

OFFICE SUITES FOR LEASE > SCRIPPS POWAY CORPORATE CENTER

13475 Danielson Street, Poway, CA 92064



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THE BUILDING



Approx. 48,316 rentable square foot, two-story multi-tenant office building



HIGHEST PARKING RATIO IN POWAY: 4.7 parking spaces per 1,000 square feet leased



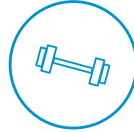
Poway's premier multi-tenant office building with flexible suite sizes



Direct access to I-15 and SR-67 via Scripps Poway Parkway



High profile location with frontage and excellent visibility on Scripps Poway Parkway



Exercise room and showers on-site



Ideal location in the Poway Business Park with neighbors that include: GEICO Insurance, COHU, General Atomics, First American CREDCO, SYSCO and more



New lobby and common area renovations



Located next to an abundant mix of retail stores and food options in the Poway Business Park including Costco, the Home Depot, Staples and In-N-Out Burger

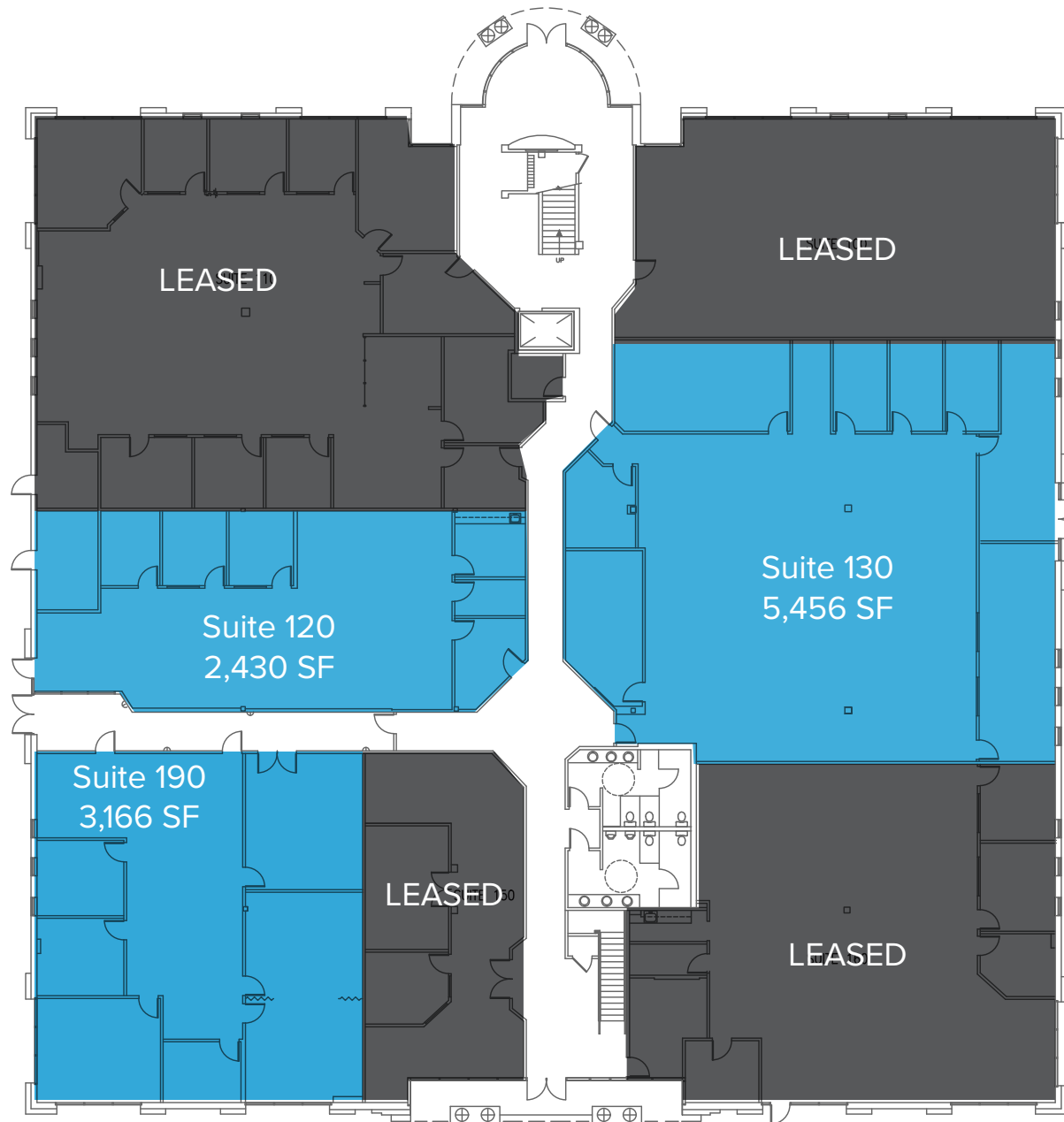


AVAILABILITY

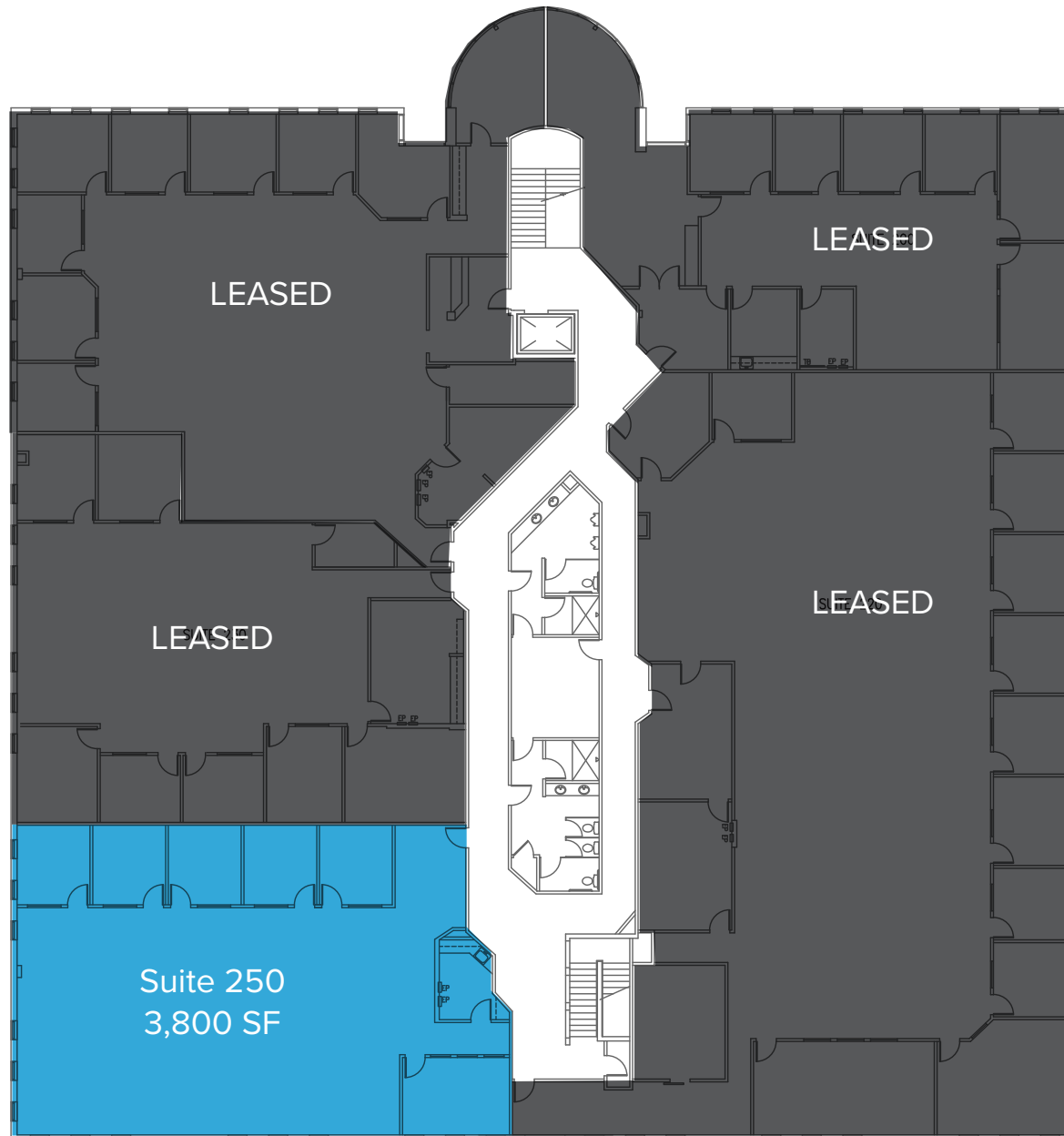
SUITE	SQUARE FOOTAGE	RENTAL RATE	SUITE FEATURES
120	2,430	\$1.90/SF + Electric	Double-entry door from exterior of building leading into open work area, kitchenette, and one private office
130	5,456	\$1.90/SF + Electric	Open floorplan, double-entry door from exterior of building, 3 private offices, lounge, lab, conference room, server room, and work room.
190	3,166	\$1.90/SF + Electric	Reception, open office, 3 conference rooms/large offices, storage, 5 small offices
250	3,800	\$1.90/SF + Electric	Five private offices, reception, conference room, open office and lunch room.



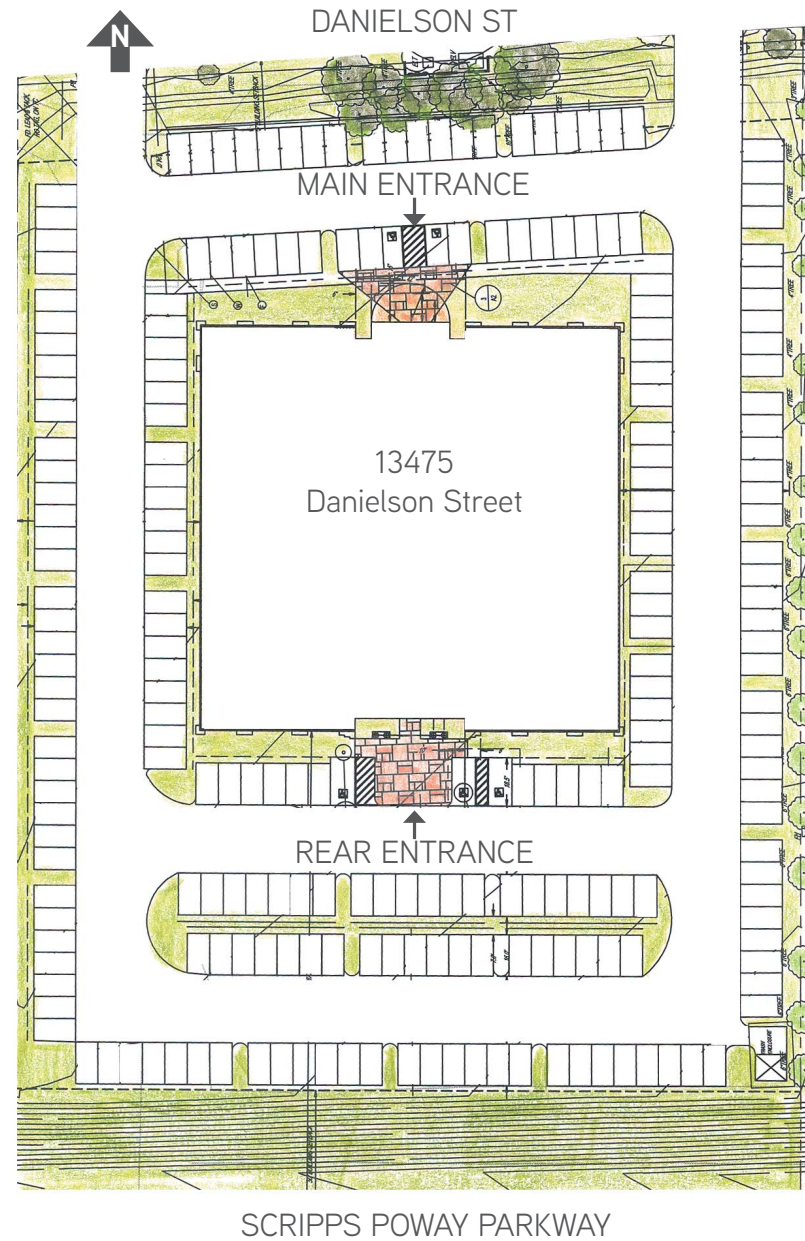
FIRST FLOOR PLAN



SECOND FLOOR PLAN



SITE PLAN



LOCATION



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