

# OFFICE SUITE FOR LEASE › POWAY HEIGHTS CORPORATE PLAZA

13025 & 13029 Danielson Street, Poway, CA 92064



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# THE BUILDING



Largest multi-tenant office campus in Poway with flexible suites sizes to accommodate dynamic company growth



Most accessible and visible location in the Poway Business Park with corner location on Scripps Poway Parkway, Community Road, and Danielson Street



Large fitness center on-site for building Tenant's exclusive use



Shower and locker facilities in the ground floor restrooms of both buildings



Abundant restaurant and shopping opportunities just down the hill on Poway Road, and adjacent to In-N-Out Burger



Abundant parking provided



Five-day-per-week janitorial service provided



Access to riding and biking trails



Tranquil outdoor seating area with relaxing water feature



Efficient custom designed suites ready for immediate occupancy



AT&T Fiber and Cox Cable serving the premises offering high-capacity 25-300 meg service



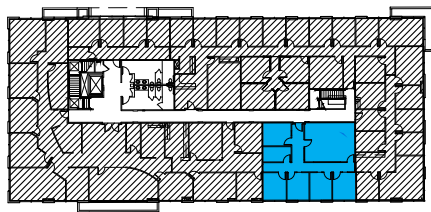
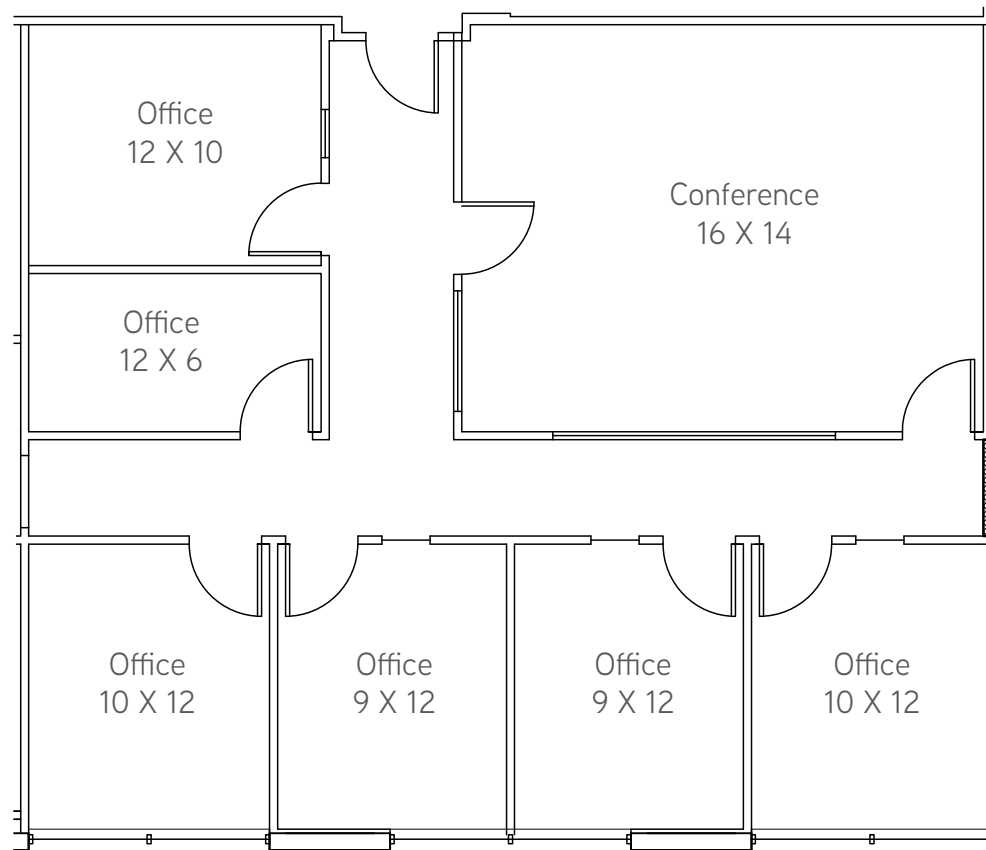
# AVAILABILITY

SUITE	SQUARE FOOTAGE	RENTAL RATE	SUITE FEATURES
13025 DANIELSON STREET - SECOND FLOOR			
245	1,554	\$1.90	Six private offices and conference room
13029 DANIELSON STREET - FIRST FLOOR			
110	1,185	\$1.90	Three private offices, open office area, and kitchenette
130	2,577	\$1.90	Five private offices, conference room and open office area
150	1,307	\$1.90	Reception, three private offices, coffee/break room and server room
130-150	3,884	\$1.90	Reception, eight private offices, conference room, coffee/break room, server room, and open office area



# 13025 DANIELSON STREET - SECOND FLOOR

SUITE 245: 1,554 Rentable Square Feet

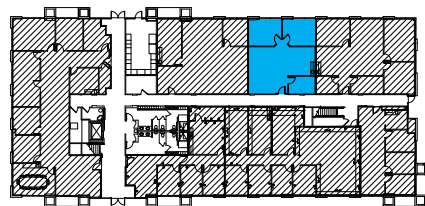


LOCATION KEY PLAN

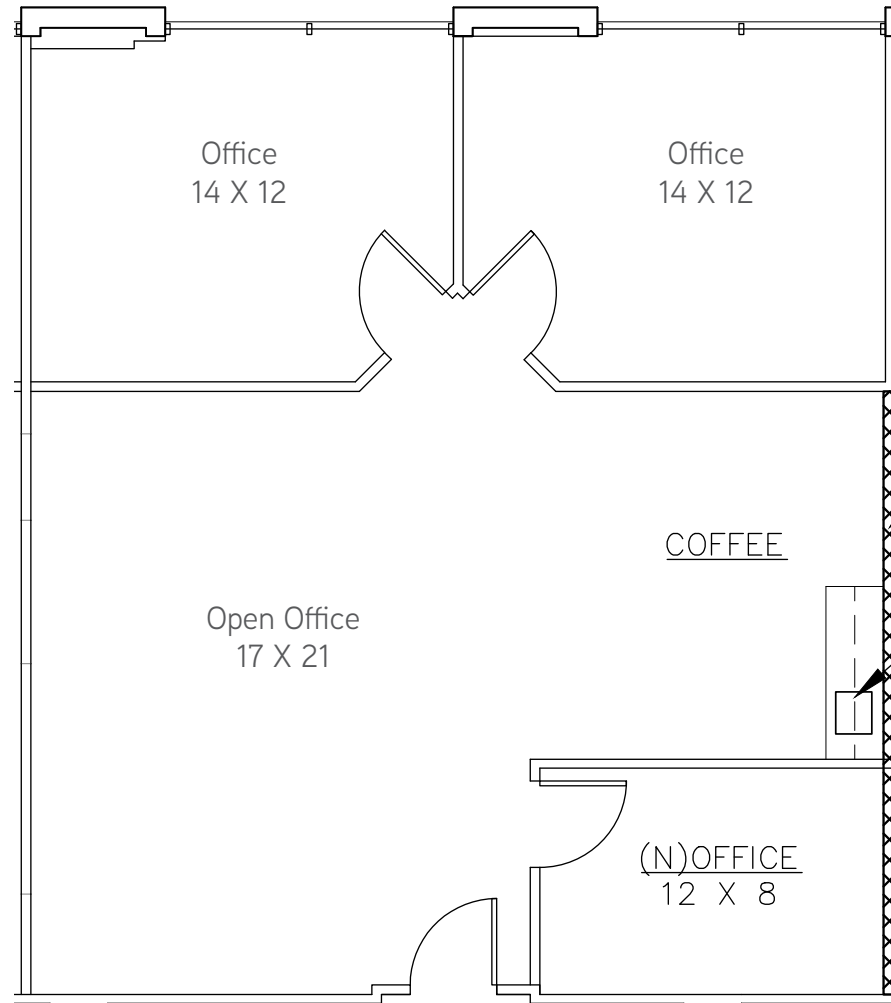


# 13029 DANIELSON STREET - FIRST FLOOR

SUITE 110: 1,185 Rentable Square Feet

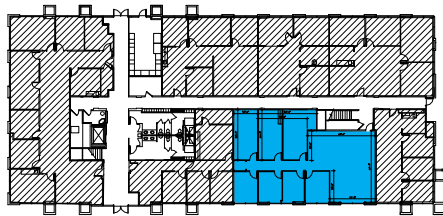
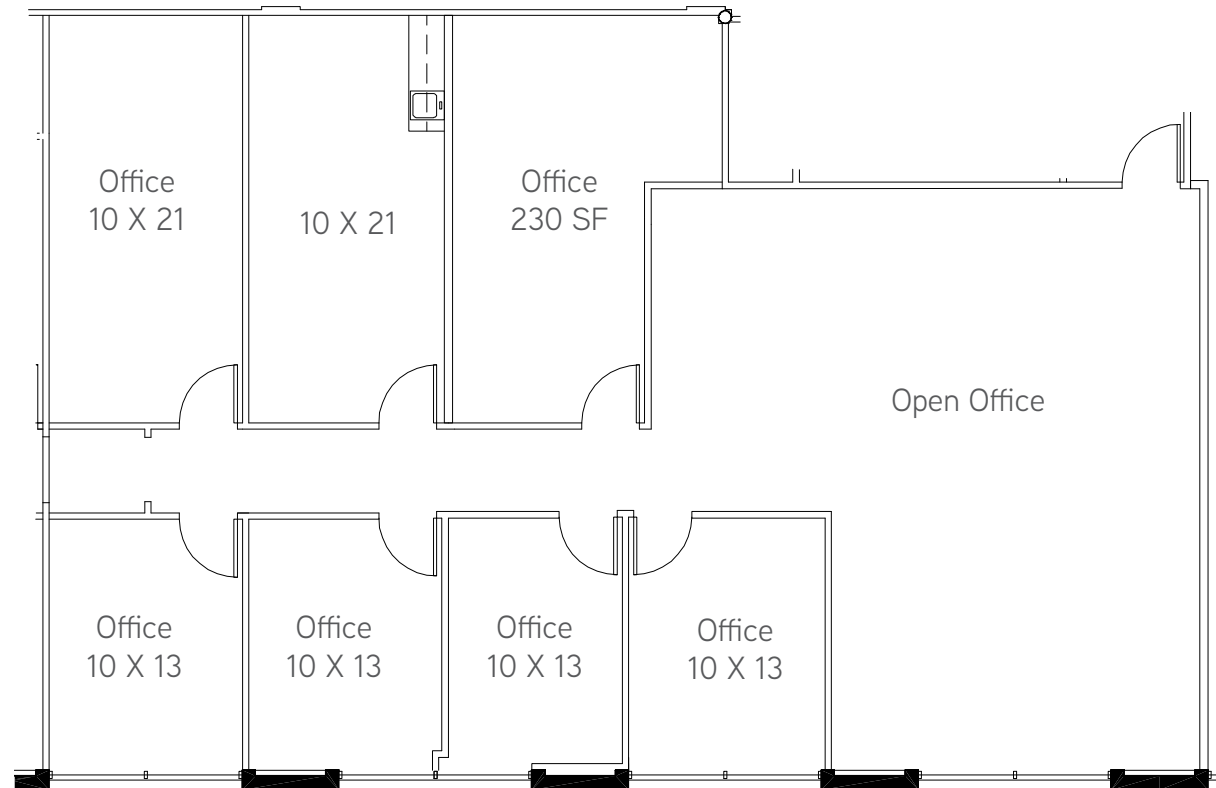


LOCATION KEY PLAN



# 13029 DANIELSON STREET - FIRST FLOOR

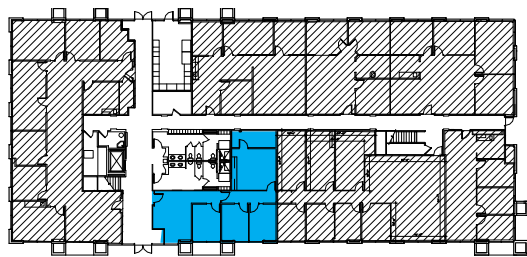
SUITE 130: 2,577 Rentable Square Feet



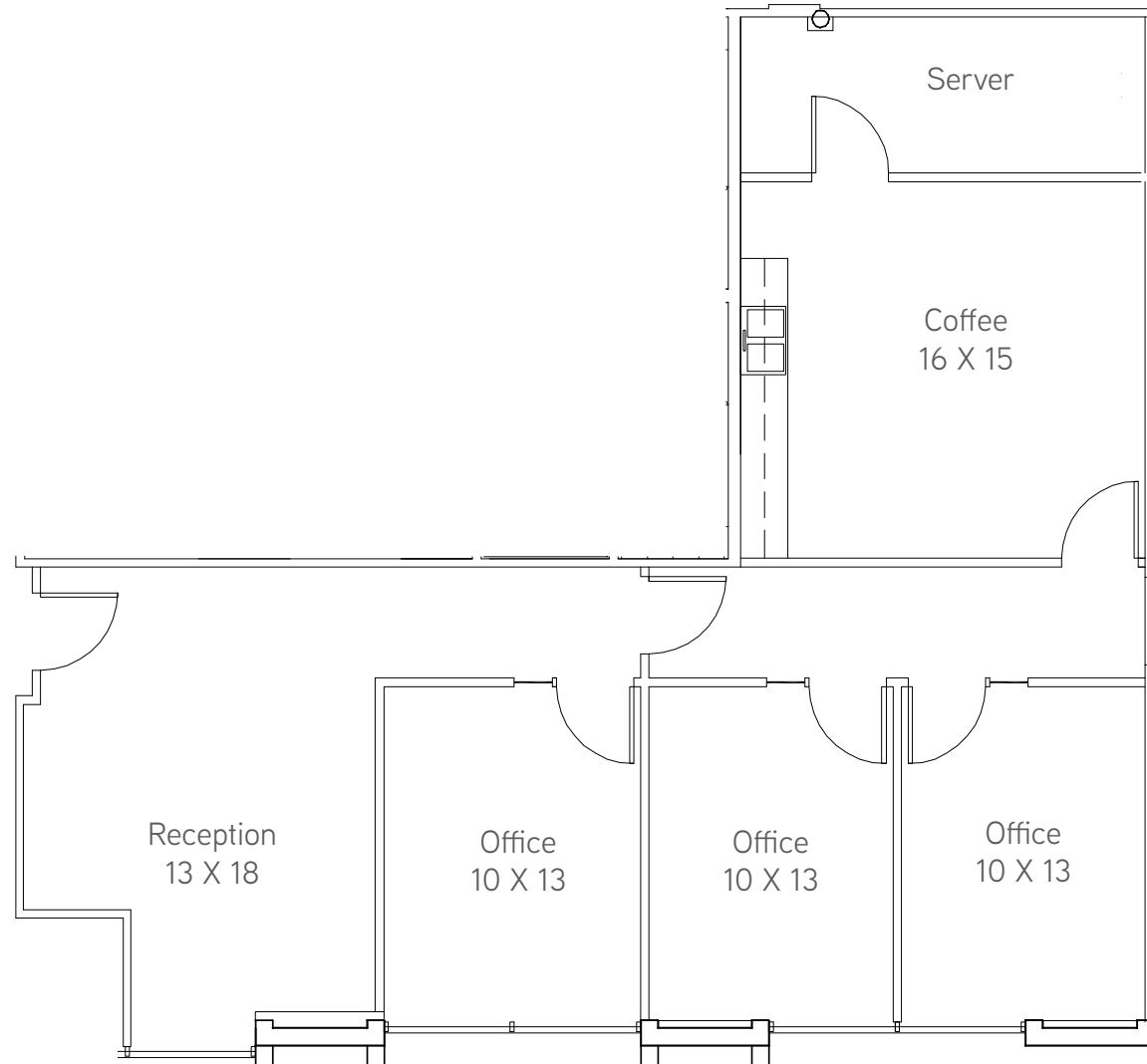
LOCATION KEY PLAN

# 13029 DANIELSON STREET - FIRST FLOOR

SUITE 150: 1,307 Rentable Square Feet

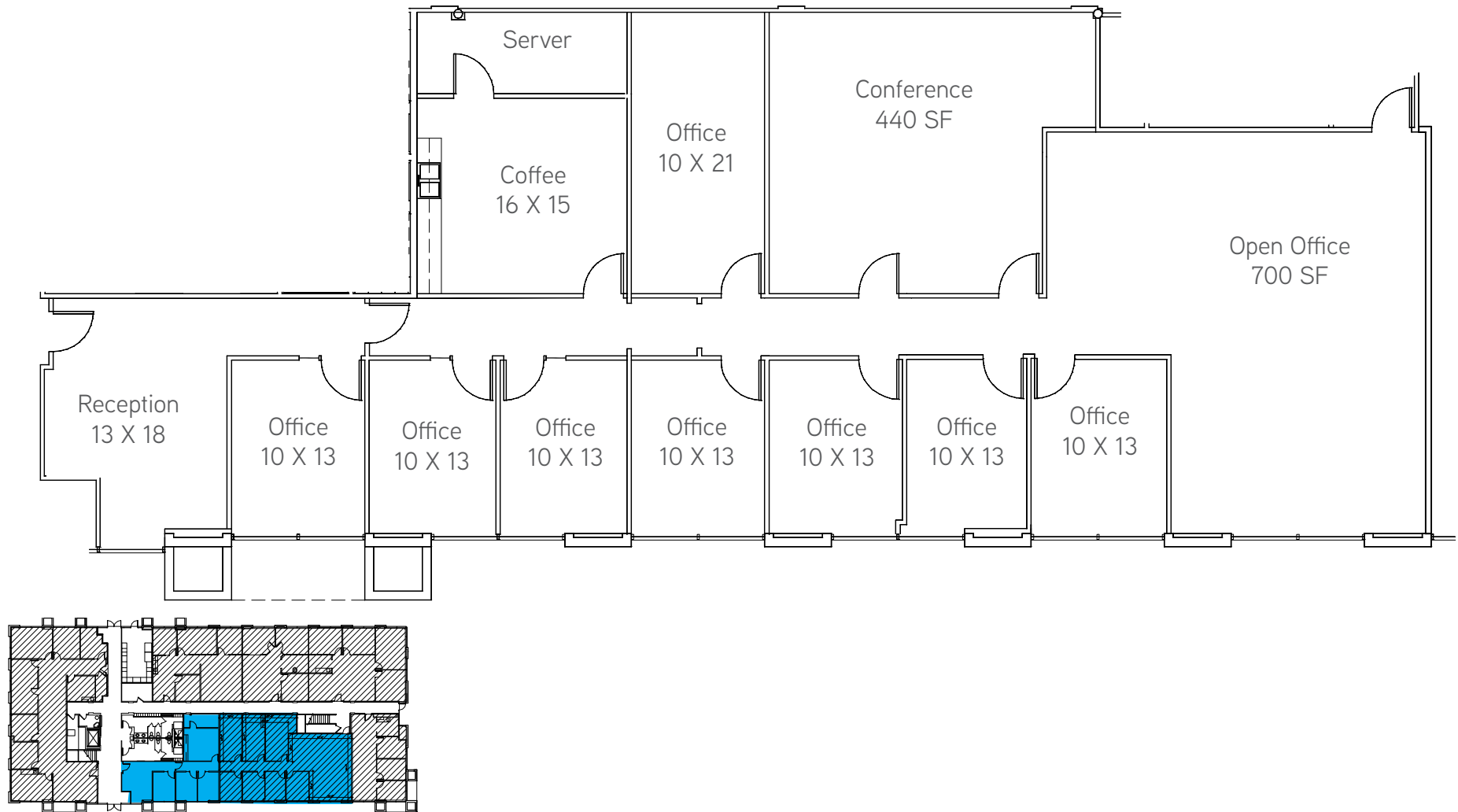


LOCATION KEY PLAN



# 13029 DANIELSON STREET - FIRST FLOOR

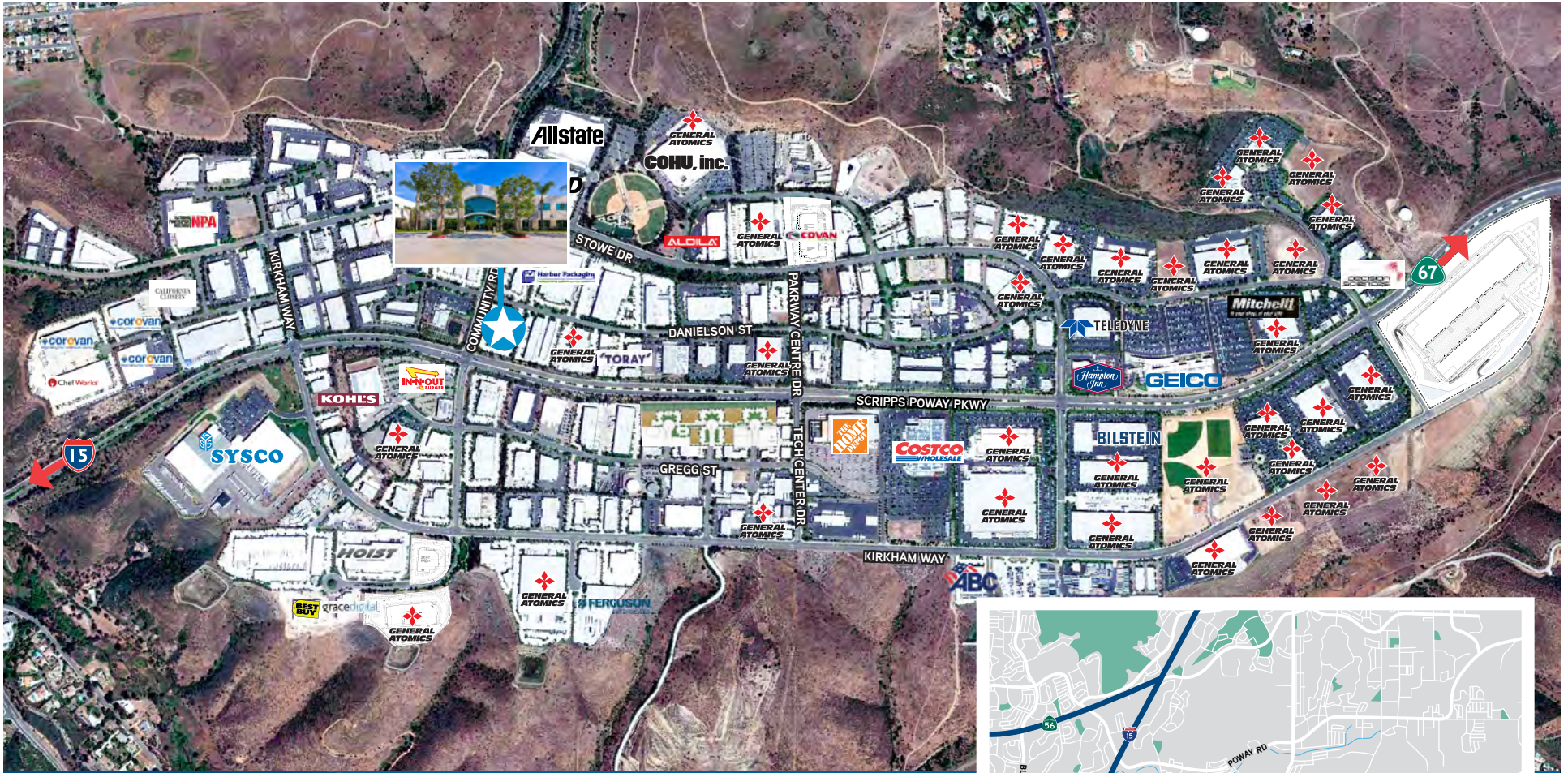
SUITE 130-150: 3,884 Rentable Square Feet



LOCATION KEY PLAN



# LOCATION



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