



# BUILDING 1 - LOTS 7 & 8

## BUILD-TO-SUIT FOR LEASE

### SITE FEATURES:

|                |                                     |
|----------------|-------------------------------------|
| Size:          | 12.8 combined acres                 |
| Building Type: | Corp HQ, Technology, Office and R&D |
| Parking:       | 4:1,000 (expandable)                |
| Access:        | 3 exclusive driveways to the site   |



Conceptual Plan ▲

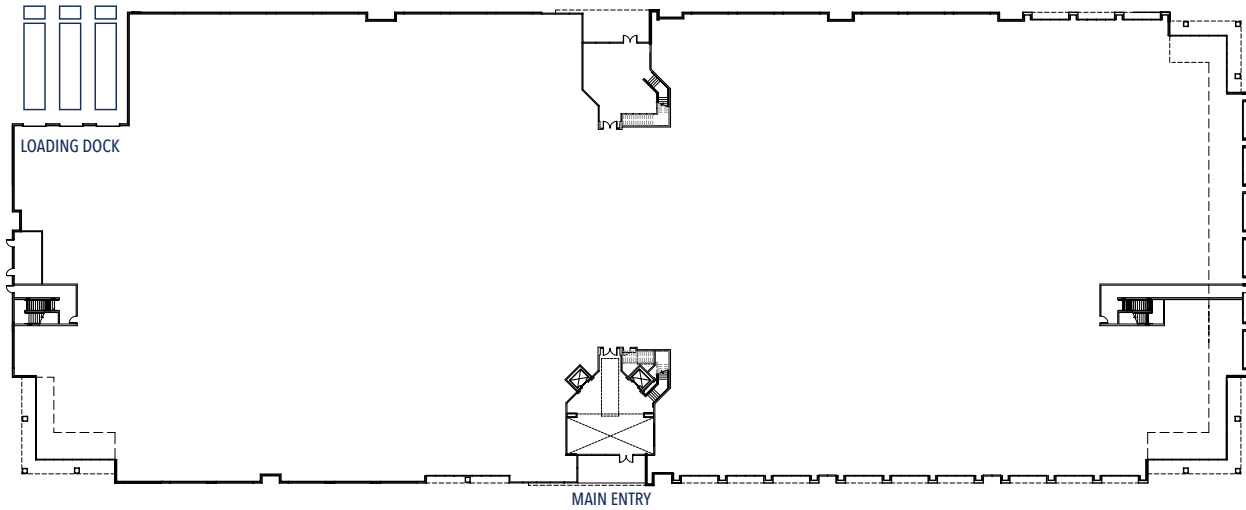
### BUILDING FEATURES:

|                      |   |
|----------------------|---|
| Stories:             | 2   |
| Minimum Suite Size:  | 80,000 SF                                     |
| Total Square Feet:   | 214,000 SF                                    |
| 1st Floor Clearance: | 15 FT   |
| Loading:             | Dock or grade                                 |
| Date Available:      | Shell complete 12 months from lease execution |

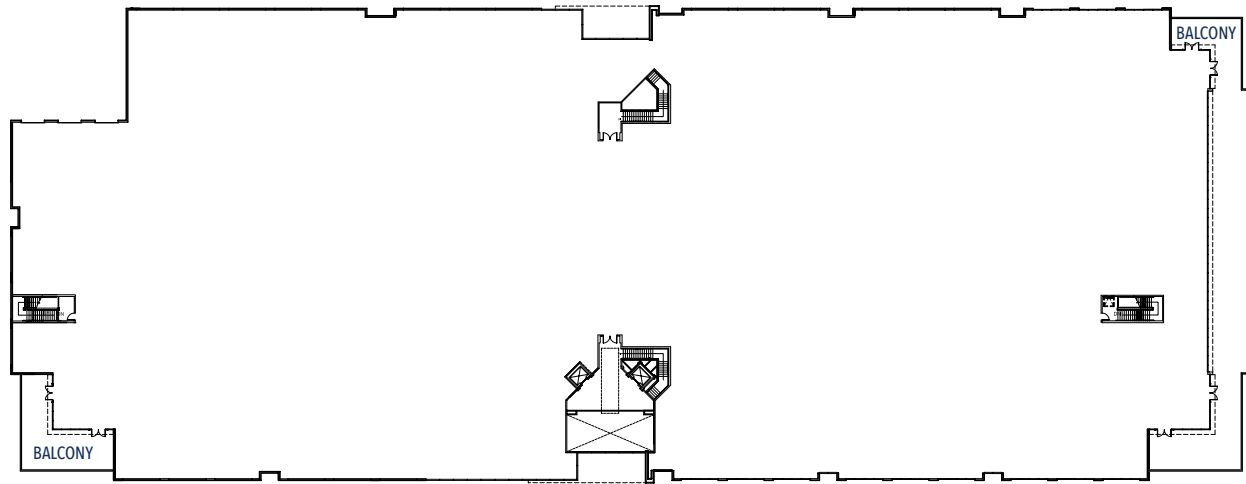
### TECHNOLOGY PARK FEATURES:

- Designed for LEED certification
- Fitness, biking, and parcourse trails onsite
- Park and Sports Field on adjacent Lot 5
- Outdoor work and break areas with Wifi for connectivity
- Campus fitness center proposed
- Onsite dining proposed
- Walking distance to Lake Miramar for aquatic and outdoor recreational activities
- 24-acres of open space and park area
- Located on a MTS bus route
- Entitled for over 1M SF
- Abundant retail and restaurant amenities nearby

**LOTS 7 & 8**  
BUILD-TO-SUIT FOR LEASE



**CONCEPTUAL FIRST FLOOR - 107,000 SF**



**CONCEPTUAL SECOND FLOOR - 107,000 SF**



**CBRE**

**BRENT WRIGHT**  
*brent.wright@cbre.com*  
858.546.4677  
Lic. #00831228

**CHRIS PASCALE**  
*chris.pascale@cbre.com*  
858.546.4601  
Lic. #00890849

**Murphy**  
Development Company

**ANDY IRWIN**  
*airwin@murphydev.com*  
619.710.8000 ext. 13

# IDEA HALL ARTWORK FINAL APPROVAL FORM

**Client:** Murphy Dev  
**Job #:** 327011  
**Job Name:** Scripps Ranch Tech Park Leasing Sht  
**Specs:** Trim: 9" x 12"  
Bleed: 9.25" x 12.25"  
Live:  
  
**Prep Date:** February 27, 2015  
**Release Date:** February 27, 2015

## Production Notes:

Prepared according to template provided by vendor.

|                   | APPROVED | CHANGES |
|-------------------|----------|---------|
| Studio Manager    |          |         |
| Lead Designer     |          |         |
| Production Artist |          |         |
| Team Leader       |          |         |
| Account Executive |          |         |
| AAE/Coordinator   |          |         |