

FOR LEASE

±1,167 - 3,884 OFFICE SUITES



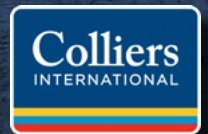
POWAY HEIGHTS CORPORATE PLAZA

13025 & 13029 DANIELSON STREET
POWAY, CA 92064

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

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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

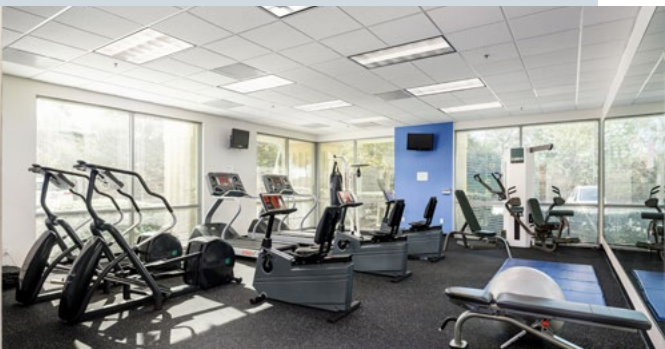
- Abundant parking provided
- Tranquil outdoor seating area with relaxing water feature

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 - SECOND FLOOR

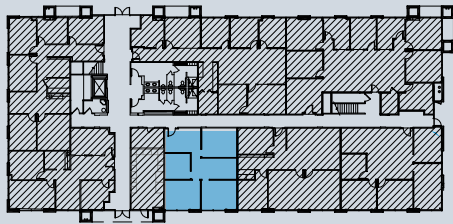
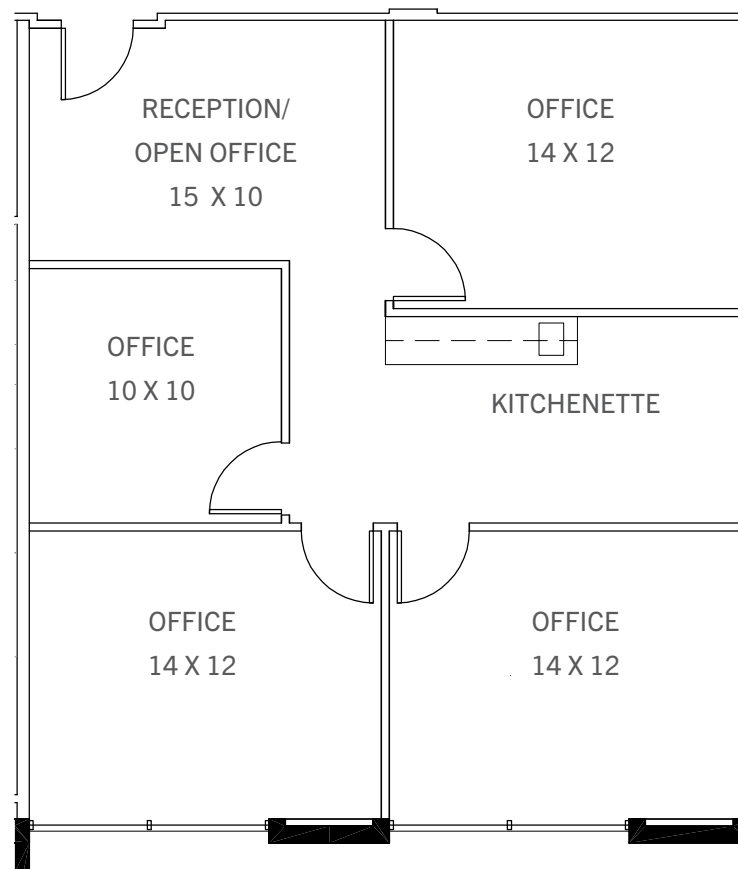
108	1,176	\$1.90	Four private offices, kitchenette. <i>Available 8/1/2022.</i>
220	1,512	\$1.90	NEW SPEC SUITE: Three private offices, conference room, open office area and kitchenette

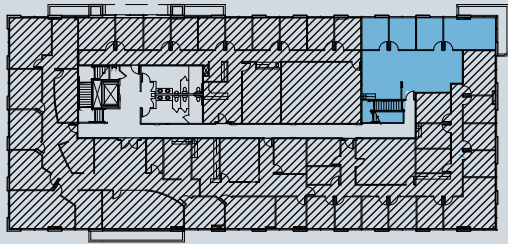
13029 DANIELSON STREET - FIRST FLOOR

130	2,577	\$1.90	Five private offices, conference room and open office area
150	1,307	\$1.90	Reception, three offices, lab, coffee bar and IT closet
130-150	3,884	\$1.90	Reception, eight private offices, kitchenette/breakroom, conference room, and open office area

13025 DANIELSON STREET FIRST FLOOR

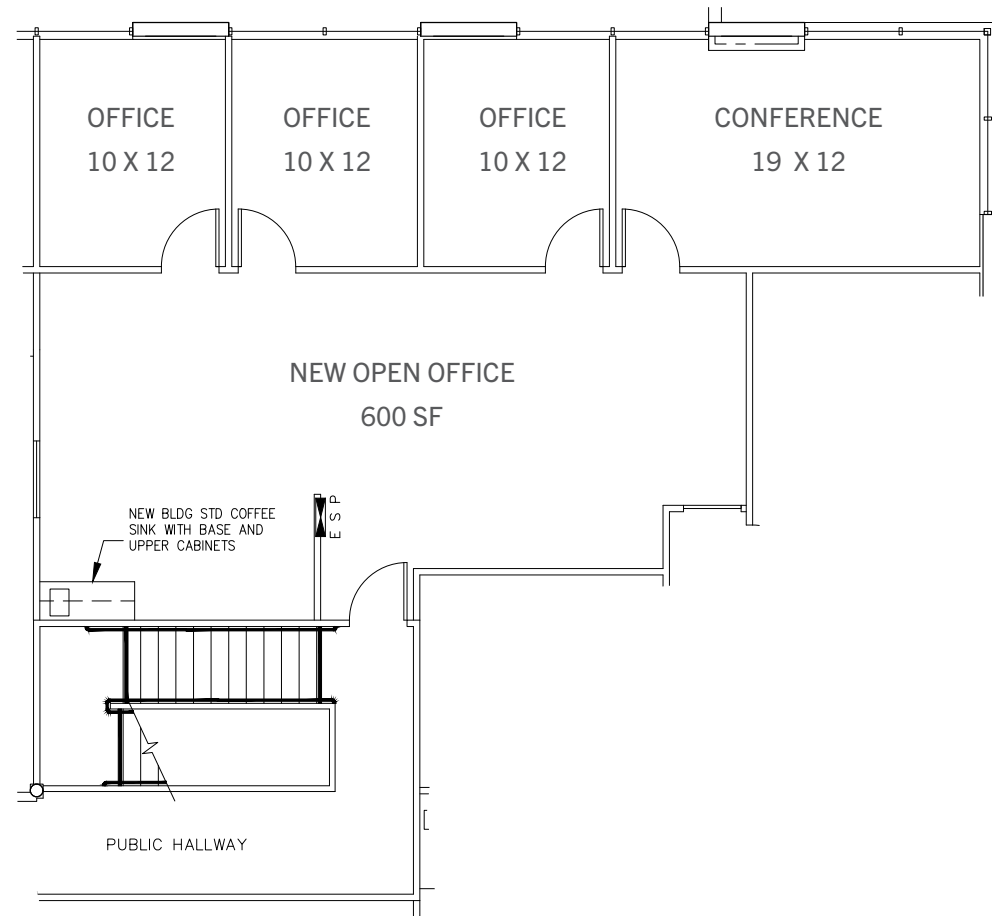
SUITE 108: ±1,176 Rentable Square Feet





13025 DANIELSON STREET SECOND FLOOR

NEW SPEC SUITE | SUITE 220: ±1,512 Rentable Square Feet



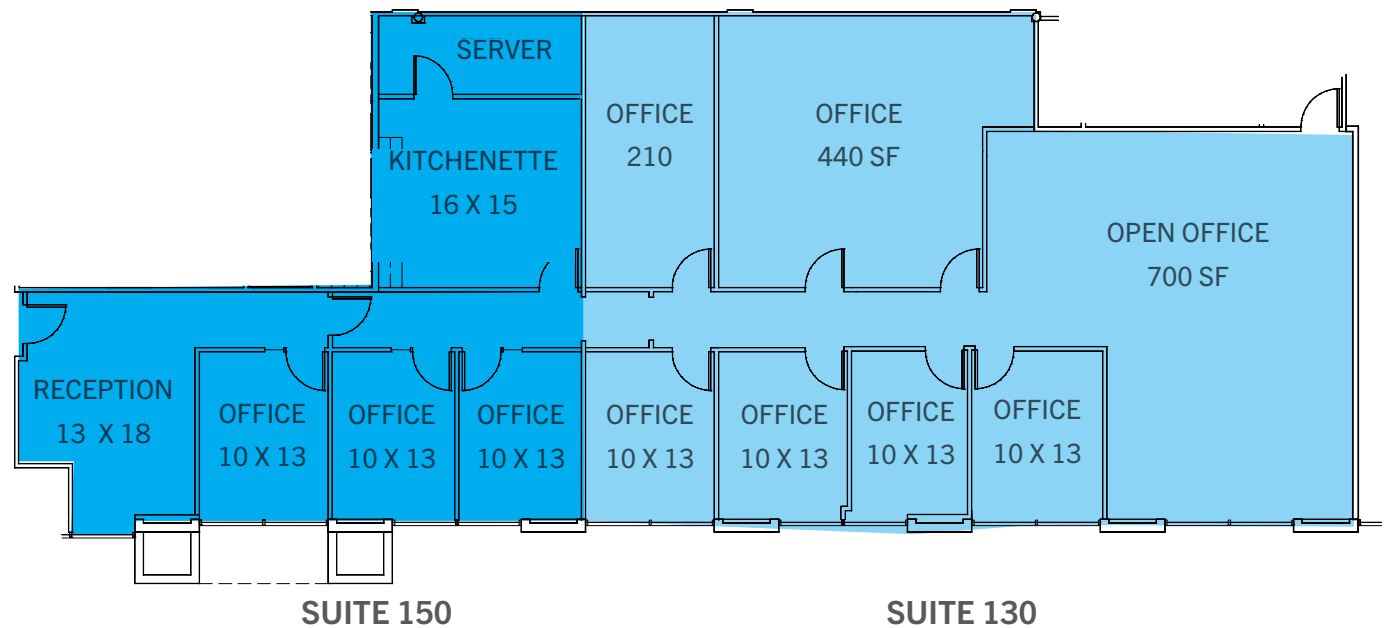
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13029 DANIELSON STREET FIRST FLOOR

SUITE 130-150*: Contiguous to $\pm 3,884$ Rentable Square Feet (*Available with 30 days notice*)

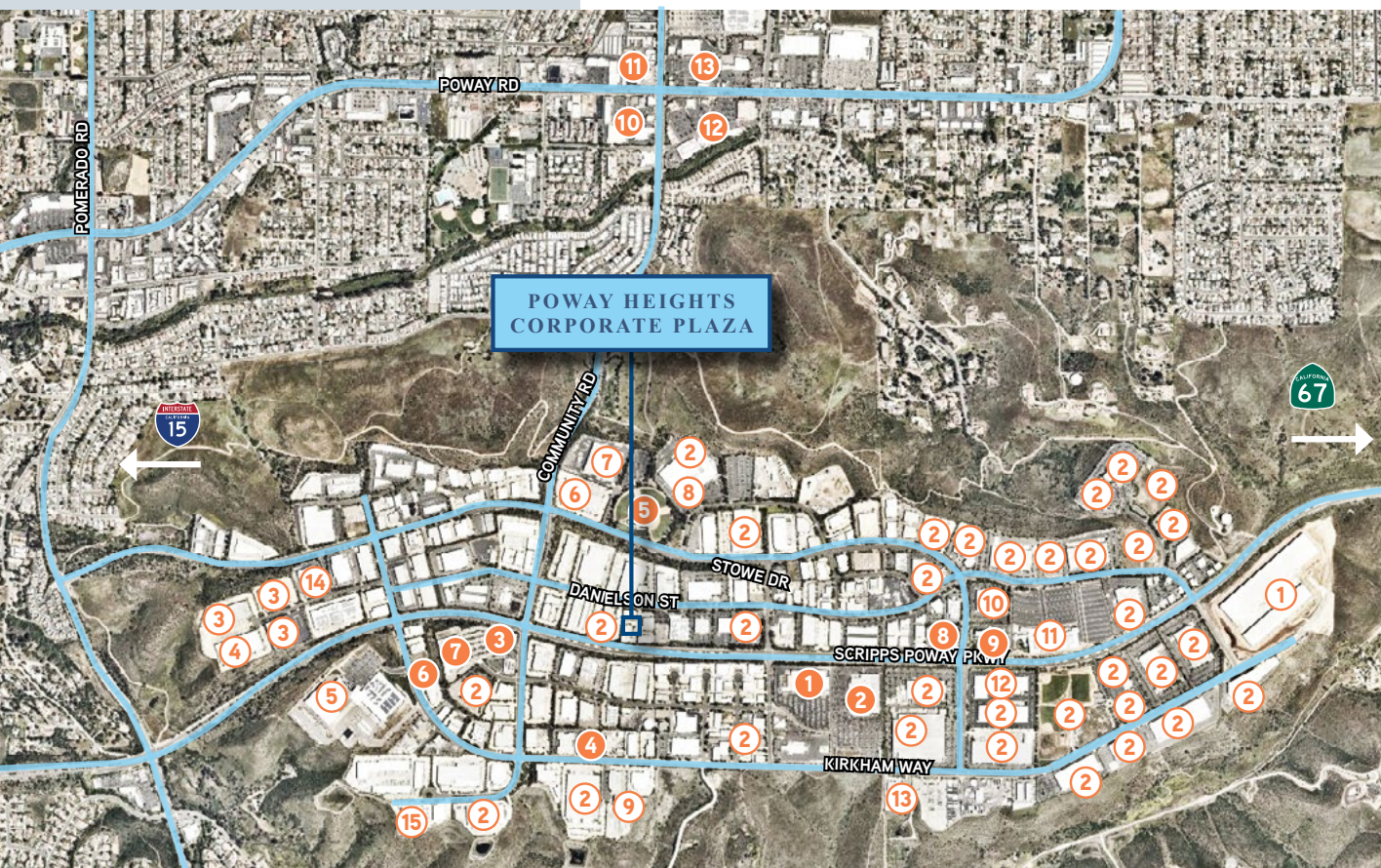
SUITE 130: $\pm 2,577$ Rentable Square Feet | **SUITE 150:** $\pm 1,307$ Rentable Square Feet

*Floor plan is for general reference only, actual layout may differ.



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**

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