



POWAY TECH CENTER

Flint Place, Paine Place & Dearborn Place
Poway, CA 92064

Delivery Q1 2019

View powaytechcenter.com

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Property Index

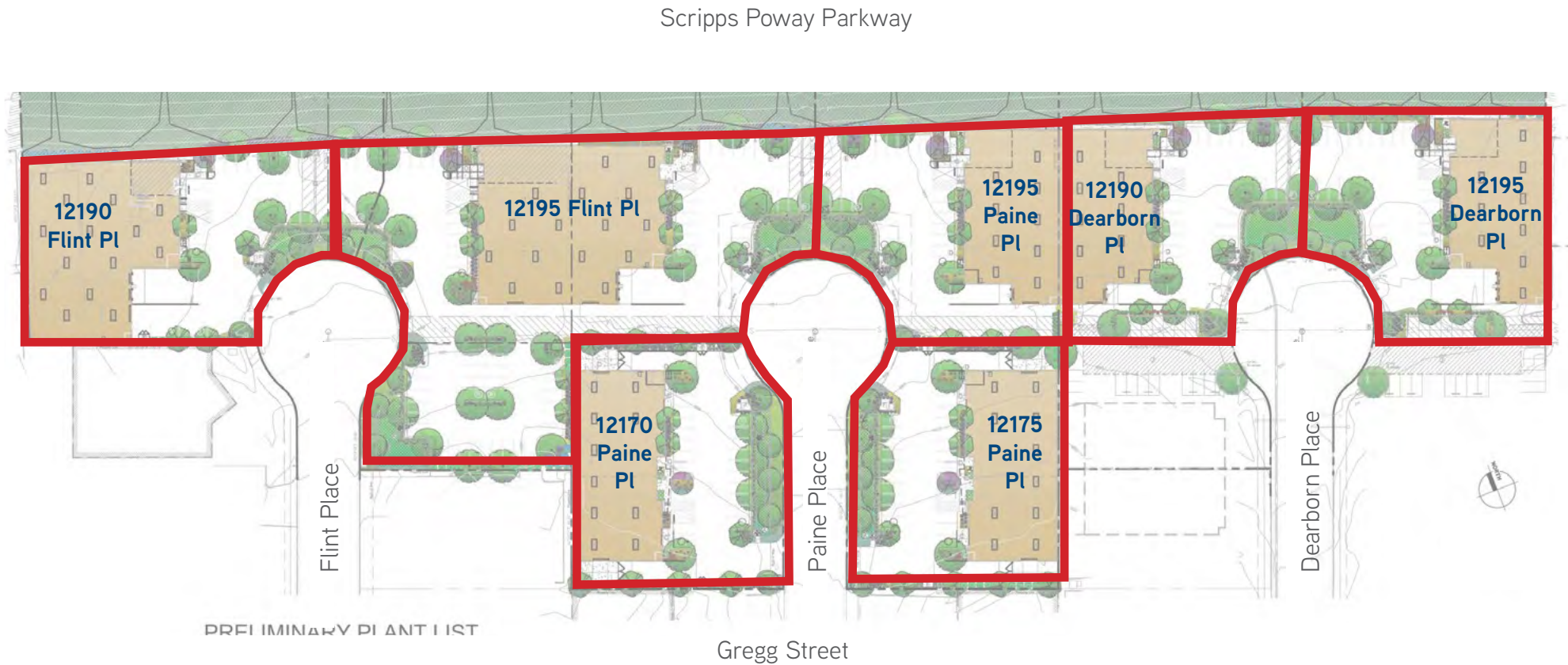
Seven new buildings for lease from 9,289 SF to 19,004 SF

| Address | Total Square Footage | Parking | Clear Height | Doors | Power | Status/Delivery |
|-------------------|--|-----------|--------------|------------------------------------|-----------------|-----------------|
| 12190 Flint Pl | 15,376 SF (includes 1,025 SF mezz) | 31 spaces | 24' | 2- 9' X 10' DH 3- 12' X 14' GL | 2,000A 120/208v | PRE-LEASED |
| 12195 Flint Pl | 19,004 SF (includes 2,121 SF mezz) | 70 spaces | 22' | 2- 9' X 10' DH 3- 12' X 14' GL | 2,000A 120/208v | 1Q 2019 |
| 12170 Paine Pl | 10,089 SF | 18 spaces | 22' | 2- 12' X 14' DH 2- 12' X 14' GL | 2,000A 120/208v | 1Q 2019 |
| 12175 Paine Pl | 10,089 SF | 18 spaces | 22' | 2- 12' X 14' DH 2- 12' X 14' GL | 2,000A 120/208v | 1Q 2019 |
| 12195 Paine Pl | 9,384 SF (opportunity to add 1,000 SF mezz) | 20 spaces | 22' | 1- 9' X 10' DH 2- 12' X 14' GL | 2,000A 120/208v | 1Q 2019 |
| 12190 Dearborn Pl | 9,289 SF (opportunity to add 1,000 SF mezz) | 22 spaces | 22' | 1- 9' X 10' DH 2- 12' X 14' GL | 2,000A 120/208v | 1Q 2019 |
| 12195 Dearborn Pl | 9,511 SF (opportunity to add 1,000 SF mezz) | 22 spaces | 22' | 2- 9' X 10' DH 2- 12' X 14' GL | 2,000A 120/208v | 1Q 2019 |

Lease Rate: \$1.15/SF Net of Operating Expenses

(Operating Expenses estimated to be approximately \$0.28/SF)

Site Plan



Notable Project Features

- ESFR Sprinklers in each building
- Power: 2,000 Amps 120/208V in each building
- Opportunities for mezzanine to be added at 12195 Paine Place and 12190 and 12195 Dearborn Place

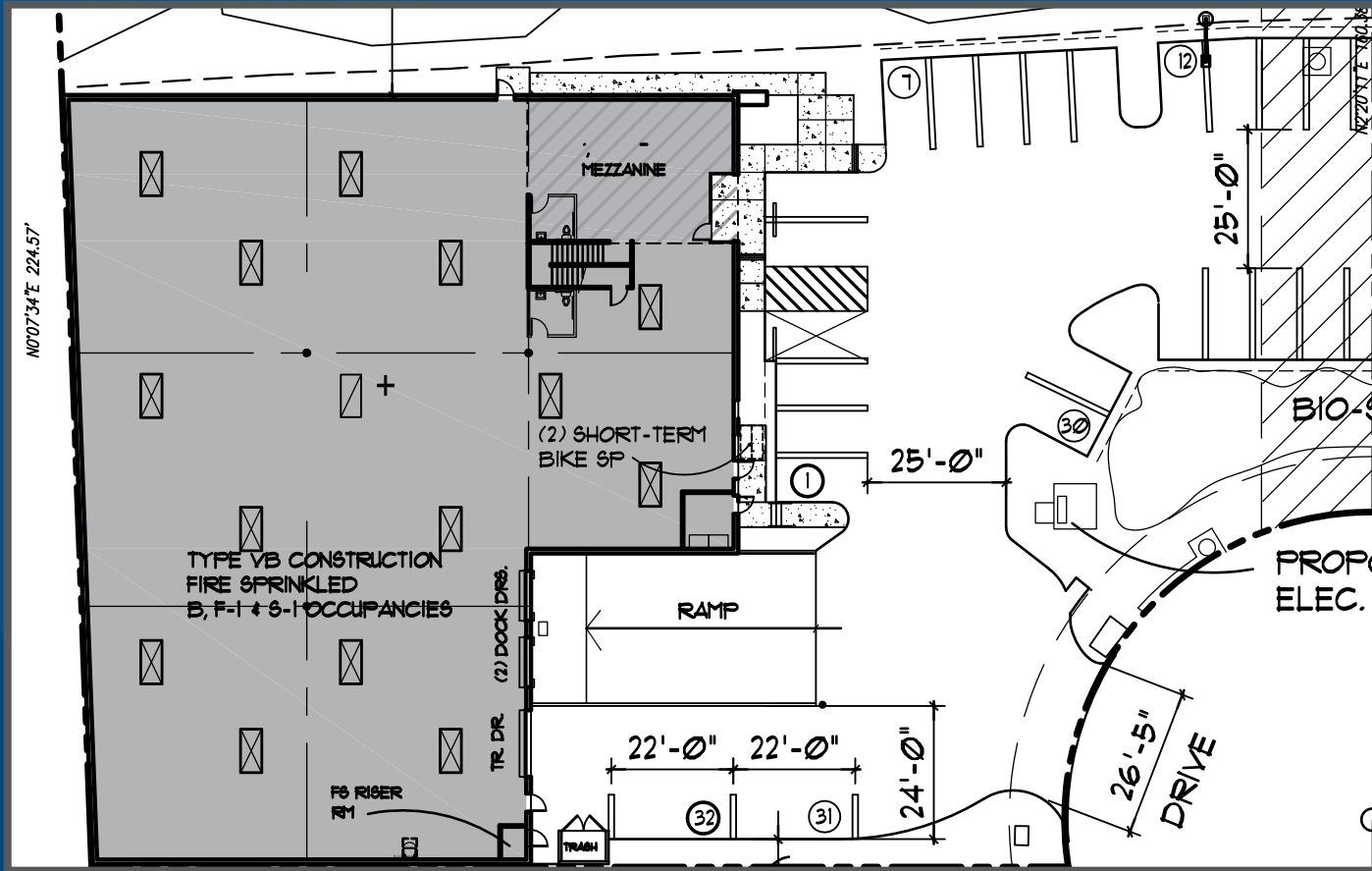
East Elevation



North Elevation



12190 Flint Place - 15,376 SF - **PRE-LEASED**



-  2 - 9' X 10' dock-high loading doors
3 - 12' X 14' grade-level loading door
-  31 Parking spaces
-  24' Clear Height
-  2,000 Amp 120/208V



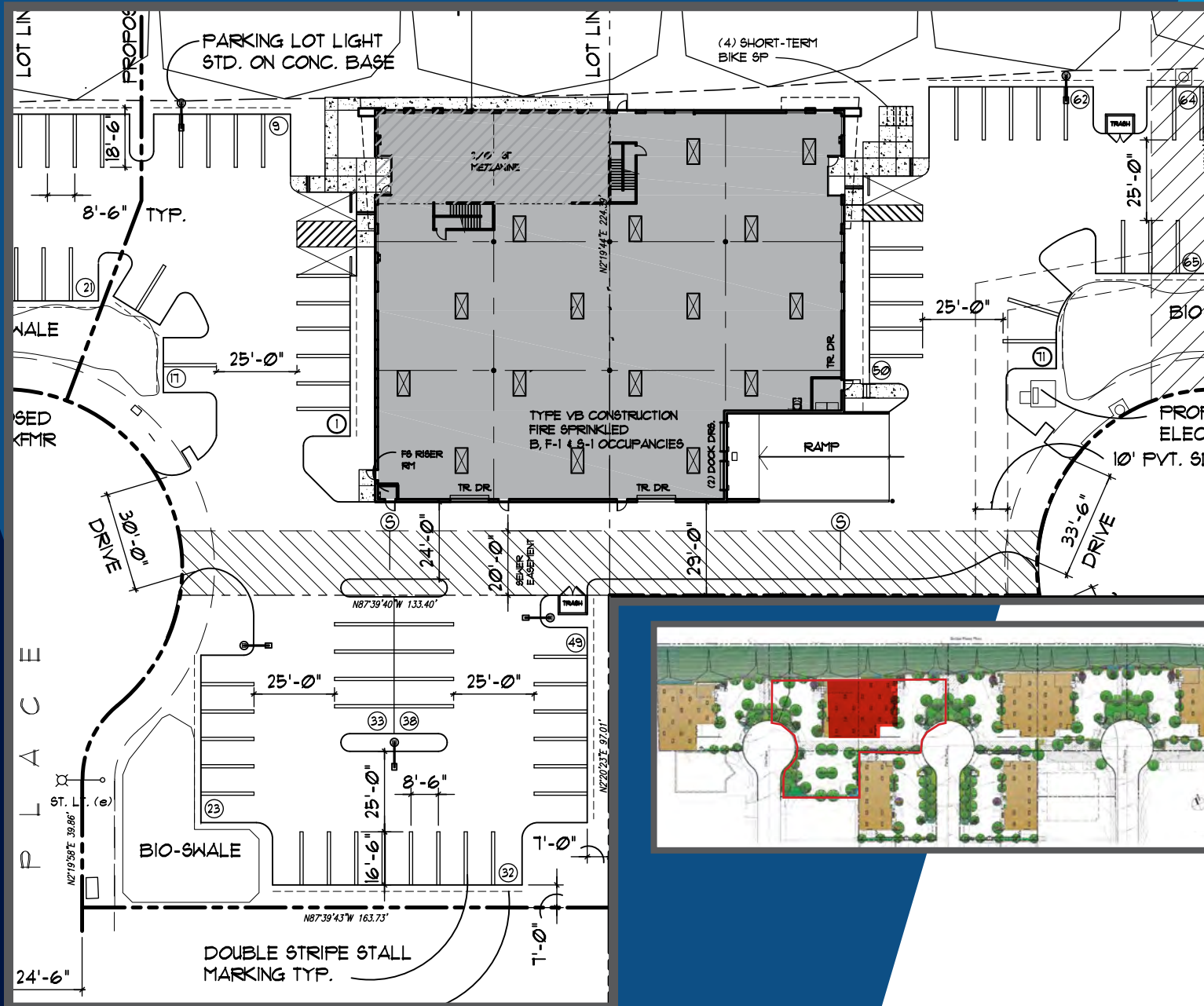
West Elevation



North Elevation



12195 Flint Place - 19,004 SF



2 - 9' X 10'
dock-high loading doors
3 - 12' X 14'
grade-level loading doors



70 Parking spaces

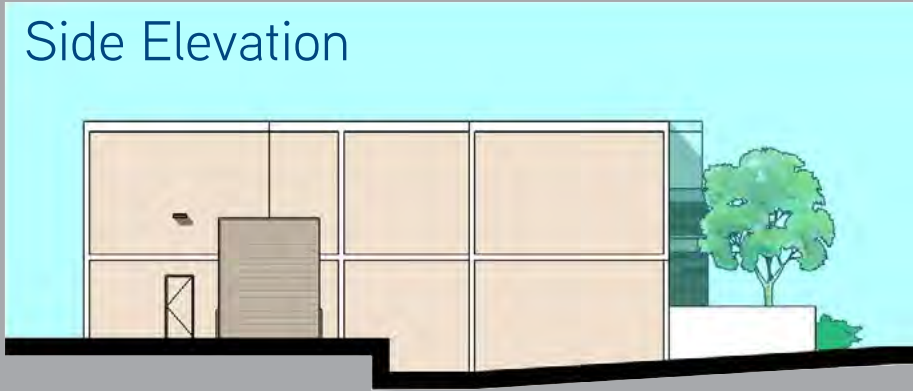


22' Clear height

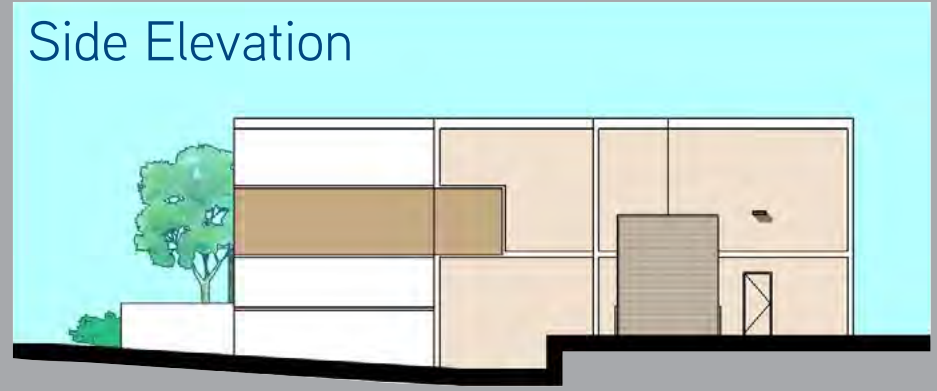


2,000 Amp 120/208V

Side Elevation



Side Elevation



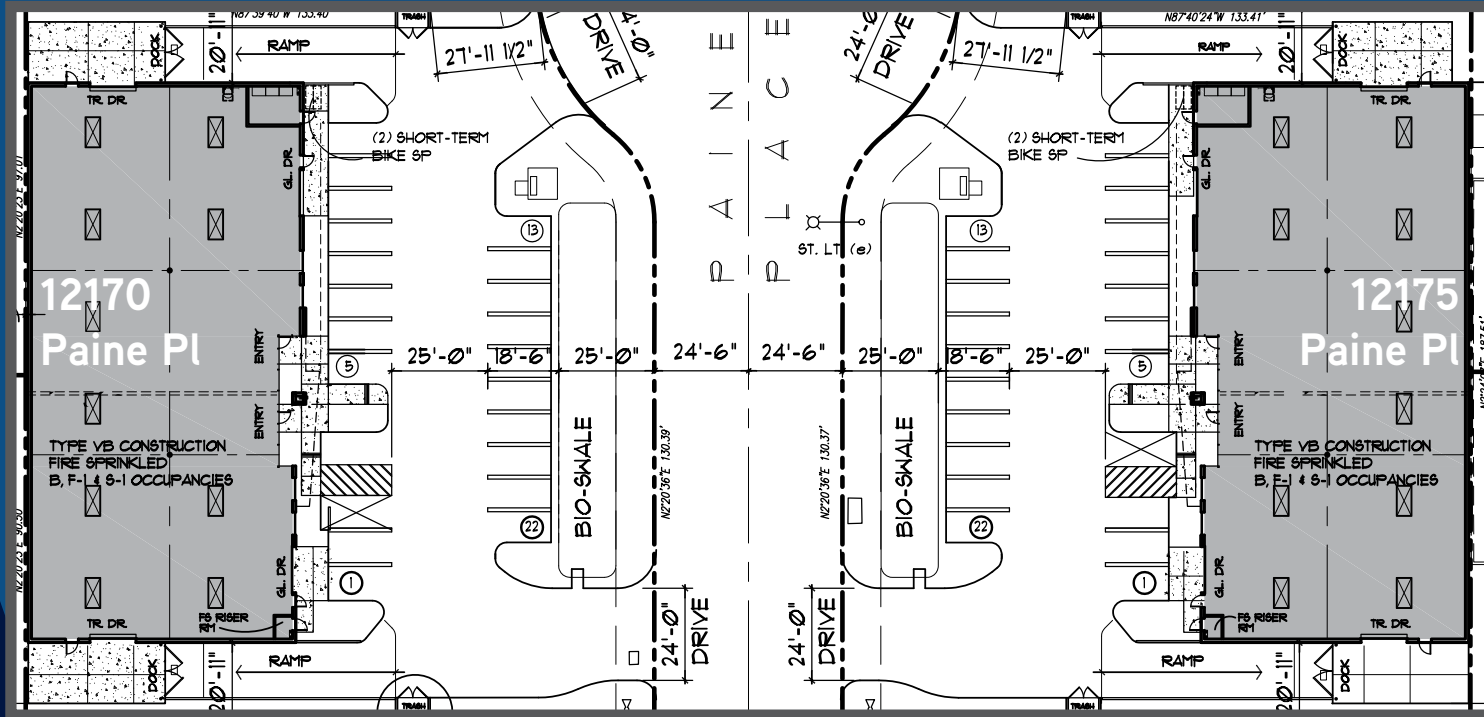
Street Elevation



Rear Elevation



12170 Paine Place & 12175 Paine Place - 10,089 SF each



2 - 12' X 14' dock-high &
2 - 12' x 14' grade-level doors each



18 Parking spaces each



22' Clear height



2,000 Amp 120/208V



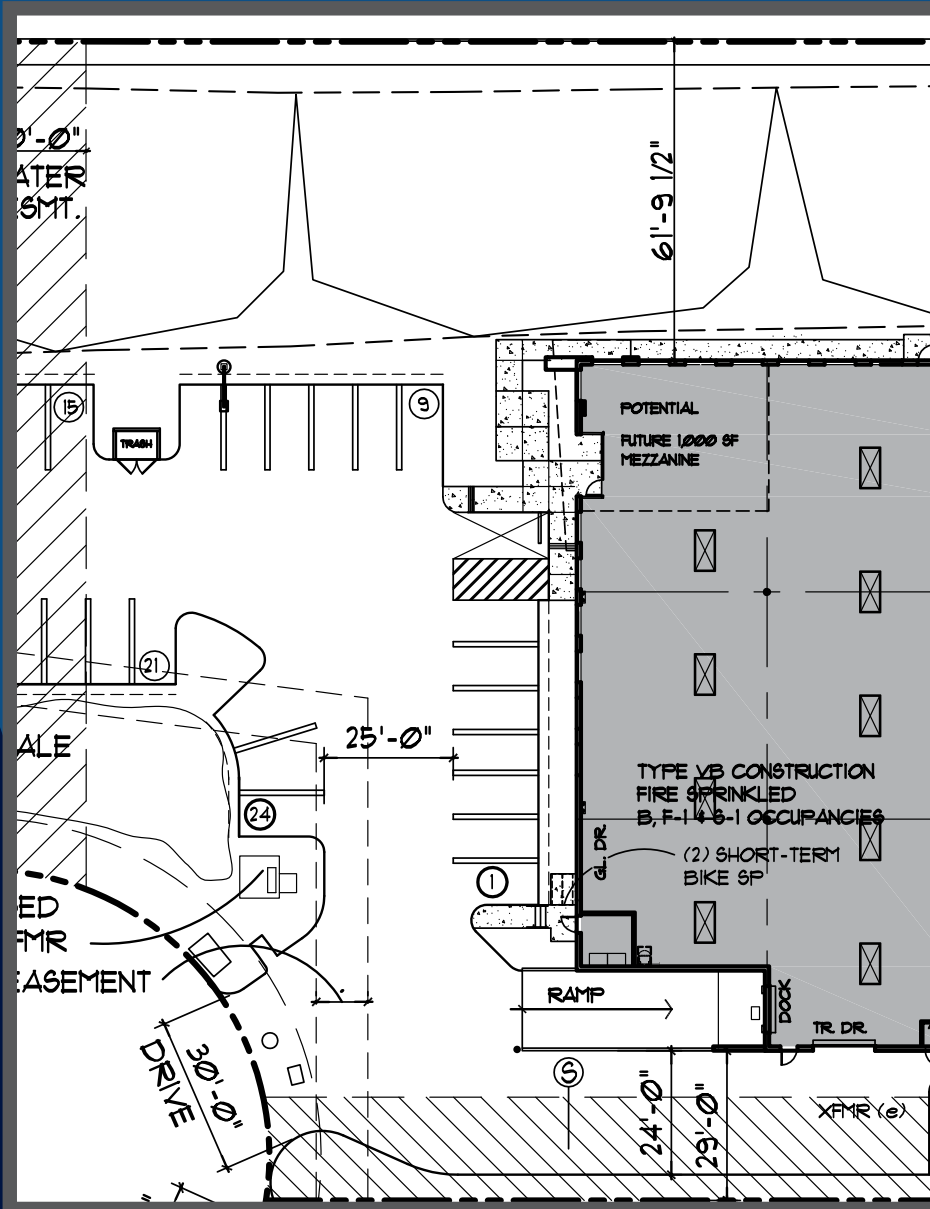
West Elevation



South Elevation



12195 Paine Place - 9,384 SF



1 - 9' X 10'
dock-high loading door
2 - 12' X 14'
grade-level loading doors



20 Parking spaces



22' Clear height



2,000 Amp 120/208V



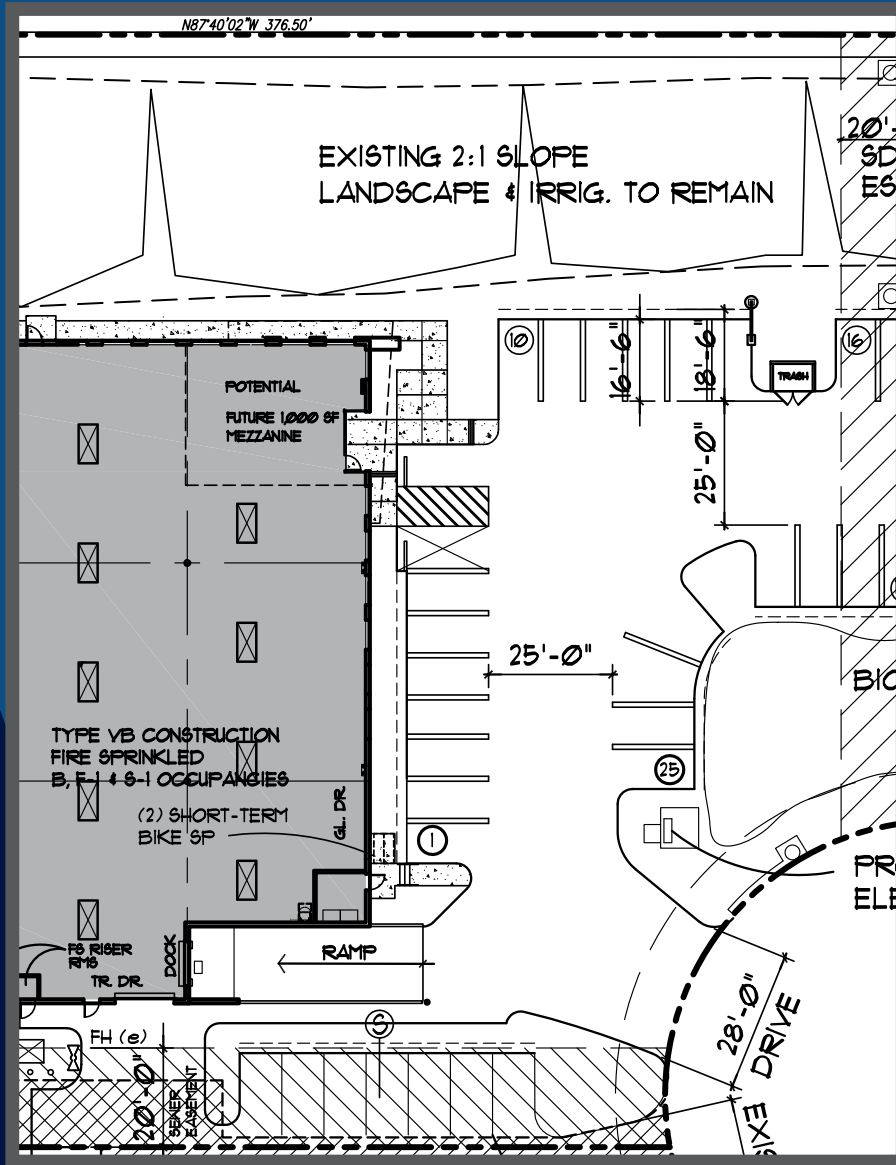
East Elevation



North Elevation



12190 Dearborn Place - 9,289 SF



1 - 9' X 10' dock-high loading door
2 - 12' X 14' grade-level loading door



22 Parking spaces



22' Clear height



2,000 Amp 120/208V



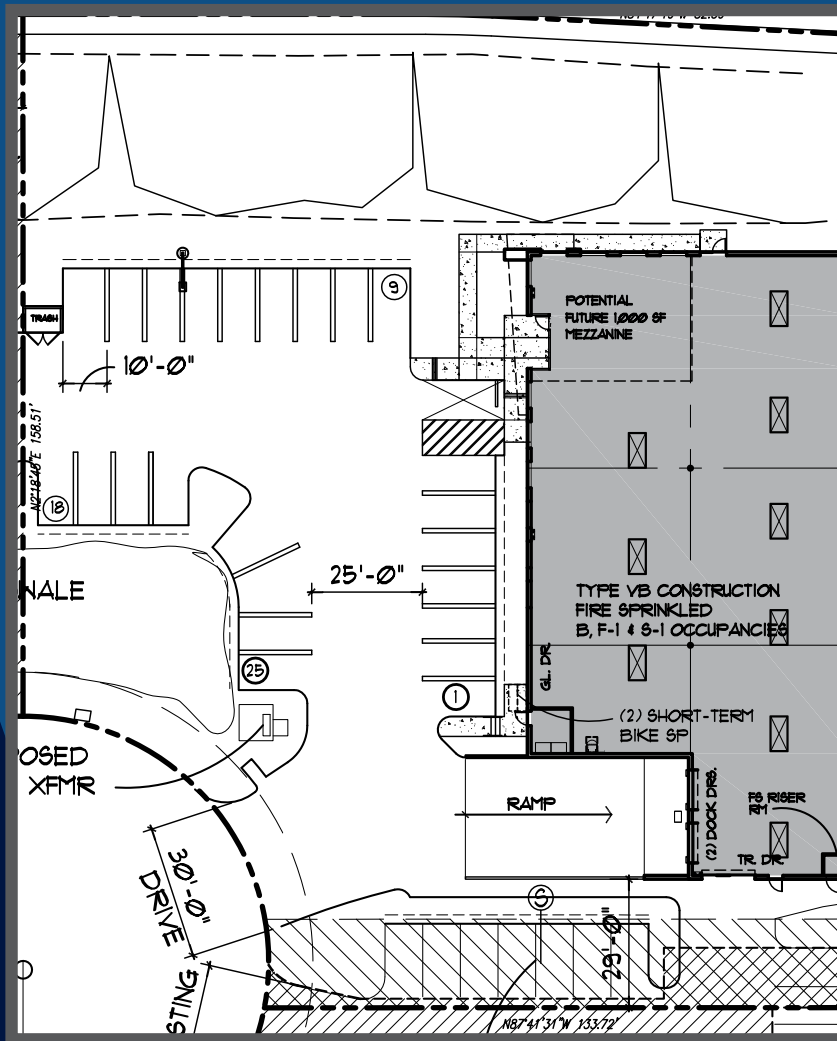
East Elevation



North Elevation



12195 Dearborn Place - 9,511 SF



2 - 9' X 10'
dock-high loading doors
2 - 12' X 14'
grade-level loading door



22 Parking spaces



22' Clear height



2,000 Amp 120/208V

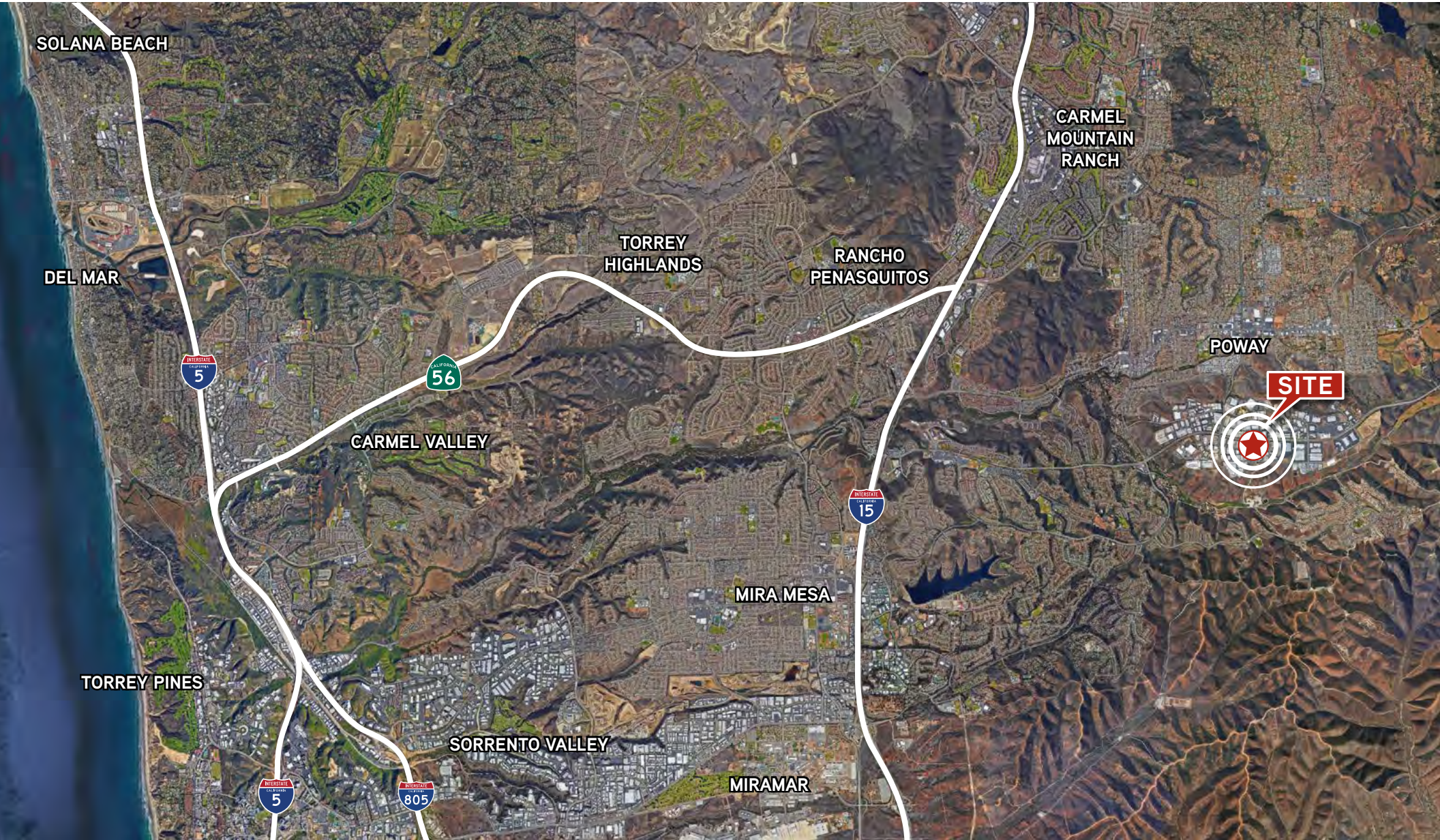


Local Neighbors and Amenities





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