

# For Lease or Sale

## Carmel Mountain Ranch Office/R&D Building

15330 Avenue of Science, San Diego, California



### Property Highlights

- 73,756 SF (Divisible) Freestanding Office/R&D Building
- Property Renovation Complete!
- 100% HVAC Throughout
- 75 Seat Training Theater
- 5 Grade Level Roll-up Doors
- 20'-24' Clear Height
- 4,000 Amp, 277/480 Volt, 3 Phase Power
- Approximately 3.4/1,000 Parking Ratio
- Building Signage Visible from Interstate 15
- IH-2-1 Zoning
- 3.65 Acre Site
- Fully Sprinklered
- Lease Rate: \$1.25/SF NNN
- Sale Price: Make Offer

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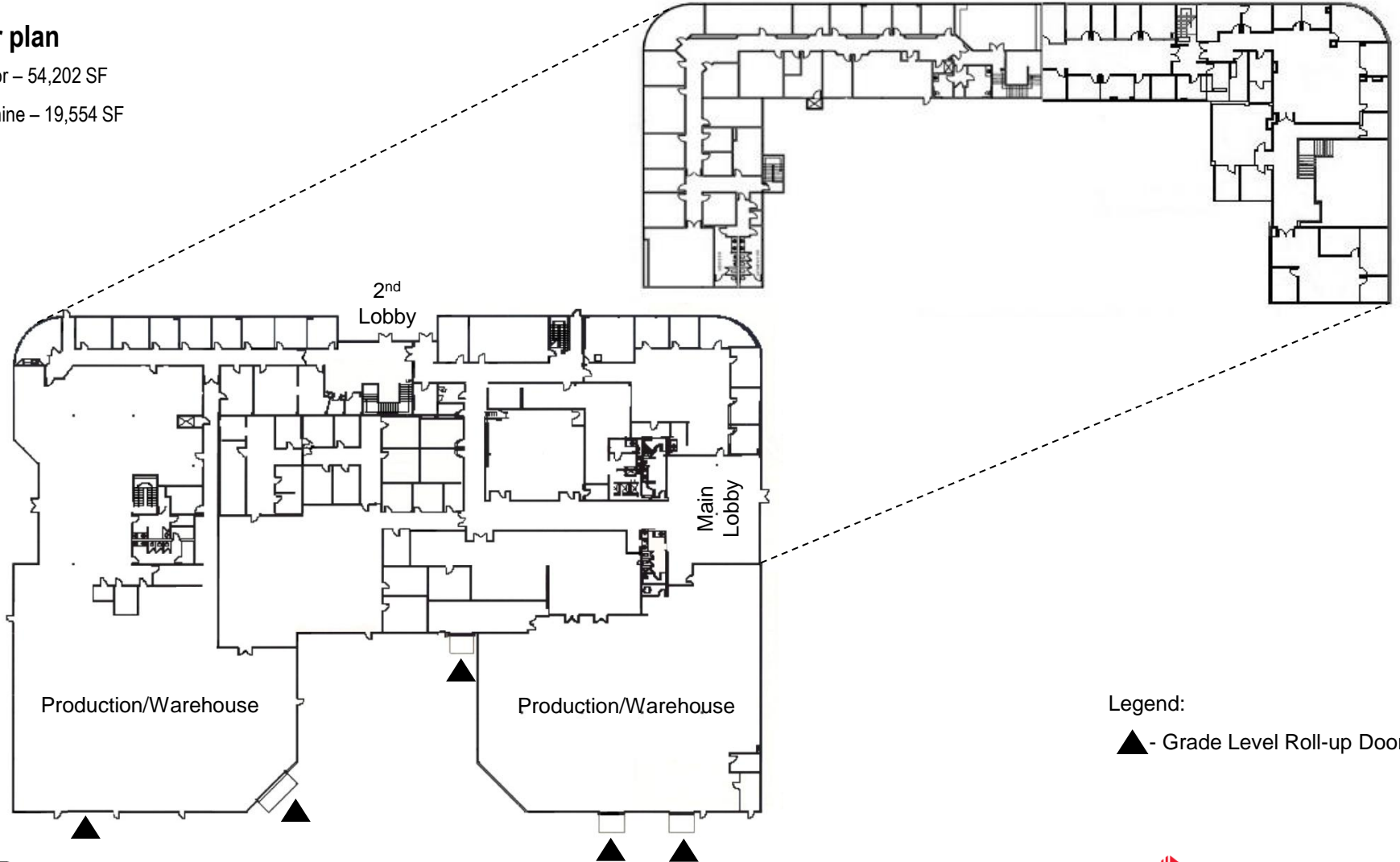
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## Floor plan

1st Floor – 54,202 SF

Mezzanine – 19,554 SF



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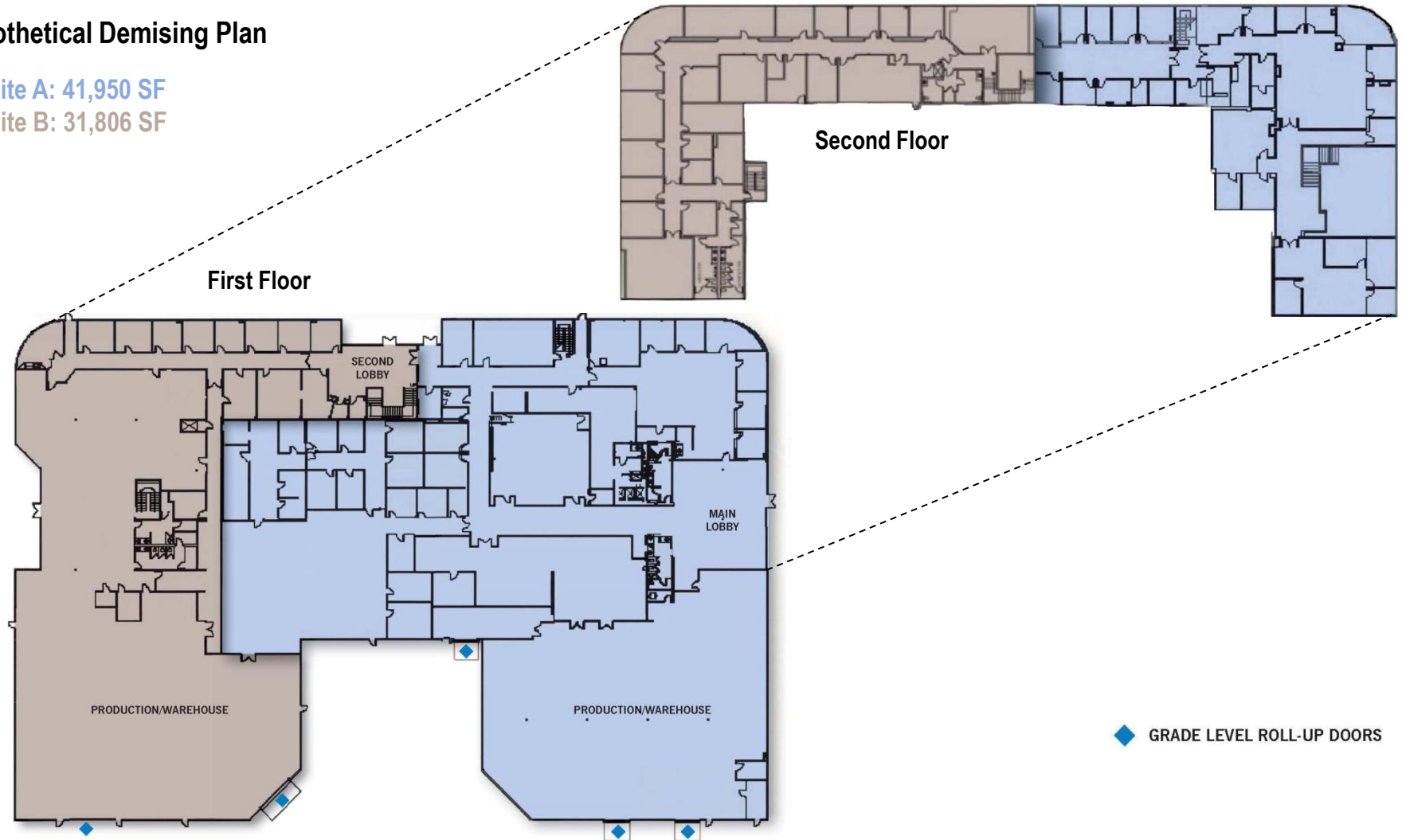
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## Hypothetical Demising Plan

Suite A: 41,950 SF

Suite B: 31,806 SF



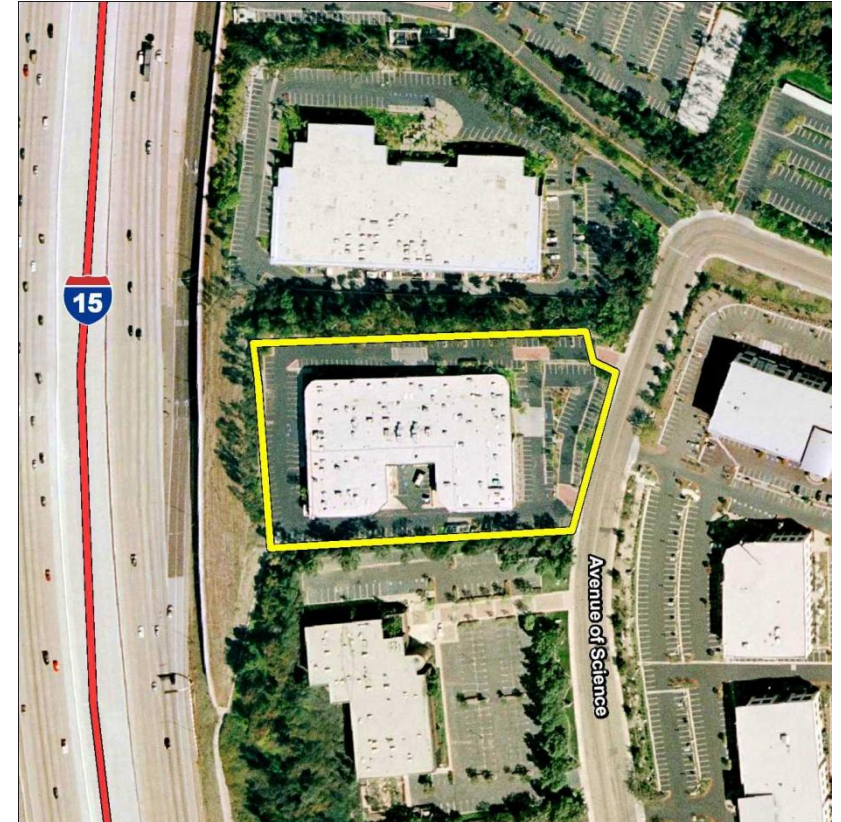
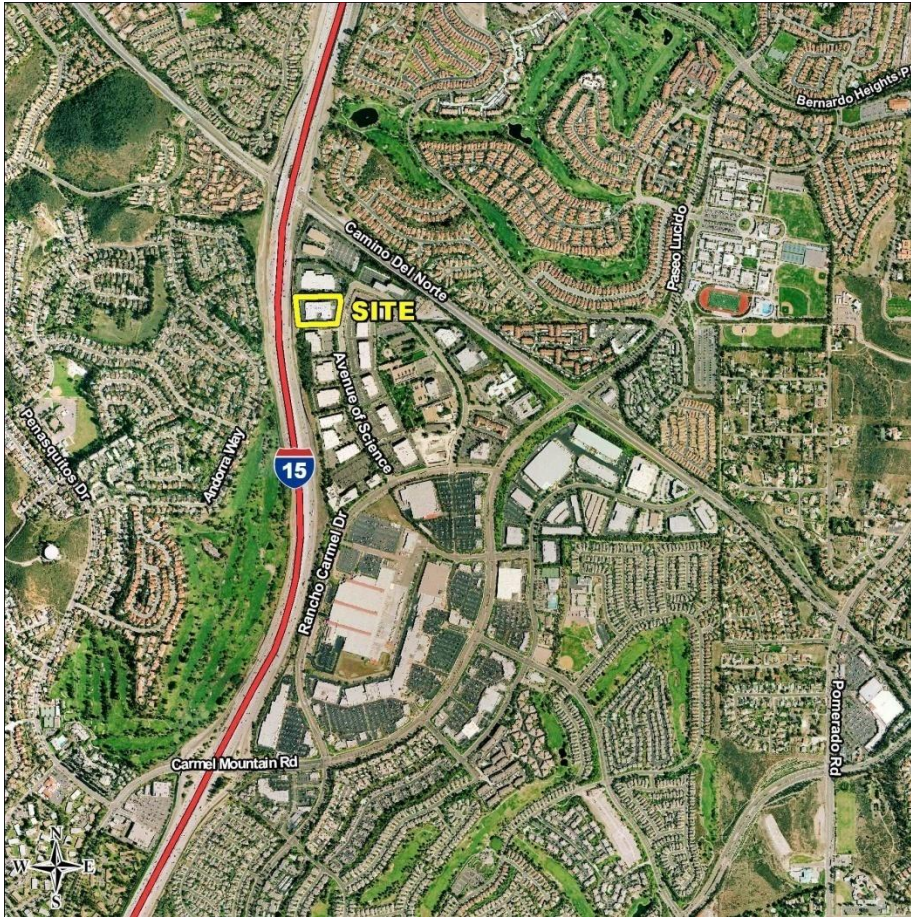
◆ GRADE LEVEL ROLL-UP DOORS

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## Location

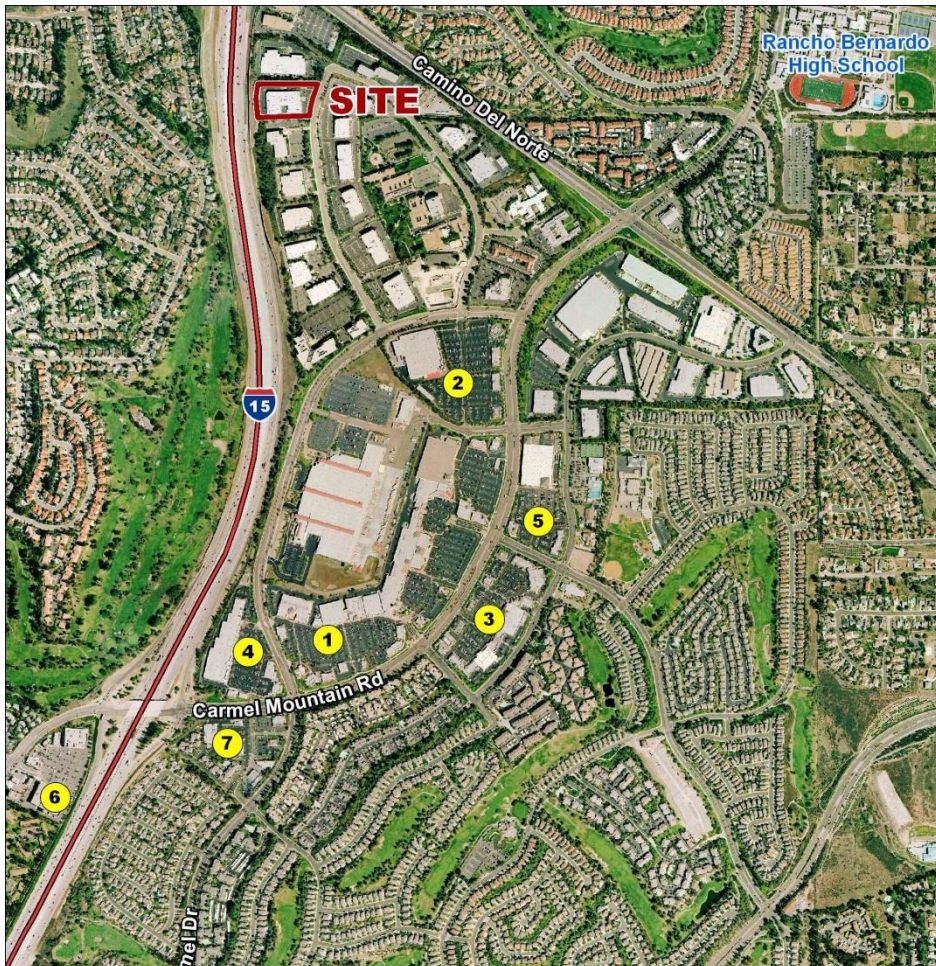


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## Nearby Amenities



1. Sears Essentials, Michael's, Ross, Marshall's, In-N-Out
2. Costco, Claim Jumper, Islands
3. Ralphs, Rite Aid, Trader Joe's, Bank of America, Chase, Pinkberry
4. Borders, Staples, Vitamin Shoppe
5. Home Depot, Pat & Oscar's, Wine Styles
6. Albertsons, Office Depot, 7-Eleven, Big-O Tires, Jack in the Box
7. Golf Galaxy, BevMo!, Party City, Olive Garden

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## Corporate Neighbors



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