FOR LEASE | 35,915 SF CORPORATE HEADQUARTERS

11908 Community Road

Poway, CA 92064

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35,915 SF CORPORATE HEADQUARTERS BUILDING FOR LEASE

11908 COMMUNITY ROAD

Poway, California 92064

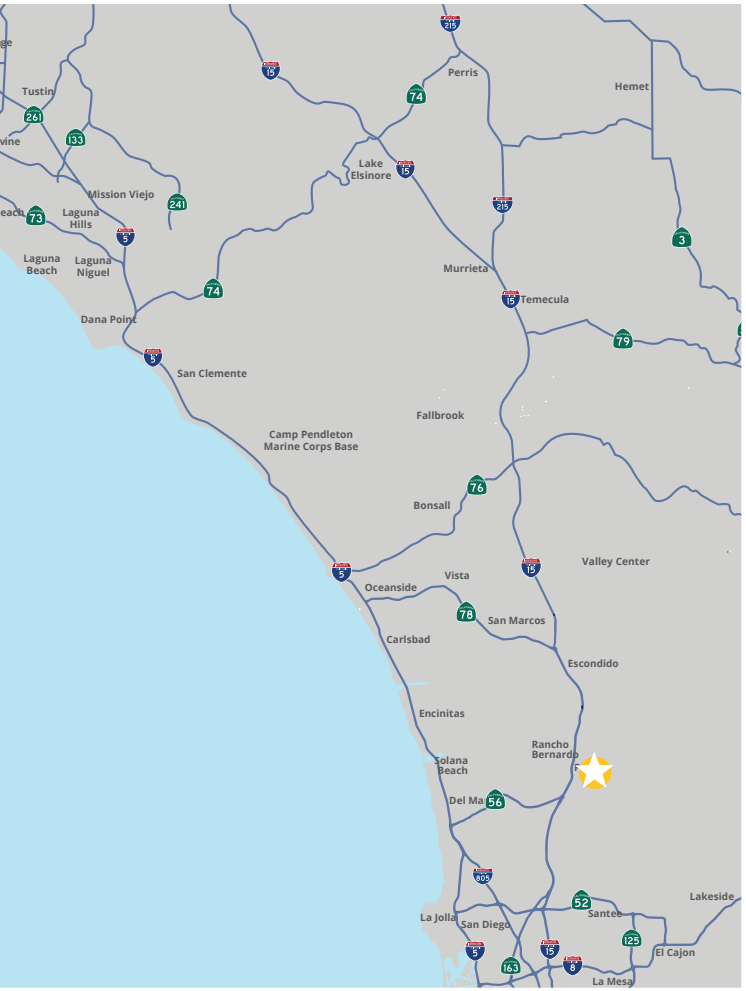
11908 Community Road an approximately 35,915 SF square foot freestanding corporate headquarters building. The Property's excellent location and above-standard improvements, fenced truck court, exceptional loading, and its strategic location in the City of Poway, California, in close proximity to the I-15 Corridor, make it an ideal corporate headquarters location.

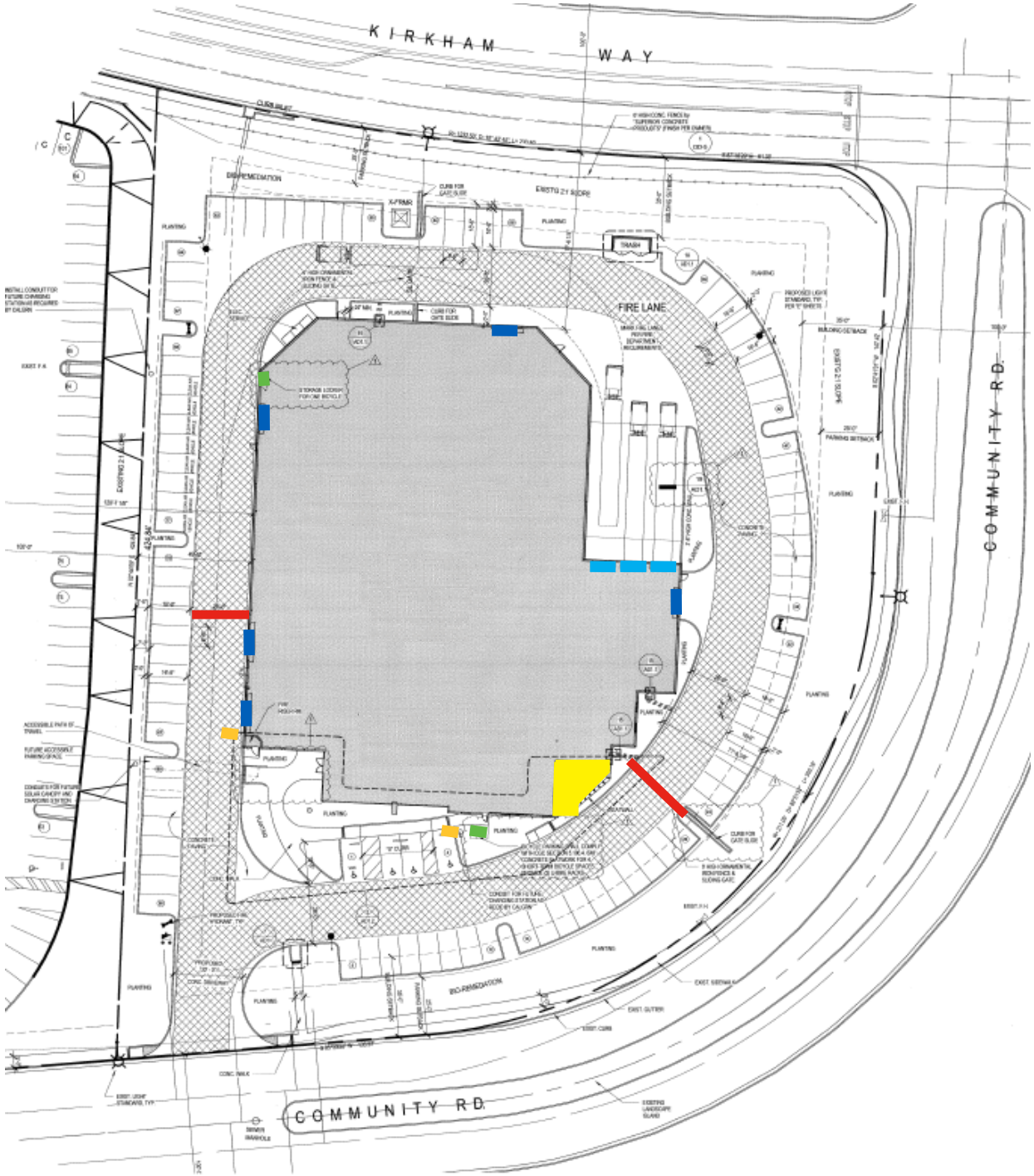
Address	11908 Community Road Poway, CA 92064
Date Available	July 1, 2023
Submarket/Zoning	Poway/LI Zoning
Size	Approximately 35,915 SF
Land Area	Approximatley 2.69 acres (117,176 SF)
Parking	2.65/1,000 Parking Ratio (95 parking spaces)
% Improved	21%
Power	2,000A 120/208V
Clear Height	28'
Loading	3 dock-high and 5 grade-level loading doors
Sprinklers	ESFR
Features	Secured fenced truck court, high-end improvements
FOR LEASE	**$1.89/SF Industrial Gross**

SITE PLAN

COLOR KEY

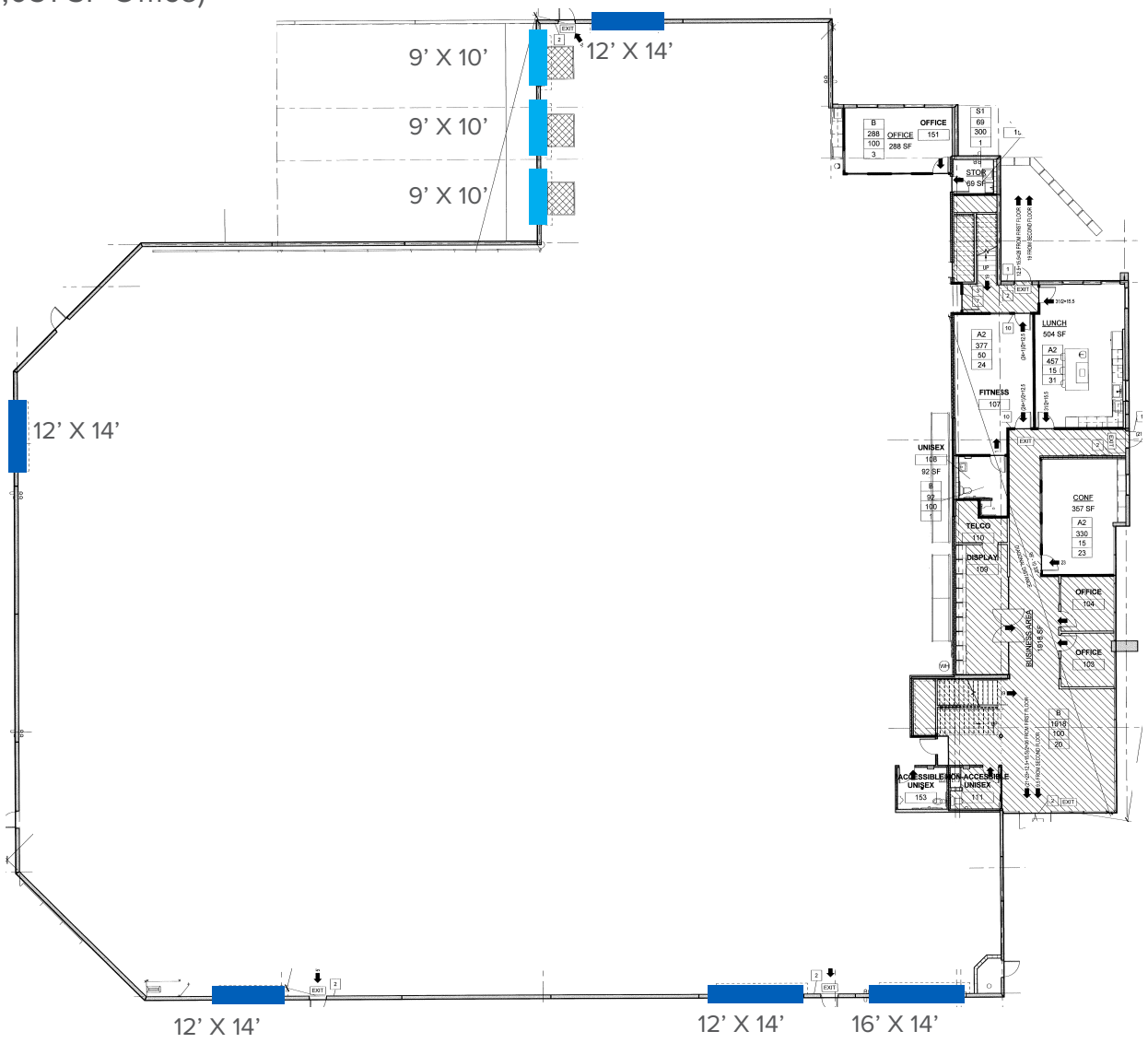
- GRADE-LEVEL LOADING DOOR
- DOCK-HIGH LOADING DOOR
- SLIDING GATE
- BIKE LOCKER / STORAGE
- EV CHARGING CONDUIT
- PATIO



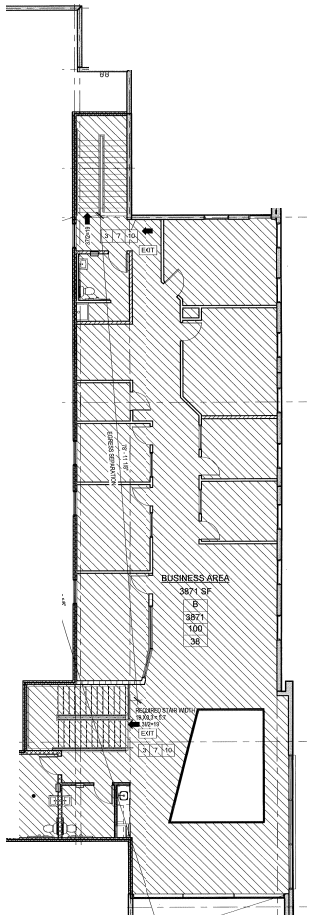


FLOOR PLAN

First Floor Plan - ±32,321 SF
(4,031 SF Office)



Second Floor Plan - ±3,593 SF



GRADE-LEVEL LOADING DOOR

DOCK-HIGH LOADING DOOR

FIRST FLOOR
OPEN LOBBY

SECOND FLOOR ATRIUM LOUNGE

FULL KITCHEN

Gas cooktop and stainless steel hood
Refrigerator-, dishwasher-, oven- and microwave-ready
Large island with quartz counter, ample storage and sink

UPGRADED RESTROOMS

Wood grain ceramic tile
Quartz countertops

WIDE OPEN SPACES

Inviting lobby with upgraded carpet, high ceilings
Oversized offices with dramatic class and wood finishes
Modern second floor lounge and break area
Large, bright window-lined conference room

EXCEPTIONAL LOADING

(3) 9’ X 10’ Dock-high loading doors
(1) 16’ X 14’ (oversized) Grade-level loading door
(4) 12’ X 14’ Grade-level loading doors
Secured fenced truck court area
Concrete truck courts

ADDITIONAL AMENITIES

High-end finishes throughout
CALGreen Compliant energy efficient building
Lush landscaping
Bicycle parking & storage locker
Ready for EV charging station installation
Exit to outdoor patio space through kitchen
Glass showroom off lobby for display products

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