



15435 & 15445 Innovation Drive • San Diego California

INNOVATION CORPORATE CENTER 15435 & 15445 INNOVATION DRIVE

CORPORATE HEADQUARTERS/OFFICE SPACE FOR LEASE

Approximately 7,742 - 18,162 s.f. available



Real value in a changing world

www.kilroyicc.com



INNOVATION CORPORATE CENTER 15435 & 15445 INNOVATION DRIVE

CORPORATE HEADQUARTERS/OFFICE SPACE

Approximately 7,742 - 18,162 s.f. for lease

Property features

- Flexible range of available space, can accommodate space needs ranging between 7,742 and 18,162 square feet
- The available space is in "warm shell" condition and can be specifically built to suit tenants' needs
- Best freeway visibility and signage opportunity in central San Diego with visibility to over 285,000 cars per day
- On-site recreational amenities include sand volleyball court, basketball court and showers
- New state-of-the-art exterior environment just completed - including outdoor patio/courtyard and landscaping
- Located adjacent to over 1 million square feet Carmel Mountain Ranch retail amenities
- Parking ratio of up to 5.0/1,000
- Well known and respected owner, Kilroy Realty Corporation



Real value in a changing world

For more information, please contact:

Jay Alexander, SIOR
+1 858 410 1188
jay.alexander@am.jll.com
License no. 01019910

Ryan Grove, SIOR
+1 858 410 1251
ryan.grove@am.jll.com
License no. 01240176

Jones Lang LaSalle, Inc.
4747 Executive Drive Suite 400
San Diego California 92121
+1 858 410 1200

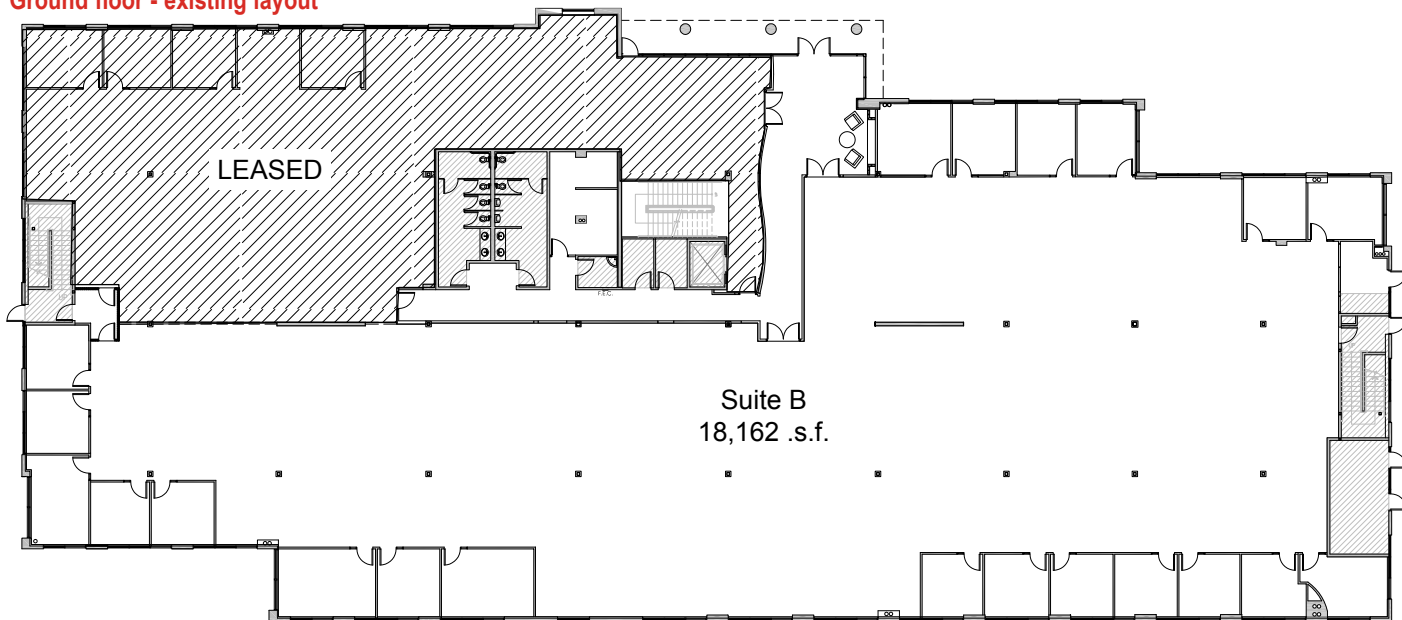
INNOVATION CORPORATE CENTER 15435 & 15445 INNOVATION DRIVE

CORPORATE HEADQUARTERS/OFFICE SPACE

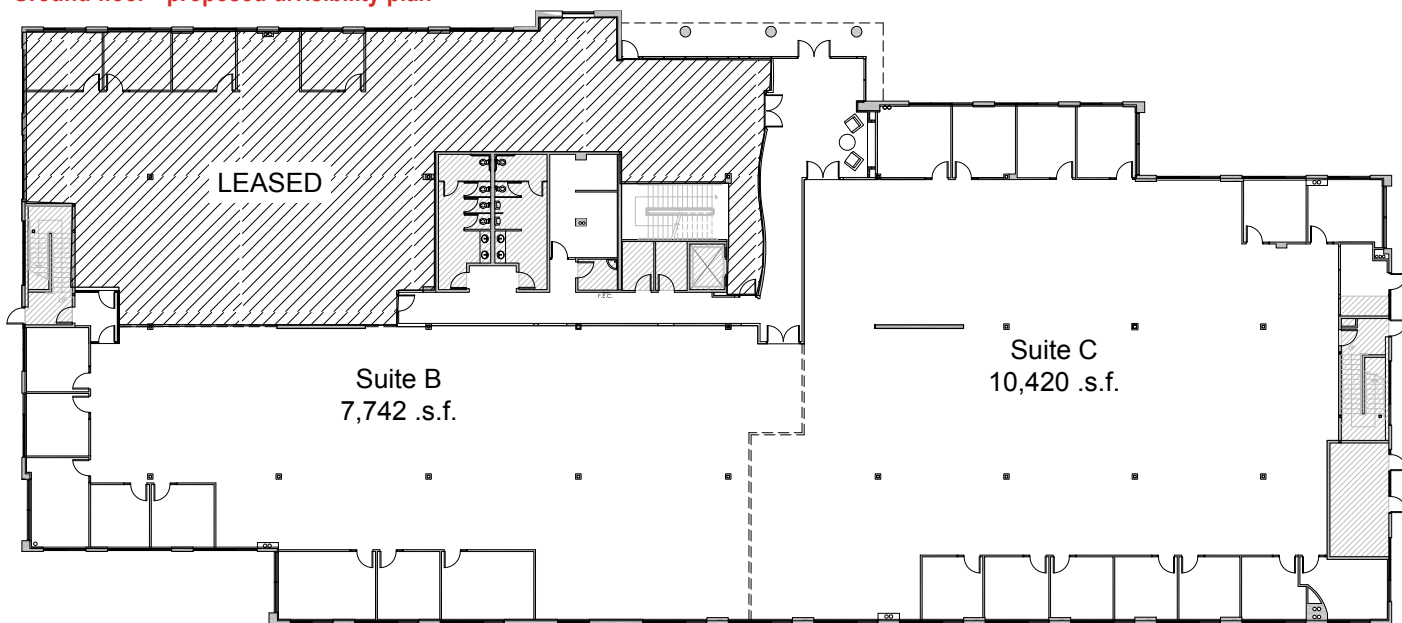
Approximately 7,742 - 18,162 s.f. for lease

15435 Innovation Drive

Ground floor - existing layout



Ground floor - proposed divisibility plan



 **JONES LANG
LASALLE**
Real value in a changing world

For more information, please contact:

Jay Alexander, SIOR
+1 858 410 1188
jay.alexander@am.jll.com
License no. 01019910

Ryan Grove, SIOR
+1 858 410 1251
ryan.grove@am.jll.com
License no. 01240176

Jones Lang LaSalle, Inc.
4747 Executive Drive Suite 400
San Diego California 92121
+1 858 410 1200

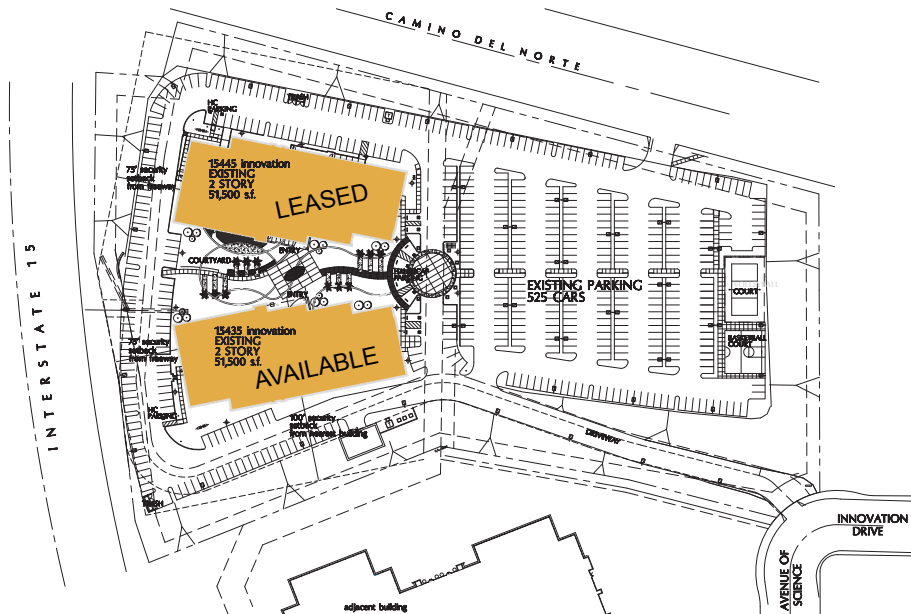
INNOVATION CORPORATE CENTER 15435 & 15445 INNOVATION DRIVE

CORPORATE HEADQUARTERS/OFFICE SPACE

Approximately 7,742 - 18,162 s.f. for lease



Site plan



 **JONES LANG
LASALLE®**
Real value in a changing world

For more information, please contact:

Jay Alexander, SIOR
+1 858 410 1188
jay.alexander@am.jll.com
License no. 01019910

Ryan Grove, SIOR
+1 858 410 1251
ryan.grove@am.jll.com
License no. 01240176

Jones Lang LaSalle, Inc.
4747 Executive Drive Suite 400
San Diego California 92121
+1 858 410 1200