



# BROOKPRINTER PLACE

12700 STOWE DRIVE • SUITE 120 • POWAY, CA 92064



975 SF PROFESSIONALLY DESIGNED TURNKEY OFFICE SUITE  
FOR SUBLEASE



**CBRE**



THE **TECHBILT** COMPANIES



## CONTACT:

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## SUITE HIGHLIGHTS



Suite 120  
975 RSF



Rental Rate  
\$2.05/SF/MO + Electric



Available | Sublease Expiration  
August 1, 2023 | February 28, 2027



Ideal South Poway Location  
Abundant Nearby Amenities



Professionally Custom-Designed Space







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



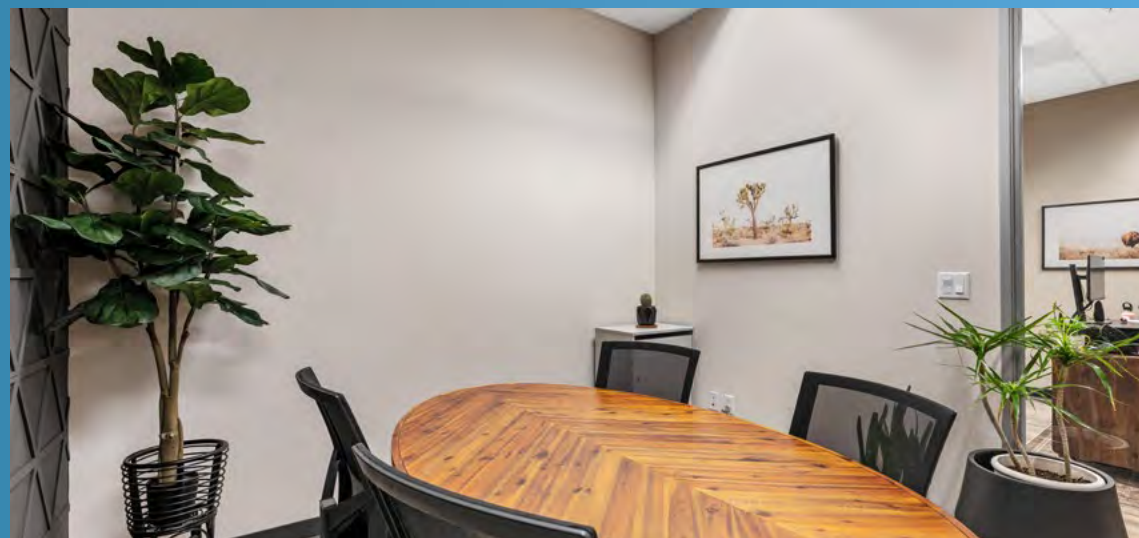
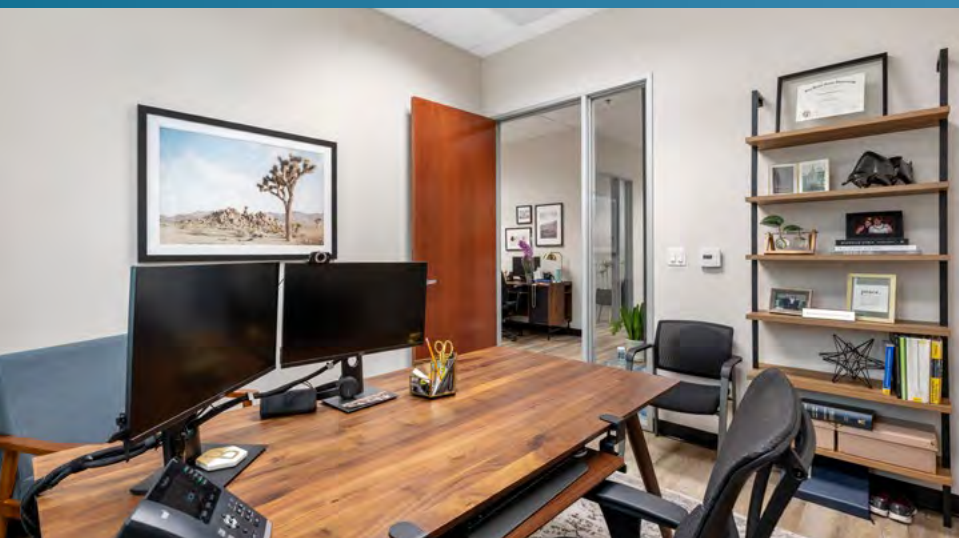
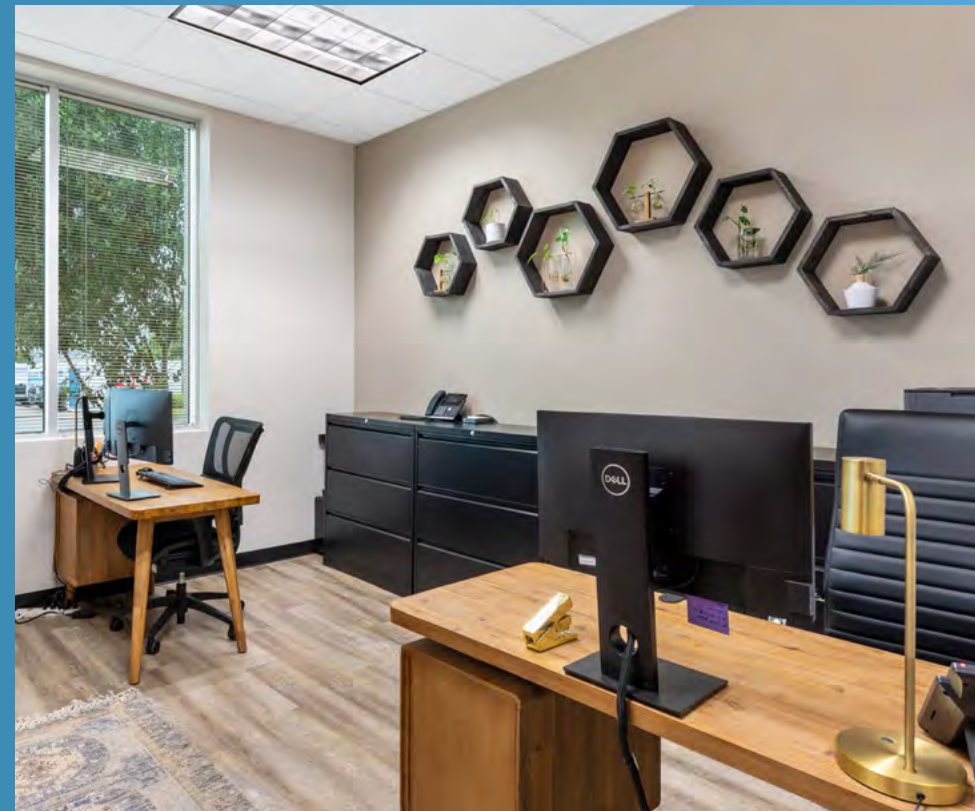


## THE FINER DETAILS

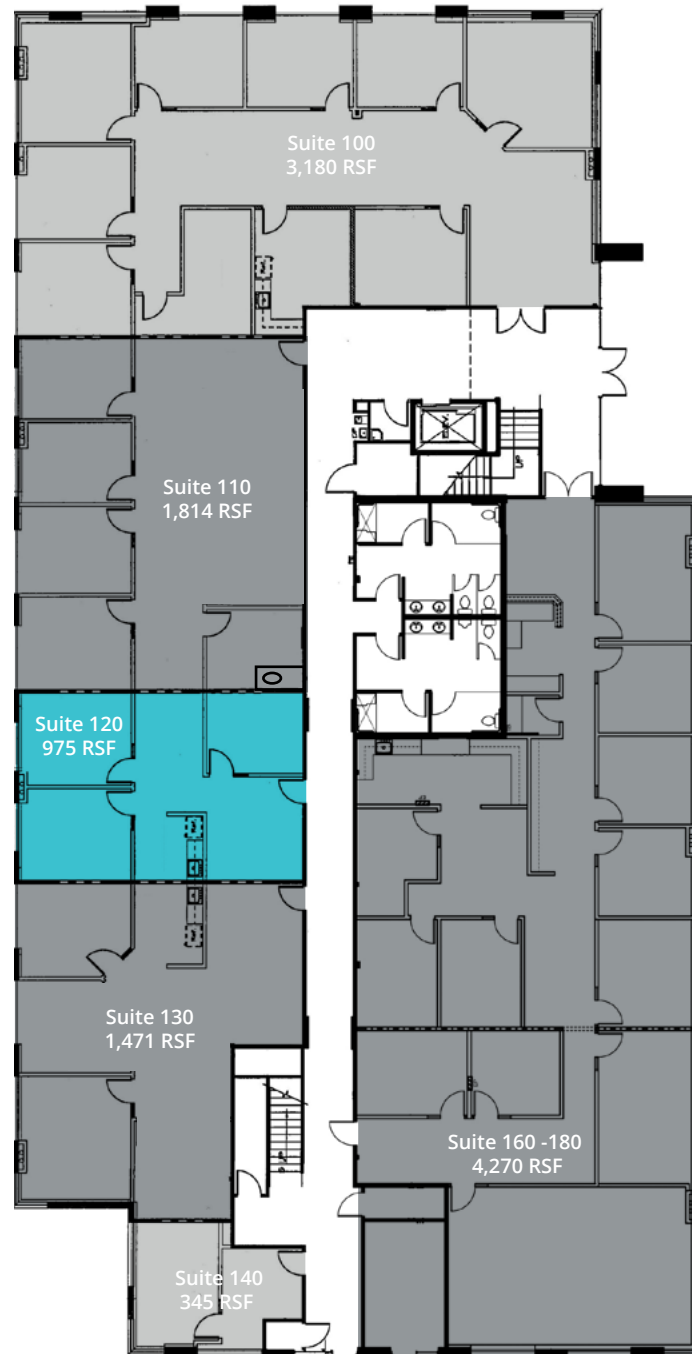
- Suite 120 is a turnkey, professionally designed 975 SF office suite offering chic mid-century modern finishes for polished and efficient workspaces.
- Situated within a stylish, two-story corporate office property totaling approximately 24,576 square feet.
- The property's executive image, with attractive 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 workplace.
- 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.











*Bp*

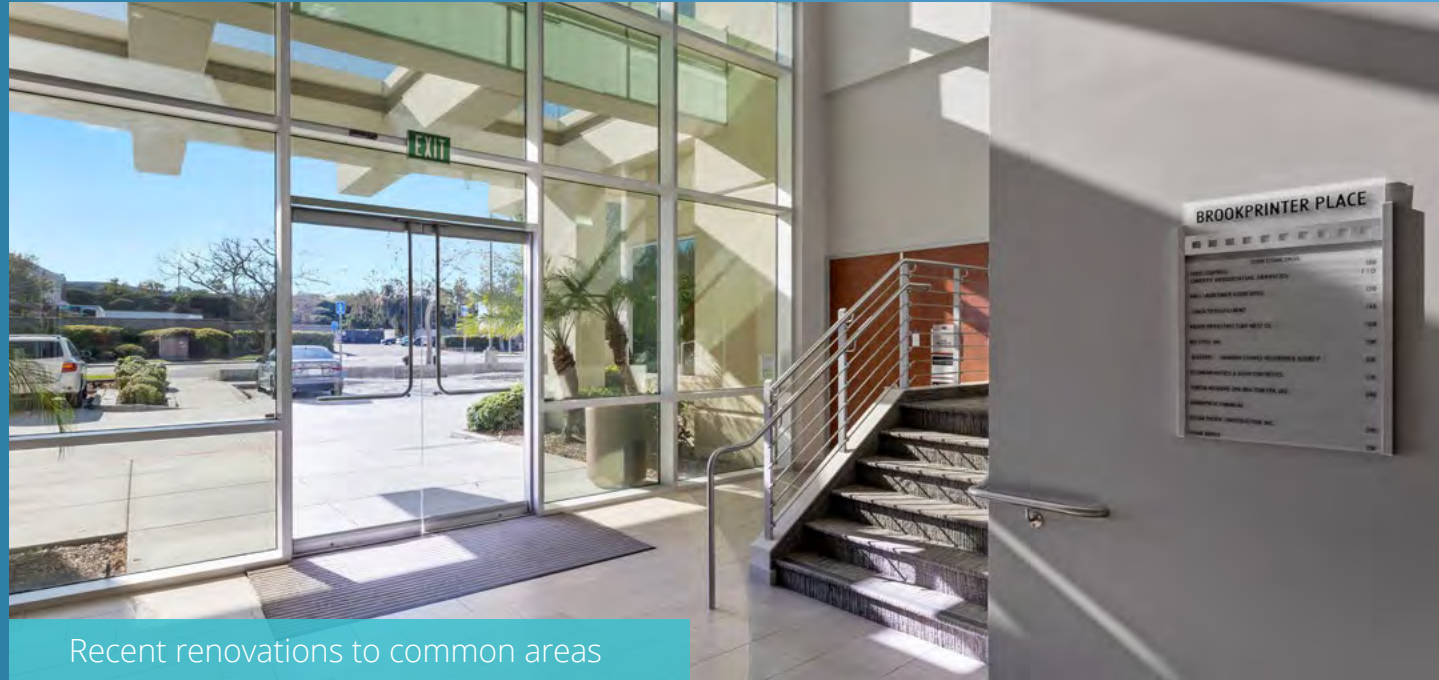
# FLOOR PLAN



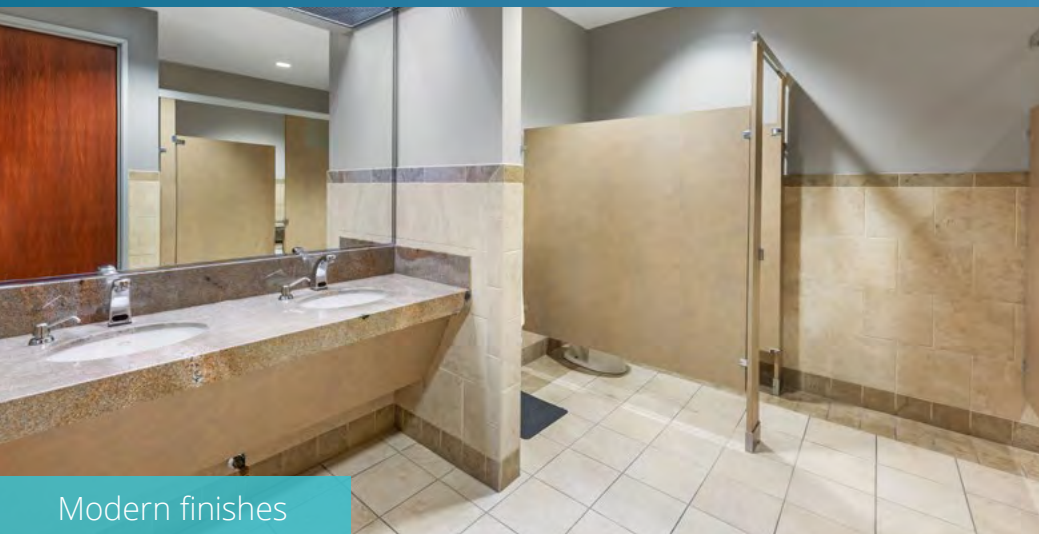
# UPDATED COMMON AREAS



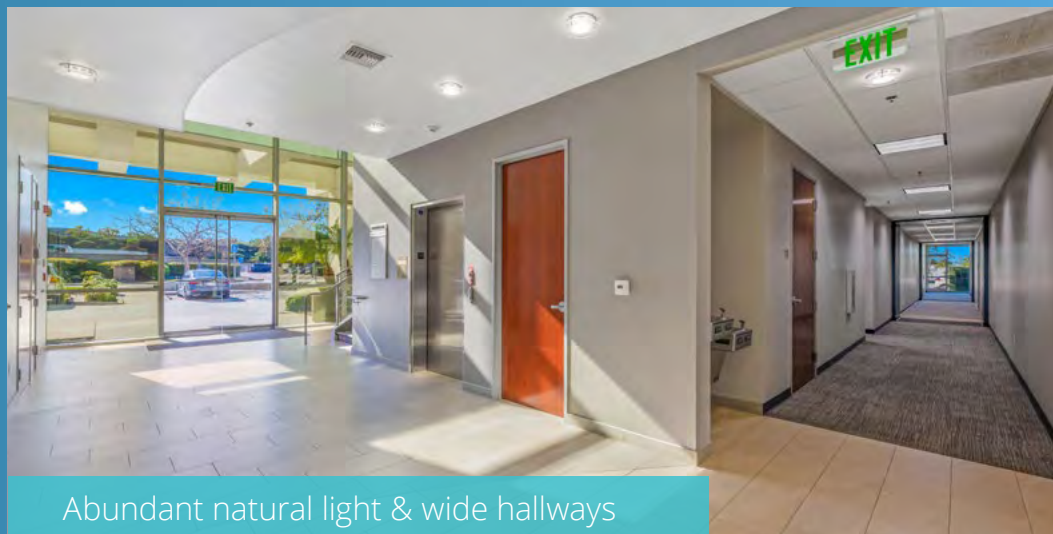
Elevator-served



Recent renovations to common areas



Modern finishes



Abundant natural light & wide hallways





## 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   |  |





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