

PARKWAY COMMERCE CENTER

13741 & 13771 DANIELSON STREET :: POWAY, CA 92064



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FEATURES

- High image multi tenant industrial / R&D building
- Excellent truck access with full drive around capability
- Approximate 16'-18' clear height
- 13741 building fronts Scripps Poway Parkway
- Directly across the street from Costco & Home Depot
- 2.8/1,000 parking ratio
- Part of an approximately 147,908 SF project (± 58,944 SF of multi-tenant industrial / R&D)
- All Cox Cable Business Class Services available (including Coax and Fiber)
- Close proximity to retail amenities
- Sky lights
- Sprinklered
- Gas potentially available
- 12' x 14' grade level loading doors
- Outstanding on-site deli

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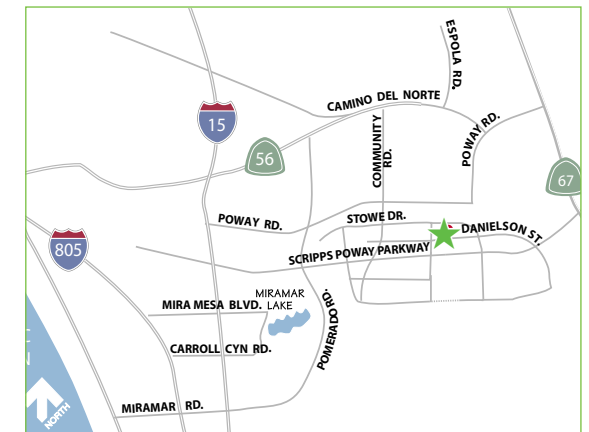
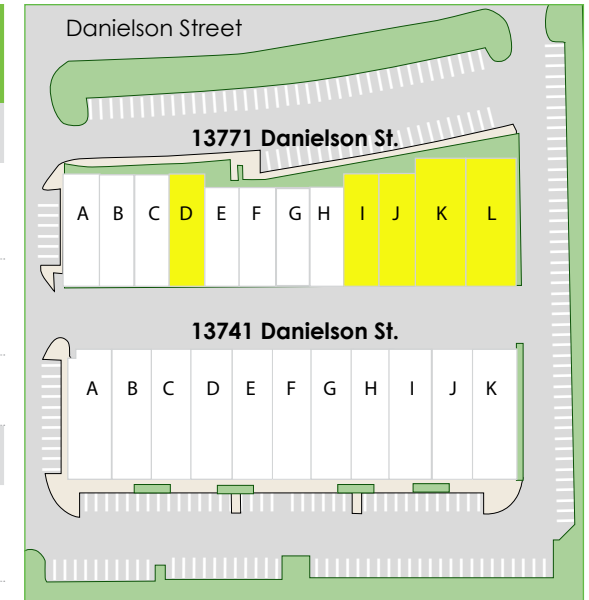
AVAILABILITIES

ADDRESS	SF	RATE	BUILD-OUT	GRADE DOORS	AVAILABLE
13771 DANIELSON STREET					
*13771 Danielson Street Suites K-L	6,808	\$0.85 NNN	70%	4	Immediately
*13771 Danielson Street Suites I-J	4,280	\$0.85 NNN	50%	2	Immediately
13771 Danielson Street Suite D	2,140	\$0.85 NNN	30%	1	11/1/2015
13741 DANIELSON STREET					
100% Leased					

*13771 Danielson Street, Suites K-L is divisible to 3,458 SF (Suite K) and 3,350 SF (Suite L)

*13771 Danielson Street, Suites I-L can be combined for a total of 11,088 SF

Operating expenses are estimated to be \$0.25/SF/Month



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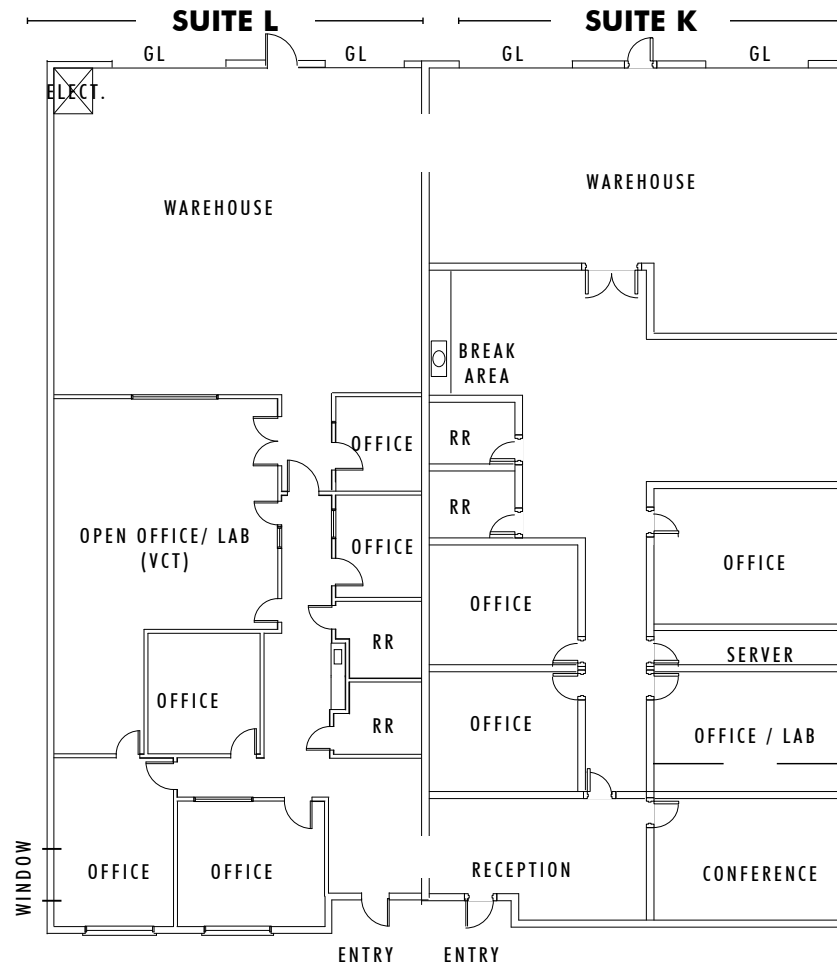
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13741 & 13771 DANIELSON STREET :: POWAY, CA 92064

MULTI-TENANT INDUSTRIAL/R&D

13771 Danielson Street, Suites K-L

±6,808 SF (Divisible to ±3,350 SF and ±3,458 SF)



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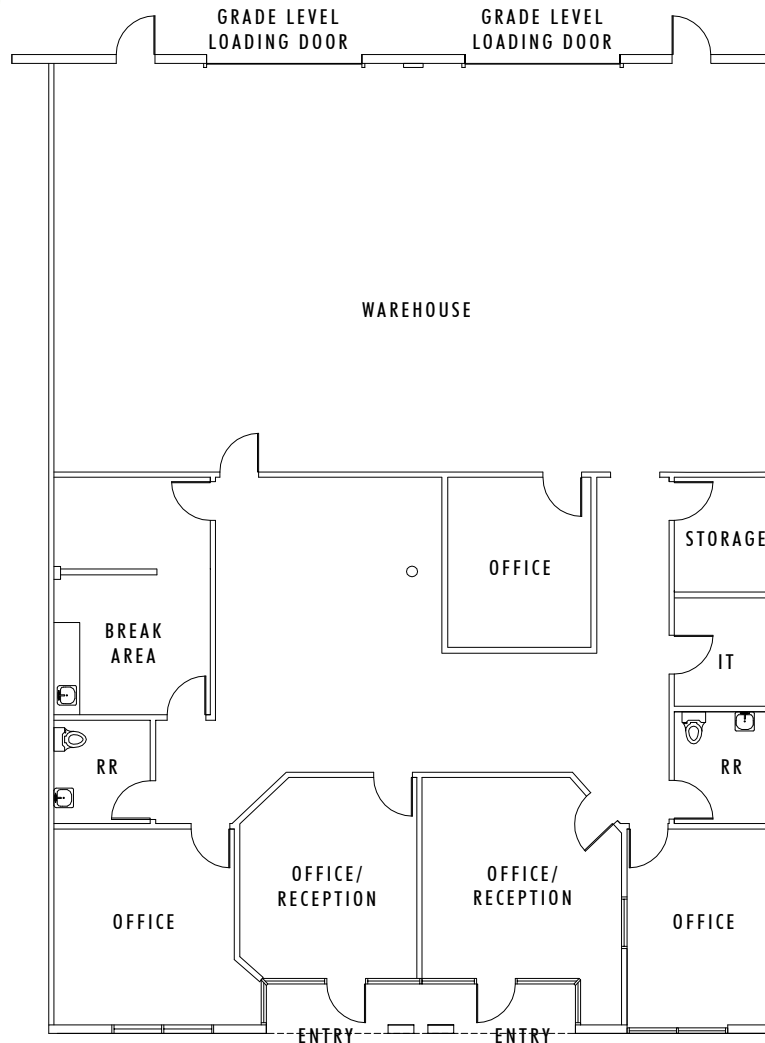


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13741 & 13771 DANIELSON STREET :: POWAY, CA 92064

MULTI-TENANT INDUSTRIAL/R&D

13771 Danielson Street, Suites I-J
±4,280 SF



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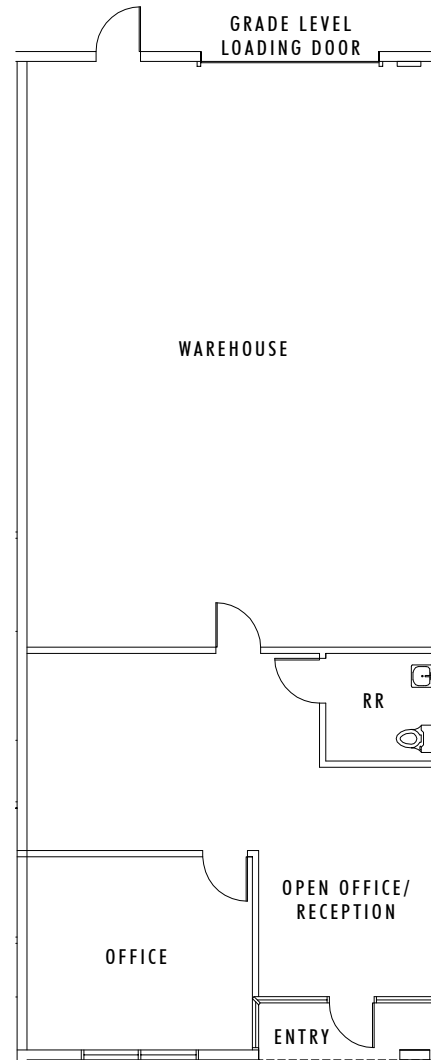


PARKWAY COMMERCE CENTER

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MULTI-TENANT INDUSTRIAL/R&D

13771 Danielson Street, Suite D
±2,140 SF



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