



CUSH PLAZA

10620 TREENA STREET / CLASS A OFFICE SPACE / FOR LEASE

PROJECT HIGHLIGHTS



**NEWEST CLASS A OFFICE BUILDING
IN SCRIPPS RANCH**

(Constructed in 2008)



OUTDOOR SEATING AREAS



**EXCELLENT I-15
FREEWAY VISIBILITY
AND SIGNAGE
POTENTIAL**



CONFERENCE ROOM



**BUILDING TOP & MONUMENT
SIGNAGE AVAILABLE**



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



GYM

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



AVAILABILITY & PROPERTY SPECS

SUITE	SIZE	ASKING RATE (MONTHLY)	AVAILABILITY
110	5,516 RSF	\$2.85/SF +E	1/1/2025
160/170	2,483 - 5,341 RSF	\$2.85/SF +E	Vacant



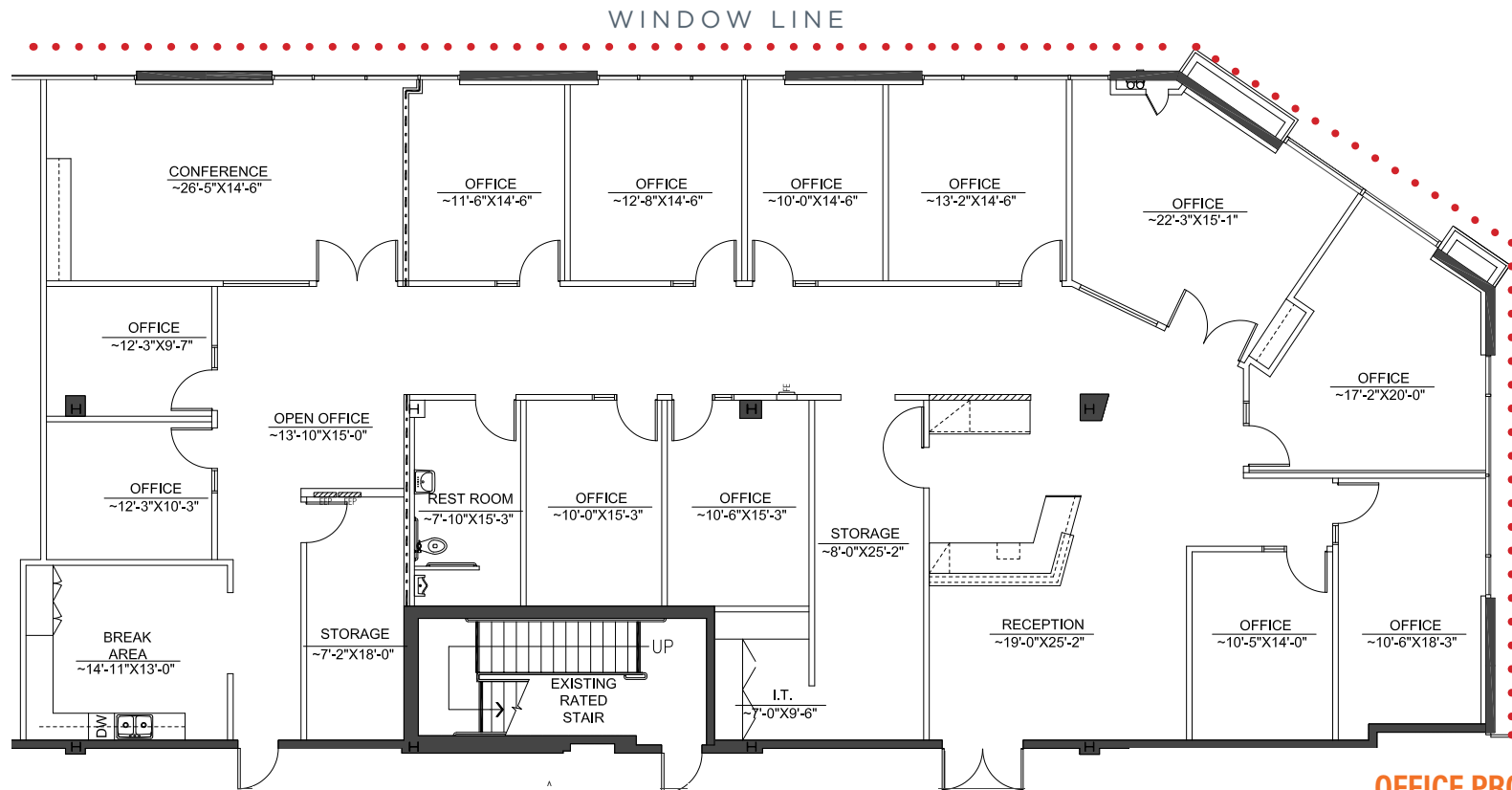
Building Size:	93,536 SF	Conference Rooms:	Located on 1 st Floor
Floors:	3	Fitness Center:	Located on 1 st Floor
Typical Floor Plates:	31,179 SF	Year Built:	2008
Core Factor:	Approx. 13.7%	HVAC:	Cooling Tower
Parking:	4.12/1,000 SF Free Covered Parking	Elevators:	2 Passenger Cabs
Fiber:	AT&T / Spectrum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

SUITE INTERIOR BUILD OUTS



FLOOR PLANS SUITE 110

5,516 RSF
AVAILABLE 1/1/2025



OFFICE PROGRAMMING:

12 PRIVATE OFFICES

CONFERENCE ROOMS

RECEPTION AREA

BREAK ROOM

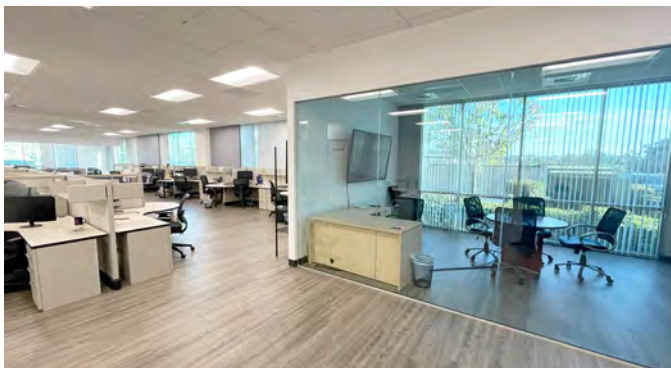
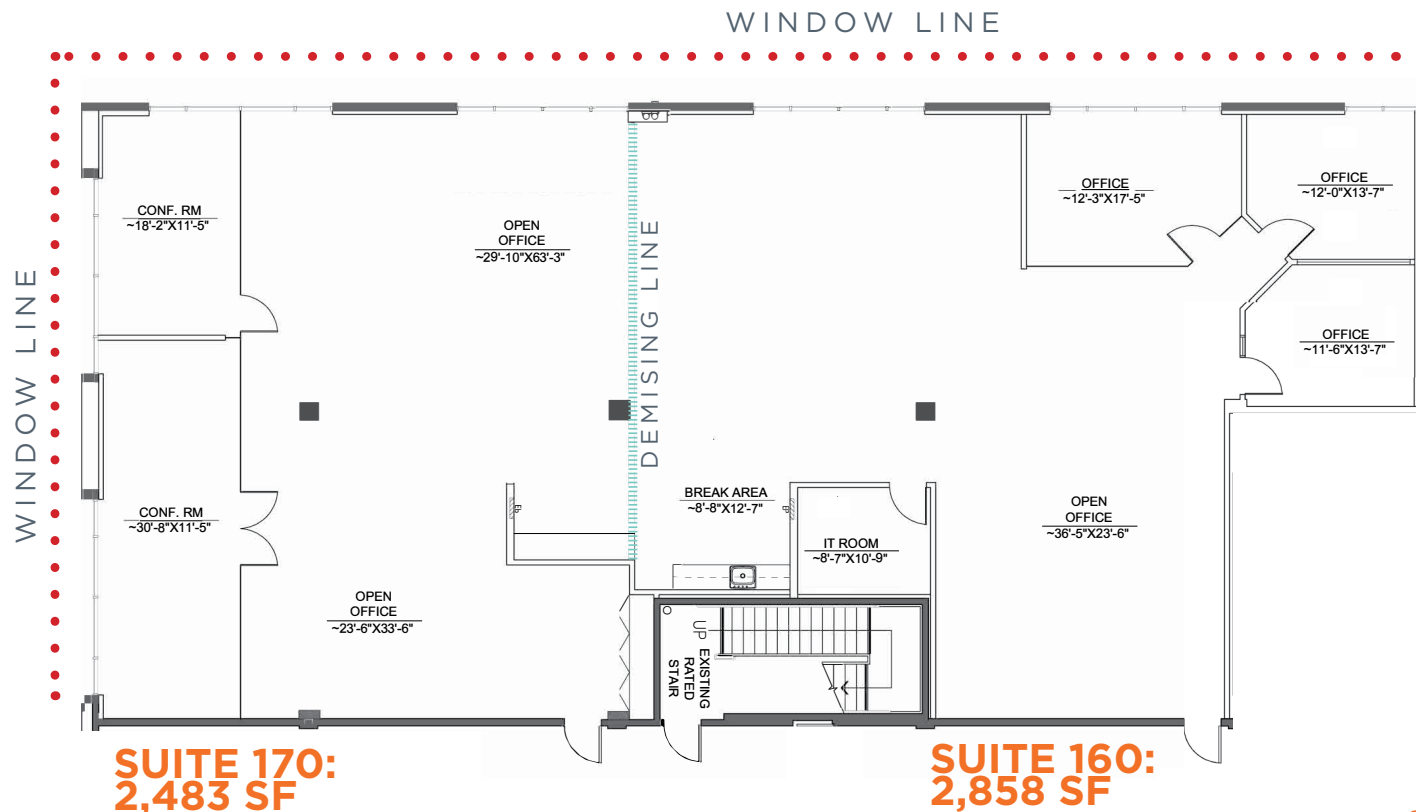
2 IT/STORAGE CLOSETS

FLOOR PLANS

SUITE 160/170

5,341 RSF (DIVIS. TO 2,483 RSF)

VACANT



OFFICE PROGRAMMING:

- 3 PRIVATE OFFICES
- 2 GLASS CONFERENCE ROOMS
- RECEPTION AREA
- BREAK AREA
- IT/STORAGE CLOSET
- 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



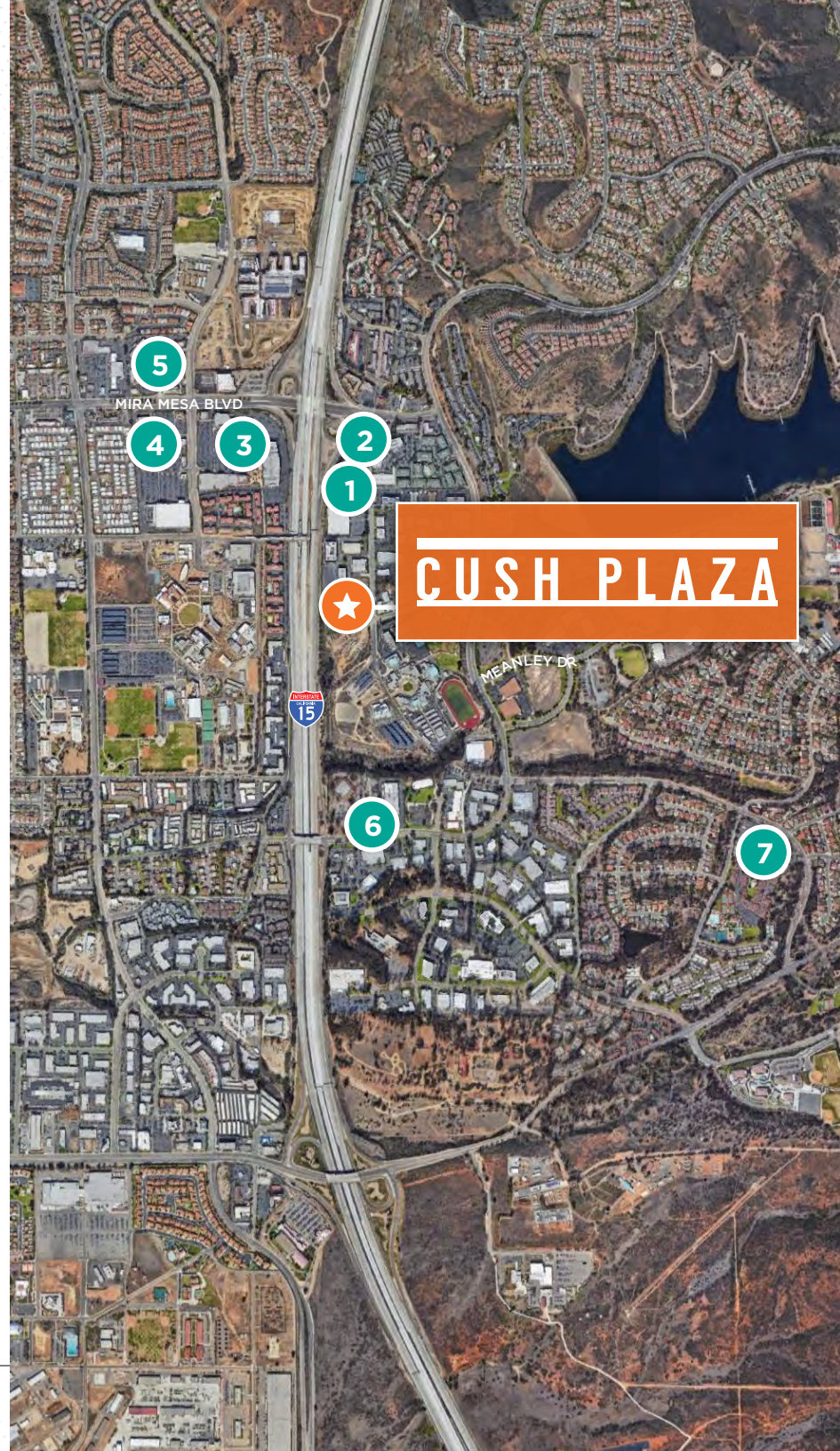
5 H CENTER - 6 MIN



6 THE HUB - 4 MIN



7 VON'S SHOPPING PLAZA - 5 MIN





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