

BROOKPRINTER PLACE

12700 STOWE DRIVE, POWAY, CA 92064



CBRE

OFFICE SUITES AVAILABLE
FOR LEASE

Property Highlights

BROOKPRINTER PLACE



For Lease

(Move In Ready)

1,814 RSF | Suite 110

1,318 RSF | Suite 160

(Future Availability)

3,180 RSF | Suite 100

1,471 RSF | Suite 130



Rental Rate

\$1.95/SF/MO + Electric



Location

Central San Diego County

Desireable South Poway location with abundant amenities nearby



Updated

Recently updated common areas



Common Area Showers

Available to tenants



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Property Details

BROOKPRINTER PLACE



Brookprinter Place is a stylish, two story corporate office property totaling approximately 24,576 SF



Executive image combined with attractive landscaping and shade from mature trees creates an ideal professional business environment



Convenient access to Interstate 15, Highway 67 and 56 at both Scripps Poway Parkway and Poway Road/Rancho Penasquitos Blvd, and alternate access to Interstate 15 at Camino Del Norte.



Generous 4.1 full-sized parking spaces per 1,000 SF of leased space



Newly renovated lobby and wide hallways feature natural light, modern colors, and contemporary textiles to create an open, inviting environment



Located in the heart of the South Poway Business Park, with close proximity to such corporate entities as General Atomics, Cohu, Geico, Bilstein, EPC Power, SAIC, and nearby amenities such as The Home Depot, Costco, Kohl's and In-N-Out.

THE OWNERSHIP

- Since 1958, Techbilt has built a legacy of outstanding work performed with professionalism and integrity
- Ownership maintains commitment to both quality and affordability, with accountability to clients, not stockholders
- Hands-on, responsive property management in close proximity
- With just under 500,000 SF in their Poway portfolio, tenants have the opportunity to right size as needed





Recent renovations to common areas



Elevator-served



Abundant natural light & wide hallways



Modern Finishes



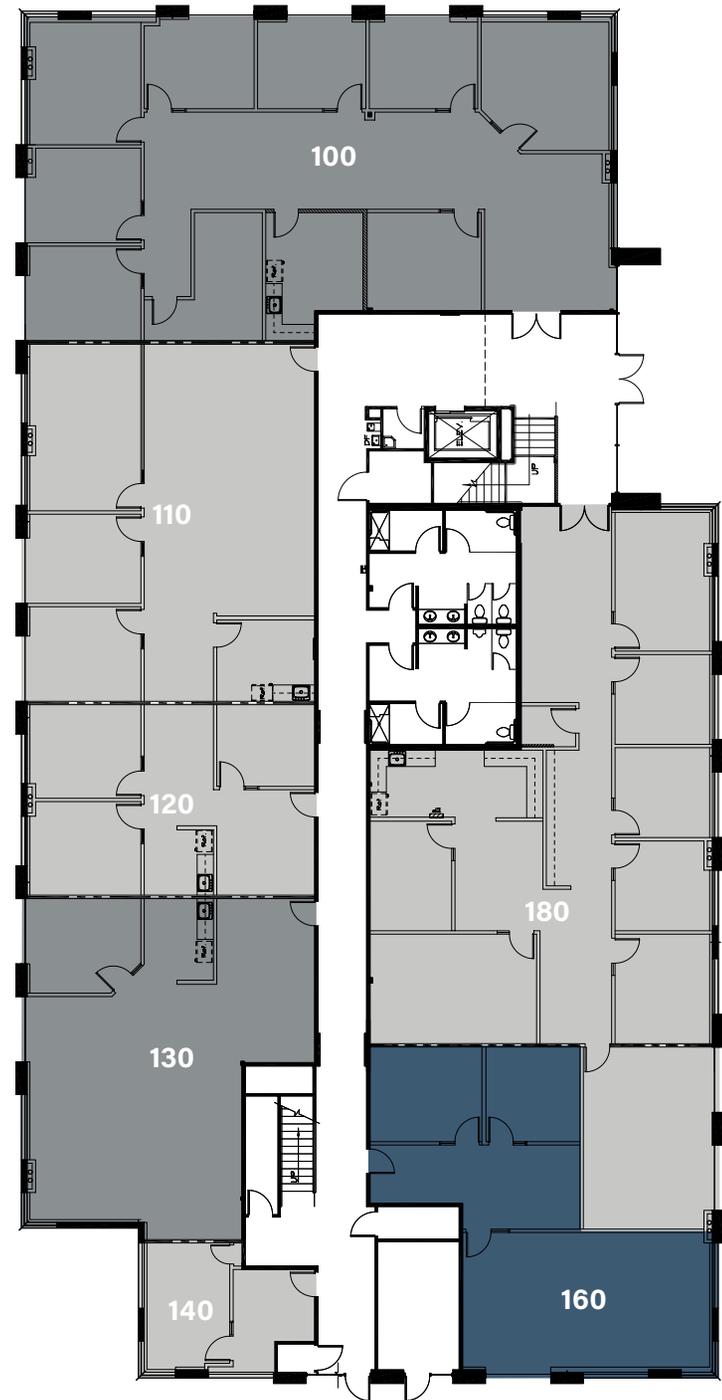
Floor Plan

BROOKPRINTER PLACE

1st Floor

Suite	Size	Availability
100	3,180 RSF	Jan 1, 2026
110	1,814 RSF	Leased
100-110	4,994 SF	Upon Request
120	975 RSF	Leased
130	1,471 RSF	Jan 1, 2026
140	345 RSF	Leased
160	1,318 RSF	Vacant
180	2,952 RSF	Leased

- Available Now
- Future Availability
- Leased

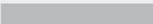


Floor Plan

BROOKPRINTER PLACE

2nd Floor

Suite	Size	Availability
200-210	4,133 RSF	Leased
220	876 RSF	Leased
230	1,283 RSF	Feb 1, 2026
240	1,331 RSF	Leased
260	2,410 RSF	Leased
280	2,488 RSF	Leased

-  Available Now
-  Future Availability
-  Leased





CORPORATE NEIGHBORS

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

AMENITIES

- | | | |
|-----------------------|---|---|
| A. Papa Duke's Deli | J. Replica Printing | Kai Sushi, AMC Dine-In, The Habit, Board & Brew, Jamba Juice, Brigantine, Mission Federal Credit Union |
| B. Kohl's | K. Grocery Outlet, Shell, Five Guys, Ichizen Sushi, Mainstream Bar & Grill, The UPS Store | |
| C. In-N-Out Burger | L. Walgreens, Wingstop, Ding Tea, Poway's Irish Pub, Bongiorno's, Cappuccino Cottage, Crossfit Unsong | N. Walmart, USPS, Lowe's, ALDI, Sprouts, Mobil, Chick-fil-A, Rubio's, Iron Pan Thai, Everbowl, Baba Kabob, Harbor Freight Tools |
| D. Lightning Brewery | M. Starbucks, Chipotle, Stater Bros, | |
| E. Sportsplex USA | | |
| F. Home Depot | | |
| G. Costco | | |
| H. Carl's Jr / Subway | | |
| I. Hampton Inn | | |

Poway

BROOKPRINTER PLACE



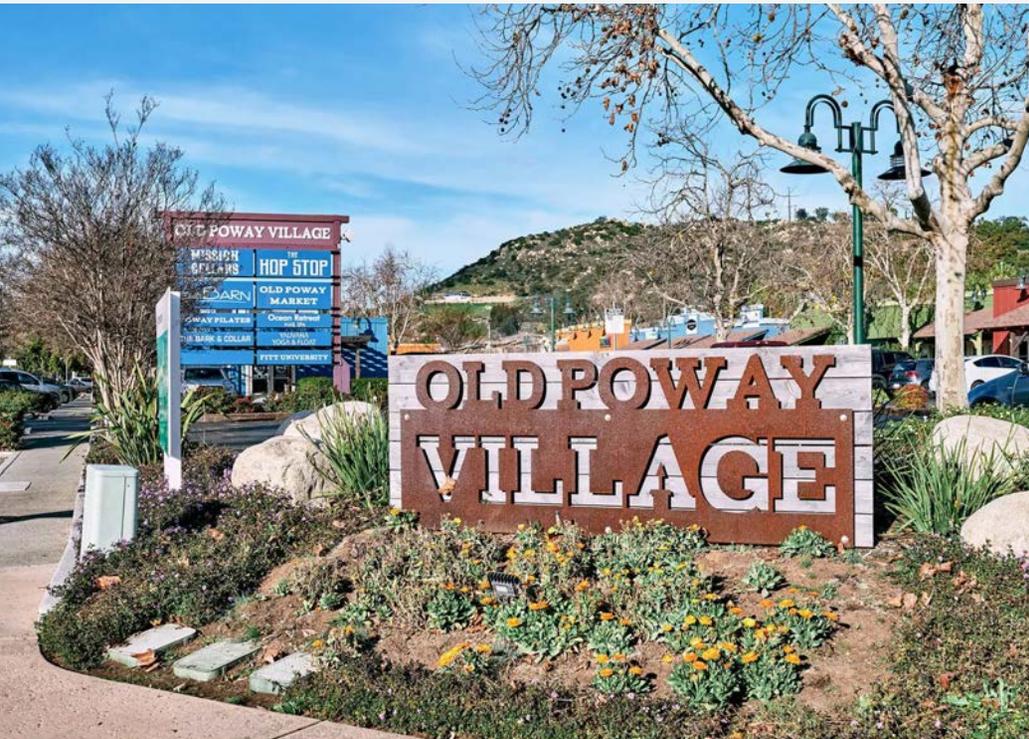
Poway is a thriving city that has a dedicated commercial work area. It was ranked as the sixth best city in California in which to locate a business by Outlook Magazine. Spaced out traffic lights provide less traffic congestion.



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.



Lake Poway

Location

BROOKPRINTER PLACE

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.



Poway Rodeo



Board & Brew

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