



FOR LEASE

12255 Parkway Centre Drive
POWAY, CALIFORNIA

FREESTANDING OFFICE/FLEX/RETAIL BUILDING



PREMISES	8,025 SF
RENTAL RATE	\$1.15/SF NNN

PROPERTY HIGHLIGHTS

- Approximately 8,025 SF, single-story office/flex/retail building
- Great signage visibility at street corner
- Approx. 40 parking spaces onsite
- Constructed in 1992
- Located at the intersection of Parkway Centre Dr & Danielson St
- 600 amps, 120/208 power
- Men's & women's showers onsite
- Situated on 1.03 acre parcel
- Property is zoned South Poway Commercial (SPC)
- Large reception area, large training room, private offices, and open office
- Small warehouse with grade-level roll-up door

FOR MORE INFORMATION, PLEASE CONTACT:

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CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.

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(858) 452-6500

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CA License No: 1329963



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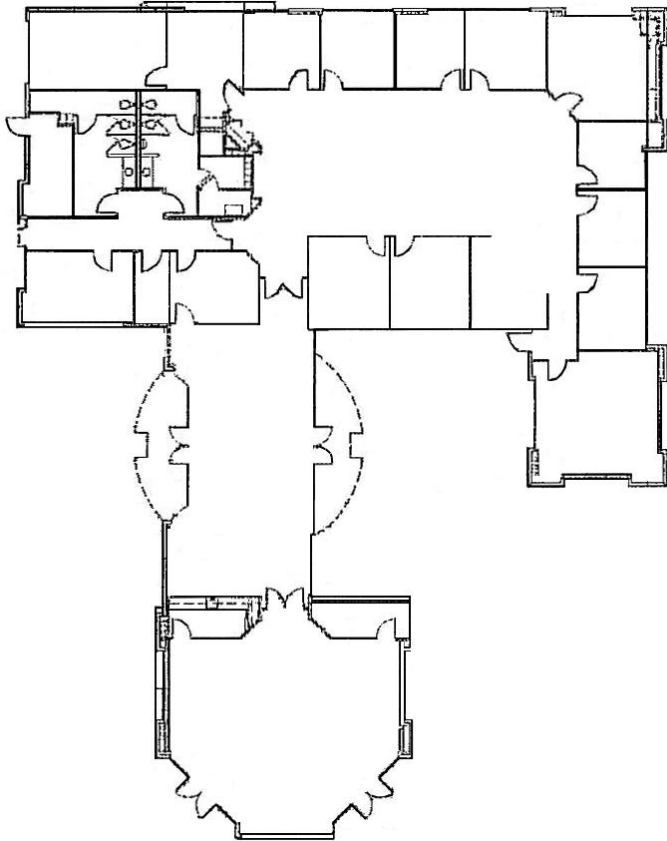


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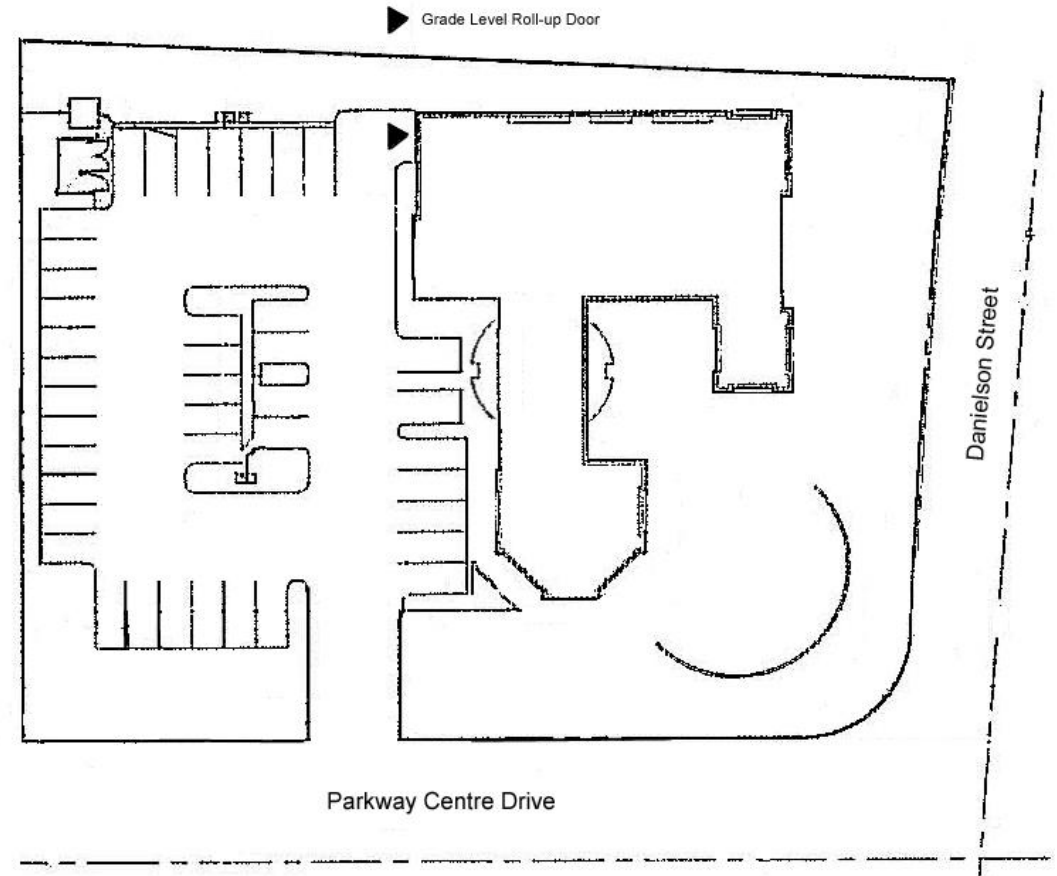
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FREESTANDING OFFICE/FLEX/RETAIL BUILDING

FLOOR PLAN



SITE PLAN



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AERIALS



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RETAIL USES PERMITTED

- Appliance stores
- Art, music and photographic studios and supply stores
- Drug stores, with or without pharmacies
- Furniture stores, with or without repair and upholstery
- Hardware stores
- Hobby shops
- Home improvement and specialty building supplies within a warehouse-style retail merchandising building
- Department stores
- Newspaper and magazine stores
- Nurseries and garden supply stores
- Office supplies/stationery stores
- Small appliance repair, including but not limited to: household appliances, televisions, radios and computers
- Swimming pool supplies
- Warehouse-style retail merchandising business

FOOD AND BEVERAGE SALES USES PERMITTED

- Bakeries
- Catering establishments
- Convenience stores
- Liquor stores
- Restaurants, coffee shops, delicatessens, snack bars (with or without alcoholic beverage)

SPORTS AND ENTERTAINMENT USES PERMITTED

- Athletic and health club

SERVICE USES PERMITTED

- Barber and beauty shop
- Blue print and photocopy
- Cleaners including dry cleaning with or without cleaning machinery on-site
- Building maintenance services

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