

OFFICE SPACE FOR LEASE

SCRIPPS POWAY CORPORATE CENTER

13475 DANIELSON STREET, POWAY, CA 92064

CBRE

THE BUILDING



HIGHEST PARKING RATIO IN POWAY: 4.7 parking spaces per 1,000 square feet leased



Approx. 48,316 rentable square foot, two-story multi-tenant office building



Poway's premier multi-tenant office building with flexible suite sizes



High profile location with frontage and excellent visibility on Scripps Poway Parkway and Danielson Street



Exercise room and showers on-site



Strategic location in the Poway Business Park with neighbors that include: GEICO Insurance, COHU, General Atomics, First American CREDCO, SYSCO and more



New lobby and common area renovations including digital signage

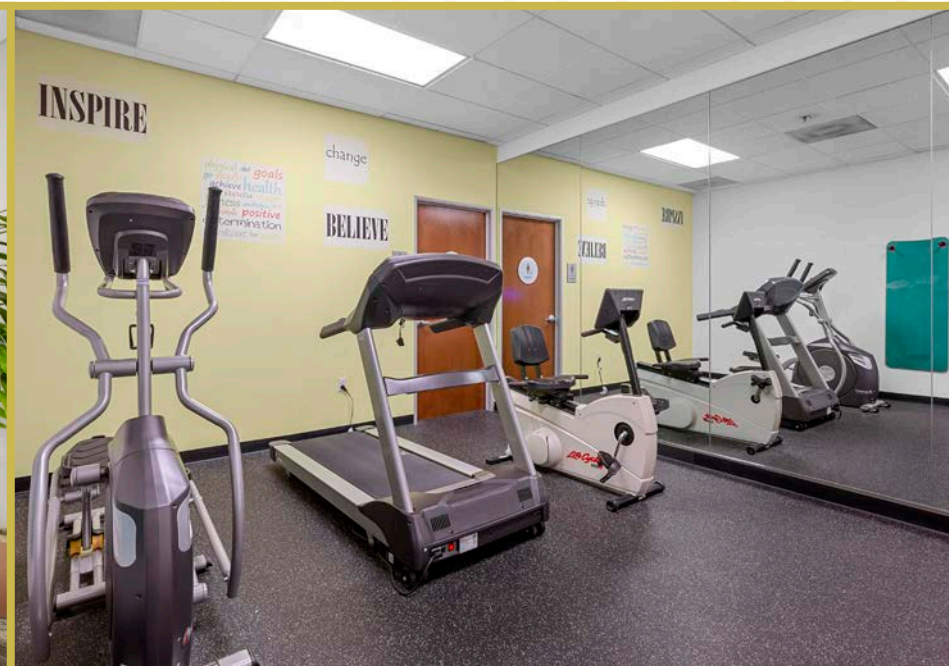
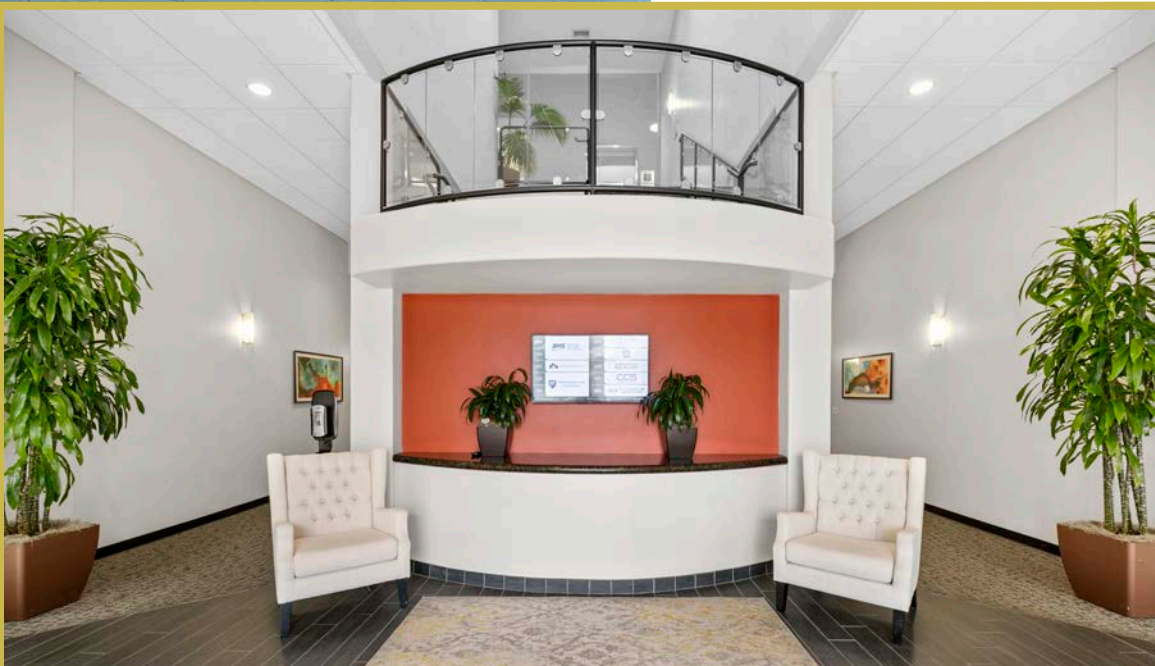


Located near an abundant mix of retail stores and food options in the Poway Business Park including Costco, the Home Depot and In-N-Out Burger

AVAILABILITY



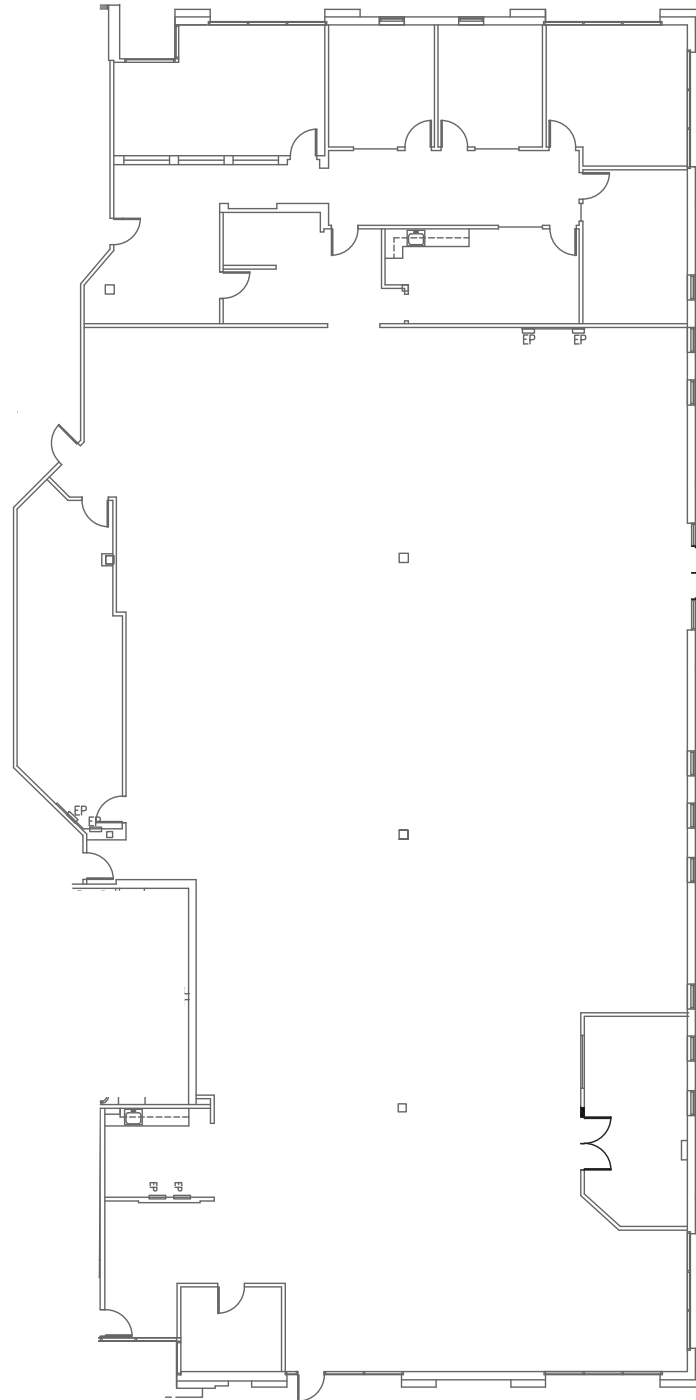
SUITE	SQUARE FOOTAGE	RENTAL RATE	SUITE FEATURES
100	11,715	\$1.95/SF + Electric	Available 5/1/2025. R&D space with existing concrete floors and private double-door entry from exterior, reception area, open office, 4 private offices, 2 conference rooms, storage/server room, 2 kitchen/break areas.
110	4,780	\$1.95/SF + Electric	Reception area, conference room, 8 private offices, server room and work room
150	1,437	\$1.95/SF + Electric	Suite features double-door entry, 1 private office, 1 conference, kitchen/break area, and open office area.
240	4,009	\$1.95/SF + Electric	Suite features reception area, conference room, 4 private offices, kitchen, small conference, large conference room, and open office area.



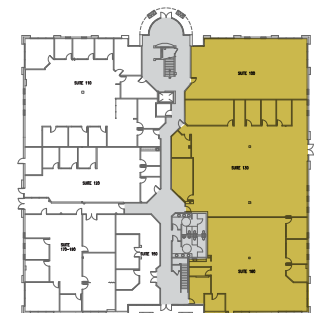
FLOOR PLANS

Suite 100 - Available 5/1/2025

11,715 SF



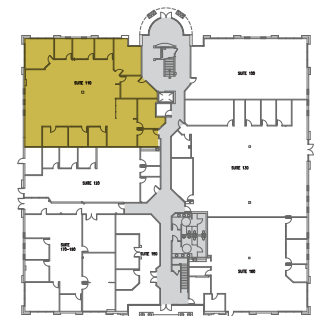
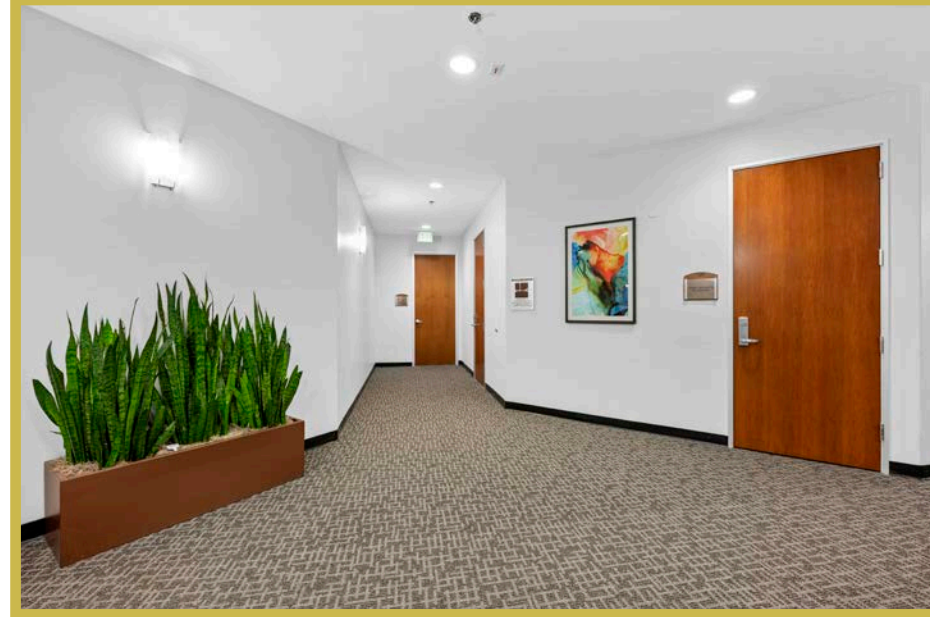
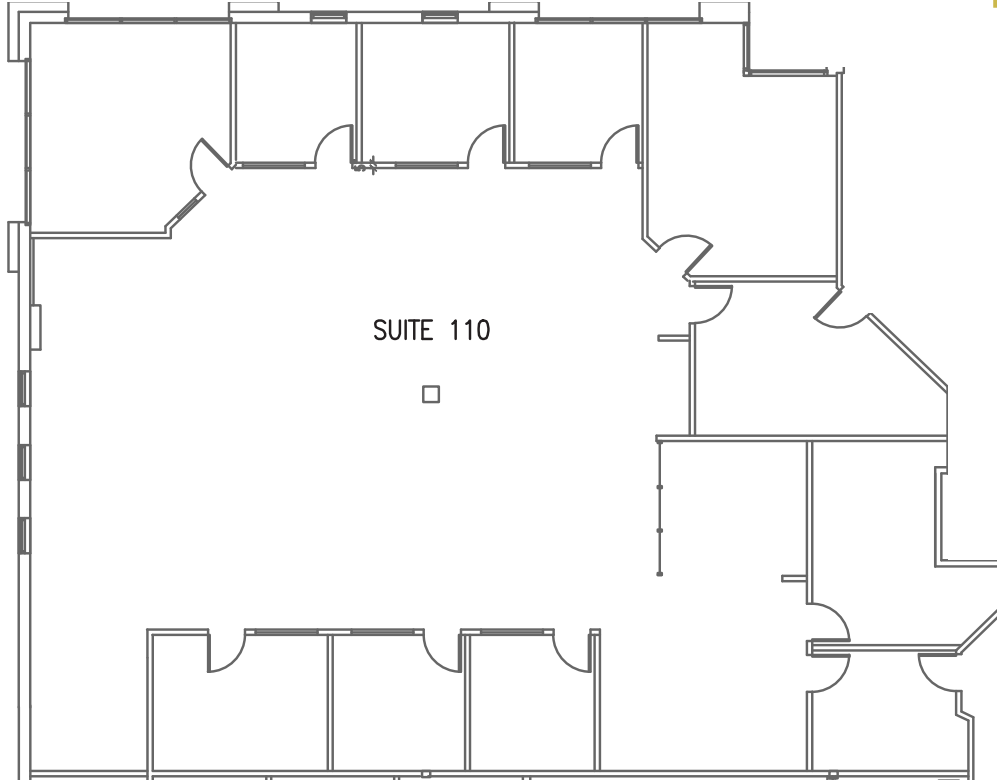
Exterior Access



FLOOR PLANS

Suite 110
4,780 SF

AS-BUILT CONDITION

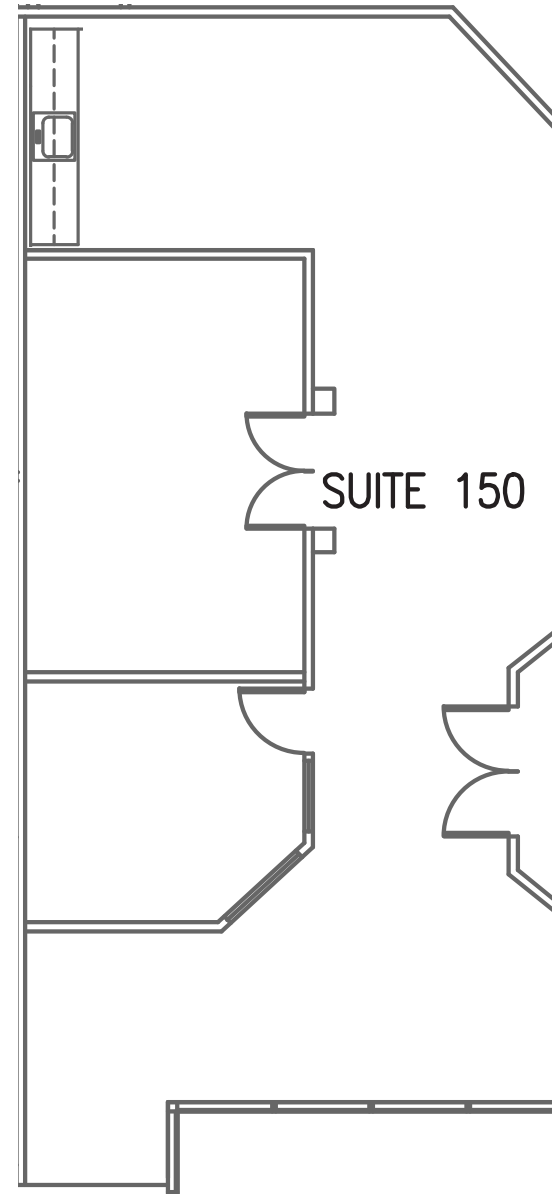


FLOOR PLANS

Suite 150

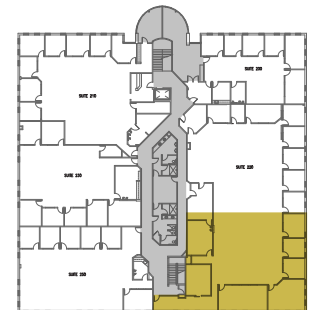
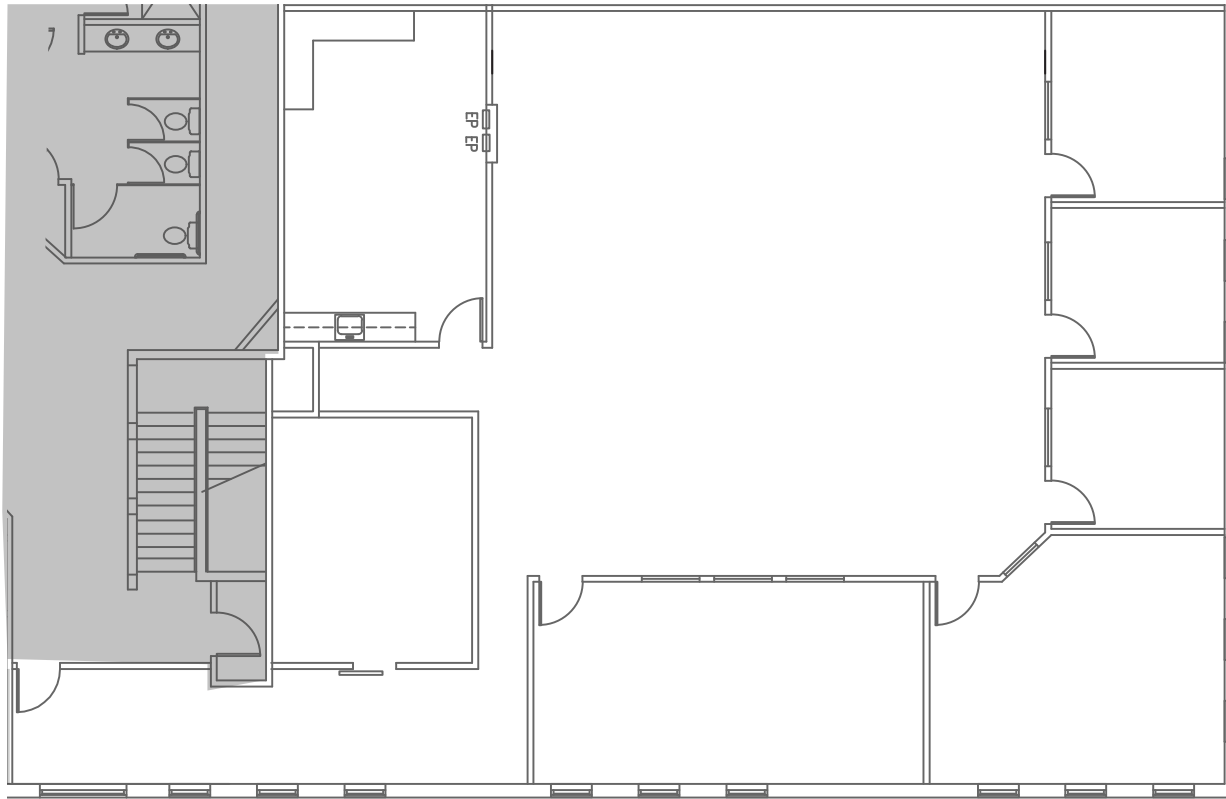
1,437 SF

AS-BUILT CONDITION



FLOOR PLANS

Suite 240
4,009 SF



LOCATION/CORPORATE NEIGHBORS



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