

# Carmel Corporate Plaza

for lease

15015 Avenue of Science  
San Diego, CA



5,695 SF to 16,107 s.f. available  
2-story | Corporate Headquarters | Class A Office Building  
Carmel Mountain Ranch



Jay Alexander  
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# Carmel Corporate Plaza

15015 Avenue of Science | San Diego, CA 92128  
Corporate Headquarters - Class A Office Building

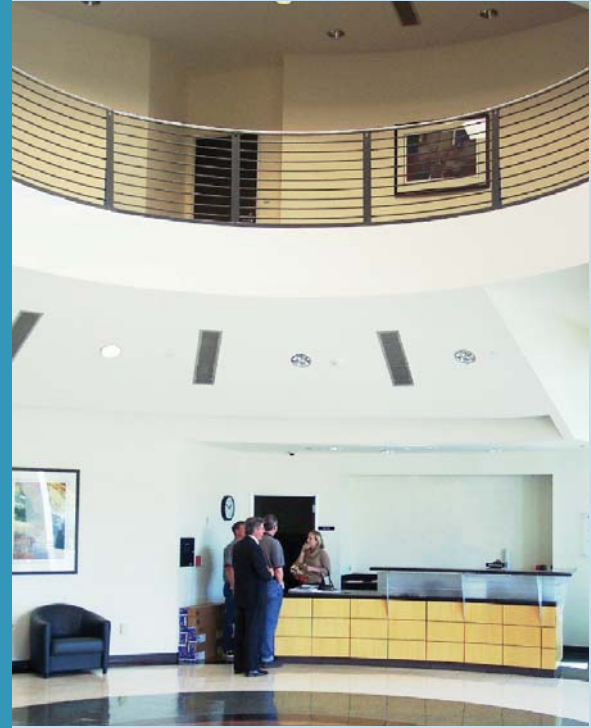
5,695 SF to 16,107 SF

## Building features

- High visibility corner location with monument signage opportunity on corner of Avenue of Science and Rancho Carmel Drive
- Total building size is approximately 84,579 s.f.
- Corporate Headquarters / Class A Office Building with 2 available spaces:
  - Suite 110 - 5,695 s.f.
  - Suite 250 - 16,107 s.f.
- Mix of prime offices and large bullpen areas for cubicles
- Unusually large amount of glass line providing spectacular mountain and city views on second floor
- Entire building features 11' interior ceiling height
- Parking ratio: 3.1/1,000 s.f. leased

## Location

- Direct I-15 freeway access via Camino Del Norte and Carmel Mountain Road
- High profile corner location directly across the street from over 1 million s.f. of retail amenities
- Ideal location in San Diego County's premier corporate market with neighbors that include: BAE, Hewlett Packard, Northrop Grumman, Cymer, Nokia and many others



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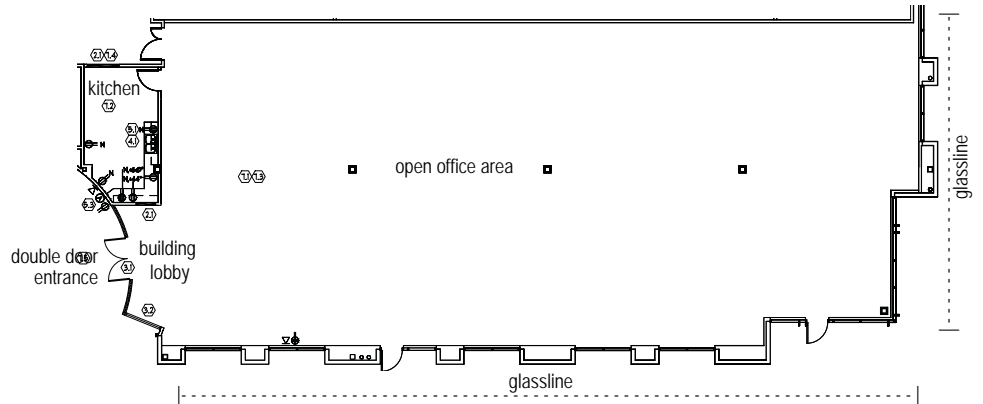


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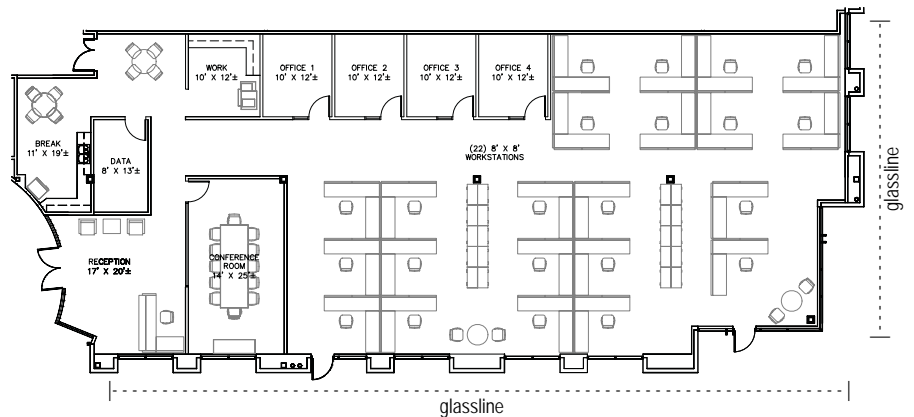
15015 Avenue of Science | San Diego, CA 92128  
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Suite 110 - 5,695 sf | as-is plan



Suite 110 - 5,695 sf | proposed plan  
(the furniture depicted in this plan is not included)



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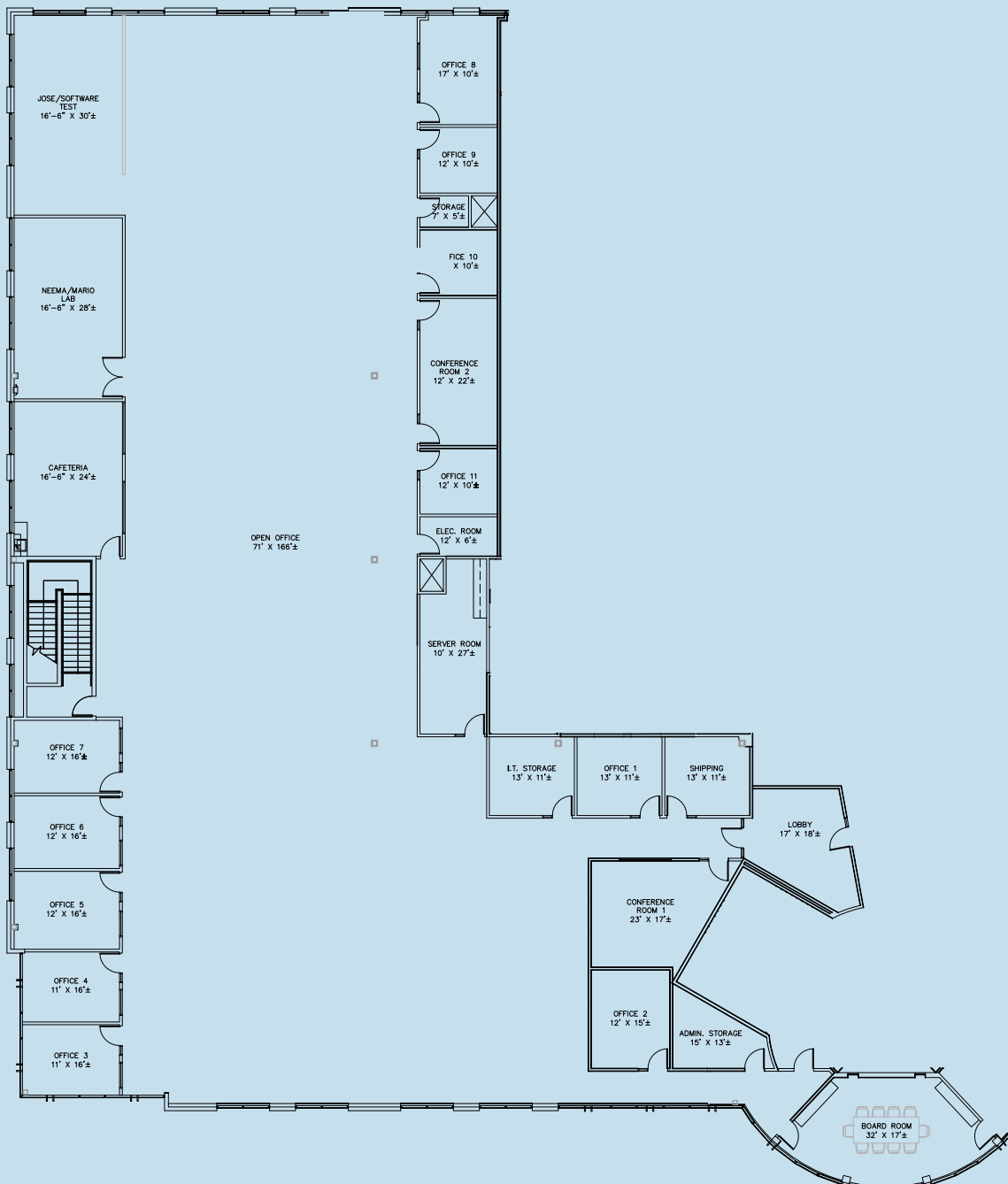
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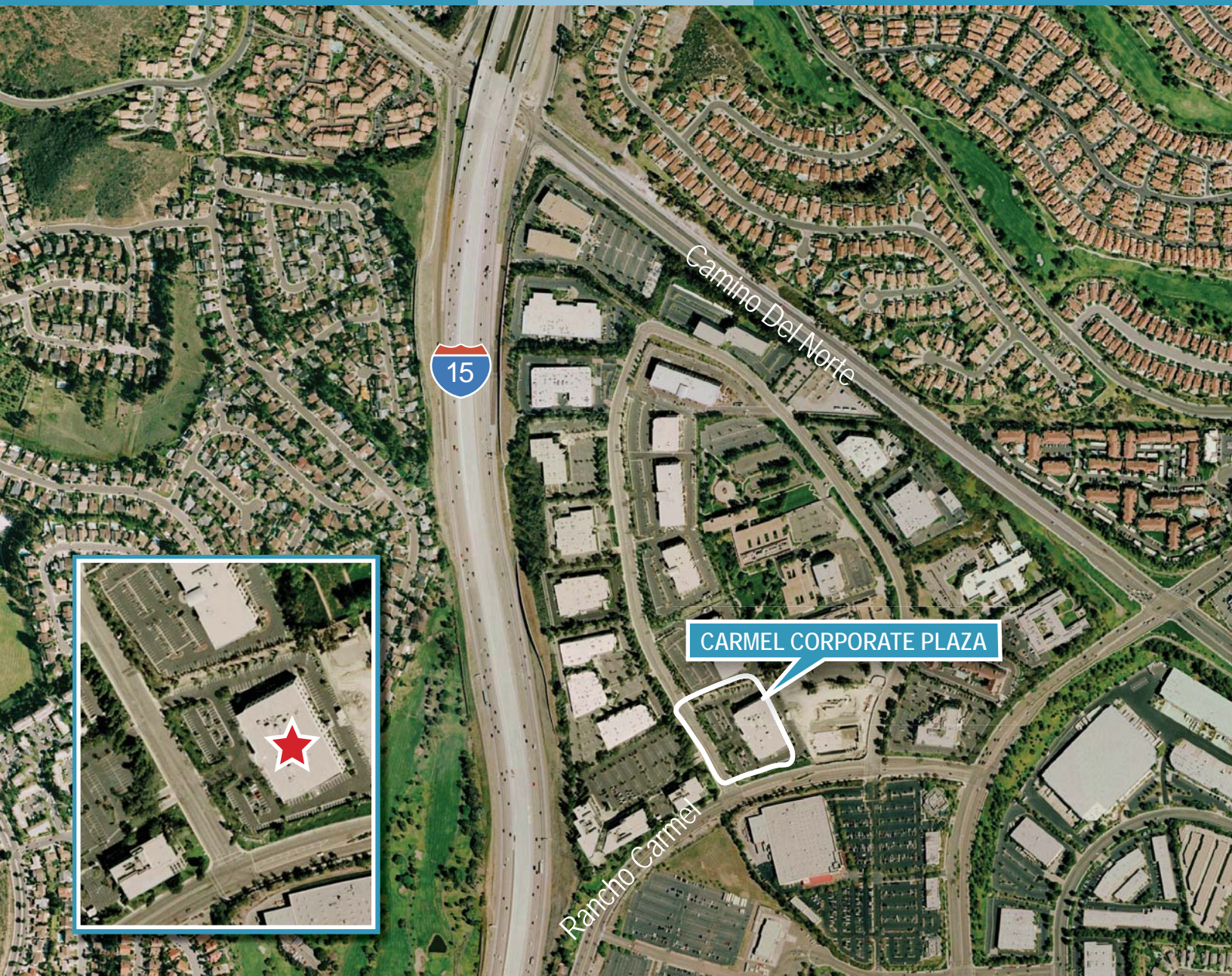
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