

Genos

10640
SCRIPPS RANCH BLVD

SAN
DIEGO

CALI
FORNIA

A home for natural discovery



We envision a world where nature is a guiding light for building a healthier and more sustainable future.



Inspiration in nature



The building itself is a new Class A, four story 210,000 sf flexible commercial space located in San Diego, California.



INDOOR SQ. FT

214,841

OUTDOOR SQ. FT

4,000

PARKING / 1K

2.5

FLOORS

4

Genos is a workspace created to encourage a sense of discovery from working in nature. Warm, earthy materials complement the environment and existing eucalyptus groves.

The cafe area anchors the courtyard with indoor-outdoor dining space that uses landscaping and brick screens to deliver a visual presence and ensure respite.

CAFE & LOUNGE

Brick screens give the cafe a visual presence from the street while providing privacy and seclusion for people using the space.



The social courtyard offers a communal area for the building's tenants and visitors to enjoy leisure time or even work outdoors.

SOCIAL COURTYARD

This communal space is open, yet shaded and secluded, providing an opportunity to recharge and take inspiration.



Existing eucalyptus groves add to the sense of intimacy and seclusion for those using the sunken courtyard.

EUCALYPTUS GROVE

As a measure of sustainability and reducing impact on the site, the design took the mature eucalyptus trees into account.



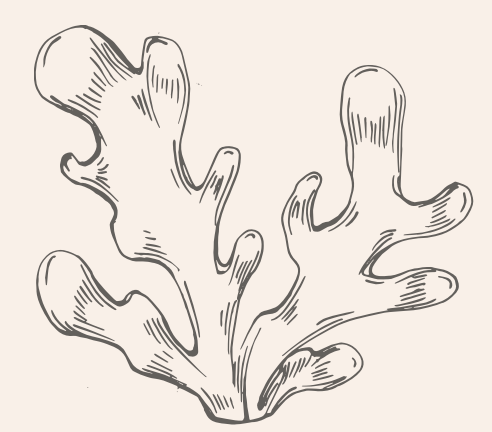
Tenants can enjoy private access to rooftop terraces for even more outdoor space and workspace flexibility.

ROOFTOP PATIOS

In addition to communal spaces, private rooftop patios give tenants opportunity for quiet work or socializing.



Creativity & collaboration



The workspace encourages a sense of discovery from working in nature.

The cafe space is designed to create curb appeal, while maintaining privacy and quiet for those using the indoor-outdoor dining areas.

BRICK SCREENS FOR PRIVACY

INTELLIGENT LANDSCAPING ADDS TO THE AESTHETIC

SEATING OPPORTUNITIES FOR RELAXATION AND DINING

ACCESSIBLE TO THE PUBLIC

PUBLIC CAFE

The indoor/outdoor design creates an openness while providing shade and privacy.



The oasis of the sunken courtyard provides an ideal space for quiet work, collaboration, and socializing.

OUTDOOR SEATING

LANDSCAPING INCORPORATING NATIVE PLANTS

SHADED AREAS ADD COMFORT AND FLEXIBILITY

STAIRWAYS TO THE SECOND LEVEL TERRACES

SUNKEN COURTYARD

The sunken courtyard allows for more opportunity to bring nature into the view of the office.



In addition to the social courtyard space, the building features generous second-level and fourth-level rooftop terraces surrounded by hillside and treetop views.

ENJOY PRIVATE ACCESS FOR TENANTS

IDEAL FOR QUIET WORK OR SOCIALIZATION

NATURE IS THREADED THROUGHOUT THE SPACE

OUTDOOR TERRACES

Weaving outdoor elements and access brings natural inspiration and opportunity.



Coastal, Warm & Natural



Genos' design looks to celebrate the natural colors, textures, and existing landscaping found in local San Diego surroundings.



Genos' design aesthetic draws from the rich colors and elements of San Diego's natural landscape.



The designs incorporation of natural elements promote exploration and reflection.

PUBLIC CAFE INCORPORATES INDOOR/OUTDOOR DESIGN

LARGE WINDOWS ALLOW FOR NATURAL LIGHT

ROOFTOP TERRACES ENCOURAGE YOU TO TAKE IN VIEWS

SHADED GROVES USE EXISTING EUCALYPTUS TREES FOR SECLUSION

NATURAL CONNECTION

Where possible, the design blends indoor and outdoor spaces for natural inspiration and a sense of openness.



Warm, earthy materials echo the surrounding landscape lending a sense of discovery with the incorporation of natural elements throughout.

THE COLOR PALETTE DRAWS FROM THE COAST AND NEARBY HILLS

LANDSCAPING USES NATIVE PLANTS

BOARD-FORMED CONCRETE AND CLAY BRICK ADD NATURAL TEXTURE

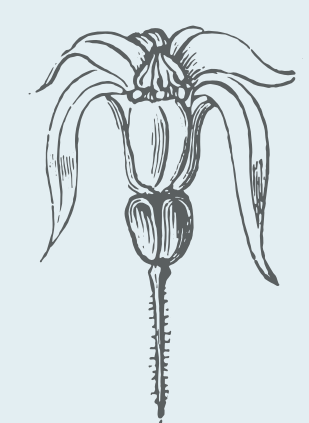
NATURE SERVES AS A PERMANENT FIXTURE AND INSPIRATION

MATERIALS

The biophilic design inspires the work in life sciences. Meetings, collaboration, and even quiet work can migrate outdoors in shaded and comfortable spaces with lush planting.



A Serene & Sustainable Space



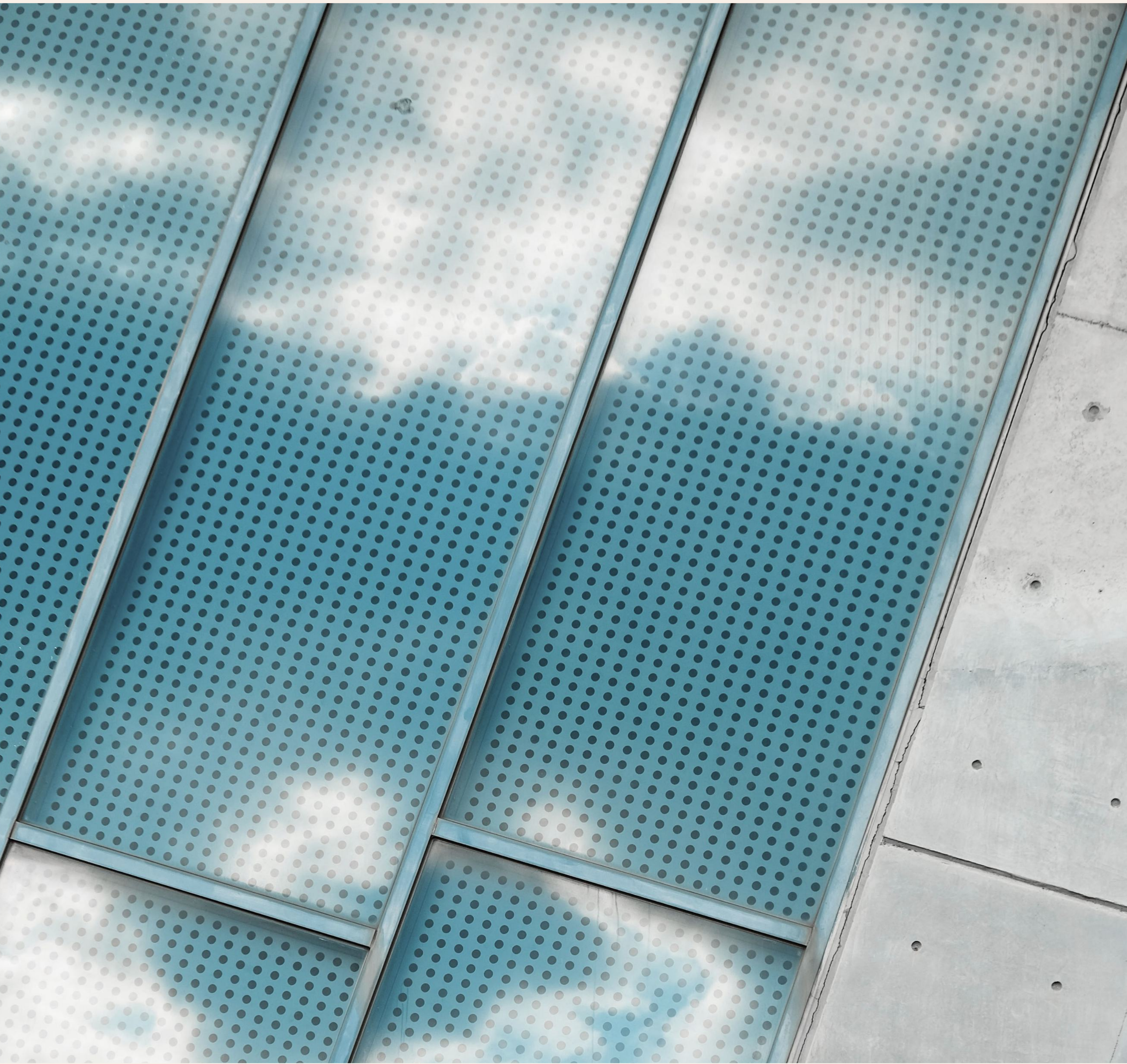
Minimizing our impact on the natural landscape is key to embracing its inspiration. Genos was designed to minimize energy and greenhouse gas emission in the built environment.



Access to outdoor space is prioritized through patios, the courtyard, and walking path in the grove. Ample windows provide accessible daylight to all tenant spaces.

CORE BUILDING SYSTEMS

Reducing overall environmental impact while promoting a sense of wellness is key to Genos' design.



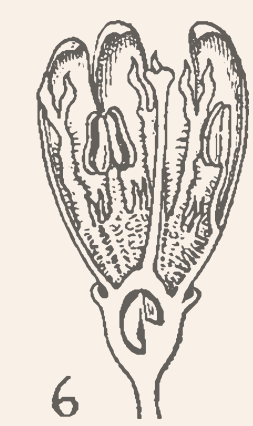
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WELLNESS FEATURES

The space celebrates the natural environment in a way that promotes wellness and stimulation.



Scripps Ranch — San Diego



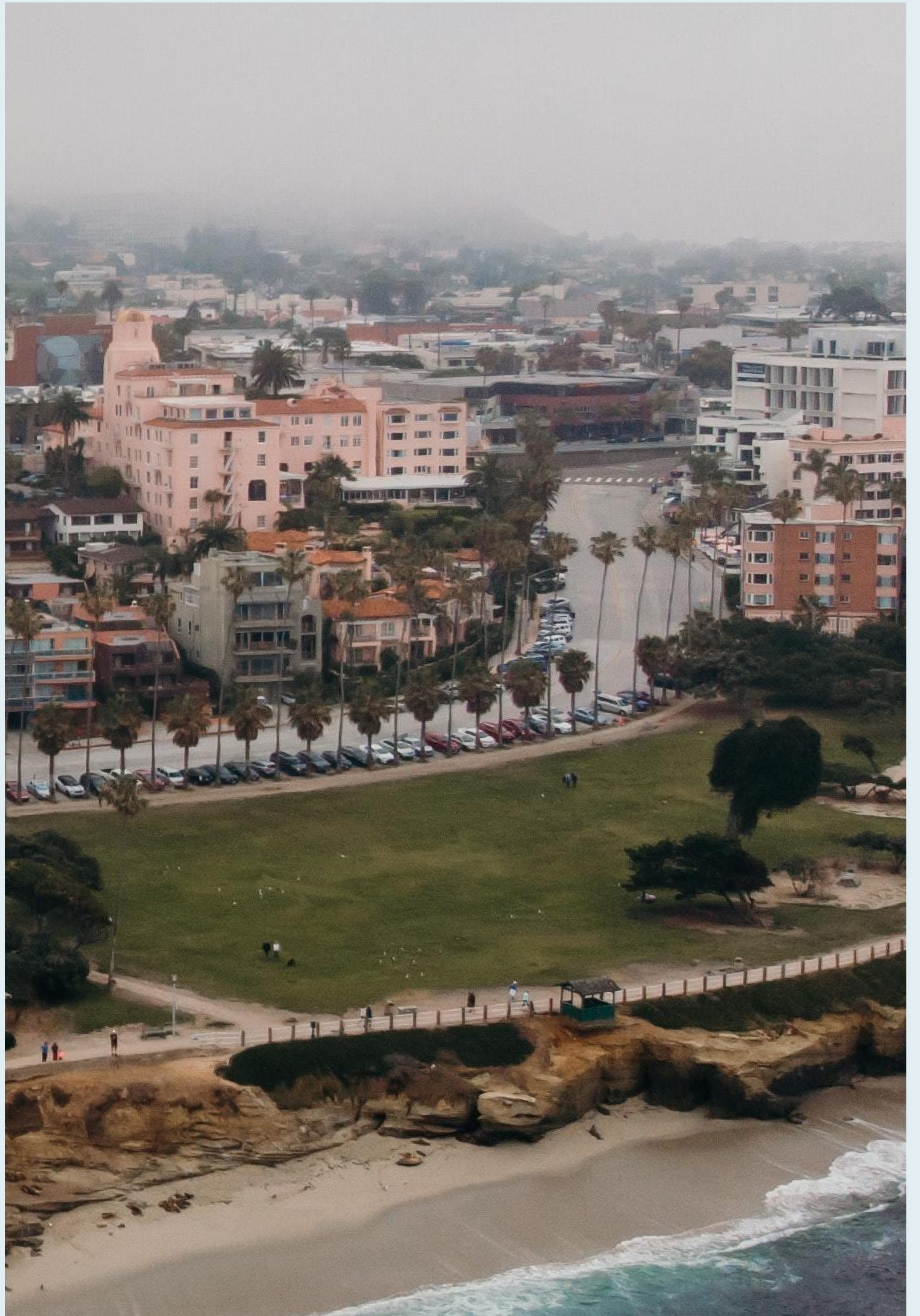
Scripps Ranch is an ideal home for varying users, with abundant natural inspiration and scenery.



Nearby neighborhoods have restaurants, cafes, and coffee shops.



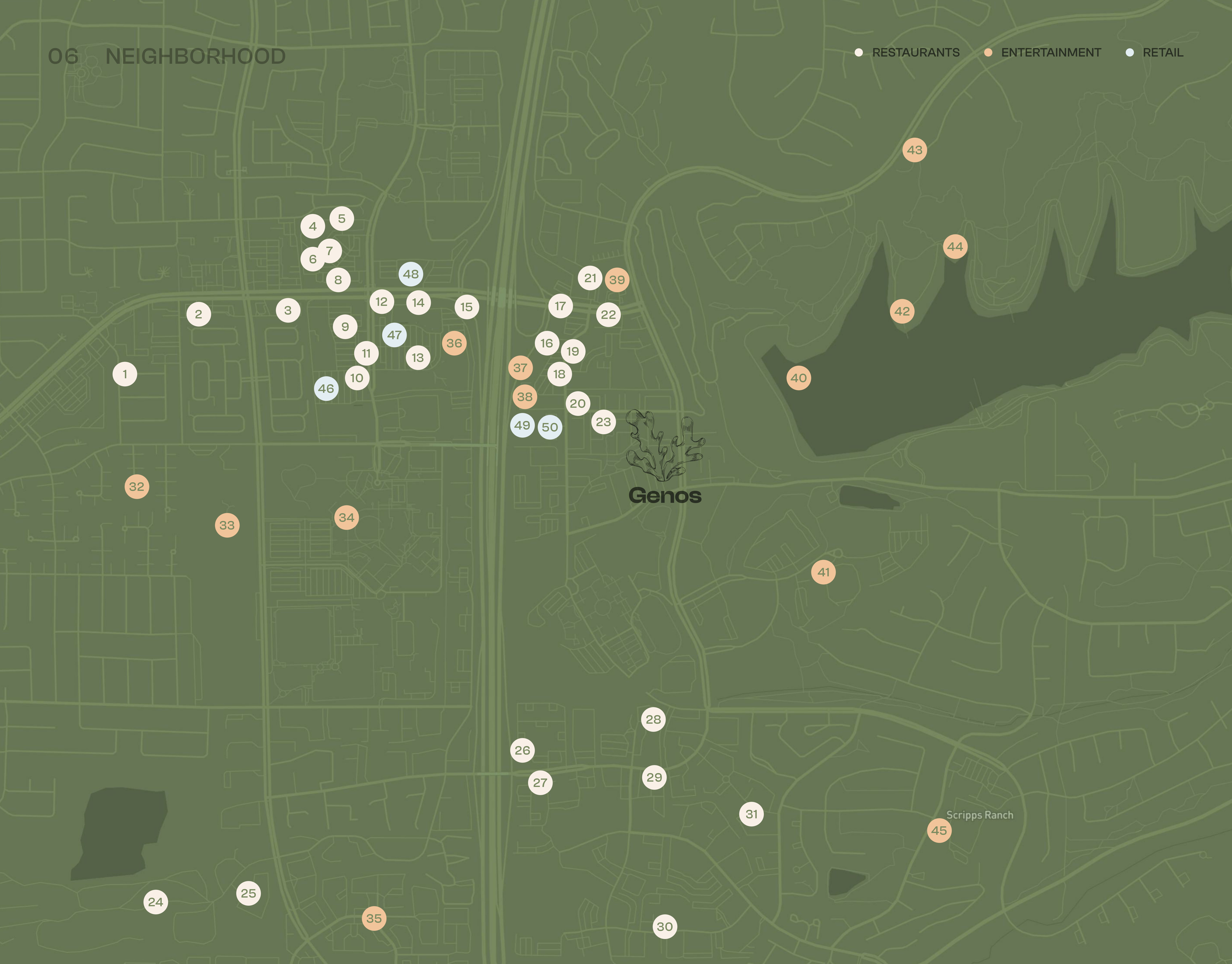
Be a part of the community where people feel safe to explore the outdoors.



The San Diego coastline is only a 20 minute drive.

06 NEIGHBORHOOD

● RESTAURANTS ● ENTERTAINMENT ● RETAIL



- | | | | | | |
|----|---------------------|----|--------------------------|----|-----------------------------------|
| 1 | The Boiling Crab | 18 | Sharetea | 35 | Studio FX Dance |
| 2 | Dunkin' | 19 | Gyu-Kaku Japanese BBQ | 36 | Edwards Theatres |
| 3 | Tasty Pot | 20 | Breakfast Republic | 37 | Rumble Boxing |
| 4 | Paris Baguette | 21 | Shozen BBQ | 38 | Cyclebar |
| 5 | Go Go Sushi & Ramen | 22 | Night Parade Brewing Co | 39 | Lashbar |
| 6 | The Fancy Fish | 23 | Filippi's Pizza Grotto | 40 | Lake Miramar |
| 7 | In-N-Out | 24 | Grill House Cafe | 41 | Meanley Open Park |
| 8 | The Kebob Shop | 25 | White Labs Brewing Co | 42 | Lake Miramar Trail |
| 9 | Dave's Hot Chicken | 26 | Junction Bar & Grill | 43 | Miramar Overlook Park |
| 10 | Starbucks | 27 | Todo Sushi | 44 | Bernardo Bay Crossing Trail |
| 11 | Cold Stone Creamery | 28 | T D's Place | 45 | Scripps Ranch Swim & Racquet Club |
| 12 | On The Boarder | 29 | Newtopia Cyder | 46 | Mira Mesa Market Center |
| 13 | Islands | 30 | Juneshine Brewing | 47 | Barnes & Noble |
| 14 | Gen Korean BBQ | 31 | Harland Brewing Co | 48 | Best Buy |
| 15 | Panera Bread | 32 | Mesa Village Park | 49 | Black Mountain Bicycles |
| 16 | Board & Brew | 33 | Walker-Wagenheim Park | 50 | Trader Joe's |
| 17 | Everbowl | 34 | Hourglass Community Park | | |

Genos offers more than just a serene workspace — with an abundance of local shops, restaurants, and more within reach — making it the perfect place to call home.



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