

# 15255

INNOVATION DRIVE



Transforming your workplace

Renovations are complete!





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## PROJECT HIGHLIGHTS

- Large, efficient floorplates
- Building & monument signage available
- Abundant windowline with floor to ceiling glass
- Great views
- Grade and dock loading
- Creative office build-outs available

## LOCATION

- Walking distance to 1M square feet of retail amenities
- Quick freeway access from I-15 via Camino del Norte and Carmel Mountain Road
- Proximity to an abundance of executive and workforce housing
- Adjacent to many of San Diego's most successful corporations
- Only 30 minutes to the San Diego International Airport

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## RENOVATIONS

- New clean and contemporary lobby
- Outdoor employee lounge with fire pit
- Updated drought tolerant landscape
- Modern, eye-catching entry feature
- Updated facade accents
- New restrooms
- Outdoor work area

## AVAILABILITY

1st Floor      16,926 s.f.      \$1.95/s.f. NNN

## PROJECT SPECIFICATIONS

Size: 67,544 s.f.

Available Space: 50,784 s.f.

Year Built: 1986

Zoning: IH-2-1

Number of Stories: Two

Ceiling Heights: Floor to floor | 15'  
1<sup>st</sup> floor lobby | 11'  
2<sup>nd</sup> floor lobby | 10'

Parking: 4.0/1,000

Electrical: 1600A, 480V, 3-phase

Internet Providers: Fiber available via Cox and AT&T

CLASS A CAMPUS

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## NEARBY AMENITIES

- ① **Carmel Mountain Plaza**
  - Pacific Theatres
  - Target
  - Marshalls
  - In-N-Out
- ② **Shops @ Costco Plaza**
  - Costco
  - Claim Jumper
  - Islands Restaurant
- ③ **Carmel Mountain Ranch Town Center**
  - Ralphs
  - Rite-Aid
  - Bank of America
- ④ **Carmel Courtyard**
  - California
  - Pizza Kitchen
  - Borders
  - Staples
- ⑤ **Hotels and resorts**
  - Double Tree Golf & Tennis Resort
  - Residence Inn
  - Carmel Mtn. Ranch Country Club



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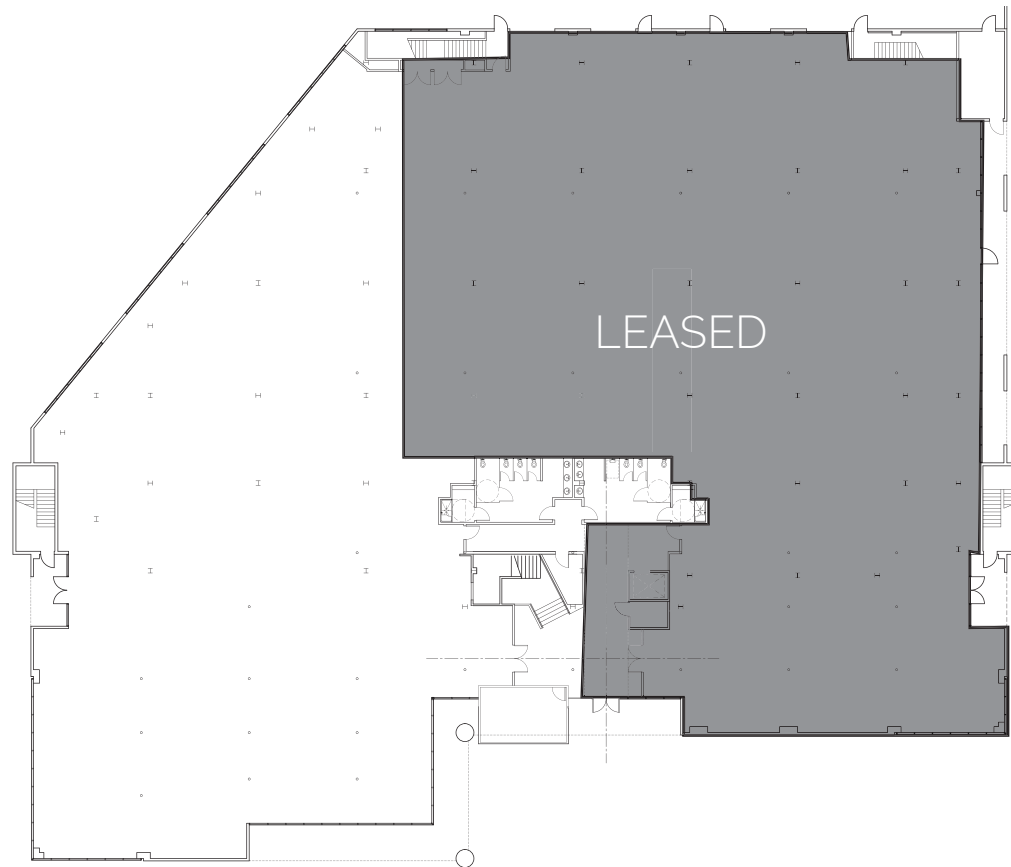


NEARBY AMENITIES

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1st Floor | As-built Single Tenant Plan | 16,926 s.f.





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For more information, please contact:

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