

INDUSTRIAL/FLEX SPACE AVAILABLE FOR LEASE



Jones Lang LaSalle Brokerage, Inc. RE license #01856260







Parkway Commerce Center is a high image four-building, approximately 148,000 square foot, multi-tenant industrial project located in the heart of Poway. Parkway Commerce Center is strategically located off the corner of Scripps Poway Parkway and Danielson Street and boasts great access to I-15 via Scripps Poway Parkway and Pomerado Road.

- Directly across the street from Costco, Home Depot, In-N-Out and Starbucks
- PCC has excellent visibility on Scripps Poway Parkway
- Flexible unit sizes and configurations
- Excellent truck access with full drive-around capability
- 2.8/1,000 parking ratio
- 12' x 14' grade level loading doors
- Outstanding on-site deli
- All Cox Cable business class services available (including Coax + Fiber)

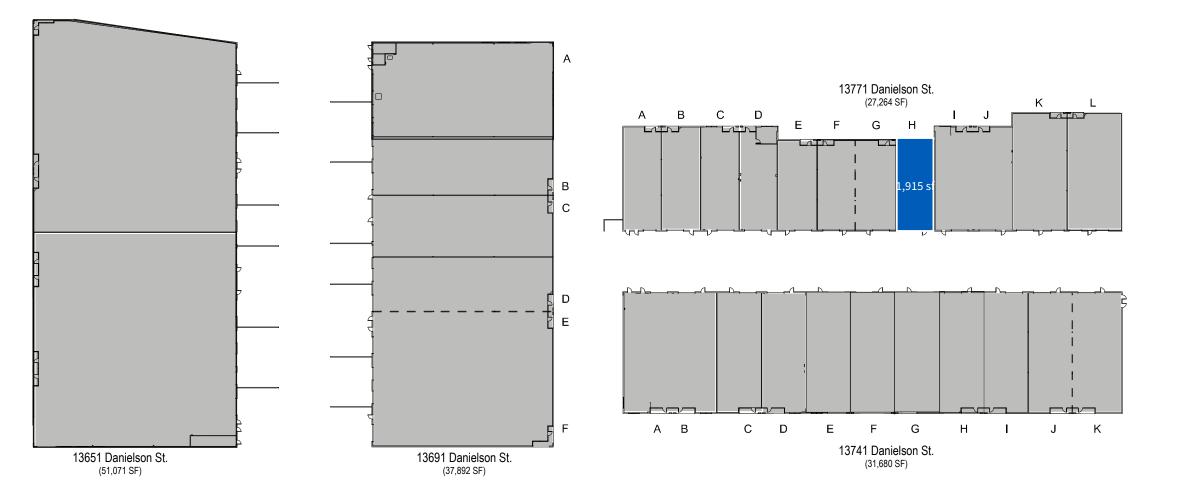












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FLOOR PLAN | 13771 Danielson Street

Suite H - 1,915 sf | available now

- ± 25% office / 75% warehouse
- 1 private office, reception, open office & warehouse
- 1 grade-level door



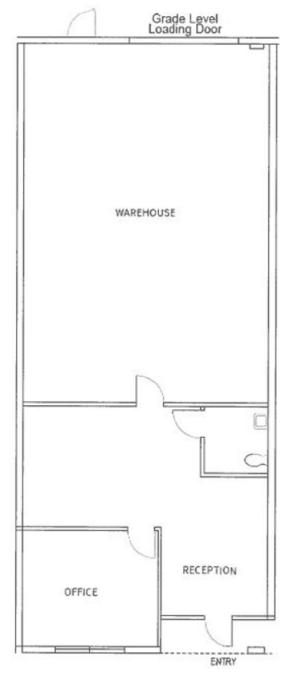
Take a Virtual Tour - 13771 #H





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*NNNs are estimated at \$0.40/SF









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15

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.