

SCENIC VIEW BUSINESS PARK

12600 STOWE DRIVE & 12520-12576 KIRKHAM COURT | POWAY, CA



12558

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- High-image, eight building multi-tenant park consisting of 147,848 SF located in Poway
- Meticulously maintained by institutional ownership.
- Diverse mix of Industrial, R&D, and Office suites ranging from 900 to up to more than 20,000 SF.
- Parking ratio of 3.0/1,000
- Wired with fiber optics provided by Cox
- 14' - 23' clear height
- Flexible space options
- Fluorescent warehouse lighting
- Located at the end of a cul-de-sac
- Close proximity to retail services, financial institutions and recreational amenities on Scripps Poway Parkway and Poway Road.
- High quality existing office buildouts for cost effective tenant move-in.
- PC-7 Zoning, Planned Community - South Poway Business Park



AVAILABILITY

12520 KIRKHAM COURT

SUITE 2 919 SF \$1.35 NNN 100% office with reception, 1 private office, 1 restroom, balance open office area.

12528 KIRKHAM COURT

SUITE 1 2,626 SF \$1.30 NNN Reception, 1 private office, 1 restroom, balance warehouse. (1) grade level loading door. Available January 2021.

12544 KIRKHAM COURT

SUITE I - 3 3,872 SF \$1.30 NNN Reception, 2 private offices, 2 restrooms, balance warehouse. (2) grade level loading doors. Available September 2020.

SUITE II 1,430 SF \$1.30 NNN Reception, 1 private office, balance warehouse. (1) grade level loading door. [CLICK HERE TO TOUR SPACE](#)

12600 STOWE DRIVE

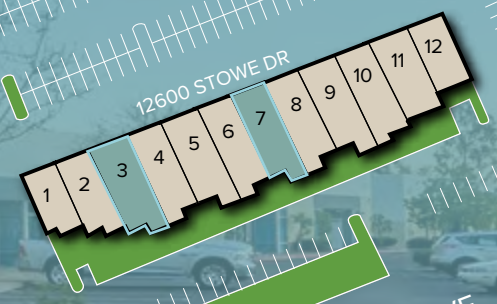
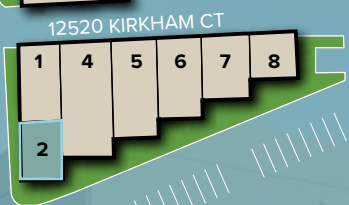
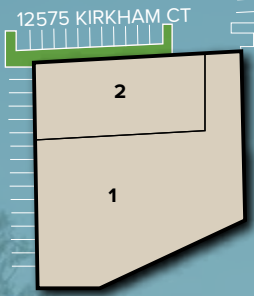
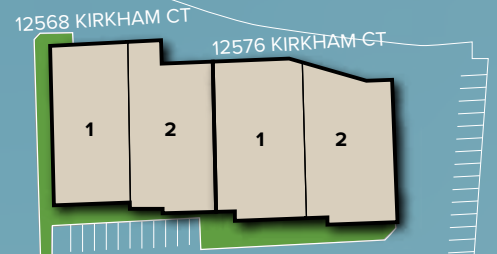
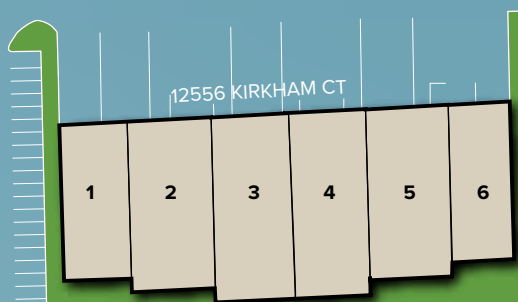
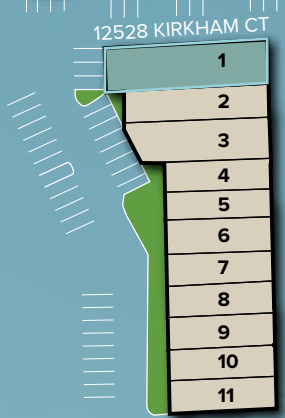
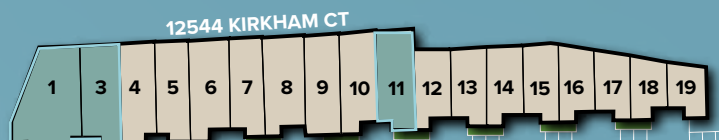
SUITE 3 1,543 SF \$1.30 NNN Reception, 1 private office, open office area, balance warehouse. (1) grade level loading door.

SUITE 7 1,532 SF \$1.30 NNN Approximately 75% office, balance warehouse. (1) grade level loading door.

*Floor plans available by request
NNN = \$0.39 PSF



AVAILABILITY



KIRKHAM COURT

STOWE DRIVE



AMENITIES & CORPORATE NEIGHBORS

CARMEL MOUNTAIN PLAZA
SPROUTS, SEARS OUTLET, MARSHALLS, NORDSTROM, ROSS, MICHAELS, BANANA REPUBLIC, NORDSTROM RACK, BROKEN YOLK CAFE, CHICK-FIL-A, HABIT BURGER, BOSTON MARKET, IN-N-OUT, CALIFORNIA PIZZA KITCHEN, PAYLESS, WHICH WICH SANDWICH SHOP, STYLES FOR LESS, RUBIO'S

TWIN PEAKS PLAZA
TARGET, ORTHO MATTRESS, SUPERCUTS, COLD STONE CREAMERY, FAMOUS FOOTWEAR, GREEN BURRITO, JERSEY MIKE'S SUBS, OUTBACK STEAKHOUSE

POWAY CROSSINGS
BIG 5 SPORTING GOODS, DOLLAR TREE, RITE AID, LA FITNESS, KFC, WIENERSCHNITZEL, BRUSKI BURGERS & BREW

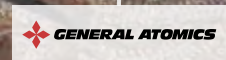
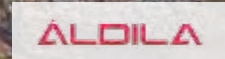
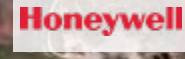
CREEKSIDE PLAZA
STATER BRO'S, CHIPOTLE, BASKIN ROBINS, GNC, SUBWAY, THE BRIGANTINE, GAMESTOP, JAMBA JUICE, SPORTS CLIPS, DAPHNE'S GREEK CAFE, FED EX

CVS CENTER
BIG LOTS, SAVON, CVS PHARMACY, COFFEE BEEN AND TEAL LEAF

STOWE PLAZA
CARL'S JR., SUBWAY, SAN DIEGO COUNTY CREDIT UNION

SCRIPPS RANCH MARKET
CVS PHARMACY, VONS, CHASE BANK, FOSTER'S FREEZE, EL POLLO LOCO, MCDONALD'S, PICK UP STICKS, PETCO, JACK IN THE BOX, PANDA EXPRESS, QUIZNO'S SUBS, RUBIO'S, STARBUCKS, TACO BELL

SCENIC VIEW BUSINESS PARK



SCRIPPS TRIDENT PLAZA
DOMINO'S PIZZA, US BANK, JERSEY MIKE'S SUBS, STARBUCKS, EL PATRON RESTAURANT, IKURA SUSHI & RAMEN, LAPPERT'S ICE CREAM CO., TAKHRAI THAI, WONG'S WOK CHINESE CUISINE, YANNI'S BISTRO

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[VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN](#)



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