



13985 STOWE DRIVE

POWAY, CA 92064

FOR LEASE
20,374 SF OFFICE BUILDING

CHRIS WILLIAMS

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13985 Stowe Drive is a freestanding office building located in the South Poway Business Park district and is ideal for a single-tenant corporate headquarters. With close proximity to Scripps Poway Parkway, the property offers easy access to the area's substantial restaurant and shopping opportunities on Poway Road and is within walking distance to Costco, Home Depot, and local eateries. An impressive two-story lobby welcomes occupants with architectural ceilings, and ample windows flood offices with natural light.

Scalable

Ideal for single tenant, but divisible to full floors, $\pm 10,200$ SF.

Great First Impression

Impressive two-story lobby with high ceilings and upgraded finishes.

Amenity Adjacent

Immediate access to Scripps Poway Parkway and Poway Road.

Outstanding Value

for lease at

\$1.00/SF + NNN

NNN = \$0.60/SF

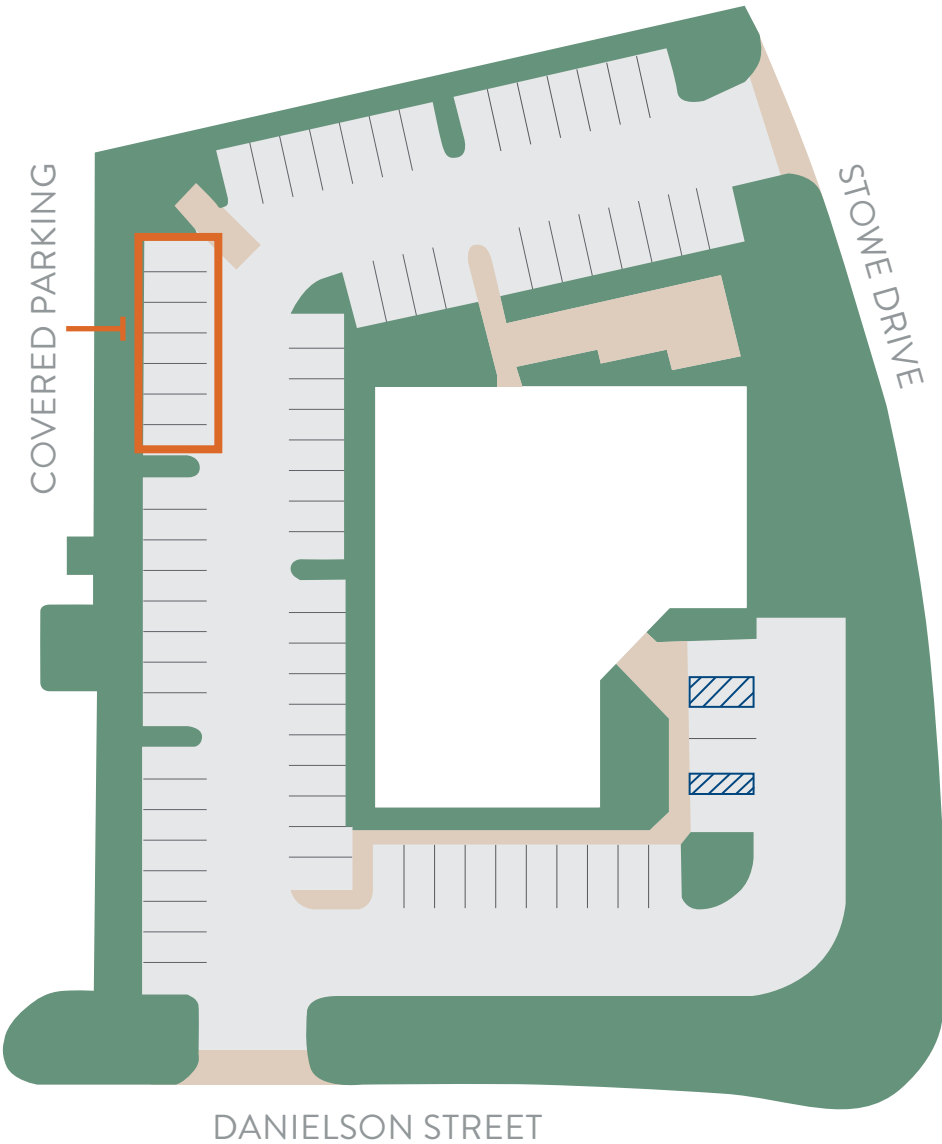
Abundant Parking & Elevator-Served

4.0/1,000 parking ratio with some covered spaces. Centrally located elevator off lobby.

City in the Country

Dedicated open space, parks, trails, dining, shopping, jobs, and outstanding schools make Poway a fantastic place to live and work.

SITE PLAN







INTERIOR PHOTOS



FIRST FLOOR

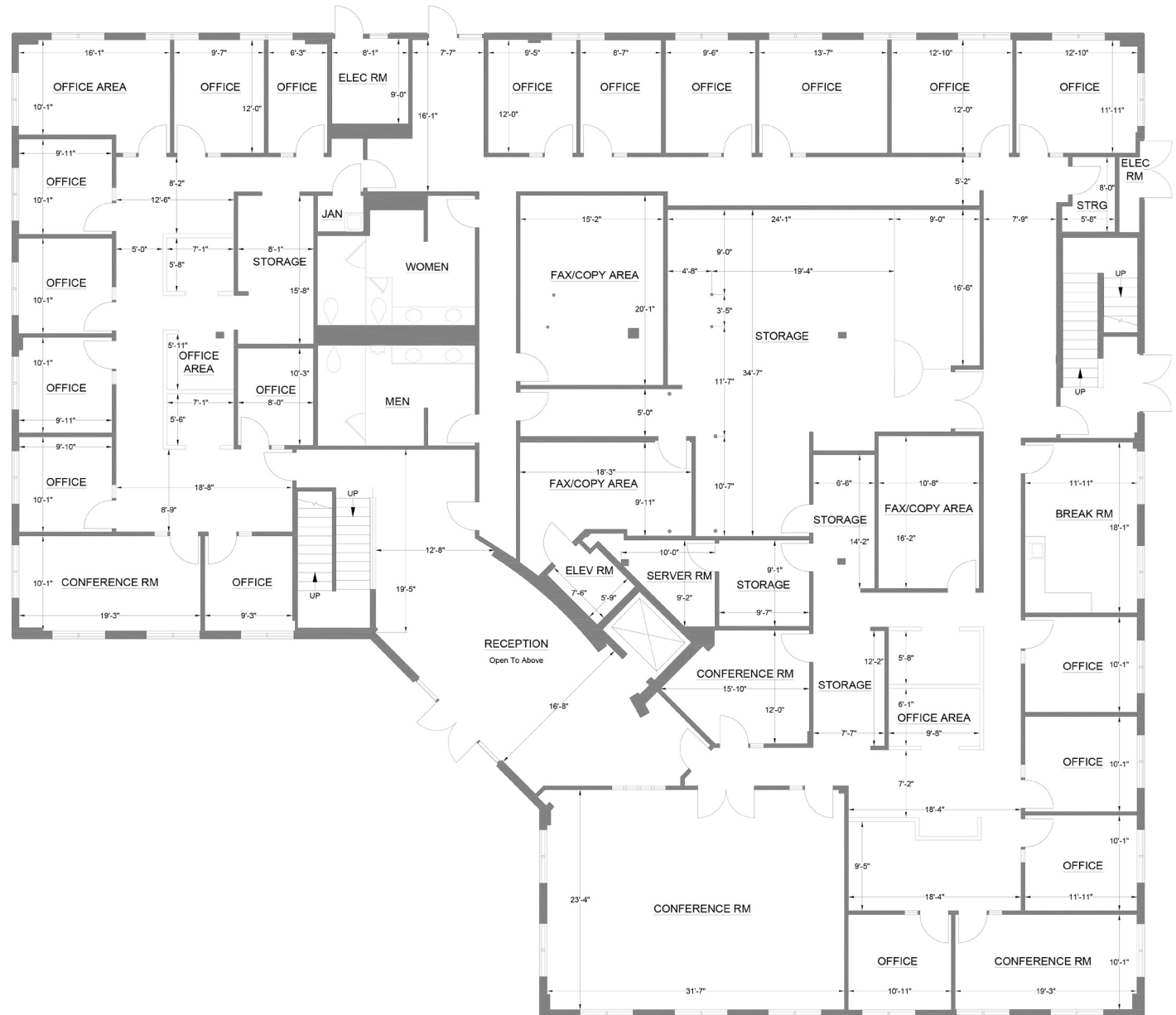
// $\pm 10,200$ SF

Lease Rate // \$1.00/SF + NNN

$$\text{NNN} = \$0.60/\text{SF}$$

Elevator-served

Divisible to full floor



SECOND FLOOR

// ±10,200 SF

Lease Rate // \$1.00/SF + NNN

NNN = \$0.60/SF

Elevator-served

Divisible to full floor







AMENITIES

Effortless access to Poway's numerous restaurants and shopping conveniences.

Stowe Plaza

Carl's Jr.
Victor's Kafe

Poke Stage
SDCCU

Giant New York Pizza
Subway

Creekside Plaza

Starbucks
The Habit

Board & Brew
FedEx Office

Stater Brothers
Kai Sushi

Poway City Centre

Lowe's
Panda Express

El Ranchito Taco Shop
HomeGoods

Ross
Club Pilates

Town & Country Shopping Mall

Walmart Supercenter
Sprouts
Mobil

Iron Pan Thai Kitchen
Wells Fargo
Chick-fil-A

Rubios
Everbowl
USPS

Poway Plaza Shopping Center

Outpost Urban Food Mall
Jersey Mike's

Shell
Mainstream Bar & Grill

The UPS Store
Five Guys

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Drive Times

To I-15 // 10 Minutes

To SR-56 // 10 Minutes

To SR-67 // 10 Minutes

CONTACT:

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