



POWAY TECH CENTER

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

Delivery Q3 2019

View powaytechcenter.com

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Property Index

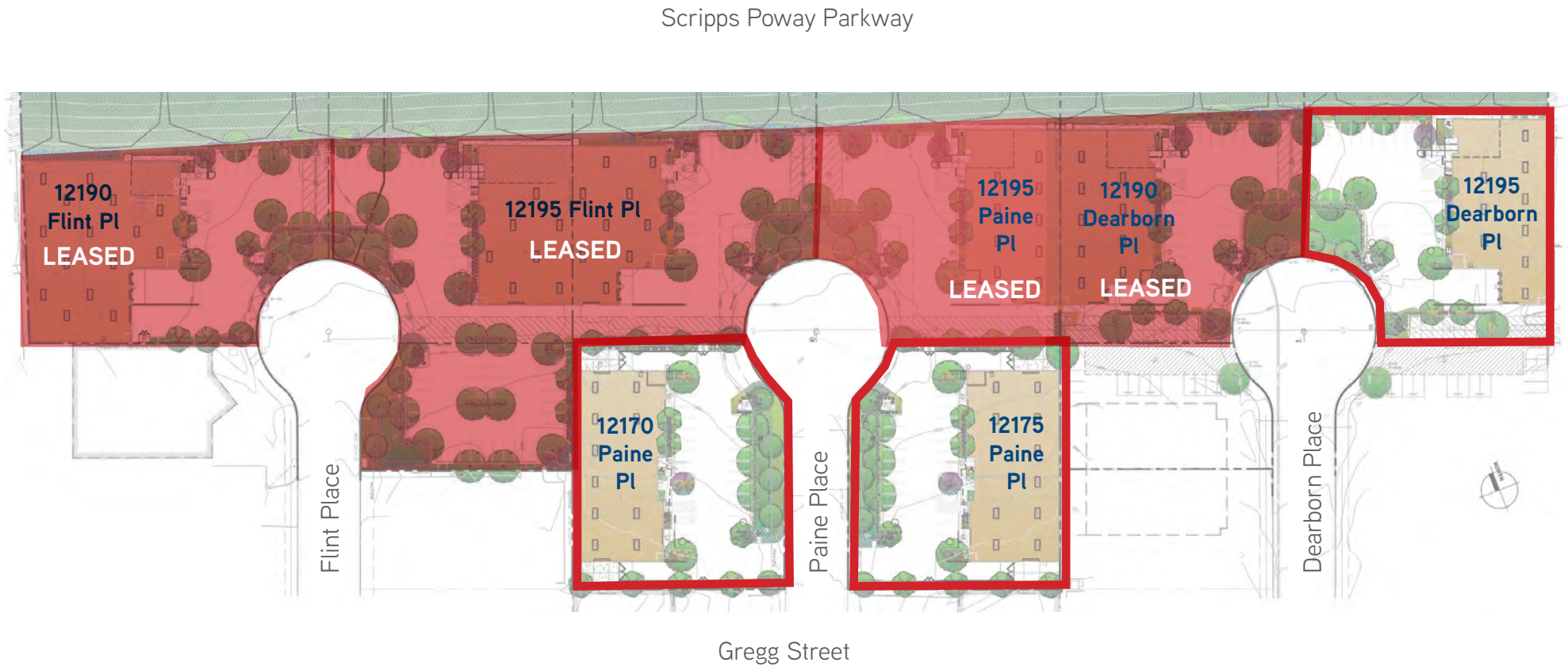
Seven new buildings for lease from 9,289 SF to 19,004 SF

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 1- 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	PRE-LEASED
12170 Paine Pl	10,089 SF	22 spaces	22'	2- 12' X 14' DH 2- 12' X 14' GL	2,000A 120/208v	3Q 2019
12175 Paine Pl	10,089 SF	22 spaces	22'	2- 12' X 14' DH 2- 12' X 14' GL	2,000A 120/208v	3Q 2019
12195 Paine Pl	9,384 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	PRE-LEASED
12190 Dearborn Pl	9,289 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	PRE-LEASED
12195 Dearborn Pl	9,511 SF (opportunity to add 1,000 SF mezz)	25 spaces	22'	2- 9' X 10' DH 1- 12' X 14' GL	2,000A 120/208v	3Q 2019

Lease Rate: \$1.19/SF Net of Operating Expenses

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

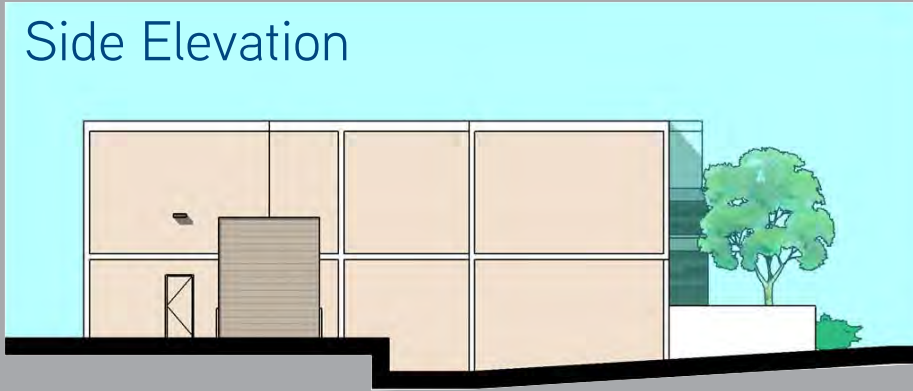
Site Plan



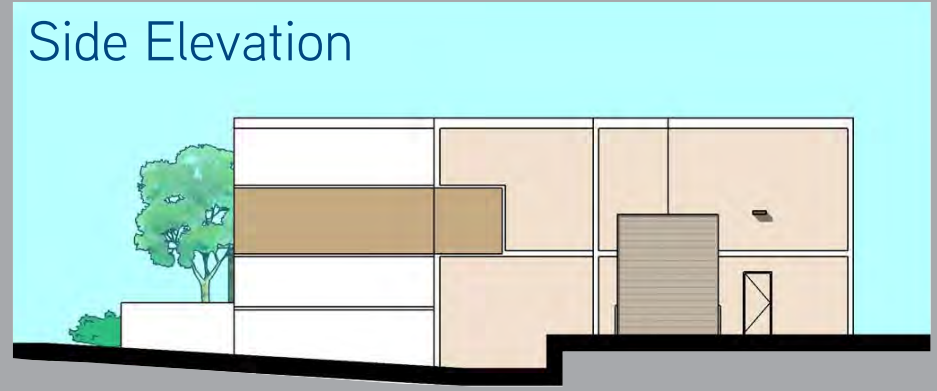
Notable Project Features

- Freestanding buildings available
- Dock-high and grade-level doors at each building
- 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 12195 Dearborn Place

Side Elevation



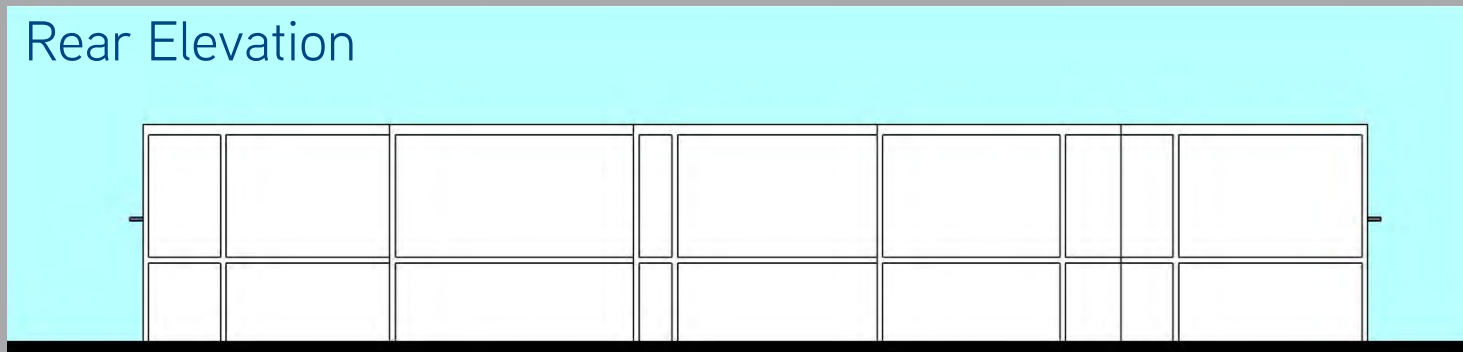
Side Elevation



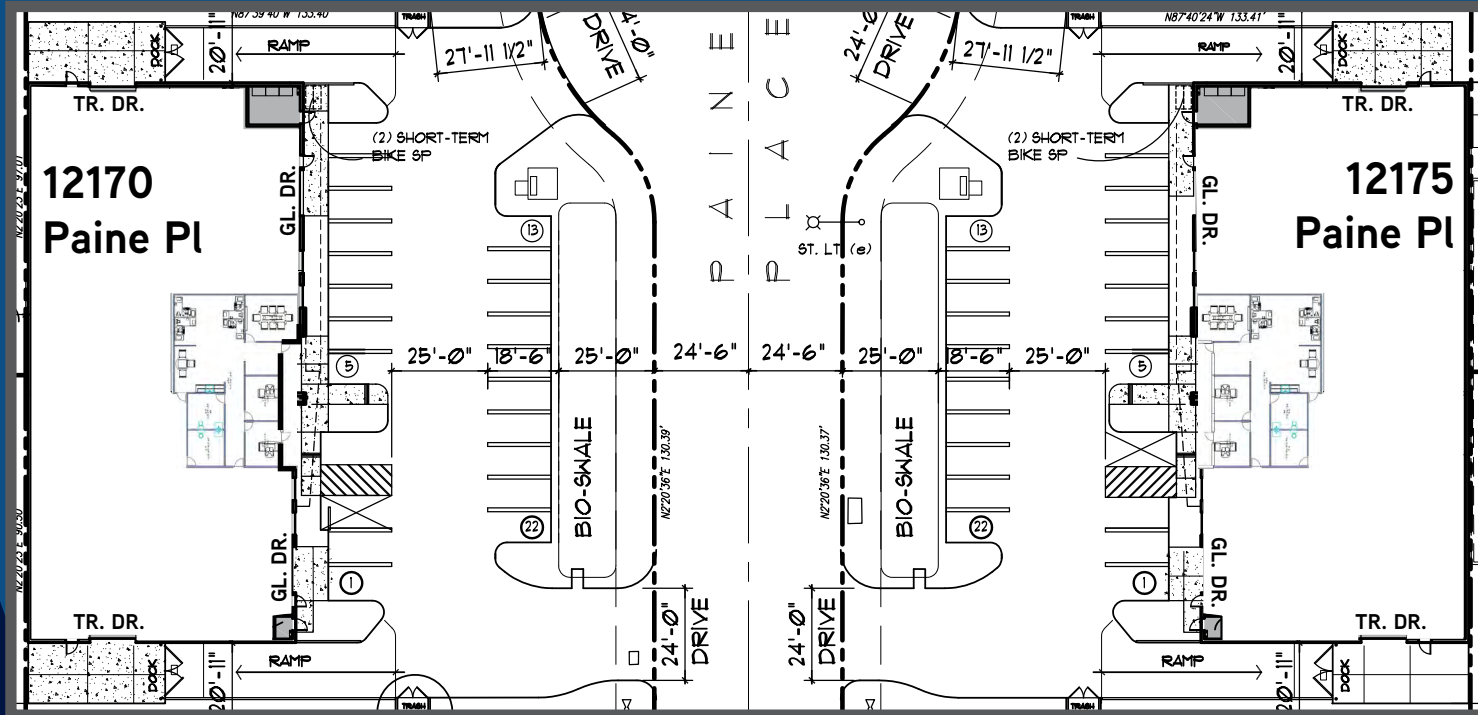
Street Elevation



Rear Elevation



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



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



22 Parking spaces each



22' Clear height



2,000 Amp 120/208V



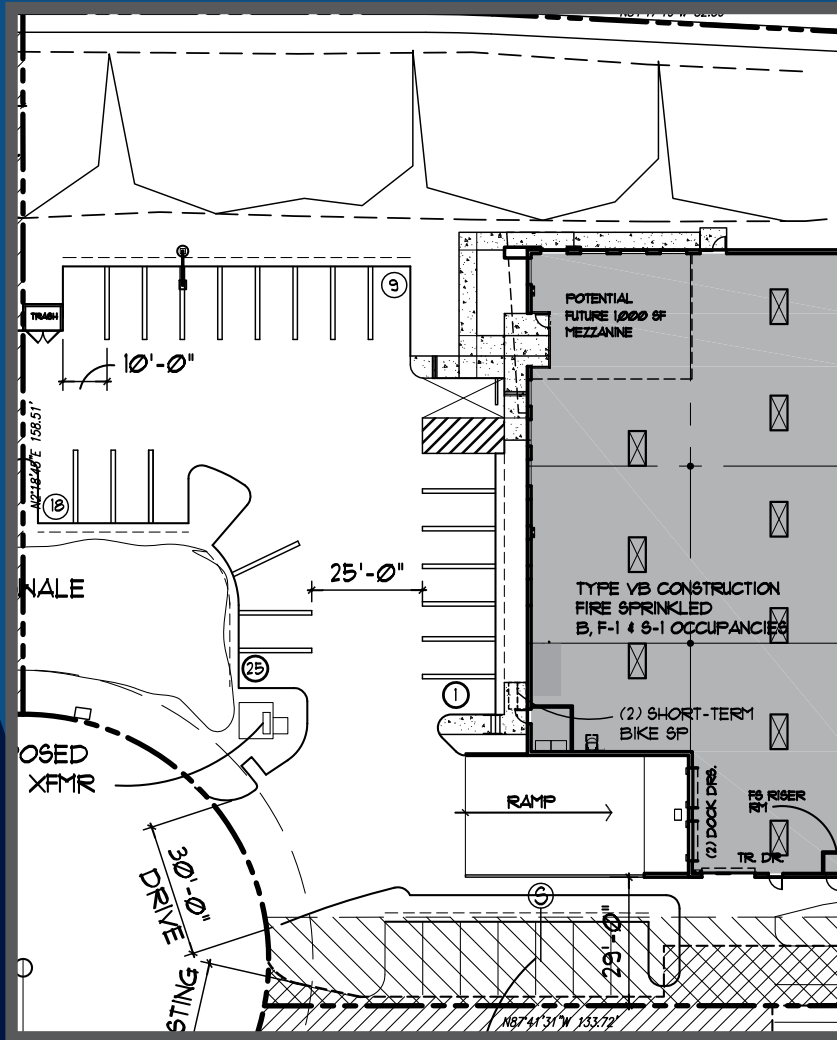
East Elevation



North Elevation



12195 Dearborn Place - 9,511 SF



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



25 Parking spaces



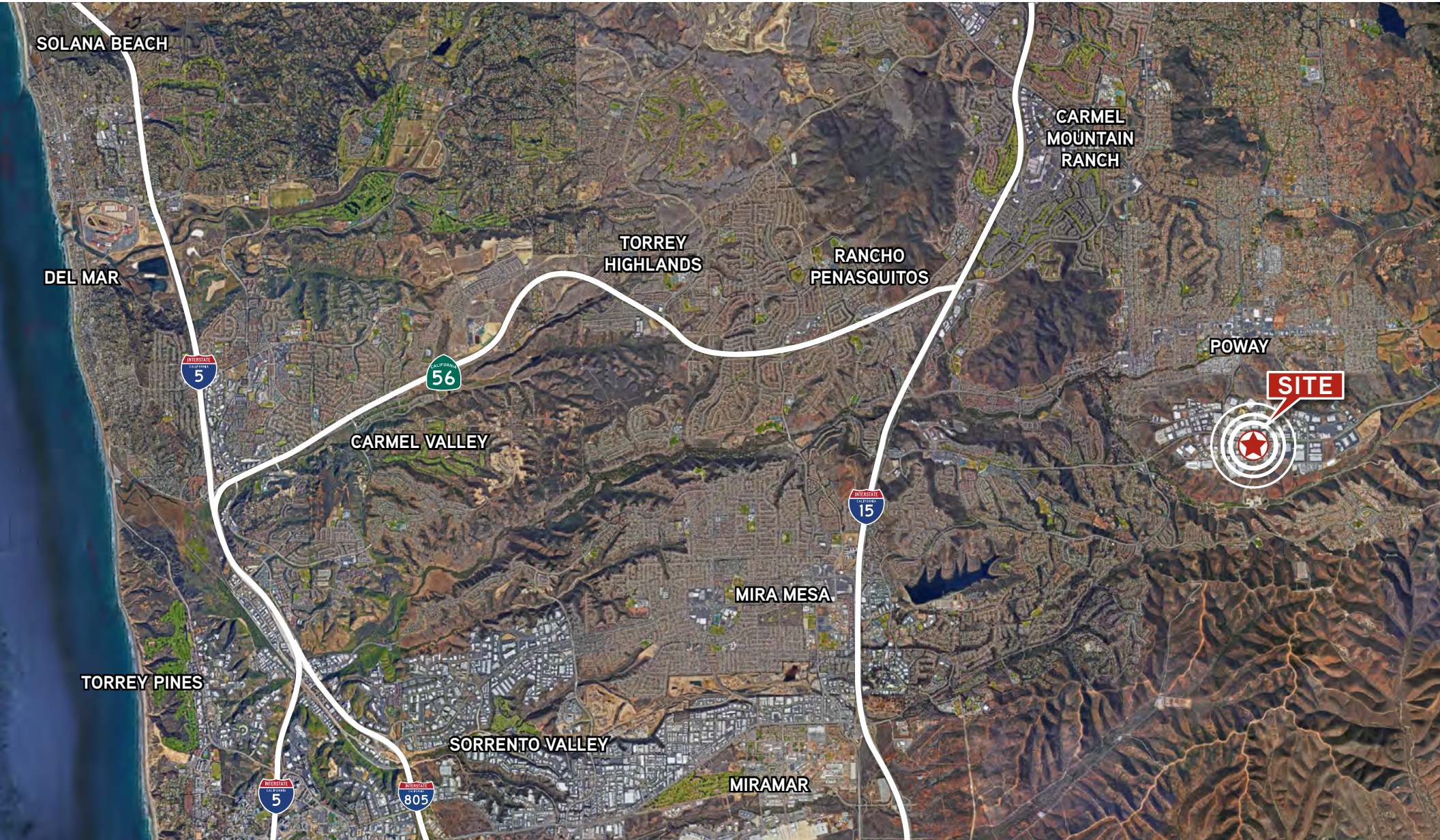
22' Clear height



2,000 Amp 120/208V



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