



AVENUE OF SCIENCE CENTER

15070, 15090, 15092 & 15110 Avenue of Science

17,672 SF available for lease | Carmel Mountain Ranch Office / Flex Project

- Existing open creative plan
- Immediate occupancy
- Building signage available
- 10'+ ceilings
- Incredible location
- Walking distance to retail amenities

www.jll.com/sandiego



Highlights

- 110,910 square feet office/flex project professionally owned and managed by Harsch Investment Properties
- One space available at 15070 Avenue of Science - 17,672 SF
- Two driveways from Avenue of Science provide easy access and circulation to all buildings
- Located within walking distance to over 1,000,000 s.f. of retail amenities in Carmel Mountain Ranch
- Highly visible location
- Immediate access to I-15 via Carmel Mountain Road and Camino del Norte
- 3.7/1,000 parking
- Lease rate: \$1.50/sf NNN



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License no. 01019910

Tim Olson

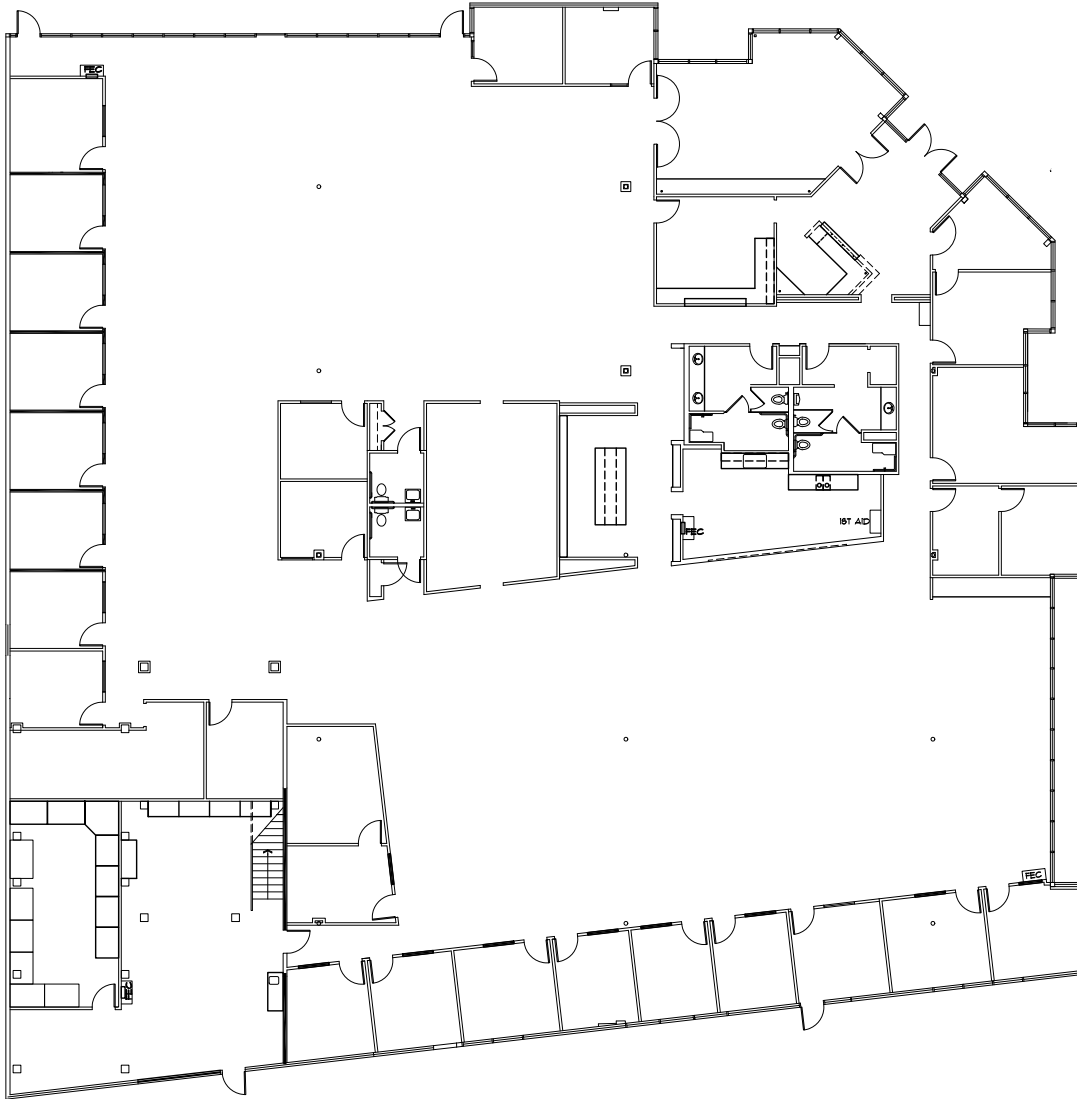
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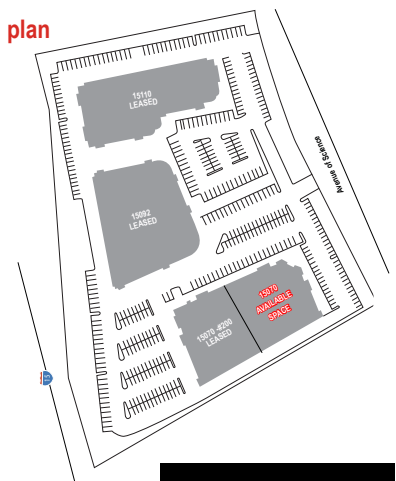
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15070 Avenue of Science
 Suite 101 | 17,672 SF as-is floor plan



Site plan



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- ① Carmel Mountain Plaza
- Pacific Theatres
 - Target
 - Marshalls
 - In-N-Out

- ② Shops @ Costco Plaza
- Costco
 - Claim Jumper
 - Islands Restaurant

- ③ Carmel Mountain Ranch Town Center
- Ralphis
 - Rite-Aid
 - Bank of America

- ④ Carmel Courtyard
- California Pizza Kitchen
 - Borders
 - Staples

- ⑤ Hotels and resorts
- Double Tree Golf & Tennis Resort
 - Residence Inn
 - Carmel Mtn. Ranch Country Club

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