



FOR SUBLEASE | 35,915 SF CORPORATE HEADQUARTERS

11908 Community Road

Poway, CA 92064

Colliers



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35,915 SF CORPORATE HEADQUARTERS BUILDING FOR SUBLEASE

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	From Jan 1, 2024 through Aug 31, 2029
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

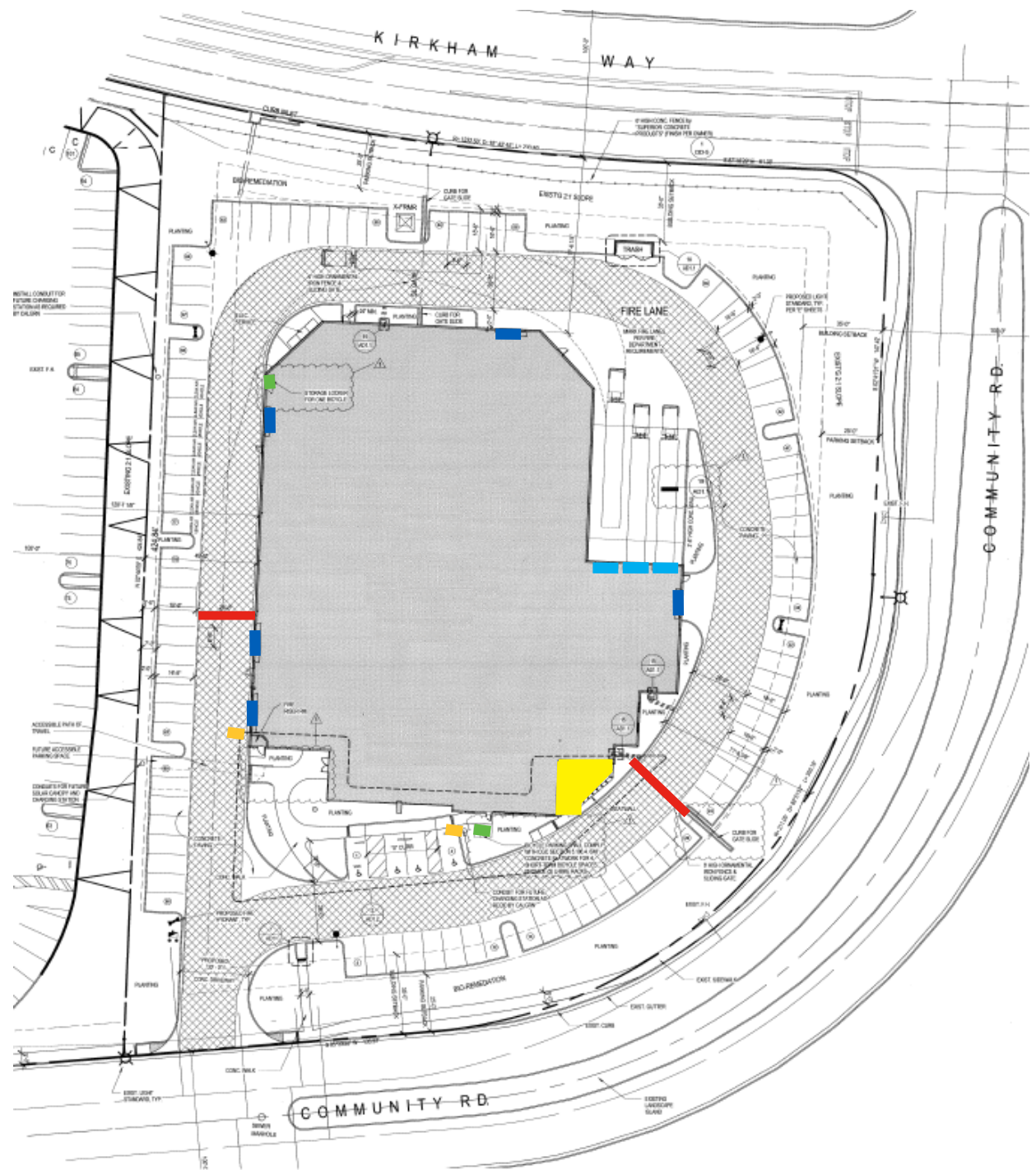
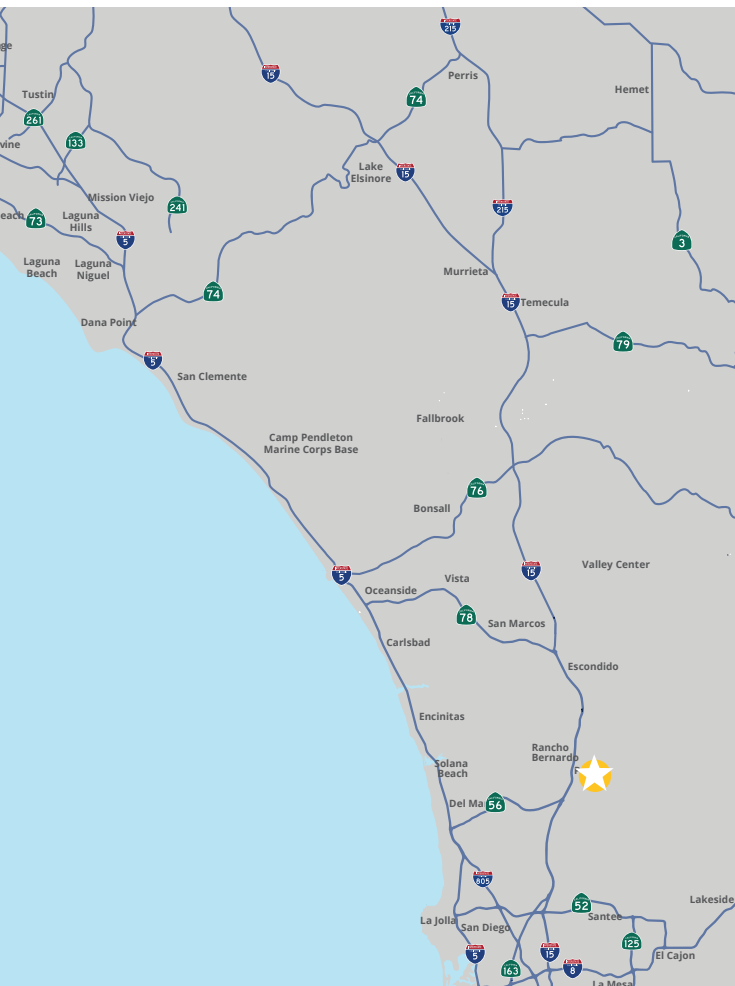
FOR LEASE

\$1.89/SF Industrial Gross

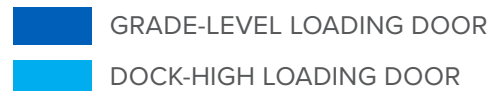
SITE PLAN

COLOR KEY

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



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

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FIRST FLOOR OPEN LOBBY



A wide-angle photograph of a modern second-floor atrium lounge. The space features a high ceiling with a large circular recessed light fixture and several cylindrical pendant lights. Large windows on the left side offer a view of a cityscape and a parking lot. In the center, there is a seating area with two orange armchairs and a dark sofa. To the right, a kitchenette with wooden cabinetry and a sink is visible. The floor is made of light-colored wood, and the railing is black metal with glass panels. The overall design is clean and contemporary.

SECOND FLOOR ATRIUM LOUNGE



FULL KITCHEN

Gas cooktop and stainless steel hood

Refrigerator-, dishwasher-, oven- and microwave-ready

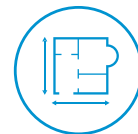
Large island with quartz counter, ample storage and sink



UPGRADED RESTROOMS

Wood grain ceramic tile

Quartz countertops



WIDE OPEN SPACES

Inviting lobby with upgraded carpet, high ceilings

Oversized offices with dramatic glass 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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