

FOR LEASE

±1,374 - 5,683 SF OFFICE SUITES



POWAY HEIGHTS CORPORATE PLAZA

13025 & 13029 DANIELSON STREET
POWAY, CA 92064

Largest multi-tenant office campus
in Poway with flexible suites sizes to
accommodate dynamic company growth

TED CUTHBERT | +1 858 636 7988 | ted.cuthbert@colliers.com
CYNTHIA CARTER | +1 760 930 7925 | cynthia.carter@colliers.com
SEBASTIAN SAK | +1 805 270 0795 | sebastian.sak@colliers.com

CHRIS WILLIAMS | +1 858 646 4743 | chris.williams1@cbre.com



Property Features

THE BUILDING

- Unique Zoning - SPC - select complementary medical or retail uses considered
- Large fitness center on-site for building Tenant's exclusive use
- Shower and locker facilities in the ground floor restrooms of both buildings
- Five-day-per-week janitorial service provided
- Efficient custom designed suites ready for immediate occupancy

THE PROPERTY

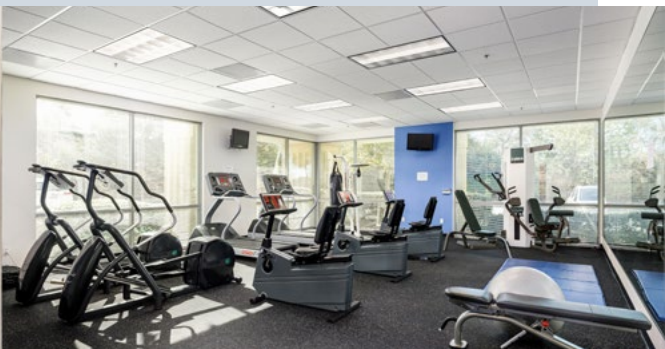
- Abundant parking provided
- Tranquil outdoor seating area with relaxing water feature

ACCESS

- Most accessible and visible location in the Poway Business Park with corner location on Scripps Poway Parkway, Community Road, and Danielson Street
- Access to riding and biking trails
- Abundant restaurant and shopping opportunities just down the hill on Poway Road, and within walking distance to Costco, Kohl's, Home Depot, and In-N-Out Burger

THE OWNERSHIP

- Professionally owned and managed by Whitaker Facilities Corporation
- Long-term ownership with extensive local portfolio, stable Operating Expenses, and highly responsive property management

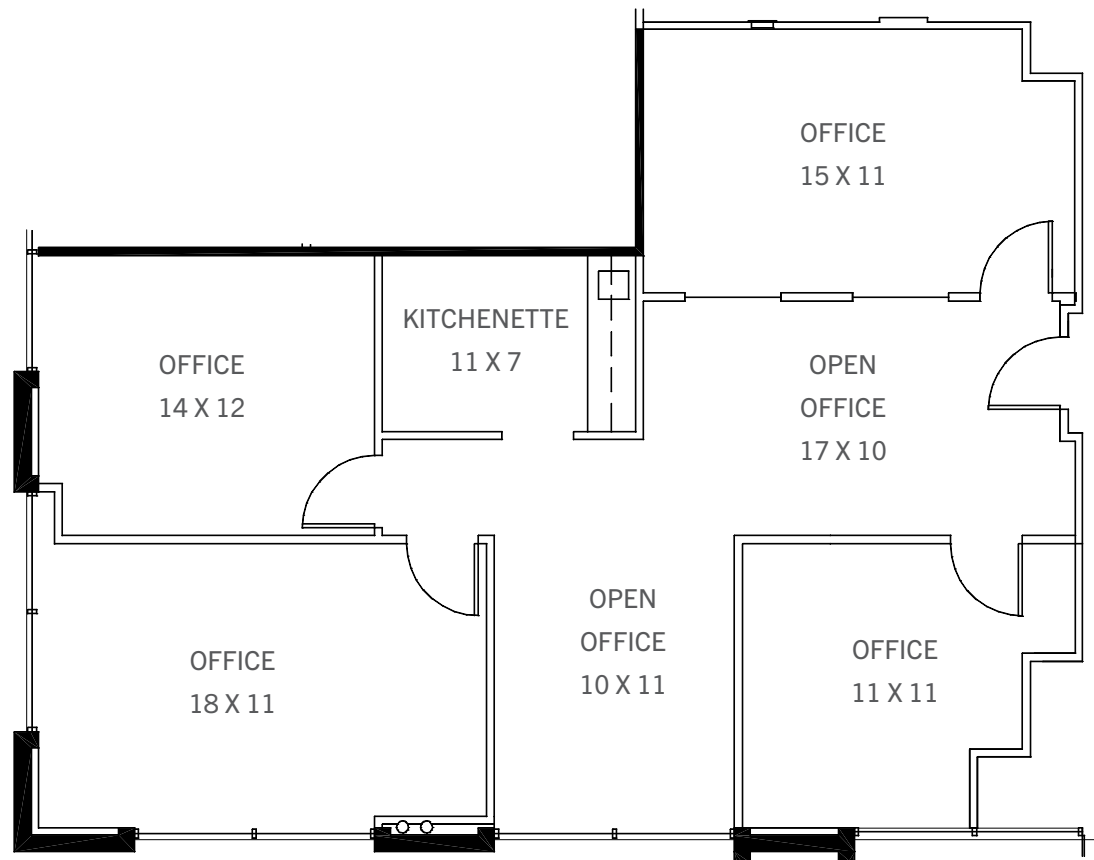
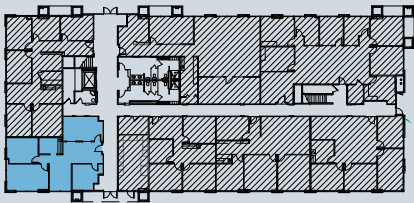


Availability

SUITE	±SF	RENTAL RATE	SUITE FEATURES
13025 DANIELSON STREET			
109	1,432	\$1.90	Open office, 4 private offices and kitchenette. <i>Available May 1, 2024</i>
250	1,491	\$1.90	Open office, two private offices, conference room, server room, kitchenette
260	4,192	\$1.90	Reception, eight private offices, conference room, breakroom, copier/work room, storage, and IT
250-260	5,683	\$1.90	<i>Conceptual:</i> Reception, ten private offices, two conference rooms, breakroom, copier/work room, IT/server room & storage
13029 DANIELSON STREET			
203	1,374	\$1.90	Five offices, conference room, kitchenette, open area

13025 DANIELSON STREET FIRST FLOOR

SUITE 109: ±1,432 Rentable Square Feet | Available May 1, 2024

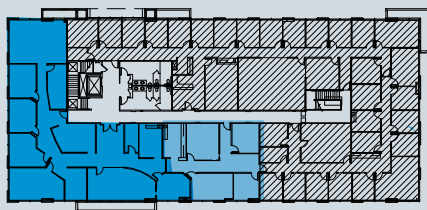
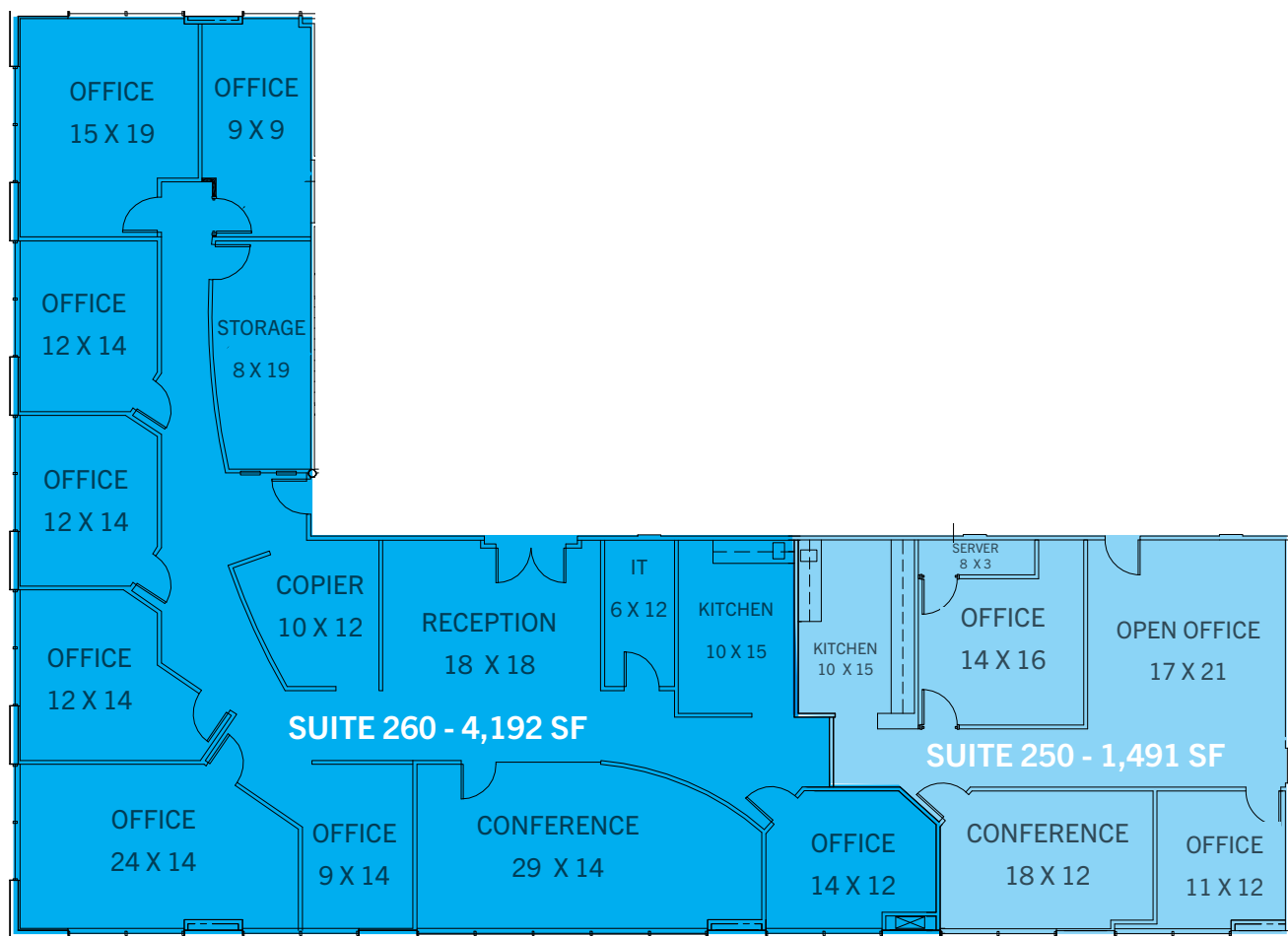




13025 DANIELSON STREET SECOND FLOOR

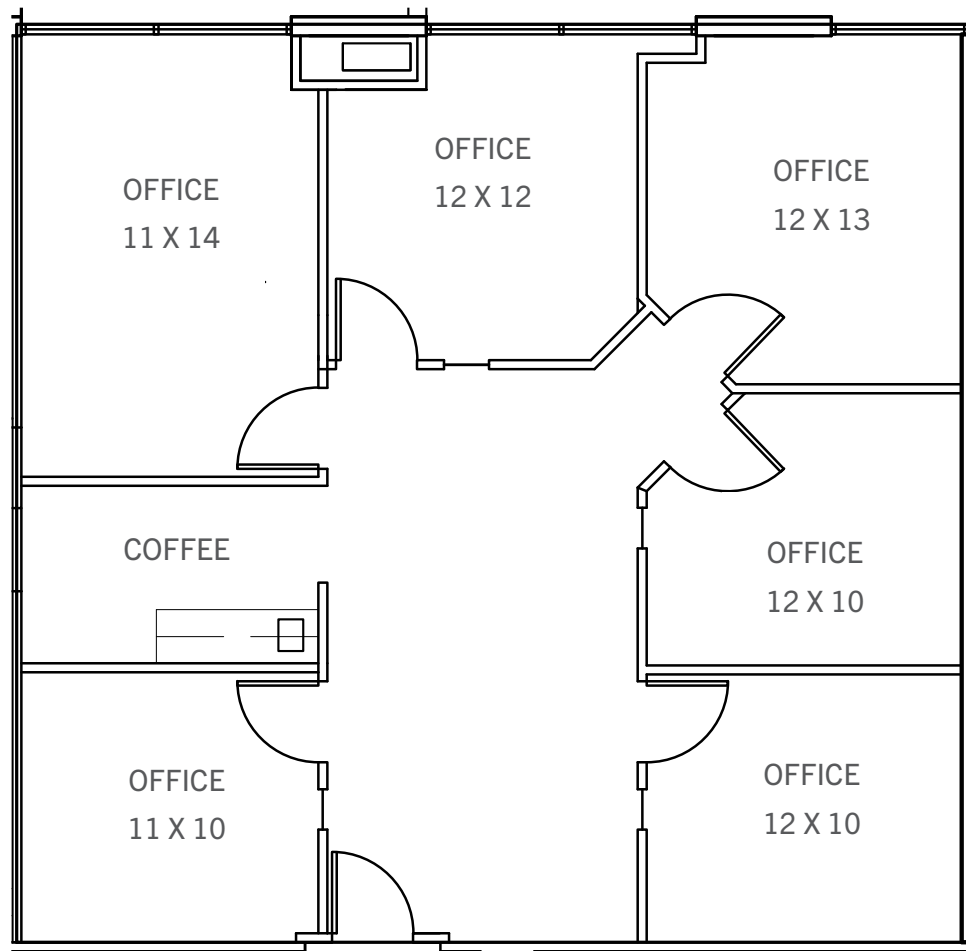
SUITE 250 - 260*: Contiguous to ±5,683 Rentable Square Feet

AS- BUILT: SUITE 250: ±1,491 Rentable Square Feet | **SUITE 260:** ±4,192 Rentable Square Feet



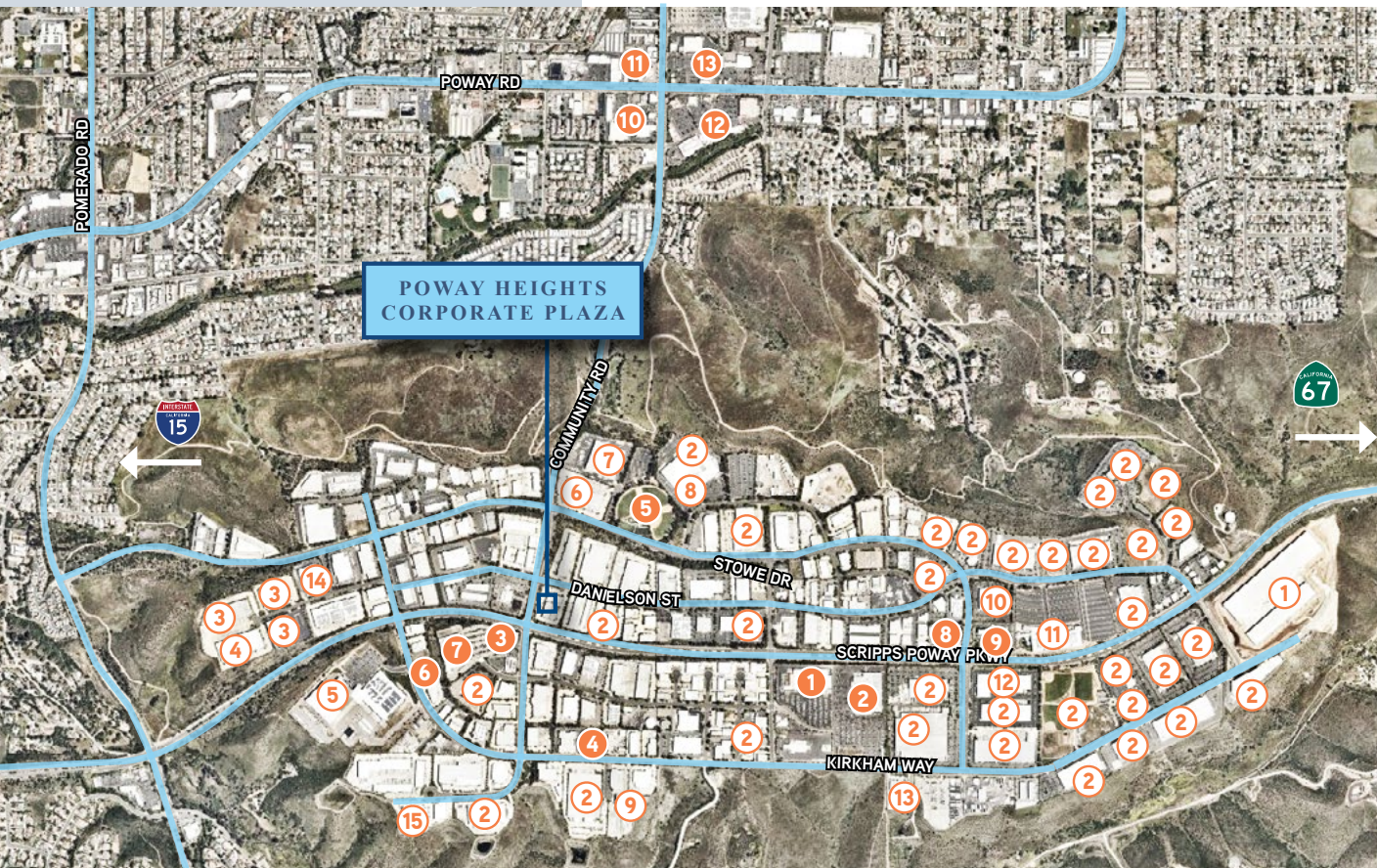
13029 DANIELSON STREET SECOND FLOOR

SUITE 203: ±1,374 Rentable Square Feet



Poway is the geographic center of San Diego County, and a very “business friendly” jurisdiction, making it a home to companies like **Geico**, **General Atomics**, **Corovan**, **Sysco**, **Cohu**, **Toray**, and **Amazon**.

Corporate Neighbors & Amenities



BUSINESSES

- | | |
|-------------------|--|
| 1 Amazon | 9 Ferguson |
| 2 General Atomics | 10 Teledyne |
| 3 Corovan | 11 Geico |
| 4 ChefWorks | 12 Bilstein |
| 5 Sysco | 13 ABC (Associated Builders & Contractors) |
| 6 Allied | 14 California Closets |
| 7 Allstate Moving | 15 Best Buy |
| 8 Cohu, Inc | |

AMENITIES

- | | |
|----------------------|--|
| 1 Home Depot | 10 Grocery Outlet, Little Caesars, Five Guys, Auto Zone, Mainstream Bar & Grill |
| 2 Costco | |
| 3 In N Out | 11 Walgreens, Wingstop, Poway's Irish Pub, Bongiorno's |
| 4 Lightning Brewery | 12 Starbucks, Chipotle, Stater Bros, Kai Sushi, AMC Dine-In |
| 5 Sportsplex USA | 13 Walmart, USPS, Vons, City Dragon Chinese Food, Chik-Fil-A, Rubio's, Iron Pan Thai, Sprout's, McDonald's |
| 6 Papa Duke's Deli | |
| 7 Kohl's | |
| 8 Carl's Jr / Subway | |
| 9 Hampton Inn | |



7 MINS
along Scripps Poway Pkwy



6 MINS
along Scripps Poway Pkwy

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OFFICE SUITES

TED CUTHBERT | + 1 858 636 7988 | ted.cuthbert@colliers.com
Lic No. 00964042

CYNTHIA CARTER | + 1 760 930 7925 | cynthia.carter@colliers.com
Lic No. 02015870

SEBASTIAN SAK | + 1 805 270 0795 | sebastian.sak@colliers.com
Lic No. 02196608

CHRIS WILLIAMS | + 1 858 646 4743 | chris.williams1@cbre.com
Lic No. 01791013

