



BROOKPRINTER PLACE

12700 STOWE DRIVE • POWAY, CA 92064



2,488 SF OFFICE SUITE AVAILABLE FOR LEASE



CBRE



THE **TECHBILT** COMPANIES

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PROPERTY HIGHLIGHTS



Suite 280
2,488 RSF



Rental Rate
\$2.05/SF/MO + Electric



Available
April 1



Ideal South Poway Location
Abundant Nearby Amenities



Recently Updated Throughout



PROPERTY DETAILS

- Suite 280 is situated within a stylish, two-story corporate office property totaling approximately 24,576 square feet
- Executive image combined with attractive landscaping and shade from mature trees creates an ideal professional business environment
- Newly renovated lobby and wide hallways feature natural light, modern colors, and contemporary textiles to create an open, inviting environment
- Generous 4.1 full-sized parking spaces per 1,000 square feet of leased space
- Located in the heart of the South Poway Business Park, with close proximity to such corporate entities as General Atomics, Cohu, Geico, First American/Credco, SAIC, and nearby amenities such as Staples, The Home Depot, Costco, Kohl's and In-N-Out.
- 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.





AN ELEVATED, ONE-OF-A-KIND ENVIRONMENT
IN PICTURESQUE POWAY



INTERIOR DESIGNS



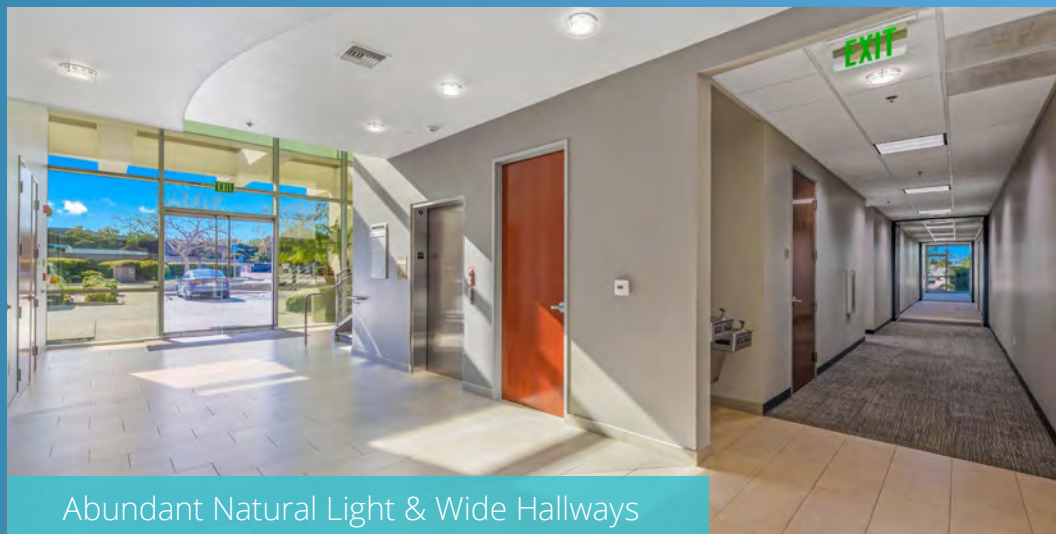
Elevator Served



Recent Renovations to Common Areas



Modern Finishes

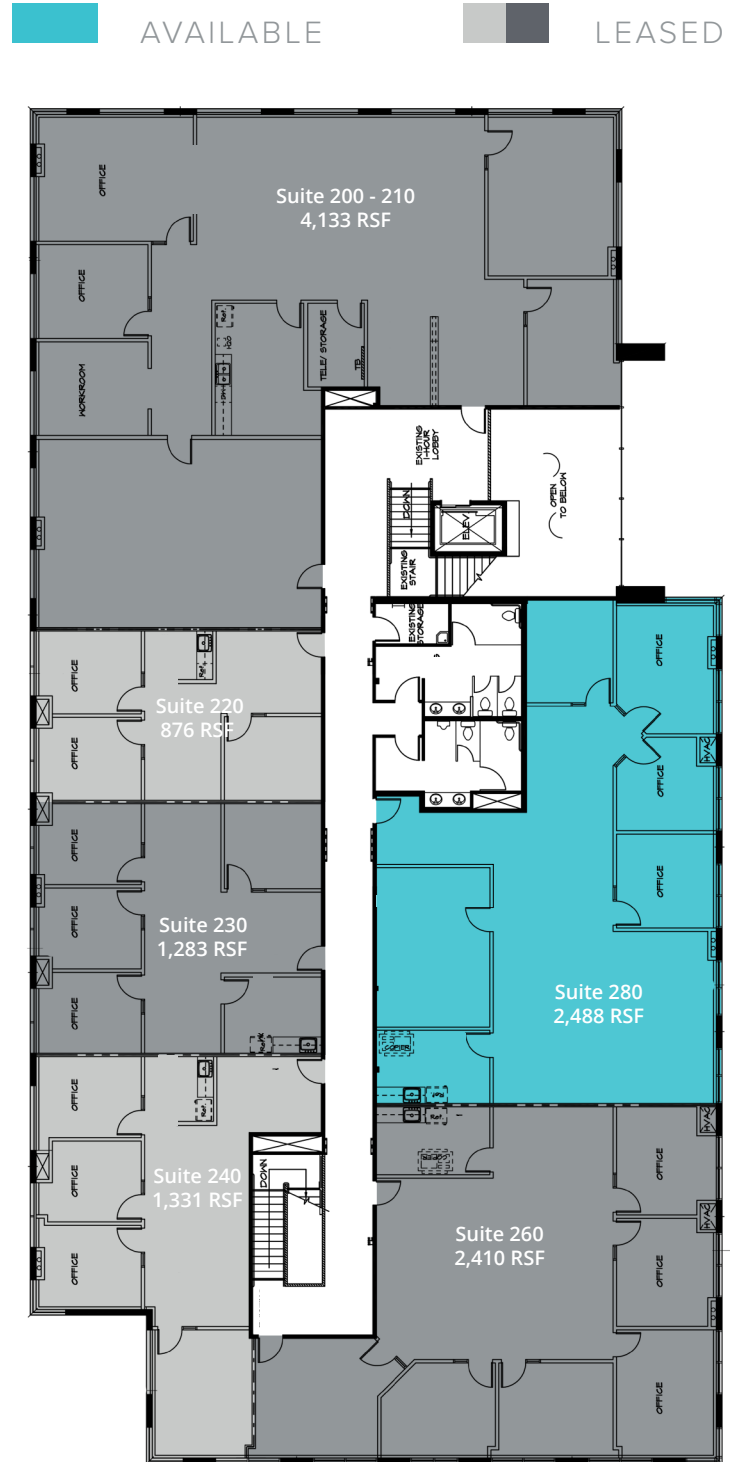
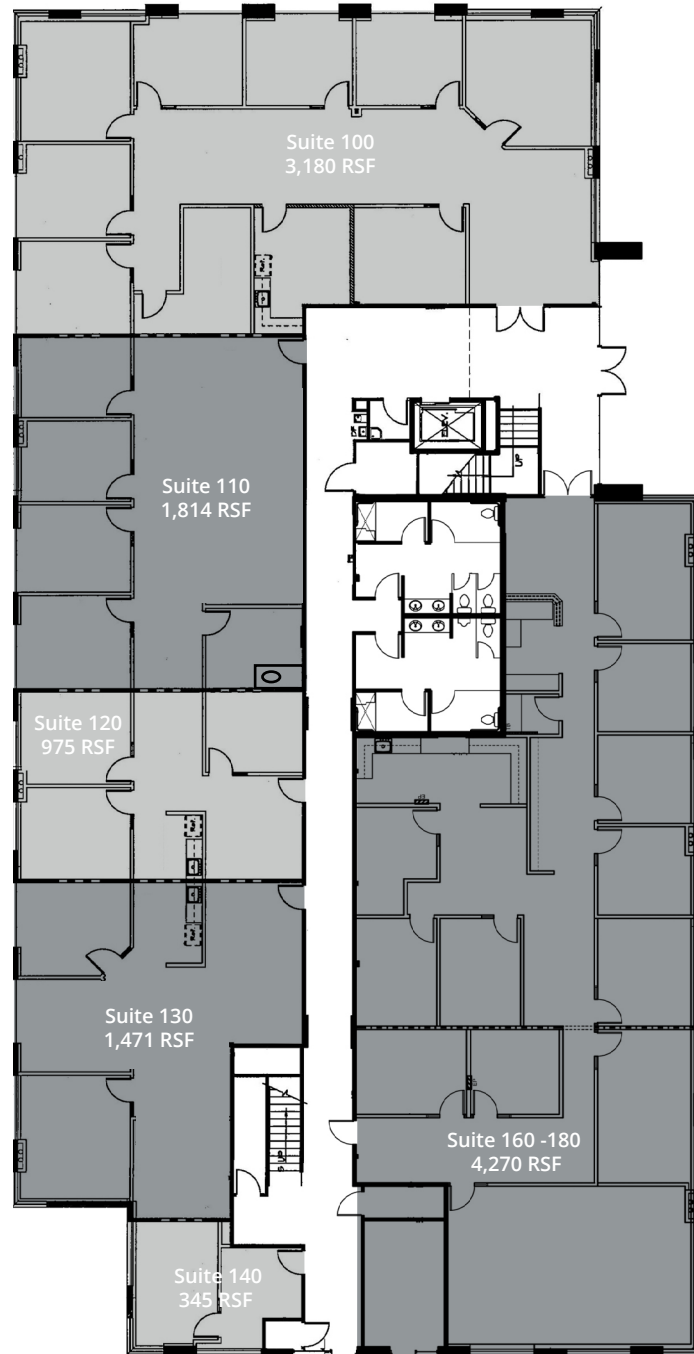


Abundant Natural Light & Wide Hallways



Bp.

FLOORPLANS



AVAILABLE

LEASED



CORPORATE NEIGHBORS

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

AMENITIES

- | | | |
|---------------------|----------------------|---|
| 1 Papa Duke's Deli | 6 Home Depot | 11 Grocery Outlet, Shell, Five Guys, Ichizen Sushi, Mainstream Bar & Grill, The UPS Store |
| 2 Kohl's | 7 Costco | 12 Walgreens, Wingstop, Ding Tea, Poway's Irish Pub, Bongiorno's, Cappuccino Cottage, Crossfit Unsung |
| 3 In-N-Out Burger | 8 Carl's Jr / Subway | 13 Starbucks, Chipotle, Stater Bros, Kai Sushi, AMC Dine-In, The Habit, Board & Brew, Jamba Juice, Brigantine, Mission Federal Credit Union |
| 4 Lightning Brewery | 9 Hampton Inn | 14 Walmart, USPS, Lowe's, ALDI, Sprouts, Mobil, Chick-fil-A, Rubio's, Iron Pan Thai, Everbowl, Baba Kabob, Harbor Freight Tools |
| 5 Sportsplex USA | 10 Replica Printing | |

POWAY

Poway is a thriving city that is 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 $\pm 18,000$ employees, offering owners and tenants a high-quality infrastructure and numerous amenities.

Amazon has leased more than a 500K SF industrial space in Poway at Vantage Point. It is one of the largest lease deals by square footage in the region.



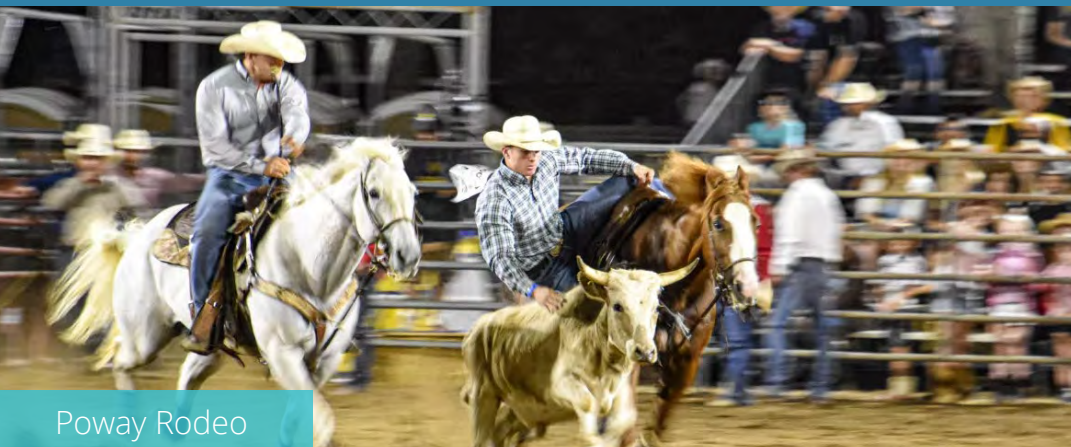
LOCATION



Lake Poway



Board & Brew



Poway Rodeo



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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