POWAY HEIGHTS CORPORATE PLAZA

13025 & 13029 DANIELSON STREET, POWAY, CA 92064



WHITAKER FACILITIES

CBRE

OFFICE SUITES AVAILABLE
FOR LEASE

Property Highlights

POWAY HEIGHTS
CORPORATE PLAZA

For Lease

13025 Danielson Street

1st Floor

2,302 RSF | Suite 100
2,671 RSF | Suite 105
4,973 RSF | Suite 100-105
1,422 RSF | Suite 220

13029 Danielson Street

3,884 RSF | Suite 130-150
1,307 RSF | Suite 150
2,577 RSF | Suite 130
1,374 RSF | Suite 203

Rental Rate

$1.90/SF/MO + Electric

Location

Central San Diego County

Desireable South Poway location with abundant amenities nearby

Unique Zoning

SPC - select complementary medical or retail uses considered



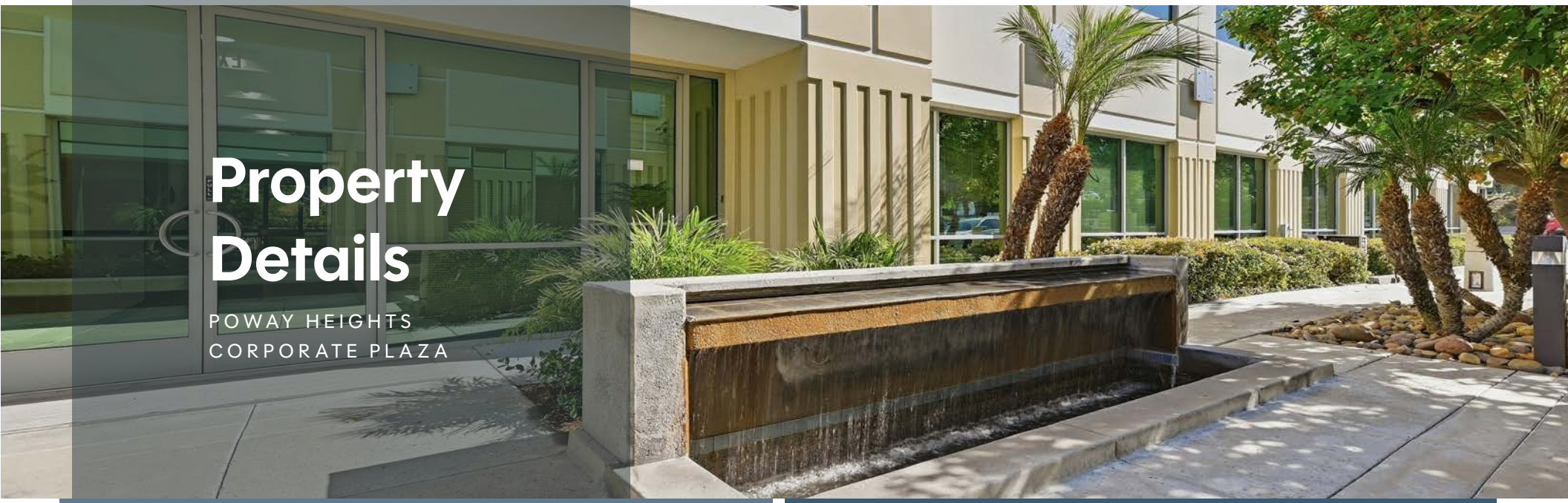
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Property Details

POWAY HEIGHTS
CORPORATE PLAZA

- Efficient custom designed suites ready for immediate occupancy
- Access to riding and biking trails; Tranquil outdoor seating area with relaxing water feature
- Abundant restaurant and shopping opportunities just down the hill on Poway Road, and within walking distance to Costco, Kohl's, Home Depot, and In-N-Out Burger
- Largest multi-tenant office campus in Poway with flexible suite sizes to accomodate dynamic company growth
- Abundant parking provided
- Large fitness center on-site for building Tenant's exclusive use
- Shower and locker facilities in the ground floor restrooms of both buildings
- Five-day-per-week janitorial service provided
- Most accessible and visible location in the Poway Business Park with corner location on Scripps Poway Parkway, Community Road, and Danielson Street

THE OWNERSHIP

- Professionally owned and managed by Whitaker Facilities Corporation
- Hands-on responsive property management in close proximity
- With approximately, 1,000,000 SF in their Poway portfolio, tenants have the opportunity to right-size as needed







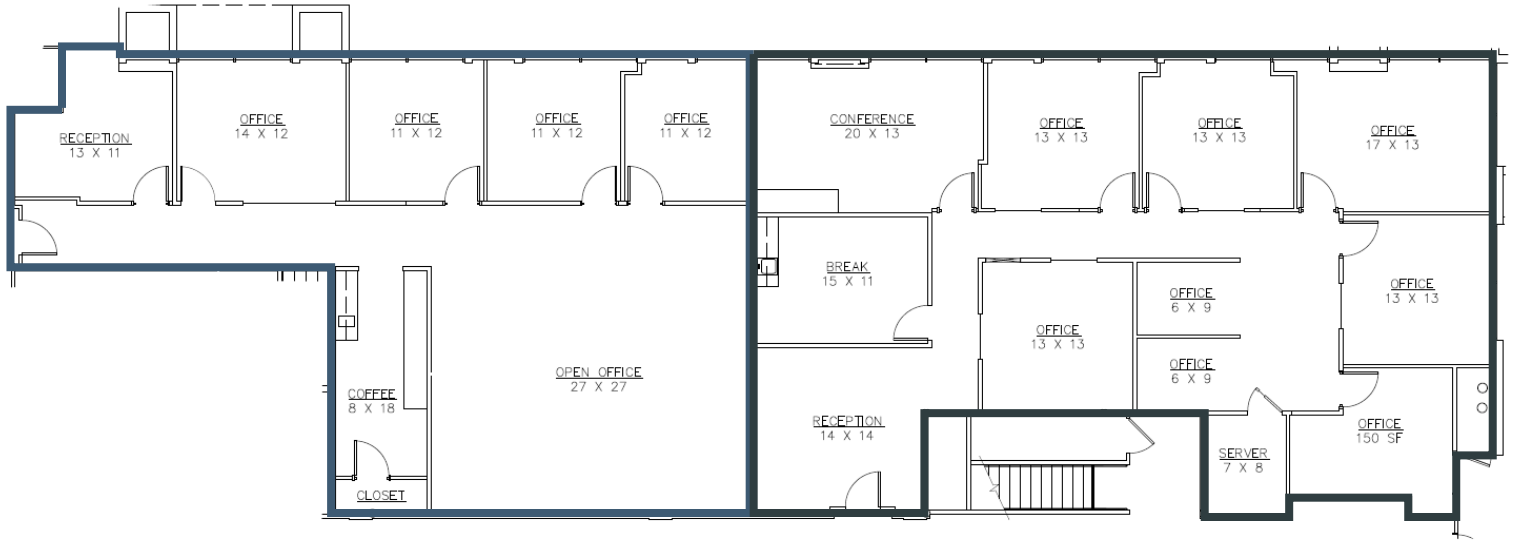





PRECOR
CYBEX

Floor Plan: As-built

POWAY HEIGHTS
CORPORATE PLAZA



13025 - 1st Floor

Suite	Size	Type	Available
100	2,302 RSF	As-Built	Now
105	2,671 RSF	As- Built	Now



SUITE 100







SUITE 105

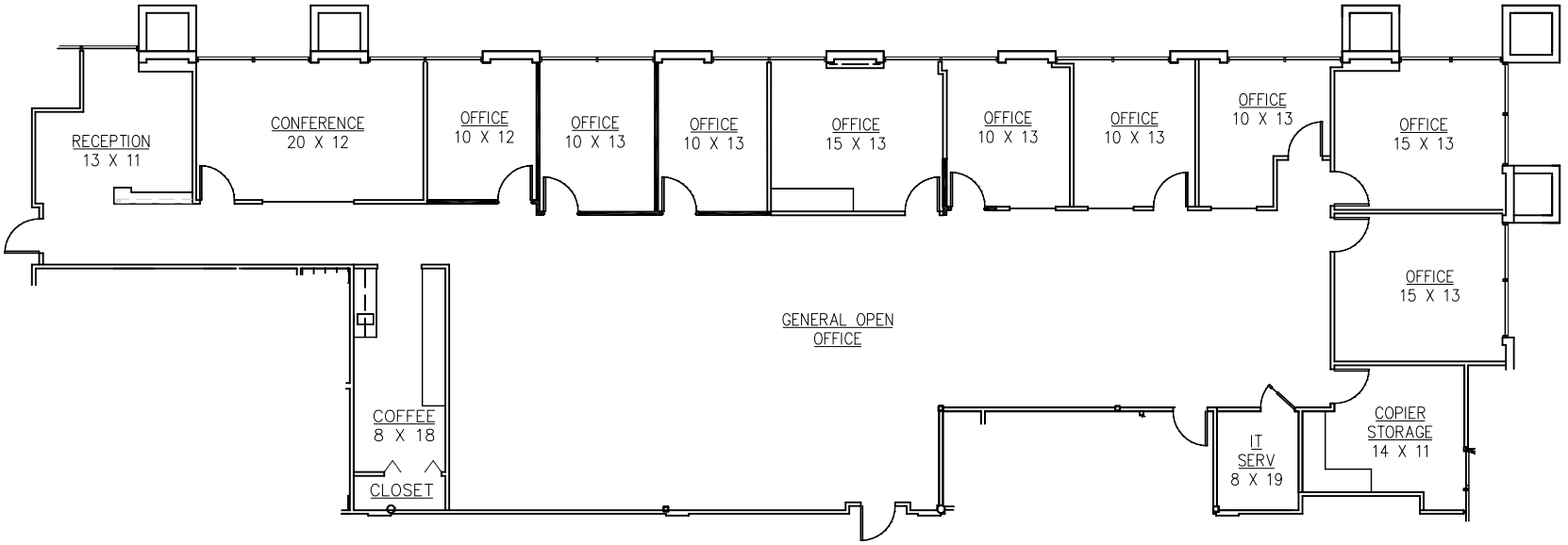






Floor Plan: Conceptual

POWAY HEIGHTS
CORPORATE PLAZA



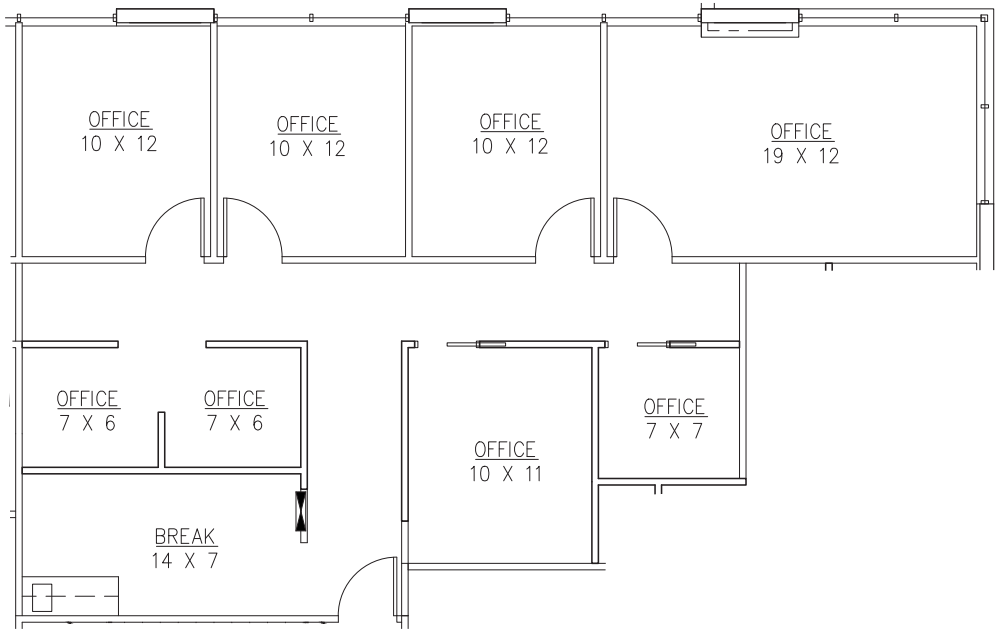
13025 - 1st Floor

Suite	Size	Type	Available
100 & 105	4,973 RSF	Conceptual	Now



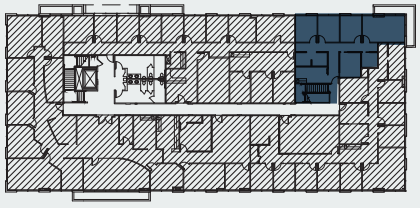
Floor Plan: As-built

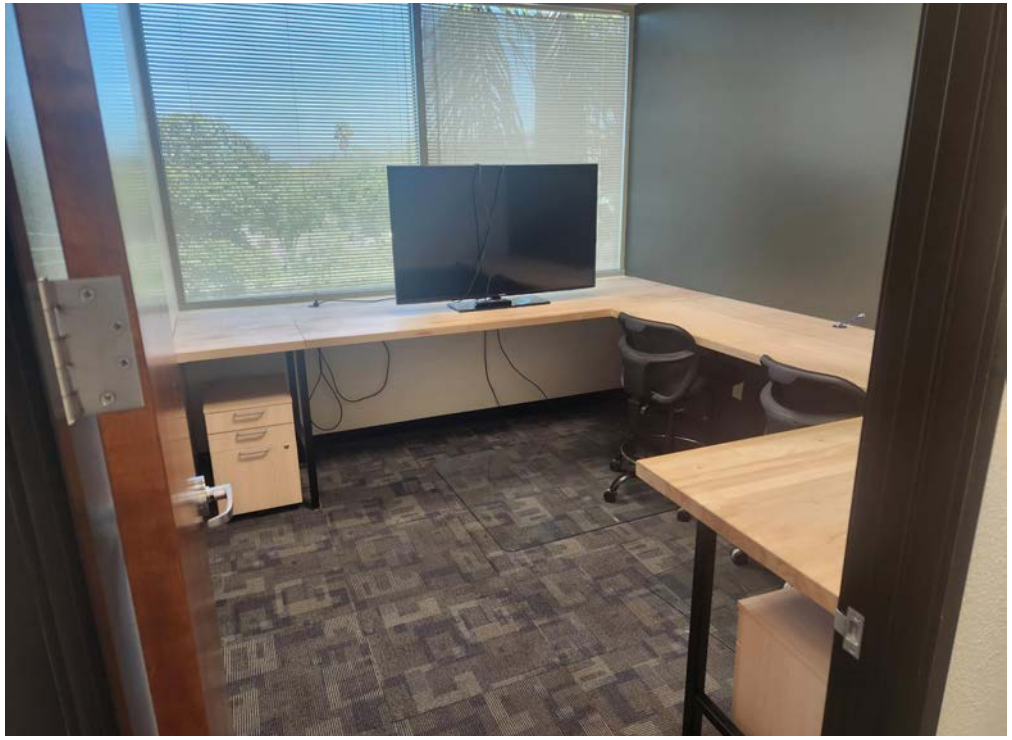
POWAY HEIGHTS
CORPORATE PLAZA



13025 - 2nd Floor

Suite	Size	Type	Available
220	1,422	As-Built	Now

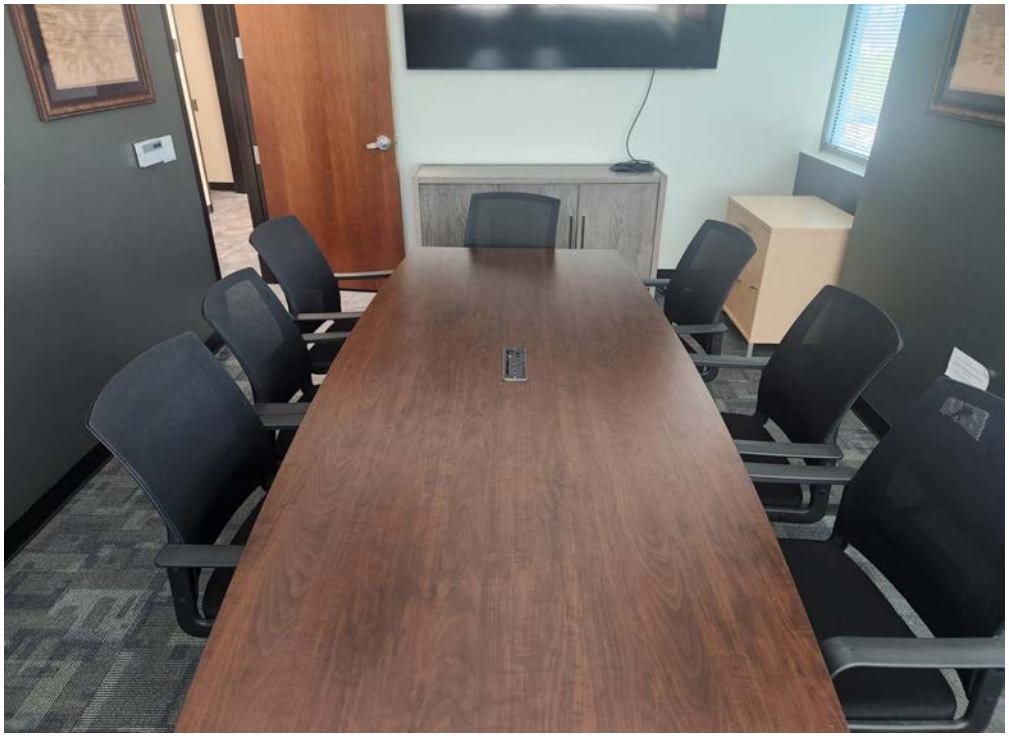




SUITE 220

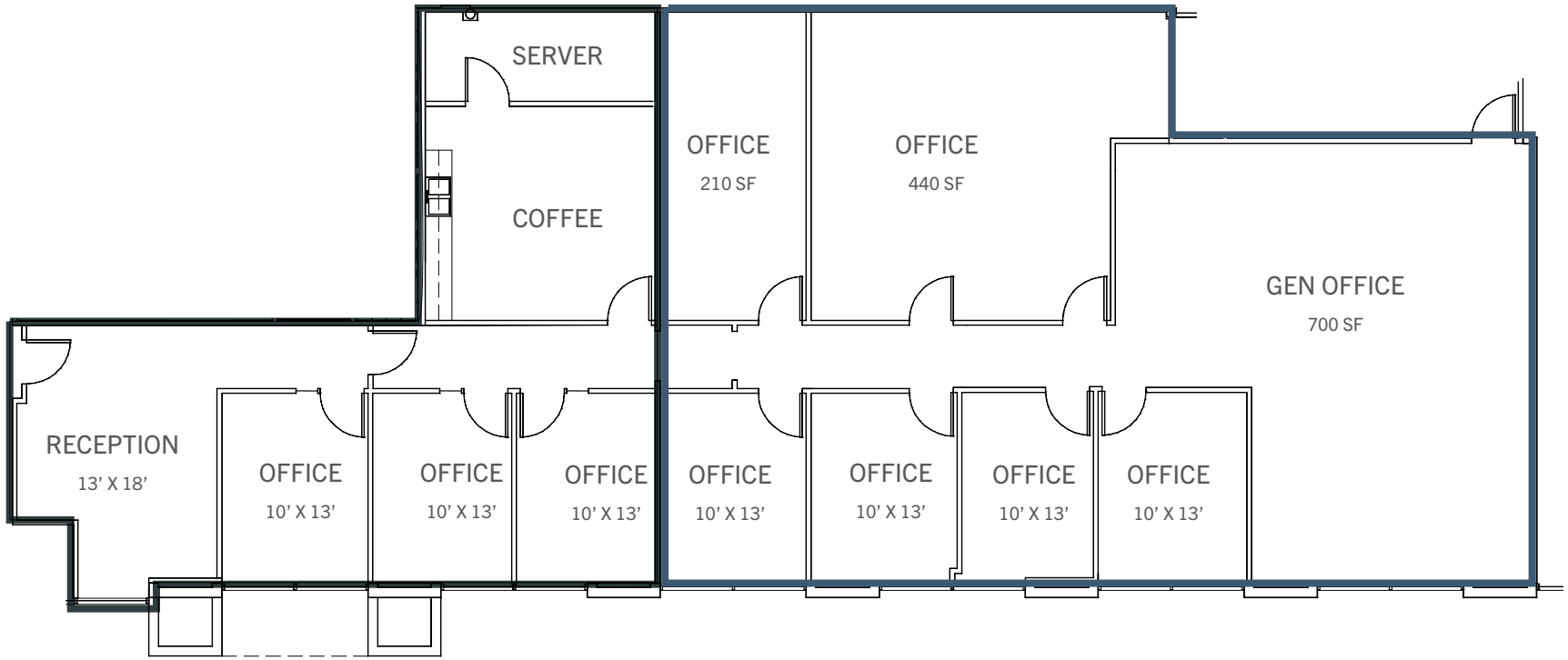
*Furniture available separately for purchase





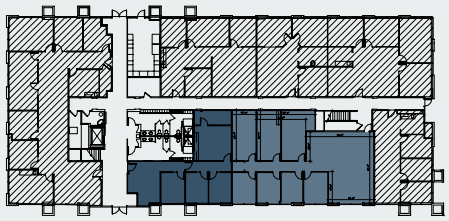
Floor Plan

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CORPORATE PLAZA



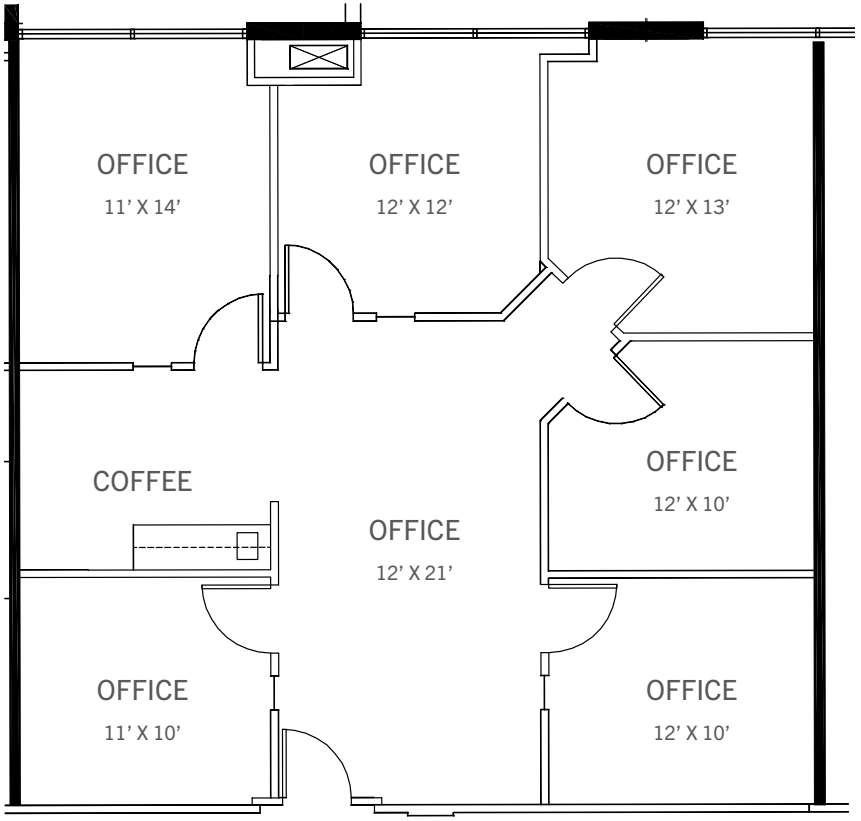
13029 - 1st Floor

Suite	Size	Type	Available
130-150	3,884 RSF	As-Built	August 1, 2026
130	2,577 RSF	Conceptual	August 1, 2026
150	1,307 RSF	Conceptual	August 1, 2026



Floor Plan

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13029 - 2nd Floor

Suite	Size	Available
203	1,374 RSF	30 Day's notice





CORPORATE NEIGHBORS

1. Amazon
2. General Atomics
3. Corovan
4. ChefWorks
5. Sysco
6. Allied
7. Allstate
8. Cohu, Inc
9. Ferguson
10. Teledyne
11. Geico
12. Bilstein
13. ABC
14. Best Buy
15. California Closets

AMENITIES

A. Papa Duke's Deli
B. Kohl's, In-N-Out Burger, City Fun Center
C. O'Brien's Boulangerie
D. Lightning Brewery
E. Sportsplex USA
F. Scripps Poway Self Storage
G. Home Depot, Costco (gas/carwash)
H. SDCCU, Carl's Jr, Giant NY Pizza, The Grillery, Victor's Kafe, Poke Stage, D'Sotos Taco Shop
I. Hampton Inn
J. Replica Printing
K. Idego Coffee, U.S. Bank, Mainstream Bar & Grill, Jersey Mike's, Five Guys, Little Ceasars, Great Clips, Sushi Monster, Autozone, Michael's, Petco, and more
L Walgreens, Wingstop, Ding Tea, Poway's Irish Pub, Bongiorno's, Crossfit Unsung
M. Brigantine, Sushi Roka Bar & Grill, Jamba Juice, FedEx Ship Center, Crumbl, Board & Brew, Mission Fed Credit Union, Verizon, Habit Burger, Subway, Sport Clips, AMC Theater, Stater Bros and more
N. Wells Fargo, Chick Fil A, Starbucks, U.S. Post Office, Chipotle, Harbor Freight, Sprouts, Walmart, Trader Joe's, Home Goods, Lowe's, Panda Express, Rubios, Iron Pad Thai, DMV, and more

Poway

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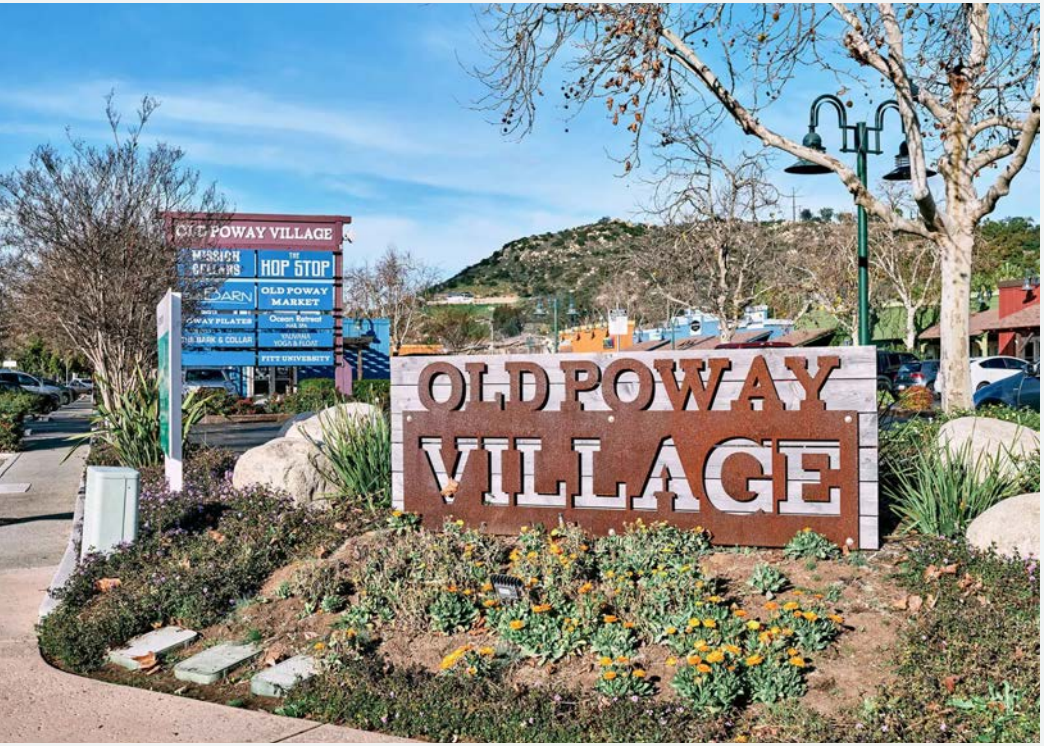
NORTH



Poway is a thriving city that has a dedicated commercial work area. It was ranked as the sixth best city in California in which to locate a business by Outlook Magazine. Spaced out traffic lights provide less traffic congestion.

The Poway Business Park Association (PBPA) is a vibrant business association of nearly 500 businesses employing ±18,000 individuals, offering owners and tenants a high-quality infrastructure and numerous amenities.

Amazon has leased over 500K SF of industrial space in Poway. It is one of the largest lease deals by square footage in the region.









Location

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One municipality that prides itself on being The City in the Country is Poway. A city of nearly 50,000 people north of San Diego, it was once cattle country with local ranches dotting the area. This part of San Diego County has grown exponentially in the last 20 years, and Poway is proud of its place in the Southern California community. It is the type of town which gives you the feeling that this is the place to settle down and enjoy life.



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