



POWAY TECH CENTER

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

Delivery Q4 2018

Construction Underway

View powaytechcenter.com

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Property Index

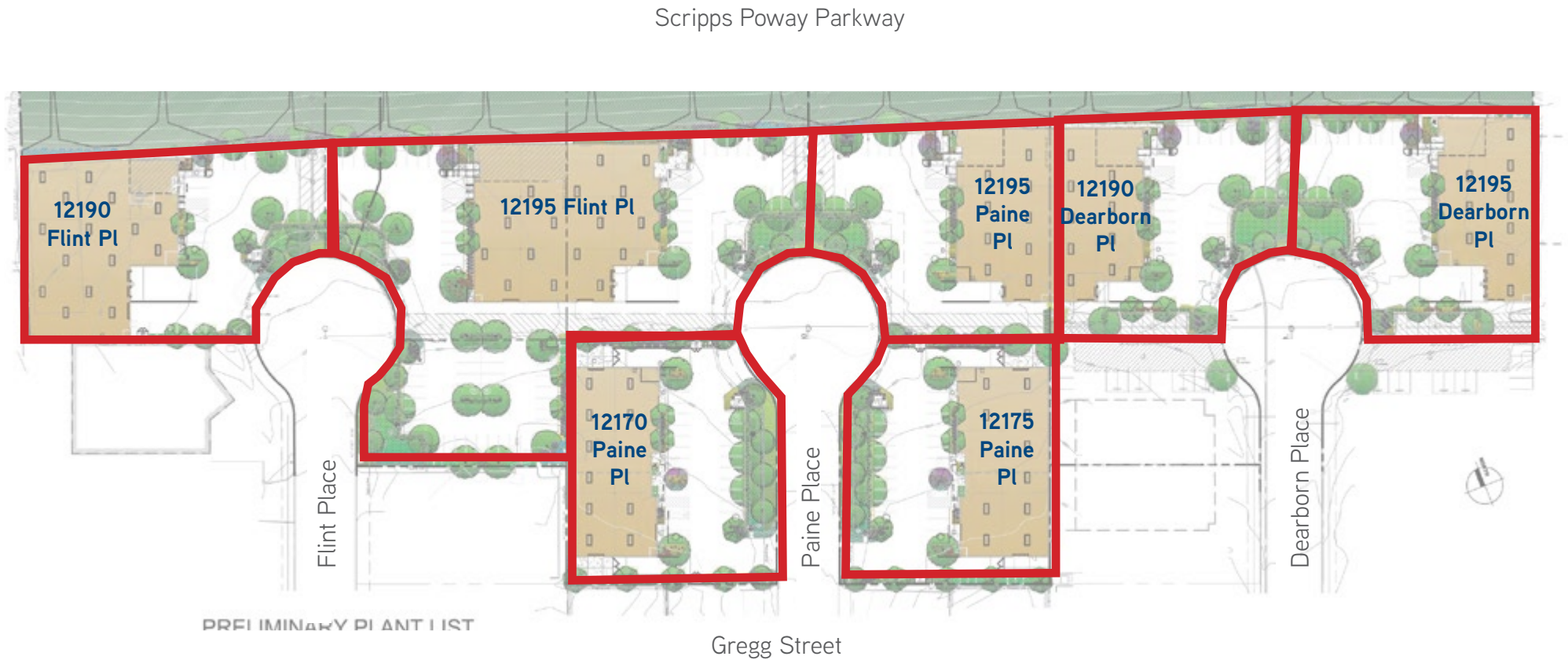
Seven new buildings for lease from 9,289 SF to 19,004 SF

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 1- 12' X 14' GL	2,000A 120-208v	PRE-LEASED
12195 Flint Pl	19,004 SF (includes 2,121 SF mezz)	71 spaces	22'	2- 9' X 10' DH 2- 12' X 14' GL	2,000A 120-208v	3Q 2018
12170 Paine Pl	10,089 SF	22 spaces	22'	2- 12' X 14' DH	2,000A 120-208v	3Q 2018
12175 Paine Pl	10,089 SF	22 spaces	22'	2- 12' X 14' DH	2,000A 120-208v	3Q 2018
12195 Paine Pl	9,384 SF (opportunity to add 1,000 SF mezz)	22 spaces	22'	1- 9' X 10' DH 1- 12' X 14' GL	2,000A 120-208v	3Q 2018
12190 Dearborn Pl	9,289 SF (opportunity to add 1,000 SF mezz)	24 spaces	22'	1- 9' X 10' DH 1- 12' X 14' GL	2,000A 120-208v	3Q 2018
12195 Dearborn Pl	9,511 SF (opportunity to add 1,000 SF mezz)	24 spaces	22'	2- 9' X 10' DH 1- 12' X 14' GL	2,000A 120-208v	3Q 2018

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

(Operating Expenses estimated to be approximately \$0.26/SF)

Site Plan



Notable Project Features

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

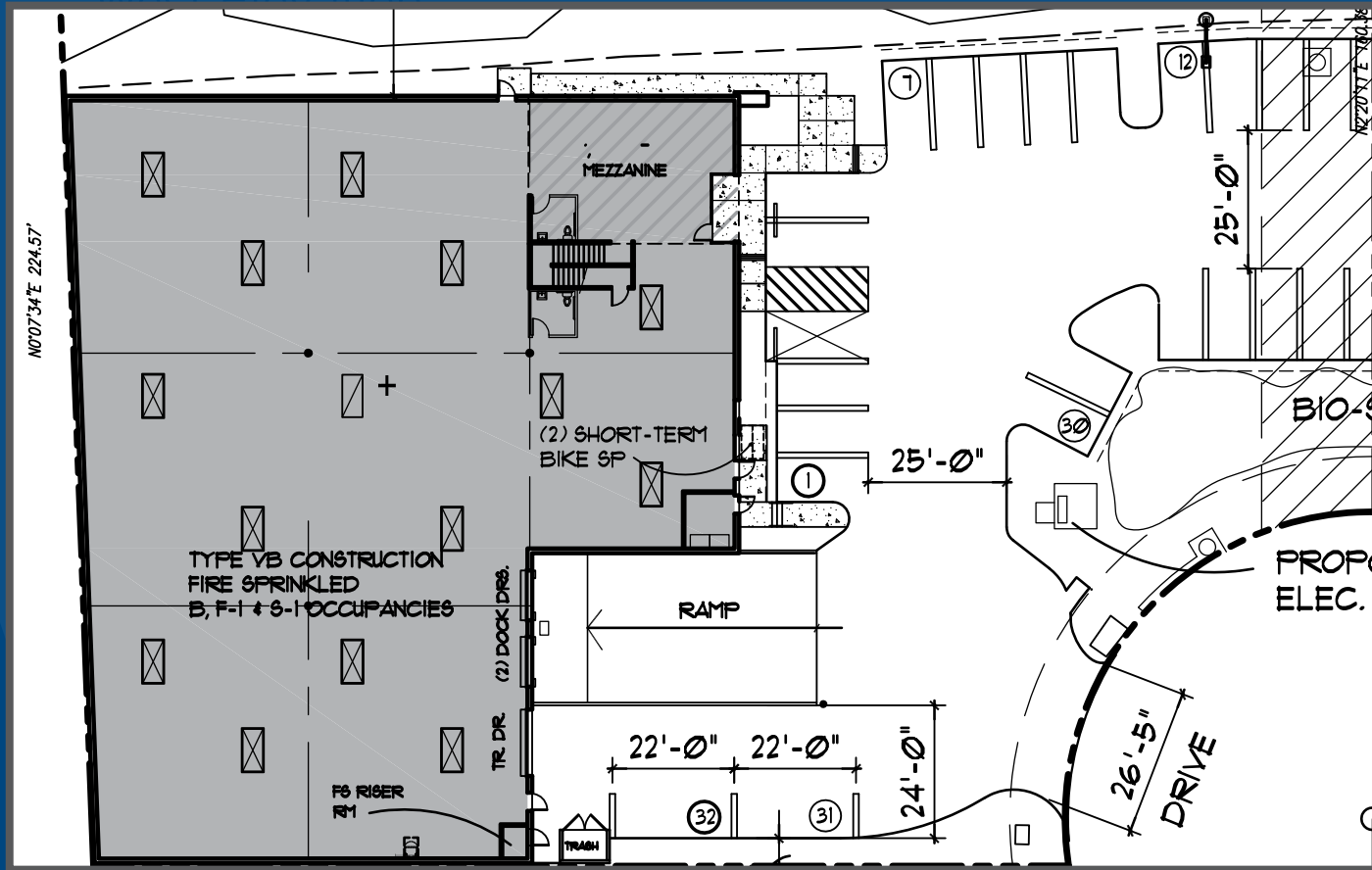
East Elevation



North Elevation



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



-  2 - 9' X 10' dock-high loading doors
1 - 12' X 14' grade-level loading door
-  31 Parking spaces
-  24' Clear Height
-  2,000 Amp 120-208V



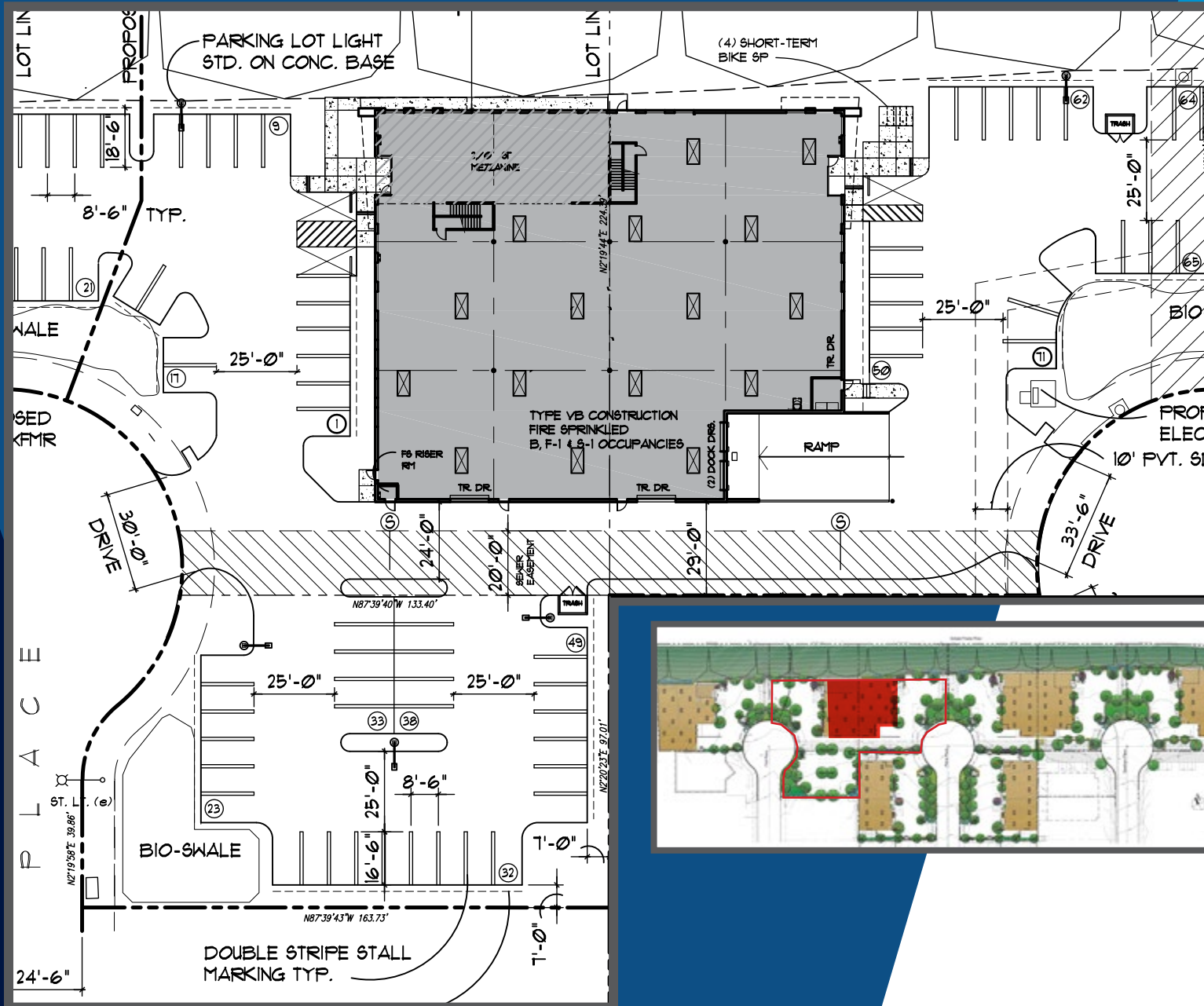
West Elevation



North Elevation



12195 Flint Place - 19,004 SF



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



71 Parking spaces

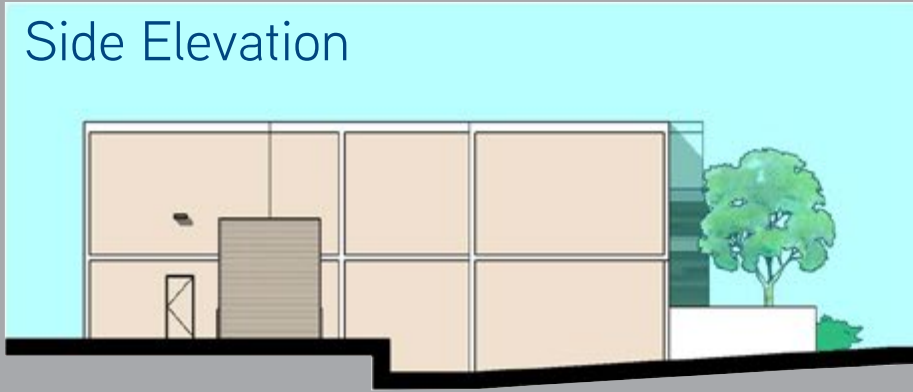


22' Clear height

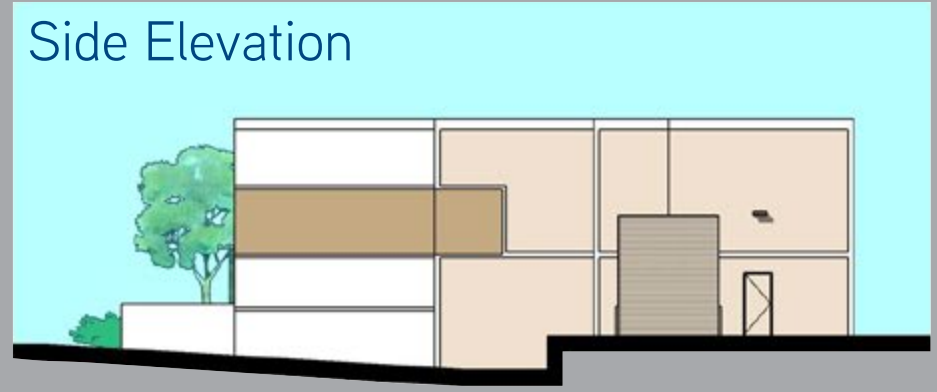


2,000 Amp 120-208V

Side Elevation



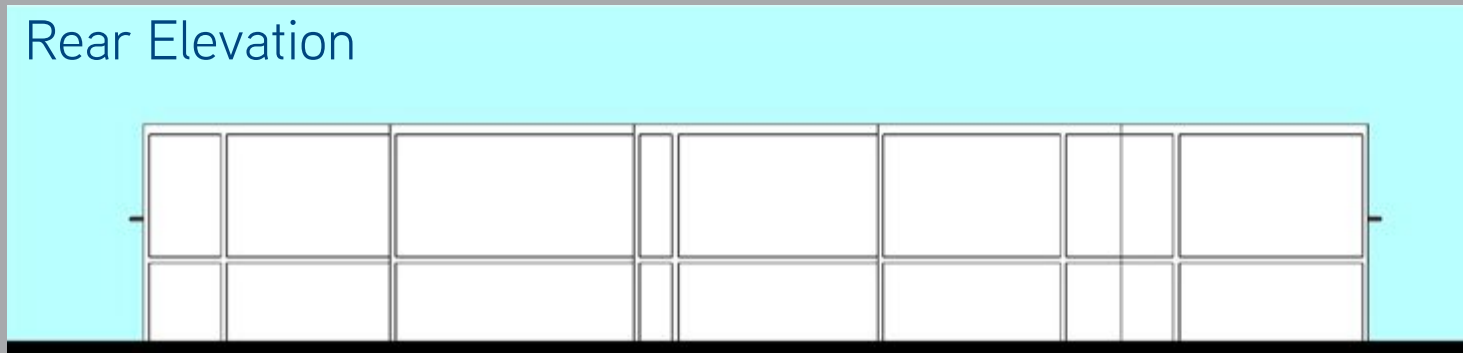
Side Elevation



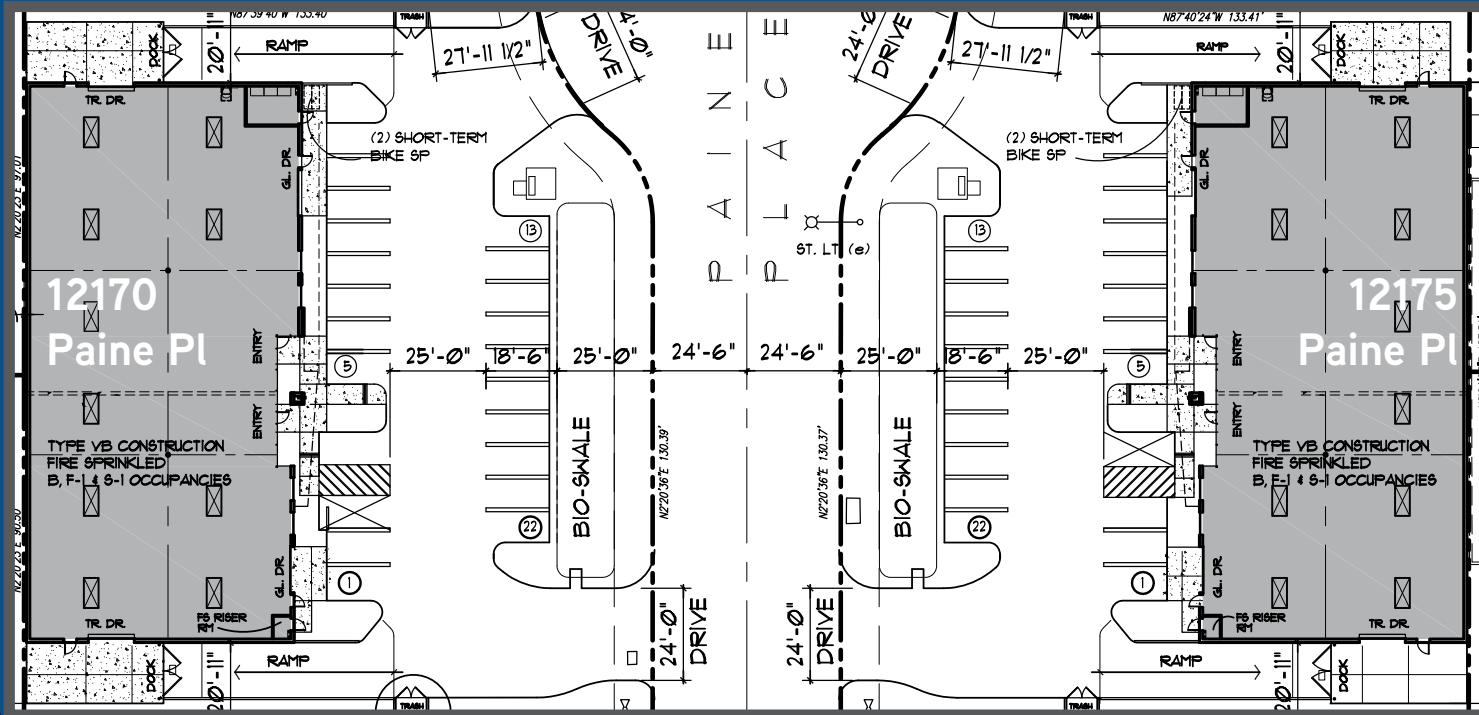
Street Elevation



Rear Elevation



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



2 - 12' X 14'
dock-high loading doors



22 Parking spaces each



22' Clear height



2,000 Amp 120-208V



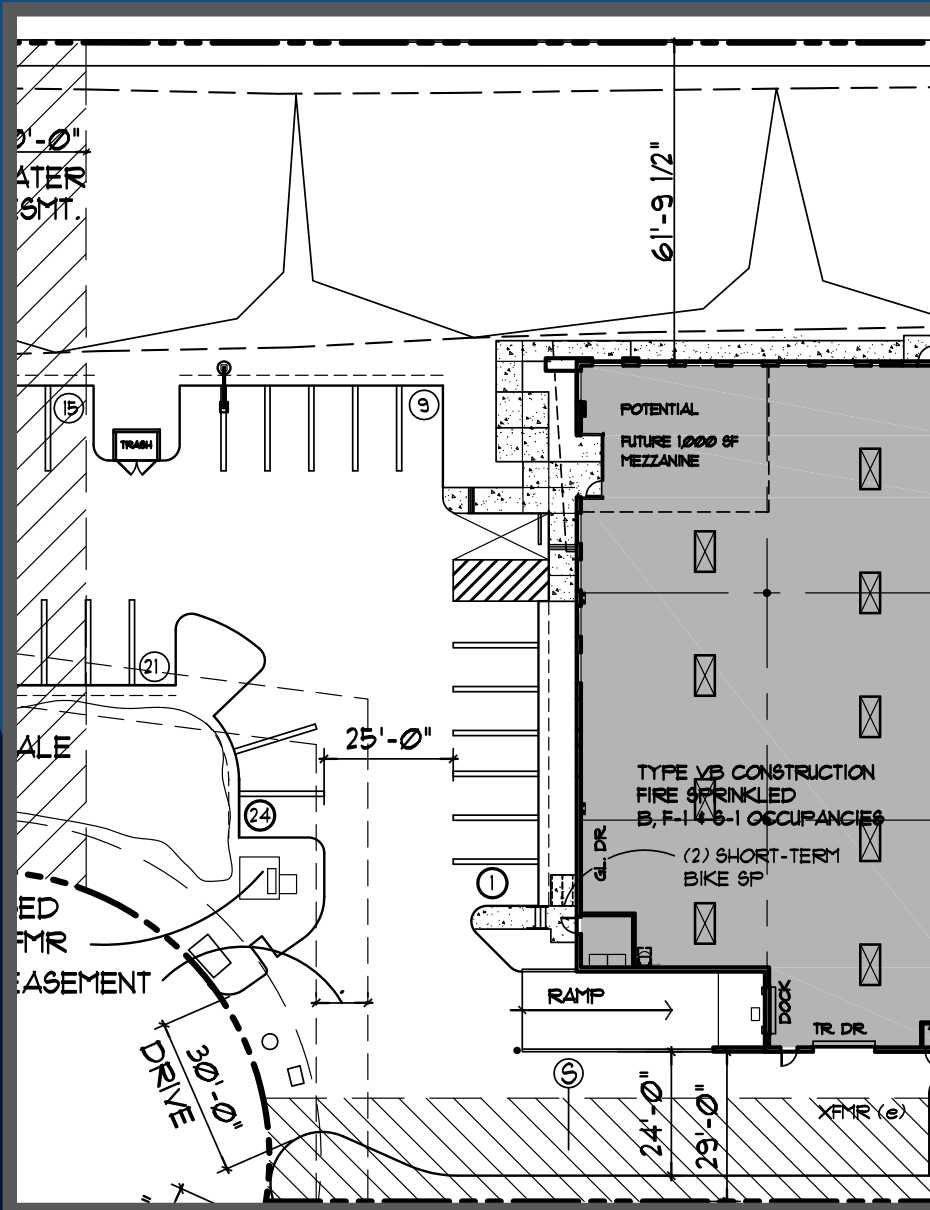
West Elevation



South Elevation



12195 Paine Place - 9,384 SF



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



22 Parking spaces



22' Clear height



2,000 Amp 120-208V



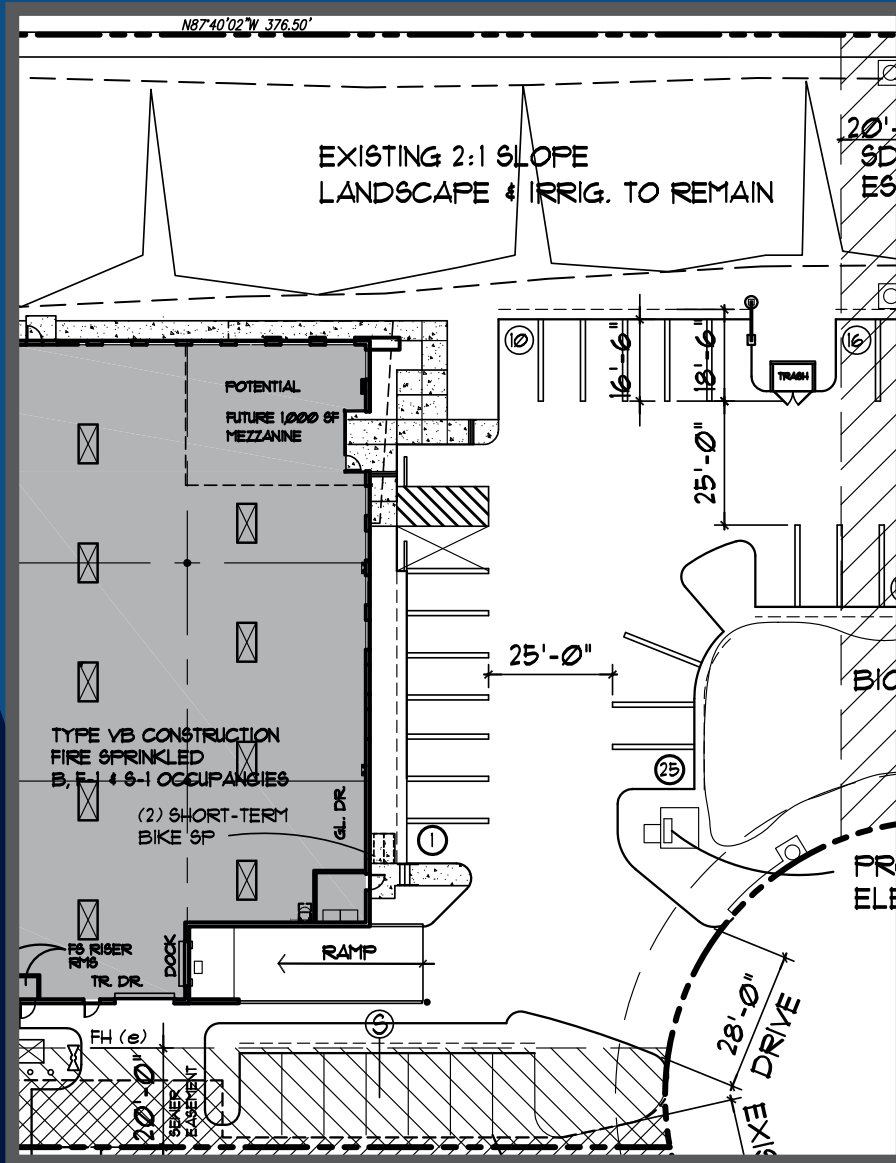
East Elevation



North Elevation



12190 Dearborn Place - 9,289 SF



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



24 Parking spaces



22' Clear height



2,000 Amp 120-208V



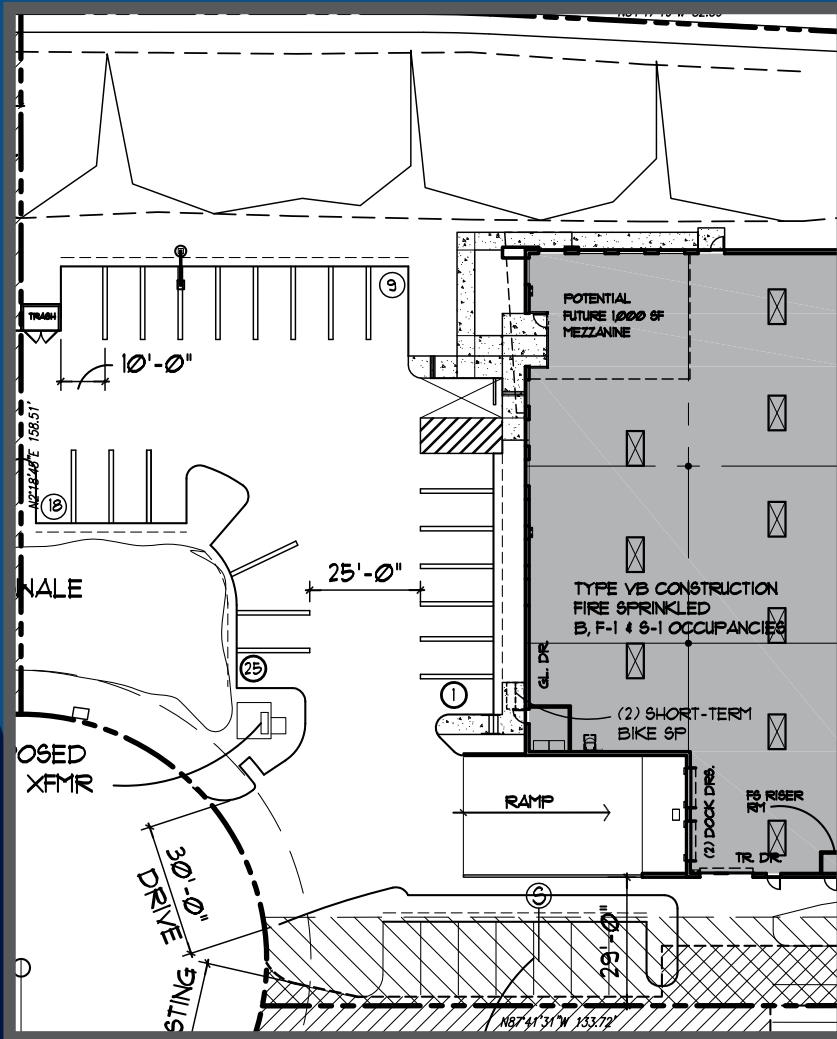
East Elevation



North Elevation



12195 Dearborn Place - 9,511 SF



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



24 Parking spaces



22' Clear height



2,000 Amp 120-208V

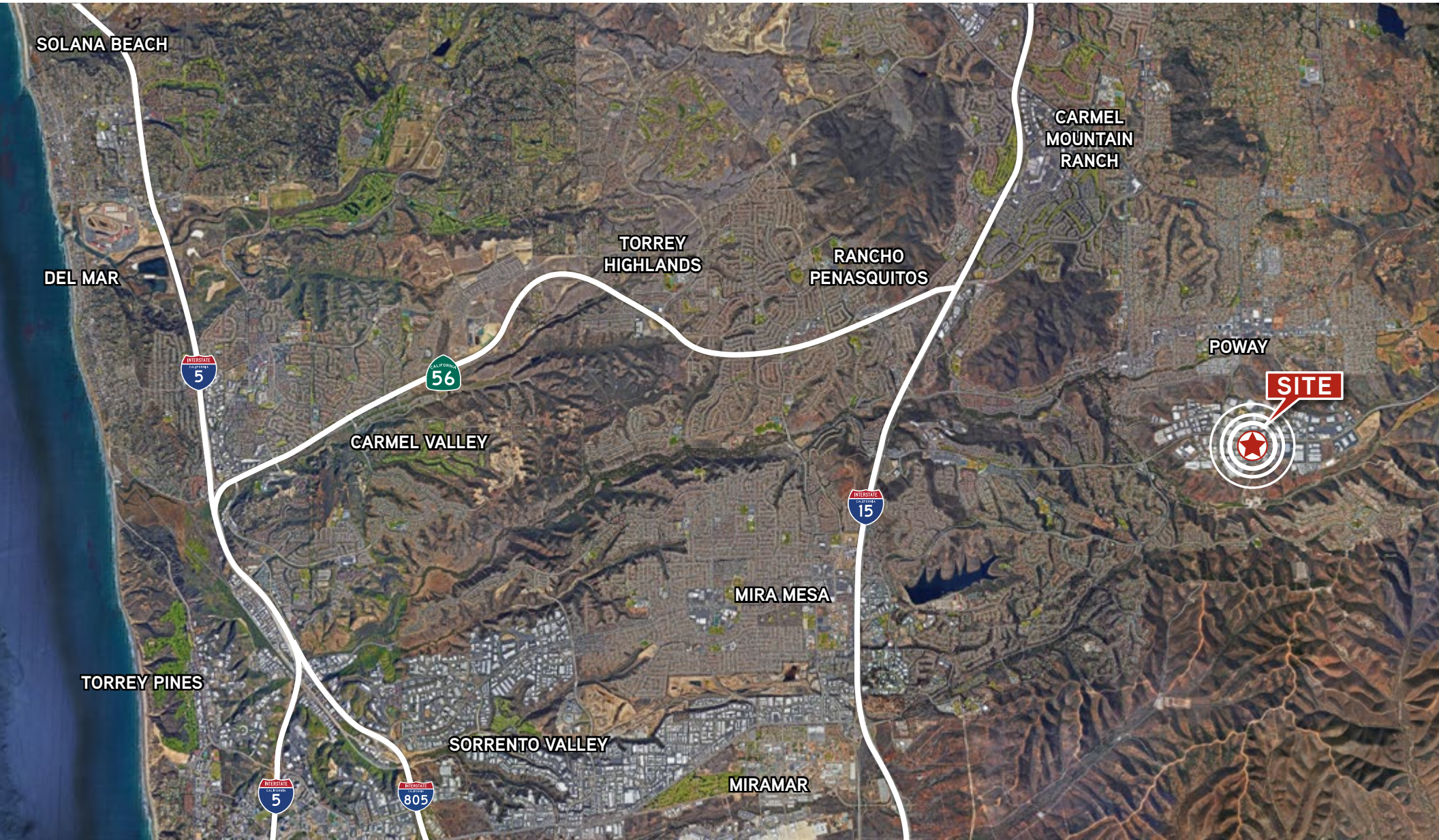


Local Neighbors and Amenities





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