



## POWAY TECH CENTER

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

**Delivery Q1 2019**

View [powaytechcenter.com](http://powaytechcenter.com)

**TED CUTHBERT**  
SENIOR EXECUTIVE VICE PRESIDENT  
+1 858 636 7988  
[ted.cuthbert@colliers.com](mailto:ted.cuthbert@colliers.com)  
Lic. No. 00964042



Colliers International  
5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
+1 760 438 8950 Main  
Lic. No. 01908588  
[colliers.com/sandiego](http://colliers.com/sandiego)



## Property Index

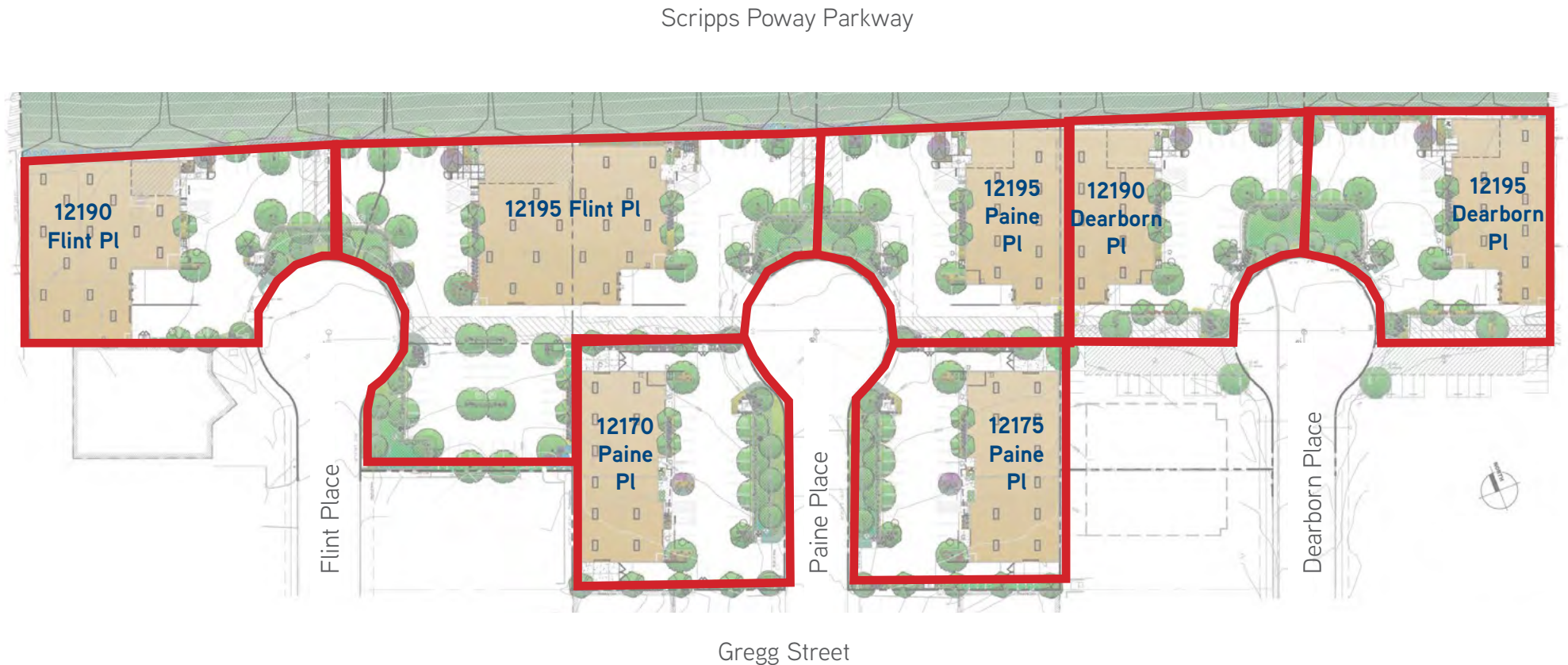
Seven new buildings for lease from 9,289 SF to 19,004 SF

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	1Q 2019
12170 Paine Pl	10,089 SF	18 spaces	22'	1- 12' X 14' DH 2- 12' X 14' GL	2,000A 120/208v	1Q 2019
12175 Paine Pl	10,089 SF	18 spaces	22'	1- 12' X 14' DH 2- 12' X 14' GL	2,000A 120/208v	1Q 2019
12195 Paine Pl	9,384 SF (opportunity to add 1,000 SF mezz)	20 spaces	22'	1- 9' X 10' DH 1- 12' X 14' GL	2,000A 120/208v	1Q 2019
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	1Q 2019
12195 Dearborn Pl	9,511 SF (opportunity to add 1,000 SF mezz)	22 spaces	22'	2- 9' X 10' DH 1- 12' X 14' GL	2,000A 120/208v	1Q 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 12190 and 12195 Dearborn Place

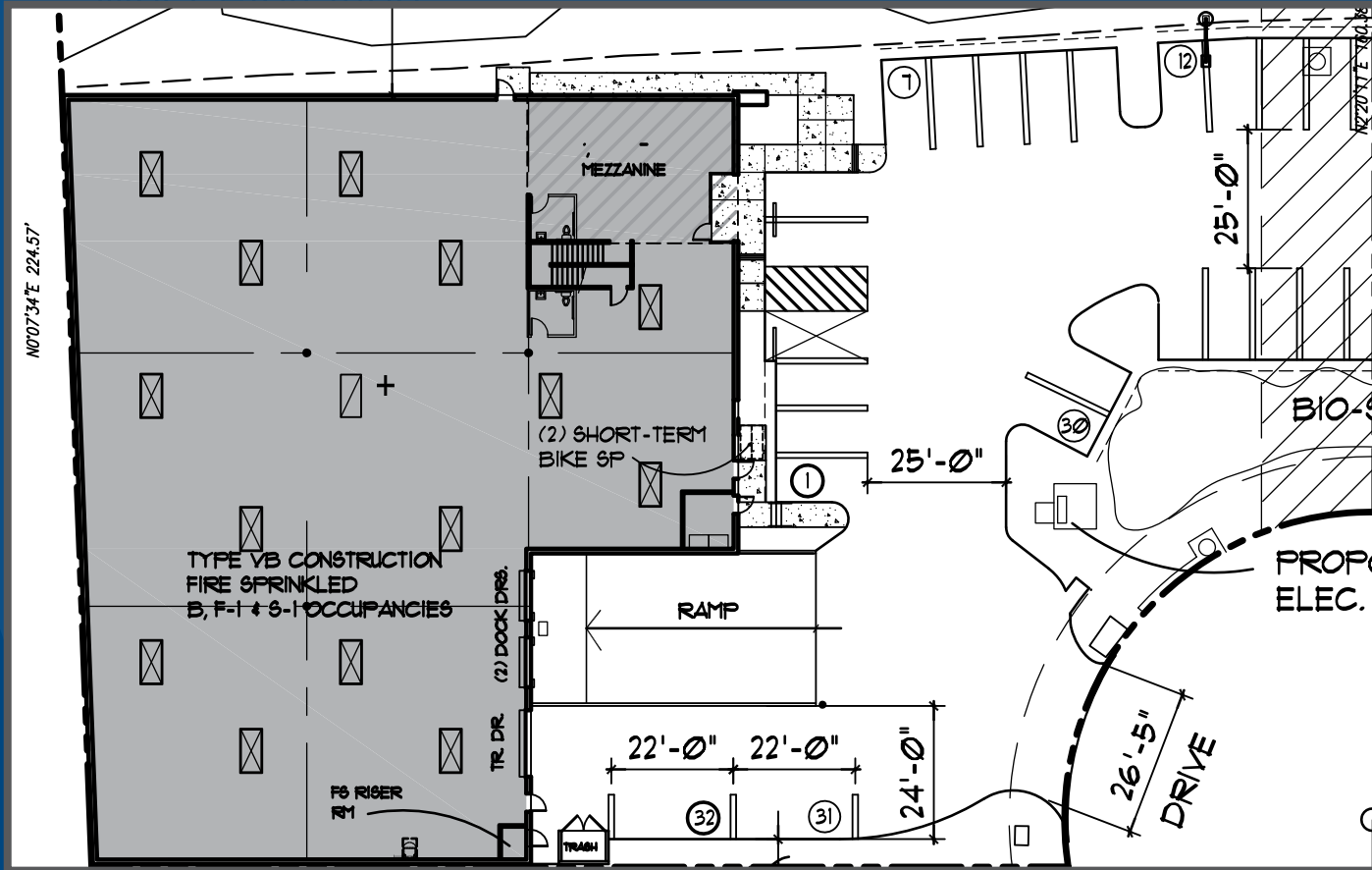
East Elevation



North Elevation



# 12190 Flint Place - 15,376 SF - **PRE-LEASED**



-  2 - 9' X 10' dock-high loading doors  
1 - 12' X 14' grade-level loading door
-  31 Parking spaces
-  24' Clear Height
-  2,000 Amp 120/208V

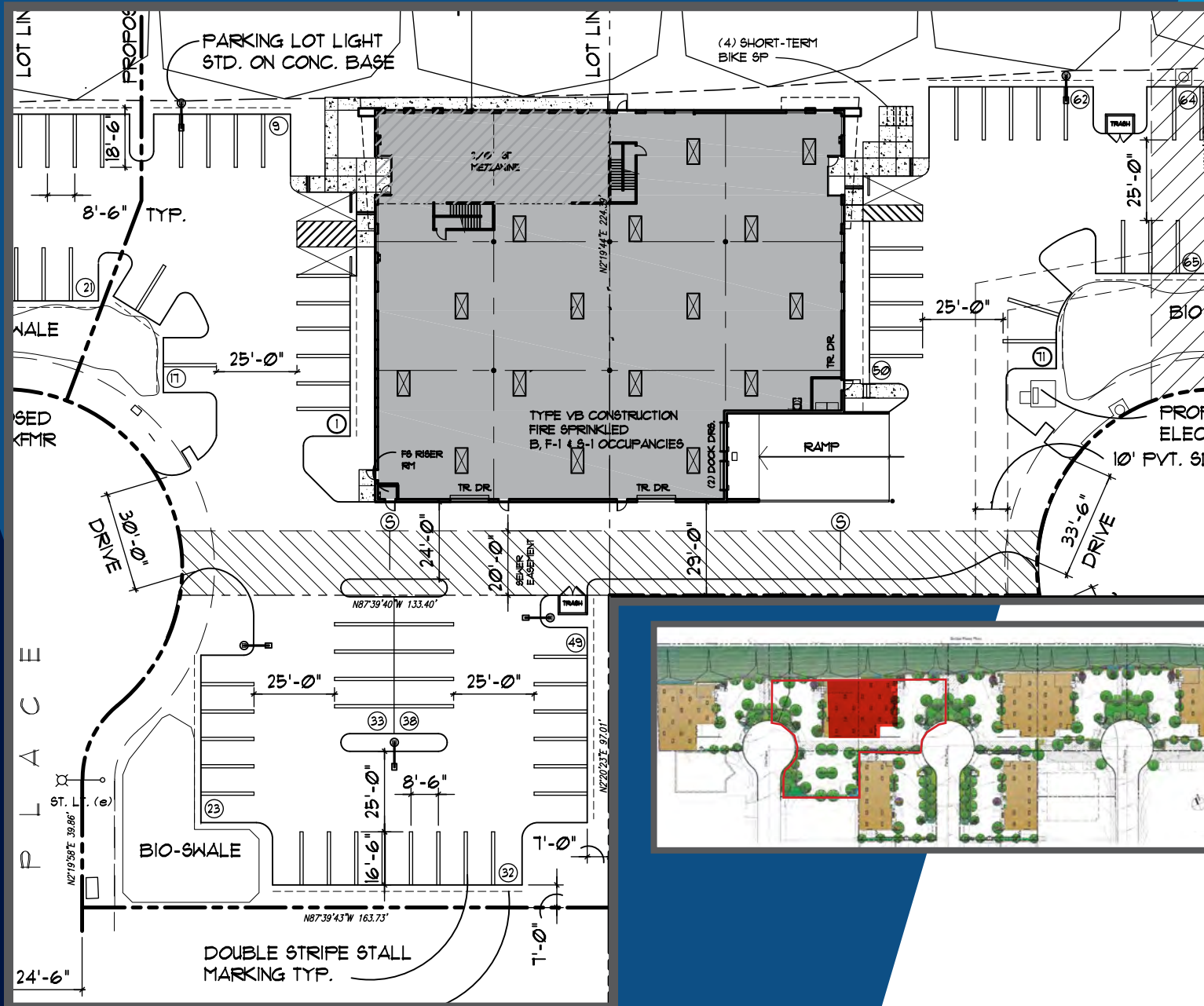
West Elevation



North Elevation



# 12195 Flint Place - 19,004 SF



2 - 9' X 10'  
dock-high loading doors  
3 - 12' X 14'  
grade-level loading doors



70 Parking spaces

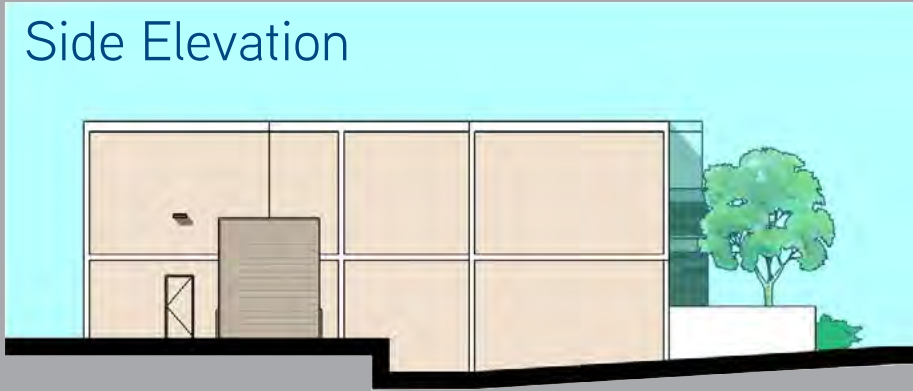


22' Clear height

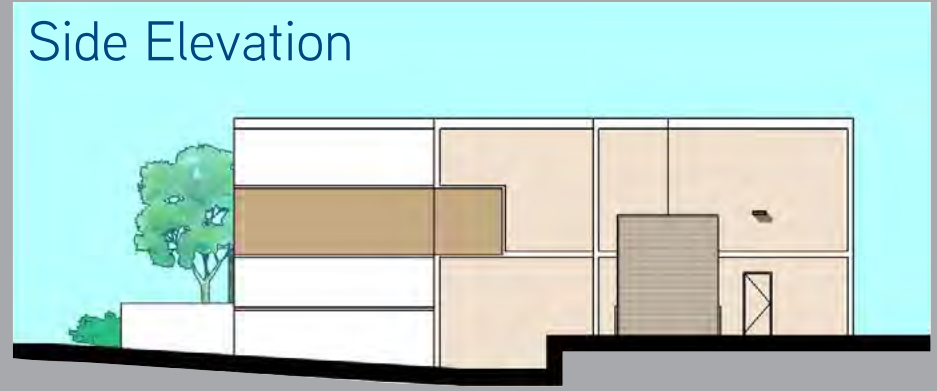


2,000 Amp 120/208V

Side Elevation



Side Elevation



Street Elevation

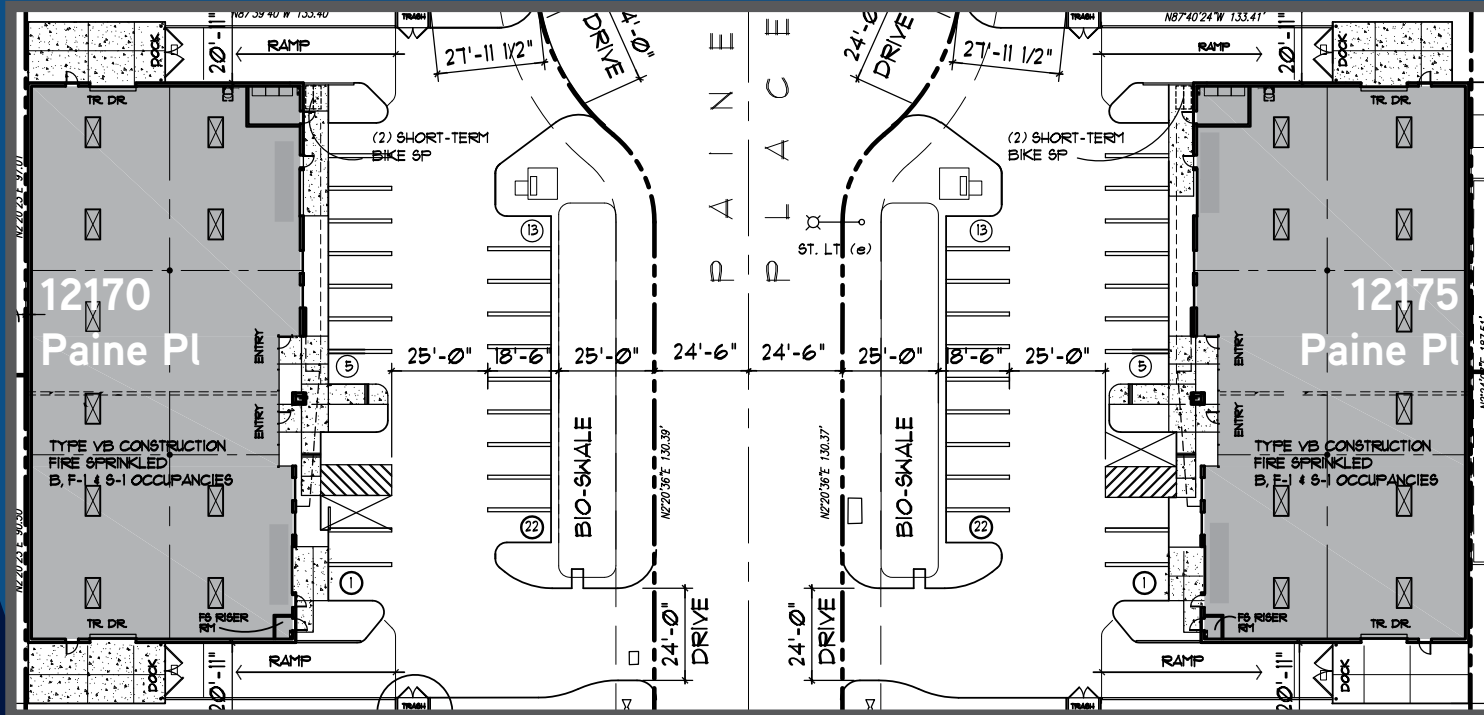


Rear Elevation





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



1 - 12' X 14' dock-high &  
2 - 12' x 14' grade-level doors each



18 Parking spaces each



22' Clear height



2,000 Amp 120/208V



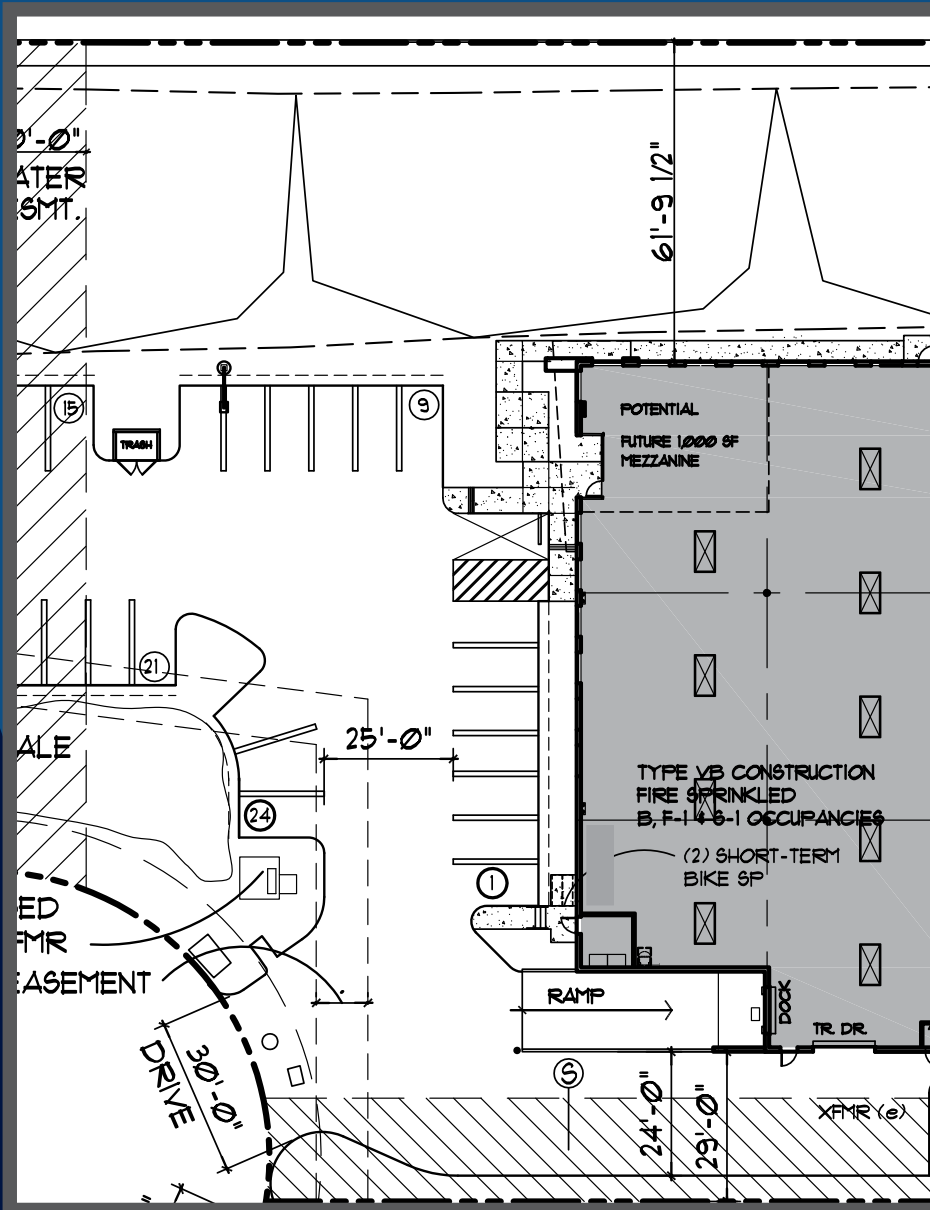
West Elevation



South Elevation



# 12195 Paine Place - 9,384 SF



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



20 Parking spaces



22' Clear height



2,000 Amp 120/208V



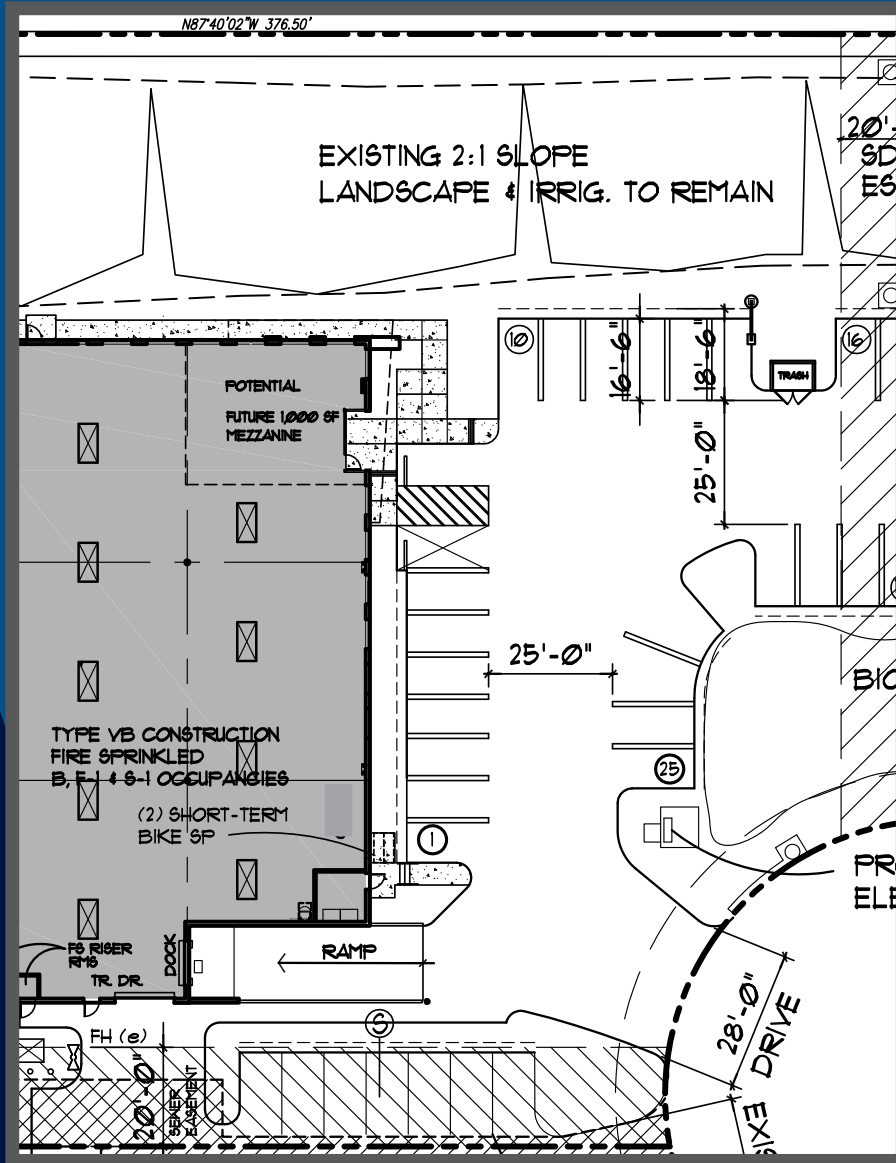
East Elevation



North Elevation



# 12190 Dearborn Place - 9,289 SF



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



22 Parking spaces



22' Clear height



2,000 Amp 120/208V



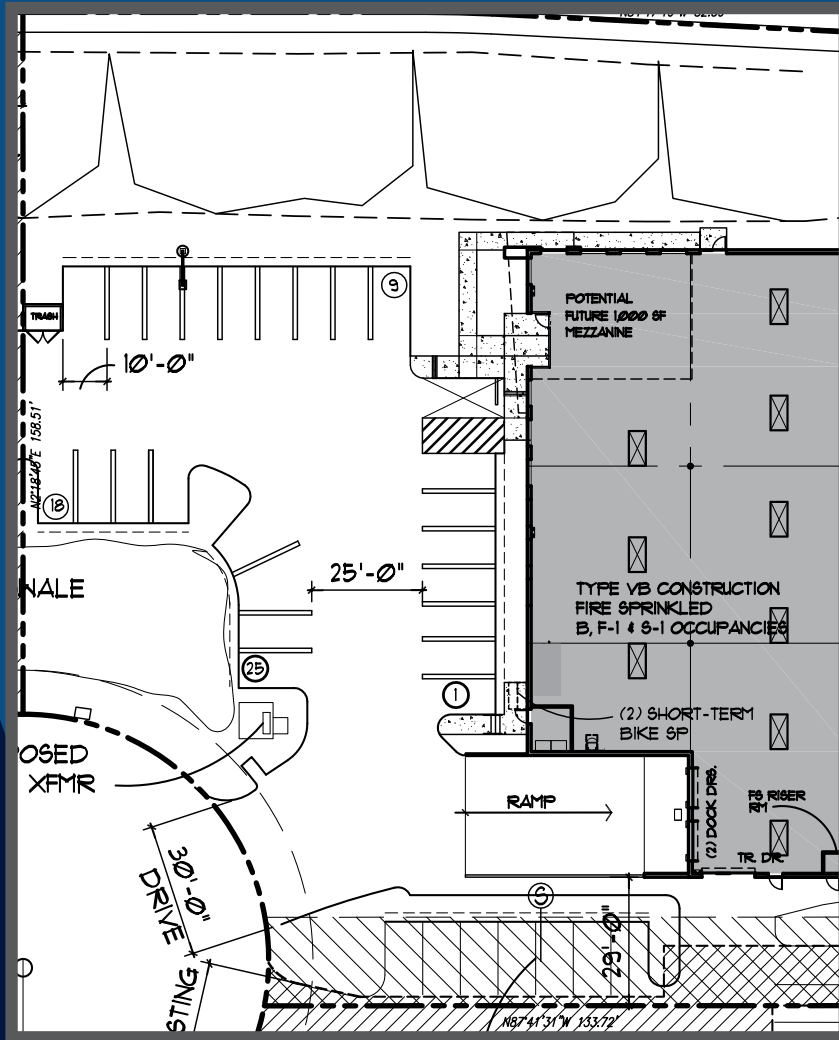
East Elevation



North Elevation



# 12195 Dearborn Place - 9,511 SF



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



22 Parking spaces



22' Clear height



2,000 Amp 120/208V



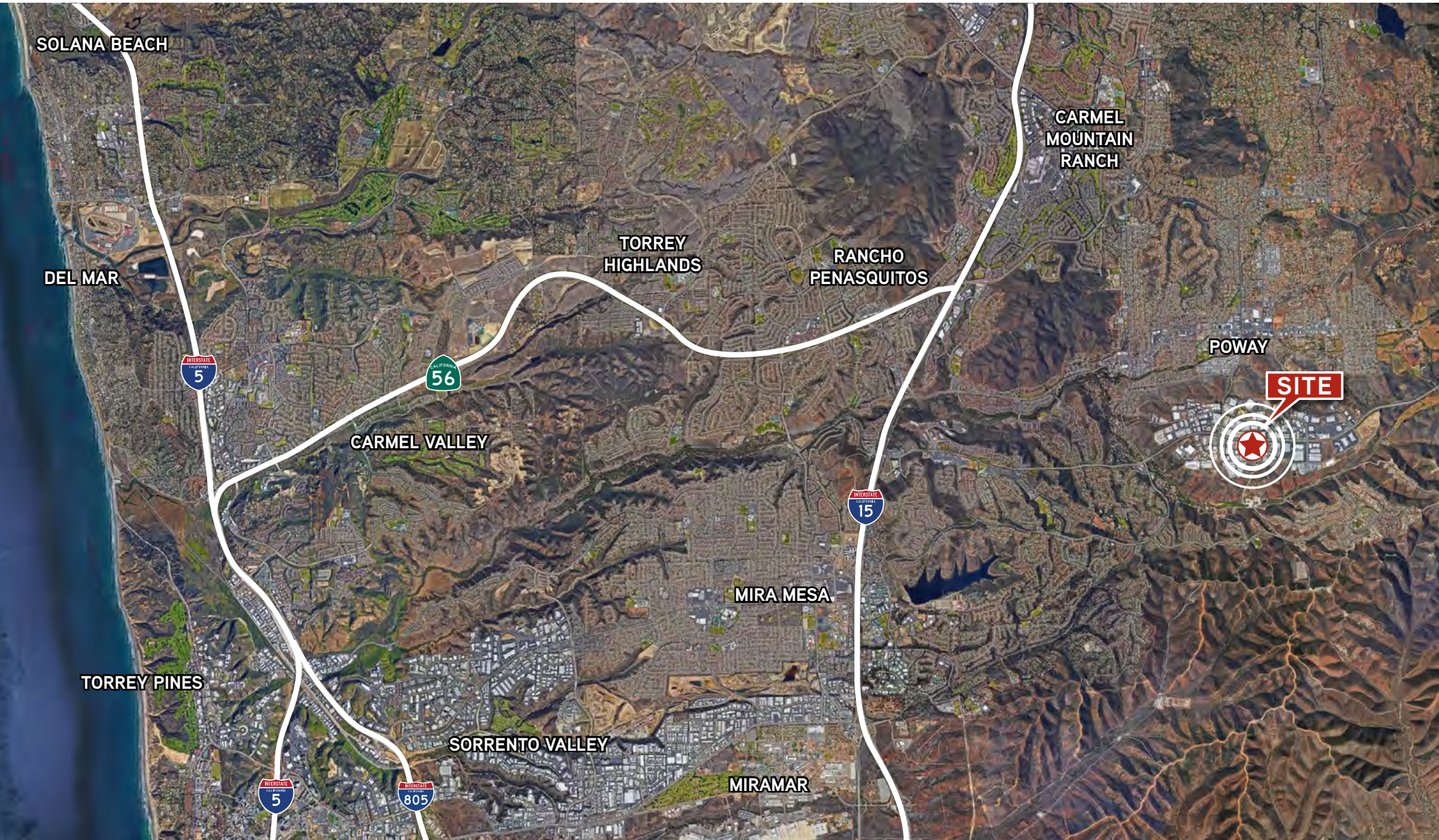
# Local Neighbors and Amenities







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Colliers International  
5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
+1 760 438 8950 Main  
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TED CUTHBERT  
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