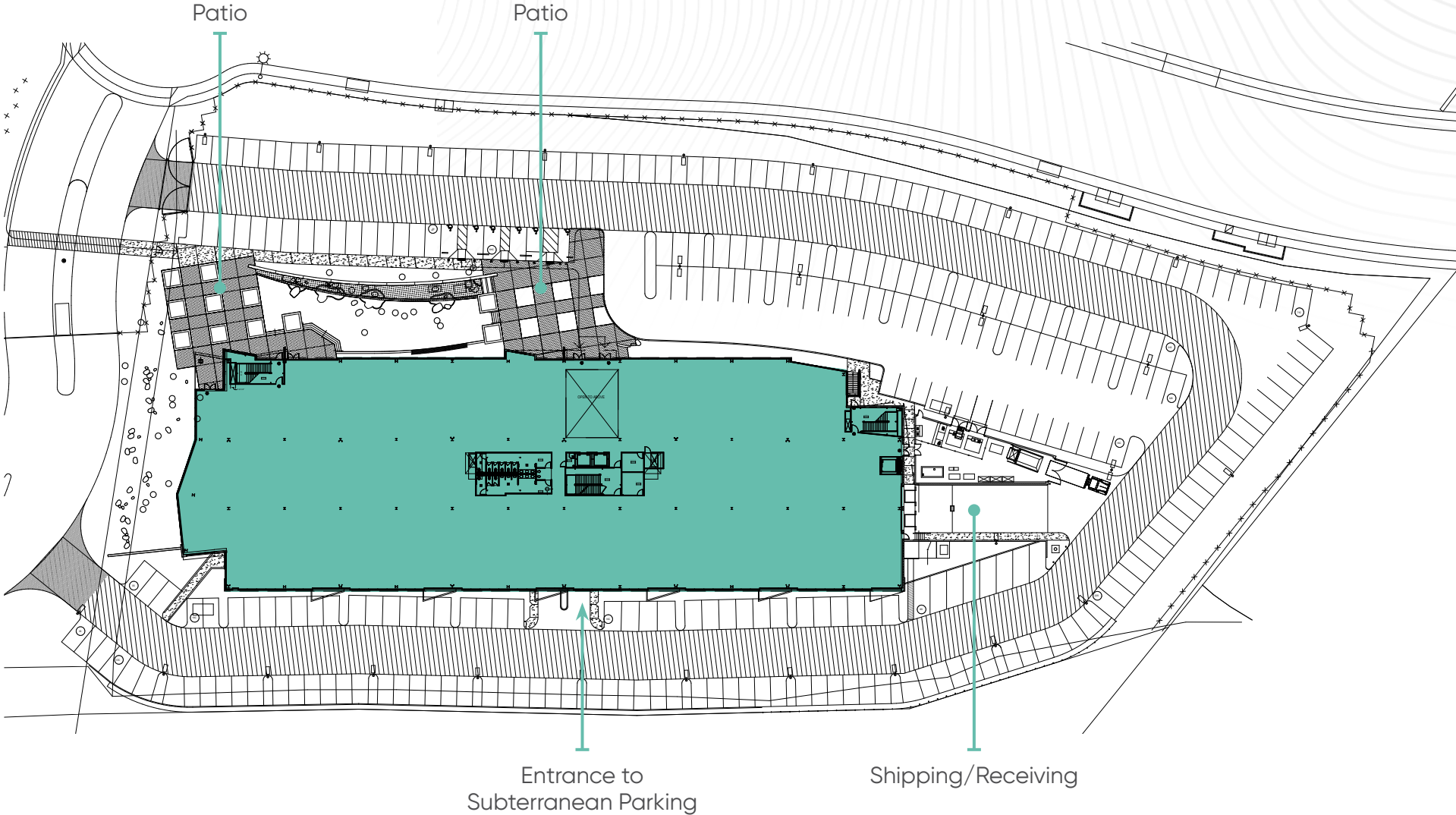
Address	12220 Scripps Summit Drive San Diego, CA 92131
Land Area	6.39 acres
Zoning	IP-2-1, City of San Diego
Parcel Numbers	316-330-01-00 316-330-02-00 316-330-03-00 316-330-04-00

## BUILDING SYSTEMS

Electrical System	Two (2) metered electrical distributions servicing two separate panels at 277/480V, 3-phase, 4-wire service.  Panel 1: 2,000 ampere service provides power to third floor air conditioning units and fans.  Panel 2: 4,000 ampere service provides power to garage for building electrical service.
HVAC System	Six rooftop mounted 90-ton large packaged VAV air conditioning units manufactured in 2000. Heating is provided by two 1.2M-BTU per hour boilers circulated to terminal coils in perimeter zone VAV boxes via two (2) three-horsepower pumps. A direct digital energy management HVAC system is in place.
Fire/Life Safety	Fully sprinklered with three (3) 4-inch risers servicing the building, garage and roof. Main valves and backflow prevention devices are on Scripps Summit Drive.
Plumbing	A double-backflow prevention and check valve in a 3-inch metered line provides domestic water to the building. Natural gas is provided via a metered 4-inch low pressure black-steel line. Sewer pipeline is cast iron.

# SITE PLAN

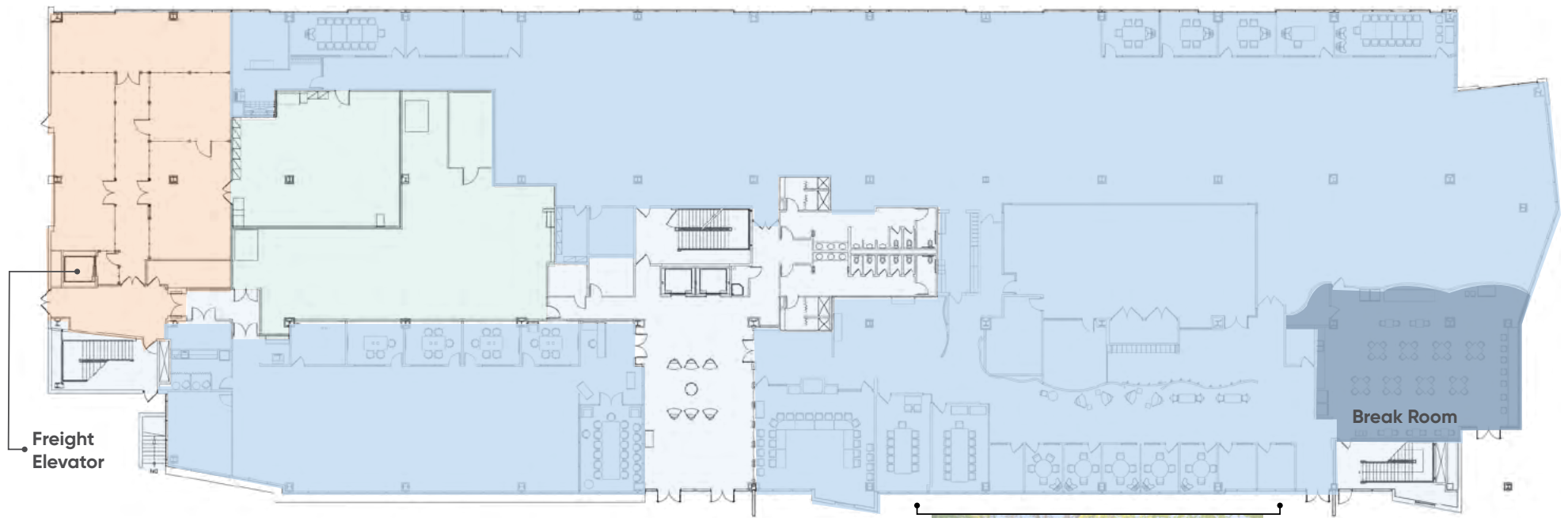
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# FLOOR ONE

±43,300 RSF

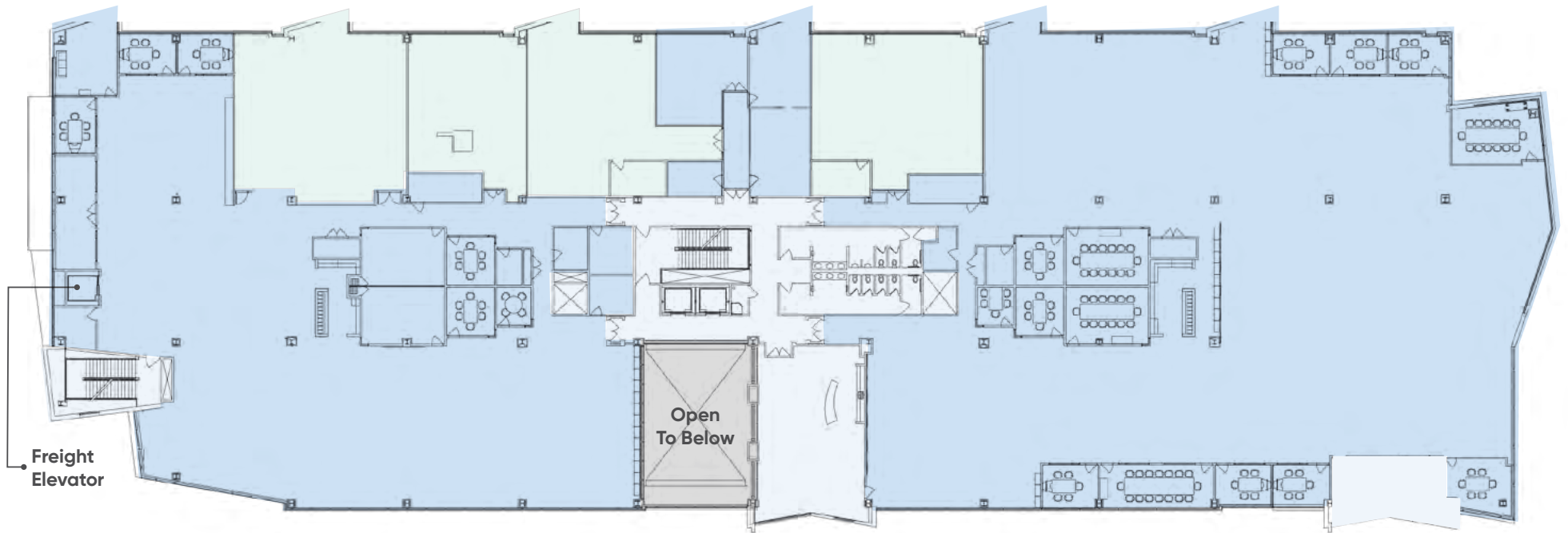
Office Area    Electronics Lab    Shipping & Receiving Area    Common Area/Corridors



# FLOOR TWO

±43,300 RSF

Office Area    Electronics Lab    Common Area/Corridors



# FLOOR THREE

±43,300 RSF

Office Area    Electronics Lab    Common Area/Corridors











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