

12365

**for
lease**

first american way

Poway, CA 92064



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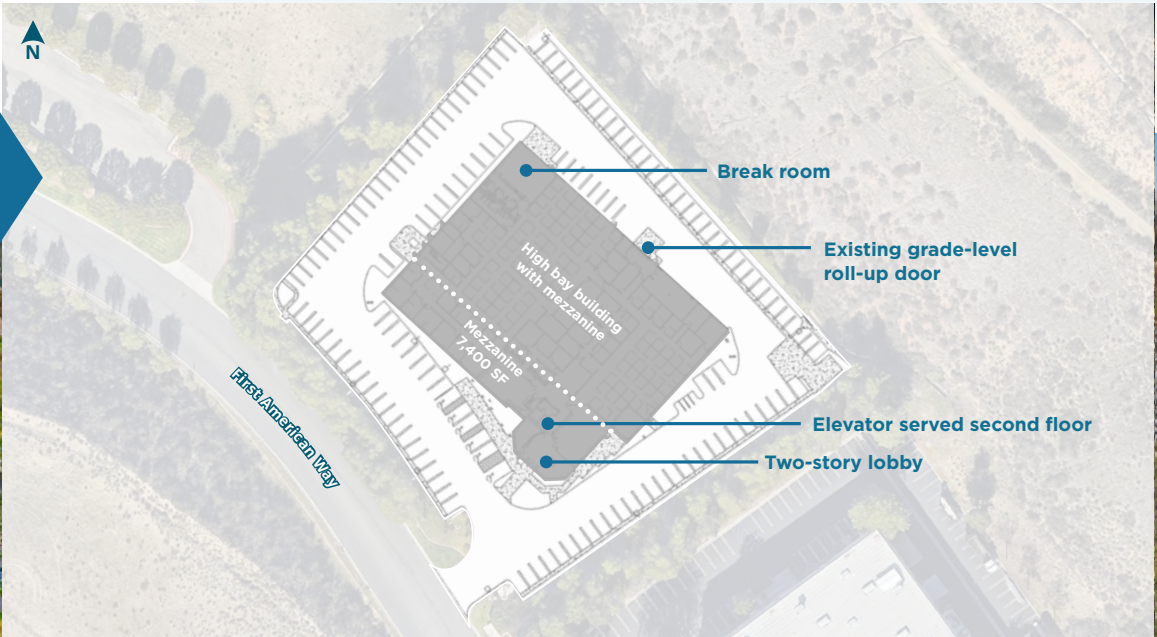
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building features

- › Approximately 37,627 SF single-tenant building
- › 100% climate-controlled with drop ceiling throughout
- › Elevator-served second floor
- › **Power:** 2,000 amps, 277/480 volt, 3-phase
- › **Parking Ratio:** 4.19/1,000
- › **Loading:** One (1) existing 14' x 14' grade-level roll-up door (four additional grade-level loading doors possible)
- › Fully sprinklered
- › Potential 26' clear height
- › Three showers
- › Zoning - IP ([Click to view Uses: City of Poway SPSP- Scroll to Chapter 4 on Page 30](#))
- › Fiber optic service provided by Cox offers high-speed internet, up to 10-gigabit
- › **Lease Rate: \$1.95 + Utilities**



site plan



floor plan

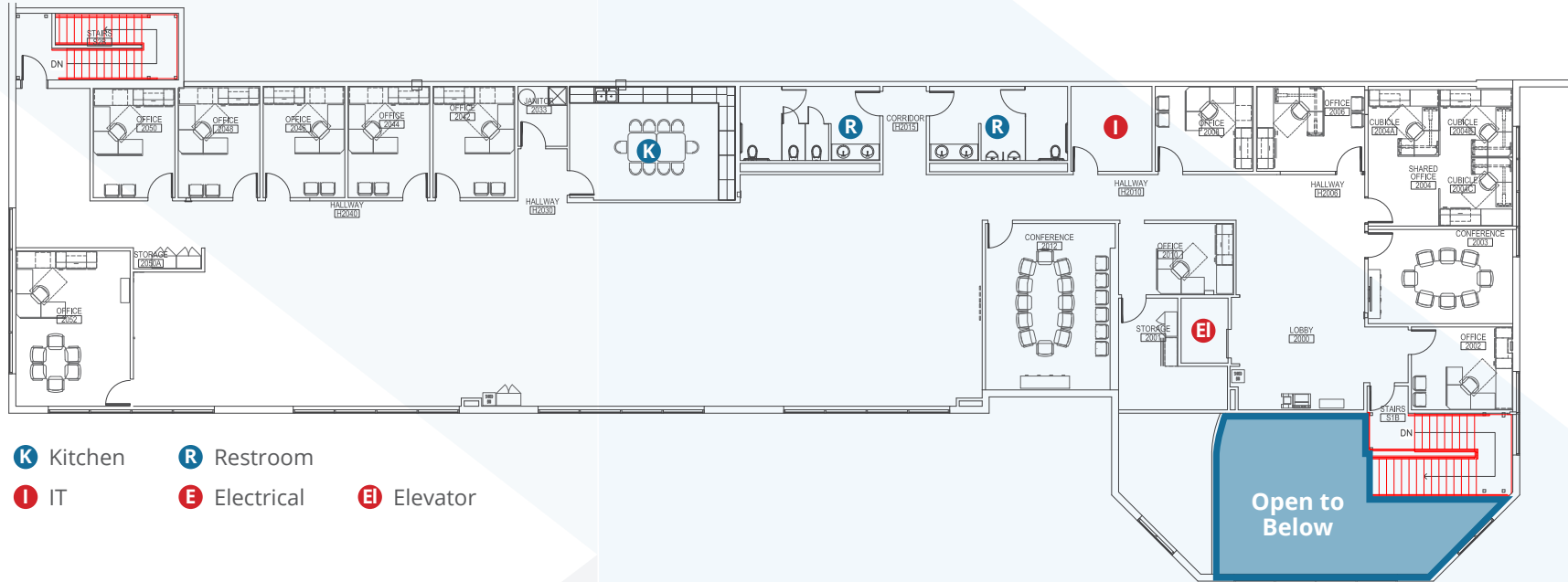
first floor

±30,227 SF



floor plan

second floor ±7,400 SF





- › High-image well-maintained corporate HQ building
- › Meeting, collaboration, and training rooms
- › Inviting employee break areas

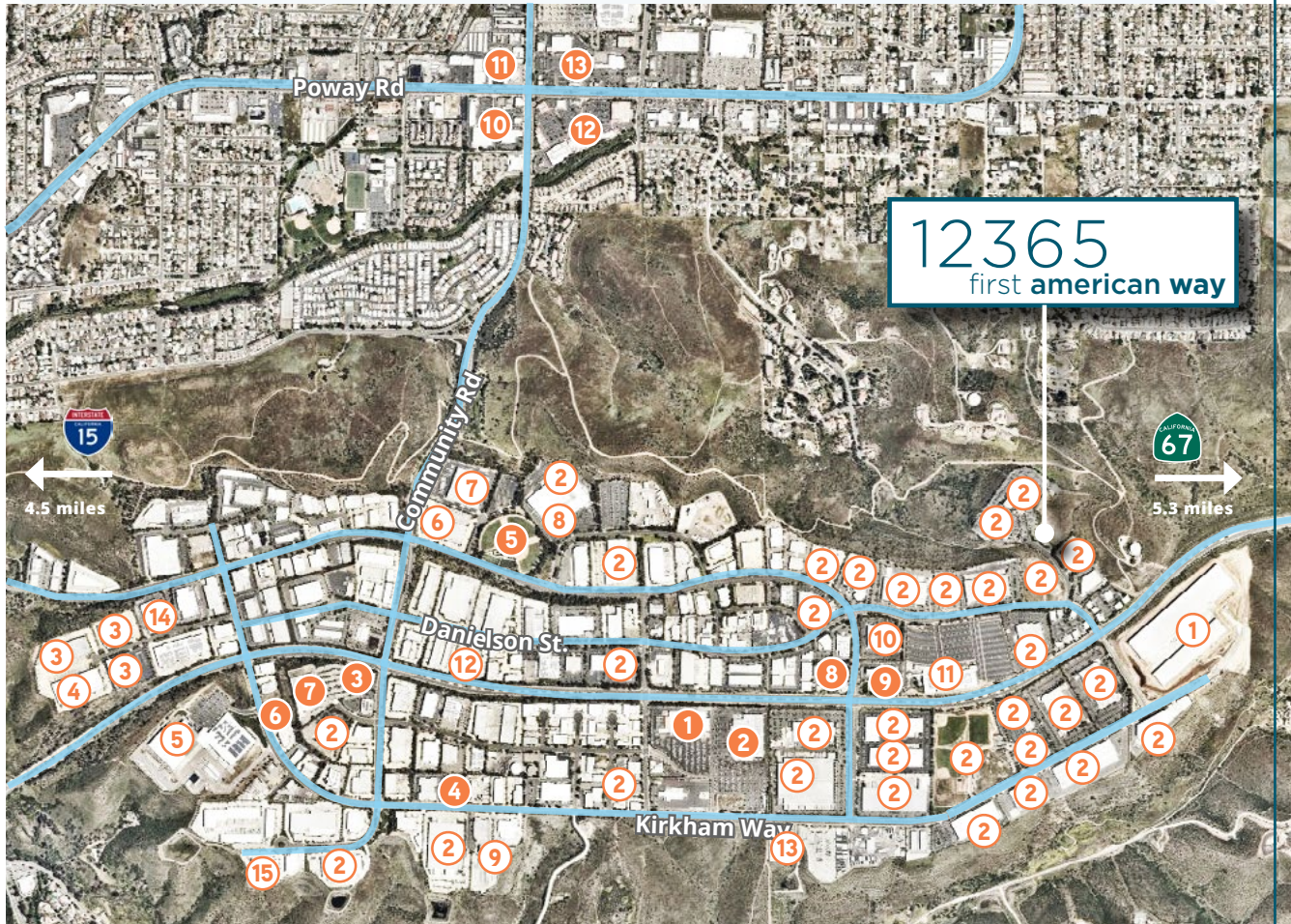




- › 5 potential grade-level door locations
- › Wide open work areas with high ceilings
- › Plentiful windows offer natural light



amenities & corporate neighbors



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 | |
| ⑧ Cohu, Inc | Best Buy |

amenities

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

property location



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