

FOR
LEASE

10174 Old Grove Rd, San Diego, CA 92131



SCRIPPS RANCH OFFICE SPACE

± 1,290 - 2,681 SF

REDUCED LEASE RATE



High Quality Office/Corporate Headquarters



Lease Rate:
~~\$2.15/SF~~ \$1.95/SF, Modified Gross

PROPERTY FEATURES



Suite 110
Virtual Tour

Suite 110: ± 1,391 SF

- > Office for Lease
- > Reception, 5 Offices, Storage, Supply Room
- > Contiguous with Suite 120 for ± 2,681 SF
- > **Lease Rate:** ~~\$2.15/SF~~ \$1.95/SF Modified Gross



Suite 120
Virtual Tour

Suite 120: ± 1,290 SF

- > Office for Lease
- > Contiguous with Suite 110 for ± 2,681 SF
- > **Lease Rate:** ~~\$2.15/SF~~ \$1.95/SF Modified Gross



High Quality Office/Corporate Headquarters



Upgraded Lobby & Restrooms



Excellent Freeway Access to I-15



Abundance of Onsite Parking



Signage Opportunity



Close Proximity to Retail Amenities

FLOOR PLAN

Suite 110 ±1,391 SF *

Vacant and Available Now

Contact Agent for Details

Suite 120 ±1,290 SF *

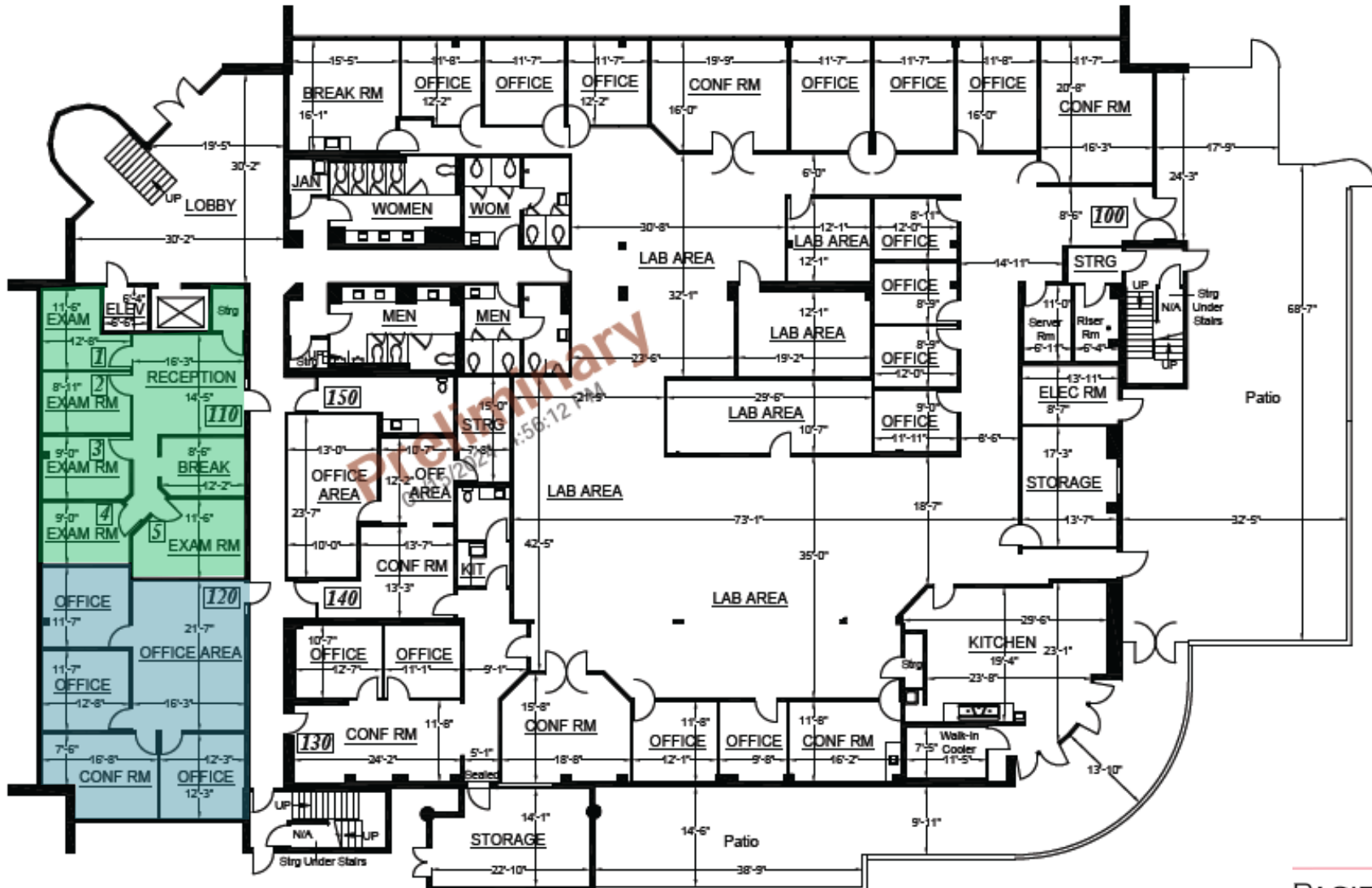
Vacant and Available Now

Contact Agent for Details

* Suites 110 & 120 can be combined to deliver a total of ±2,681 SF

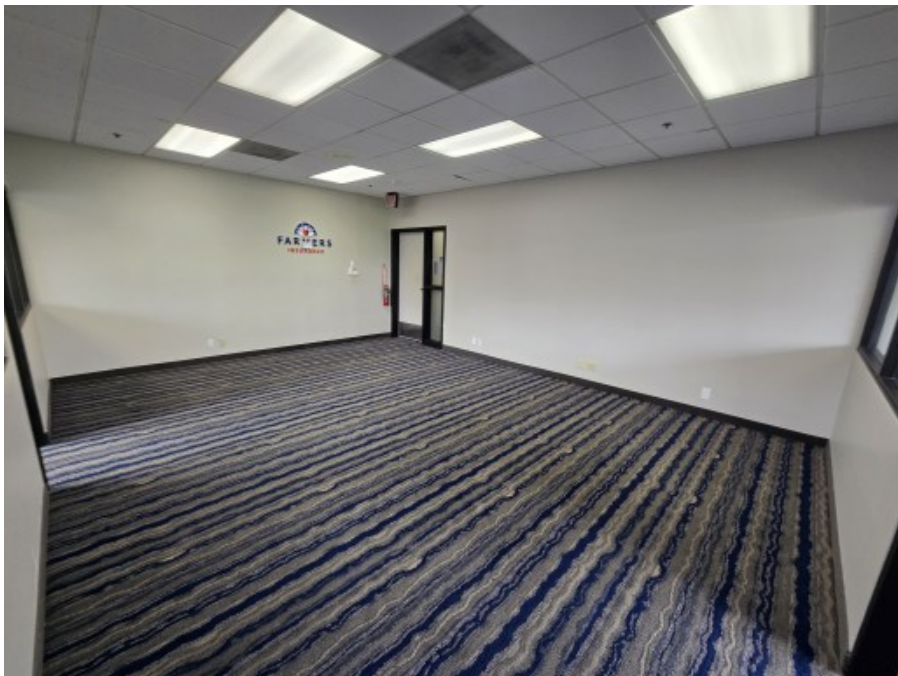

Suite 110
Virtual Tour


Suite 120
Virtual Tour



* FLOOR PLAN IS NOT TO SCALE; FOR REFERENCE PURPOSES ONLY.

SUITE 120 PHOTOS





MIRA MESA MALL

MIRA MESA SHOPPING CENTER

MIRA MESA MARKET CENTER

SCRIPPS RANCH RETAIL PLAZA

LAKE MIRAMAR

Mira Mesa Blvd



SAN DIEGO MIRAMAR COLLEGE



SCRIPPS RANCH HIGH SCHOOL

Scripps Ranch Blvd

EUCALYPTUS SQUARE

SCRIPPS RANCH VILLAGE SHOPPING CENTER

MIRA MESA

SCRIPPS RANCH VILLAGE SHOPPING CENTER
Starbucks, Vons, Postel Annex, Wells Fargo, Chase, Consuelos Mexican, Zpizza, Little Italy Bar & Grill, US Bank

EUCALYPTUS SQUARE
Chez Nouz, Todo Sushi, Subway, Carl's Jr., Green Burrito

SCRIPPS RANCH RETAIL PLAZA
Trader Joe's, Board & Brew, Bruski Burgers & Beer, Family Dentistry, Super Cuts, Himalayan Restaurant, Kappa

Miramar Road

MCAS MIRAMAR

SUBJECT PROPERTY

10174 OLD GROVE RD, SAN DIEGO, CA 92131

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