

13475 DANIELSON ST | POWAY, CA

# Scripps Poway Corporate Center

OFFICE SPACE FOR LEASE



**CBRE**

# Property Overview



HIGHEST PARKING RATIO IN POWAY: 4.7 parking spaces per 1,000 square feet leased



Poway's premier multi-tenant office building with flexible suite sizes



Exercise room and showers on-site



High profile location with frontage and excellent visibility on Scripps Poway Parkway and Danielson Street



Strategic location in the Poway Business Park with neighbors that include: GEICO Insurance, COHU, General Atomics, First American CREDCO, SYSCO and more



Approx. 48,316 rentable square foot, two-story multi-tenant office building

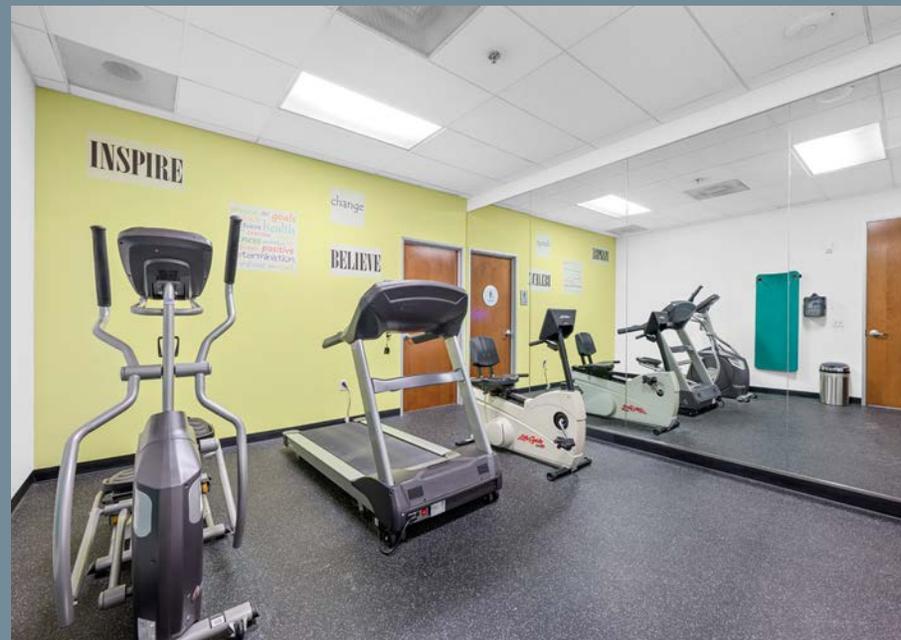
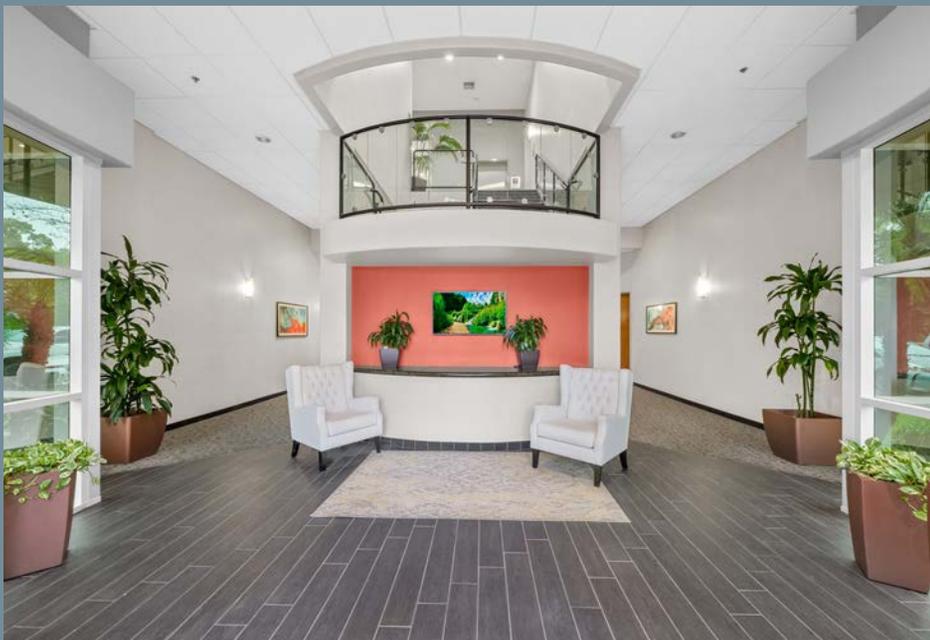


New lobby and common area renovations including digital signage



Located near an abundant mix of retail stores and food options in the Poway Business Park including Costco, the Home Depot and In-N-Out Burger

# Availability



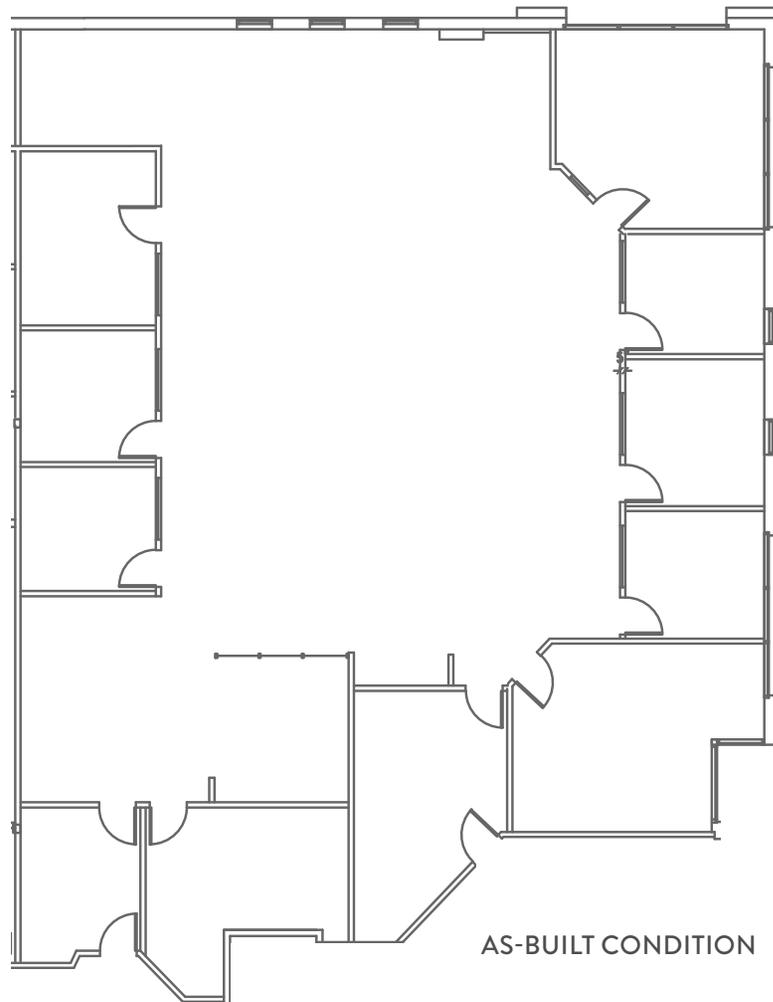
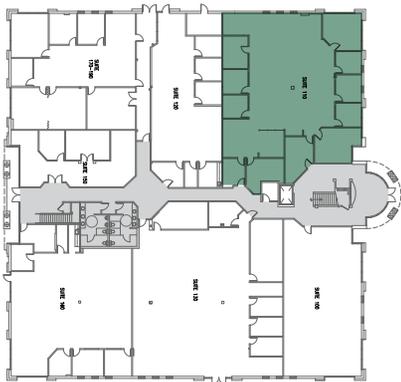
SUITE	SQUARE FOOTAGE	RENTAL RATE	SUITE FEATURES
100	11,715	\$1.95/SF + Electric	R&D space with existing concrete floors and private double-door entry from exterior, reception area, open office, 4 private offices, 2 conference rooms, storage/server room, 2 kitchen/break areas.
110	4,780	\$1.95/SF + Electric	Reception area, conference room, 8 private offices, server room and work room
150	1,437	\$1.95/SF + Electric	Suite features double-door entry, 1 private office, 1 conference, kitchen/break area, and open office area.
240	3,972	\$1.95/SF + Electric	Suite features a conference room, 4 private offices, kitchen, small conference, large conference room, and open office area.





# Floor Plan

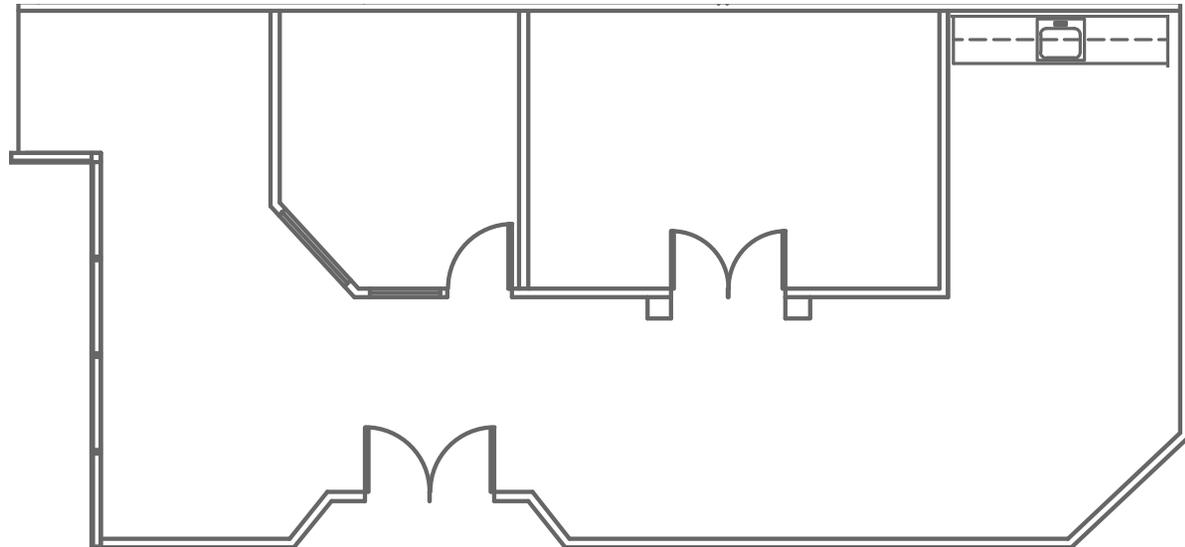
Suite 110  
4,780 SF



# Floor Plan

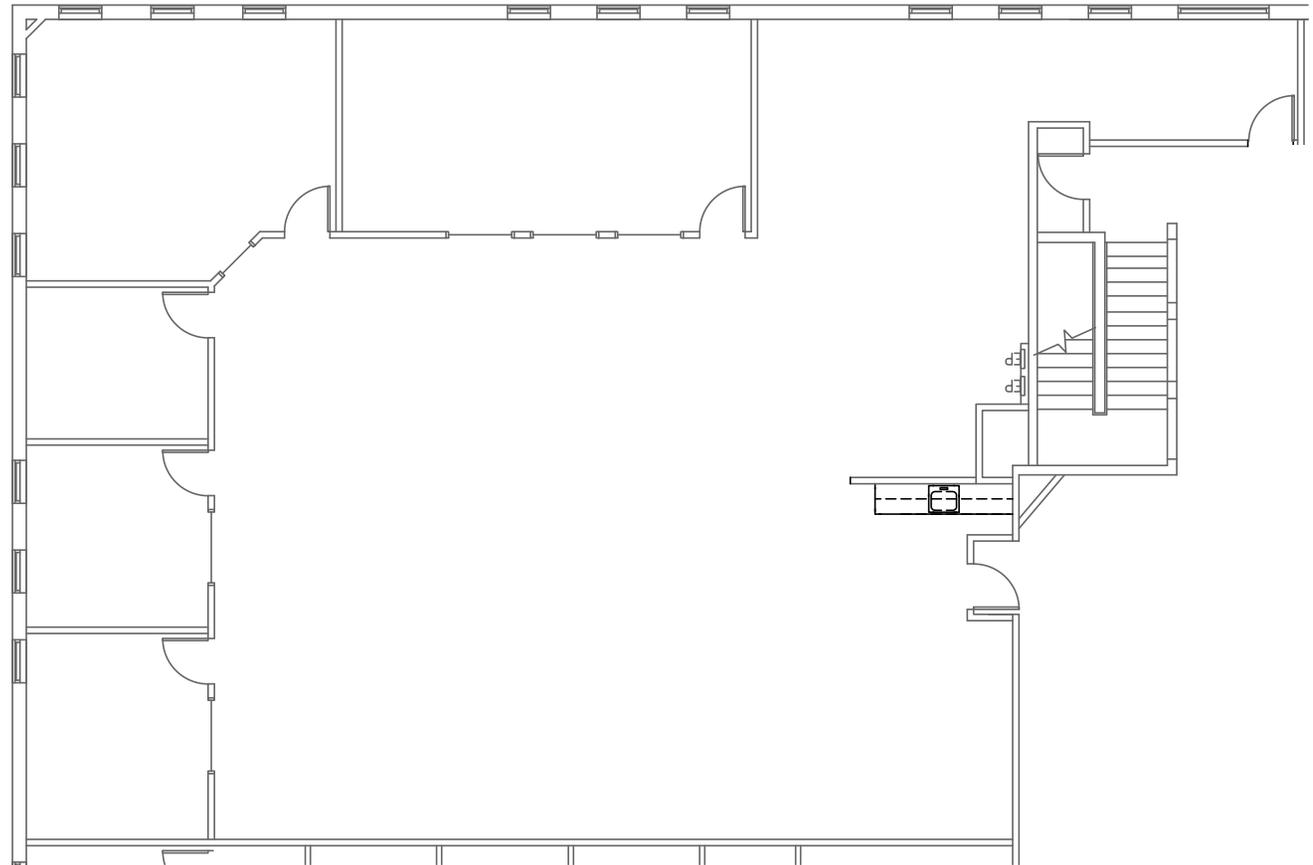
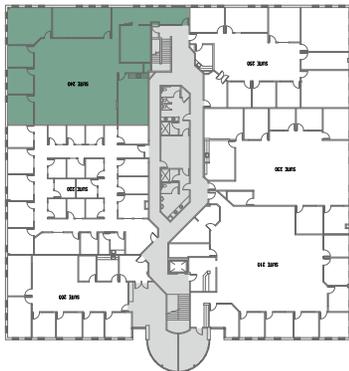
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Suite 150  
1,437 SF



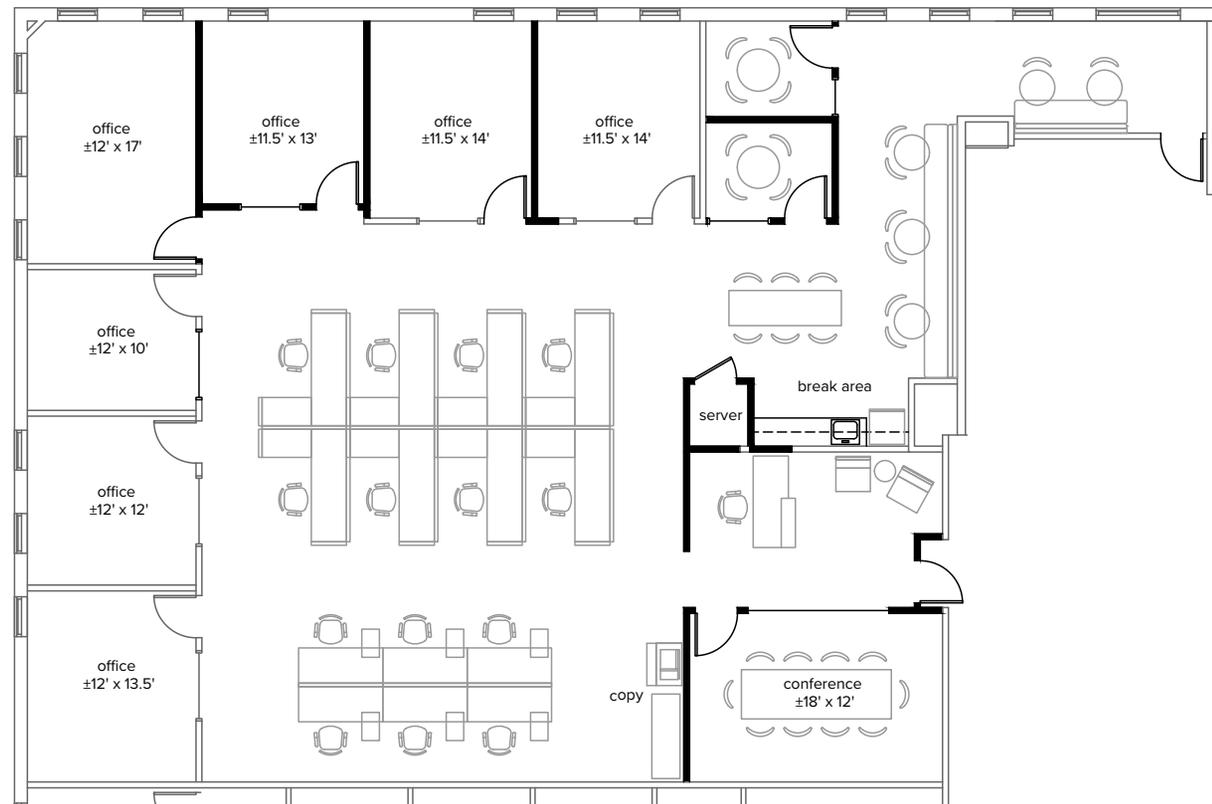
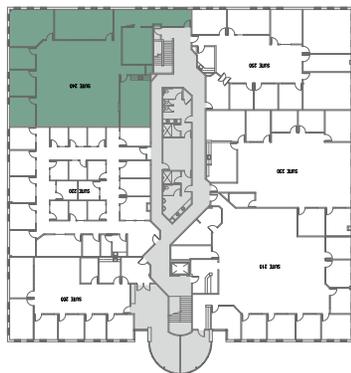
# Floor Plan

Suite 240 - As-Built  
3,972 SF



# Floor Plan

Suite 240 - Hypothetical Plan  
3,972 SF



# Neighbors & Amenities

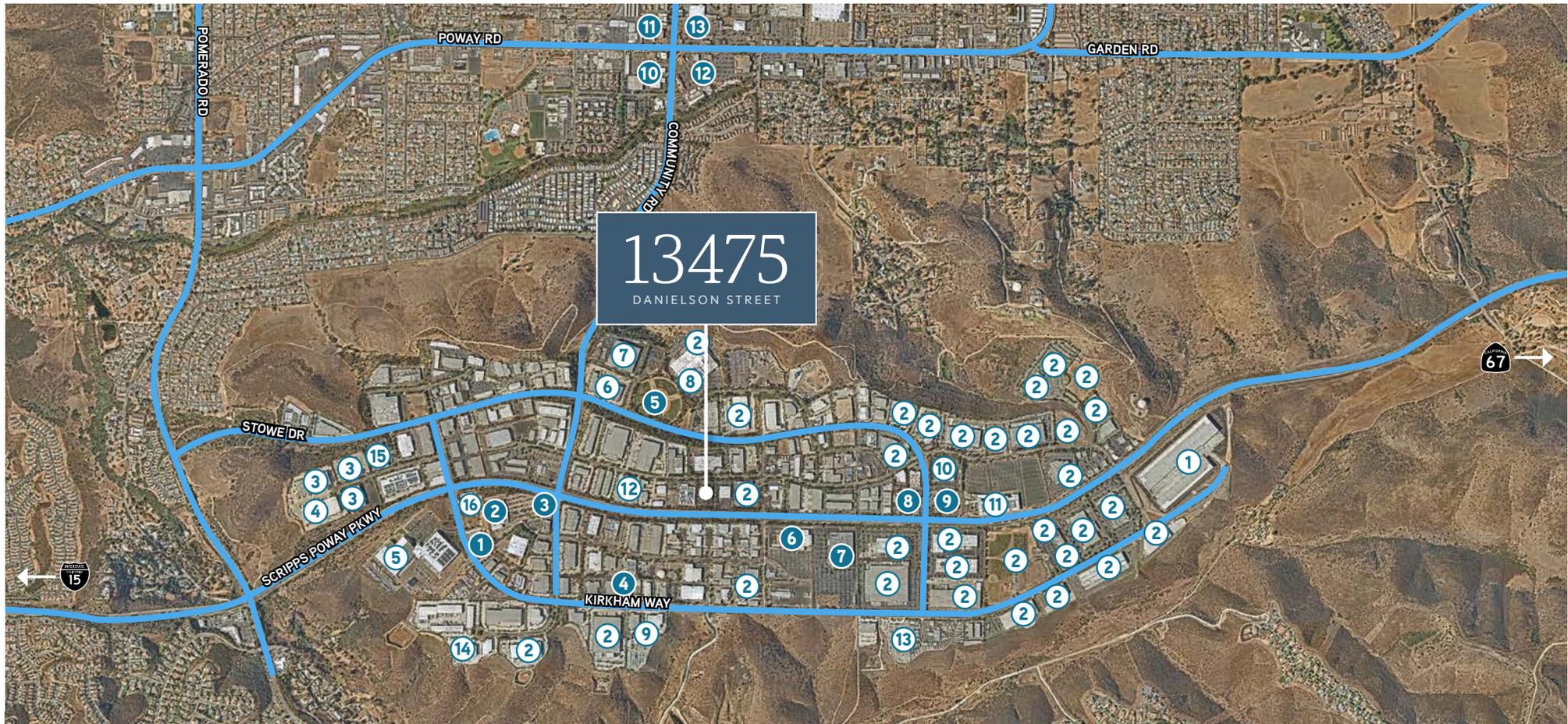
13475 Danielson Street

## BUSINESSES

- |                   |             |                      |
|-------------------|-------------|----------------------|
| ① Amazon          | ⑦ Allstate  | ⑬ ABC                |
| ② General Atomics | ⑧ Cohu, Inc | ⑭ Best Buy           |
| ③ Corovan         | ⑨ Ferguson  | ⑮ California Closets |
| ④ ChefWorks       | ⑩ Teledyne  | ⑯ NAPA Auto Parts    |
| ⑤ Sysco           | ⑪ Geico     |                      |
| ⑥ Allied          | ⑫ Bilstein  |                      |

## AMENITIES

- |                    |  |  |
|--------------------|--|--|
| ① Papa Duke's Deli | ⑦ Costco   | ⑪ Walgreens, Wingstop, Poway's Irish Pub, Bongiorno's  |
| ② Kohl's           | ⑧ Carl's Jr / Subway   | ⑫ Starbucks, Chipotle, Stater Bros, Kai Sushi, AMC Dine-in   |
| ③ In N Out         | ⑨ Hampton Inn  | ⑬ Walmart, USPS, Vons, City Dragon Chinese Food, Chik-Fil-A, Rubio's, Iron Pan Thai, Sprouts, McDonald's |
| ④ Lighting Brewery | ⑩ Grocery Outlet, Little Caesars, Five Guys, Auto Zone, Mainstream Bar & Grill |  |
| ⑤ Sportsplex USA   |  |  |
| ⑥ Home Depot       |  |  |





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## OFFICE SPACE FOR LEASE

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