



FOR SALE / FOR LEASE

# 14284 DANIELSON ST, POWAY, CA 92064

*±8,000 sf freestanding, two story office building available for sale and for lease*

KIDDER.COM

**km** Kidder  
Mathews

# HIGH TRAFFIC SIGNALIZED *CORNER LOCATION*

*The subject property is on the corner of a heavily traveled Scripps Poway Parkway and Danielson Street*

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Best in class location and condition

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Open floor plan provide maximum flexibility

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Nine (9) private offices, conference rooms, kitchen, break room, IT room, lounge, board room, engineering lab, full shower, open areas for work stations, and four (4) seperate ADA restrooms

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32 parking stalls

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Constructed in 2001

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APN 323-480-21

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There have been significant investments in the building; new roof, carpeting, paint, and furniture all in excellent condition

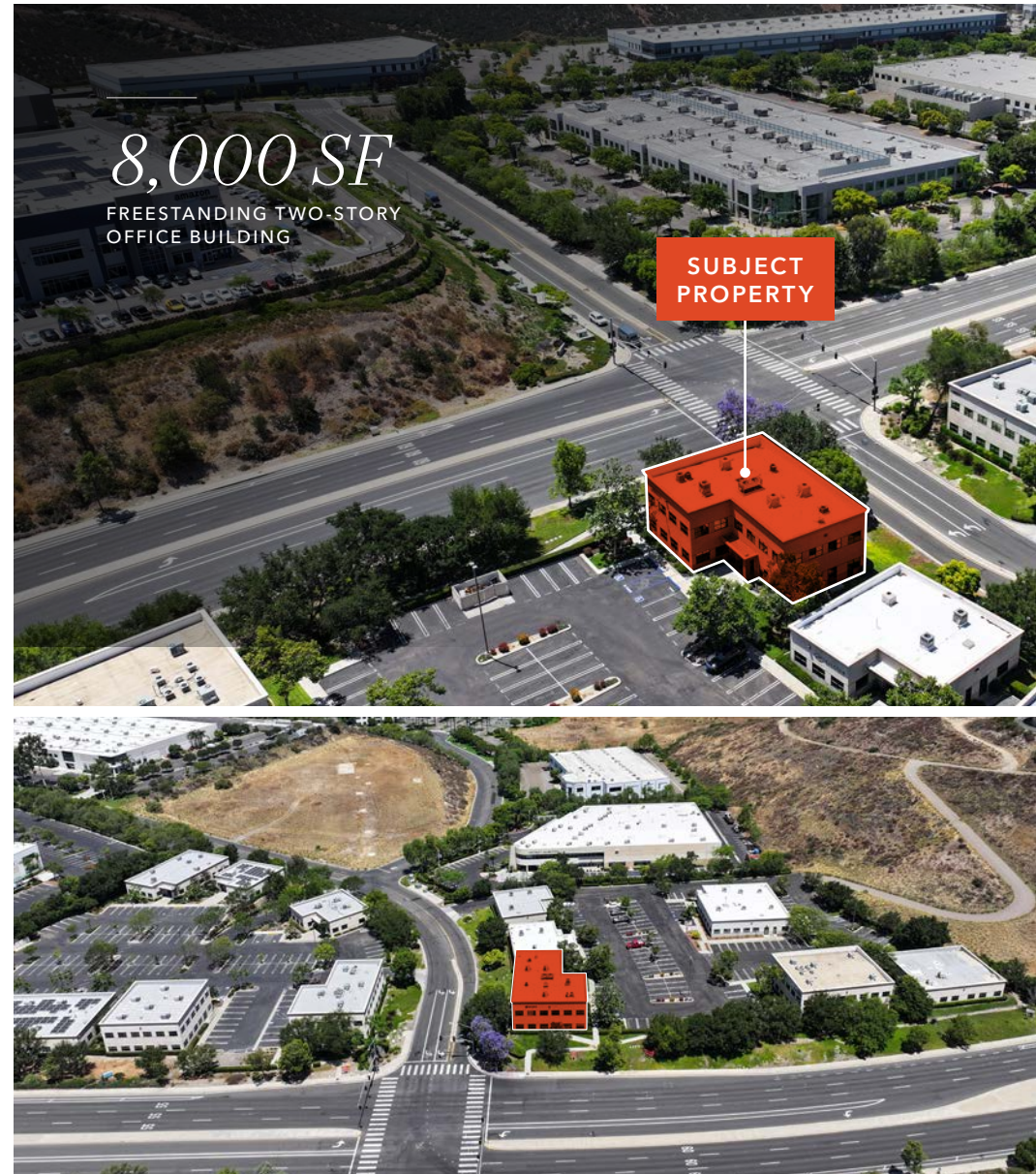
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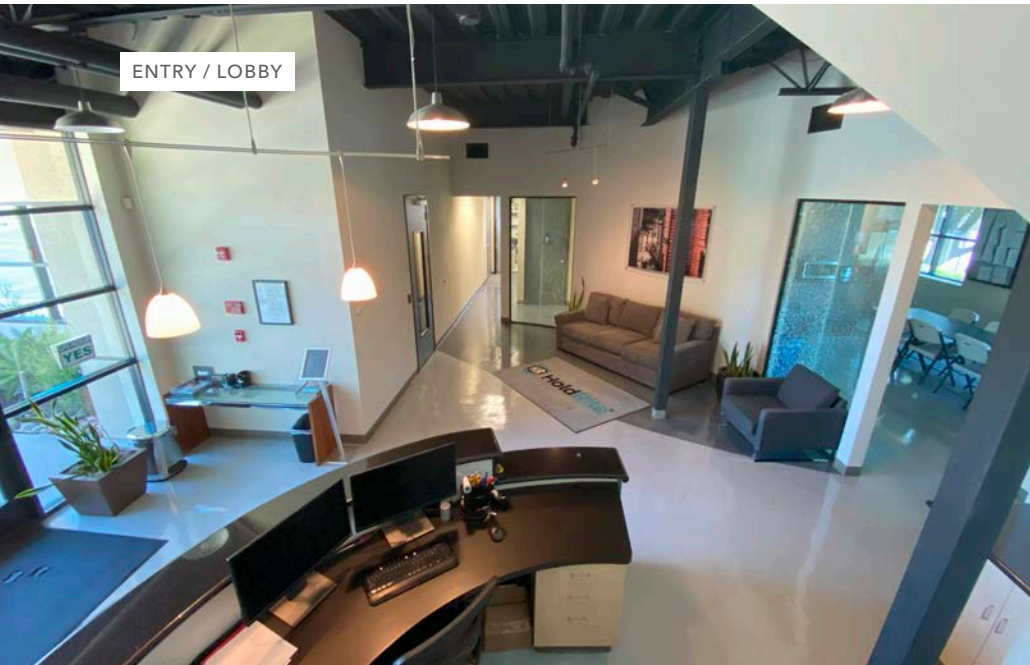
Sale Price: Submit Offer

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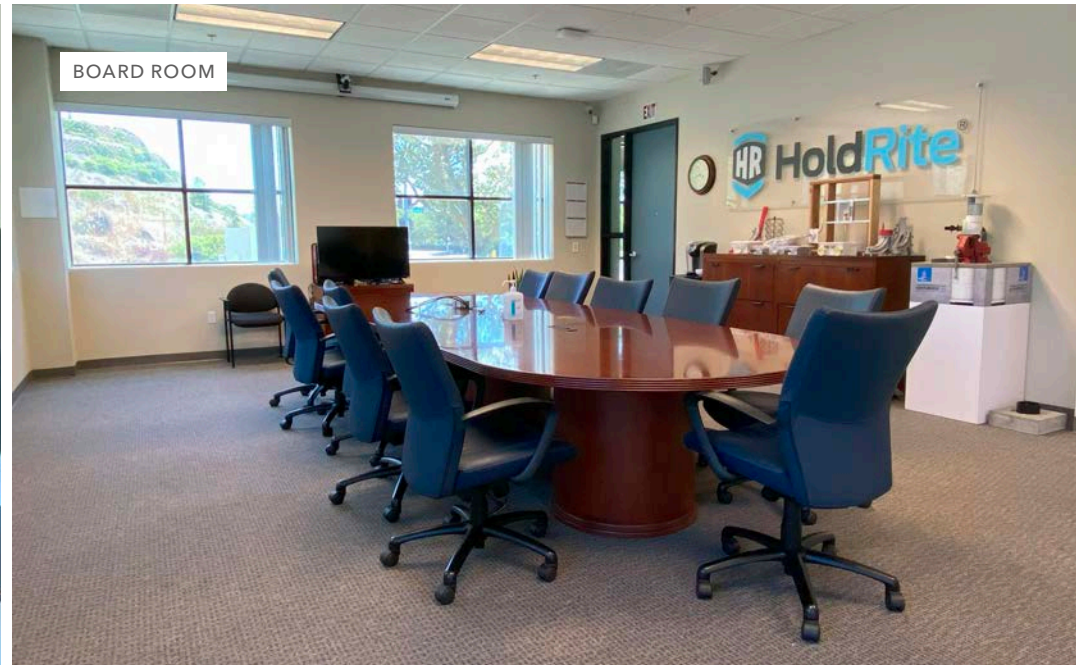
Lease Rate: \$1.95/sf gross (plus E&J)

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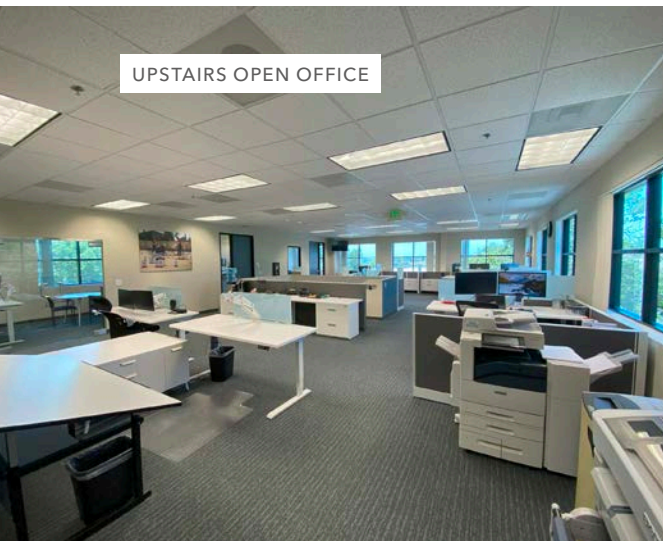




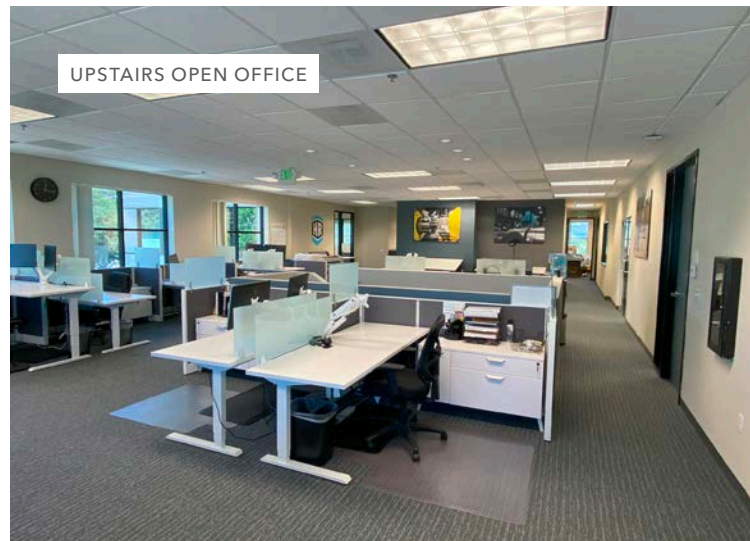
ENTRY / LOBBY



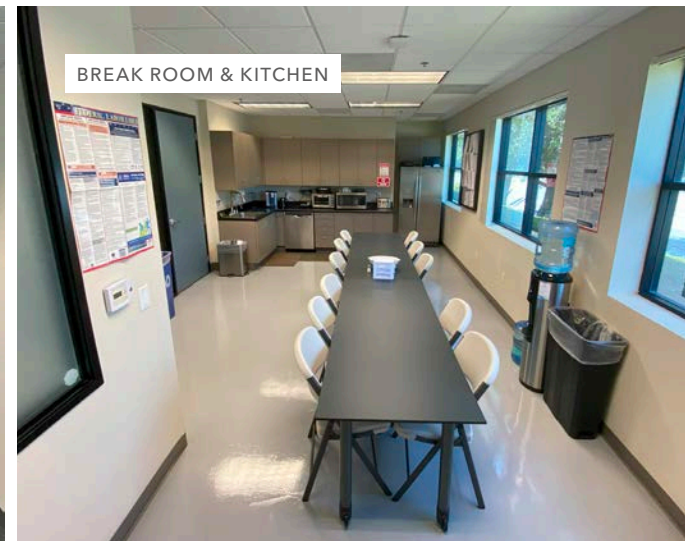
BOARD ROOM



UPSTAIRS OPEN OFFICE

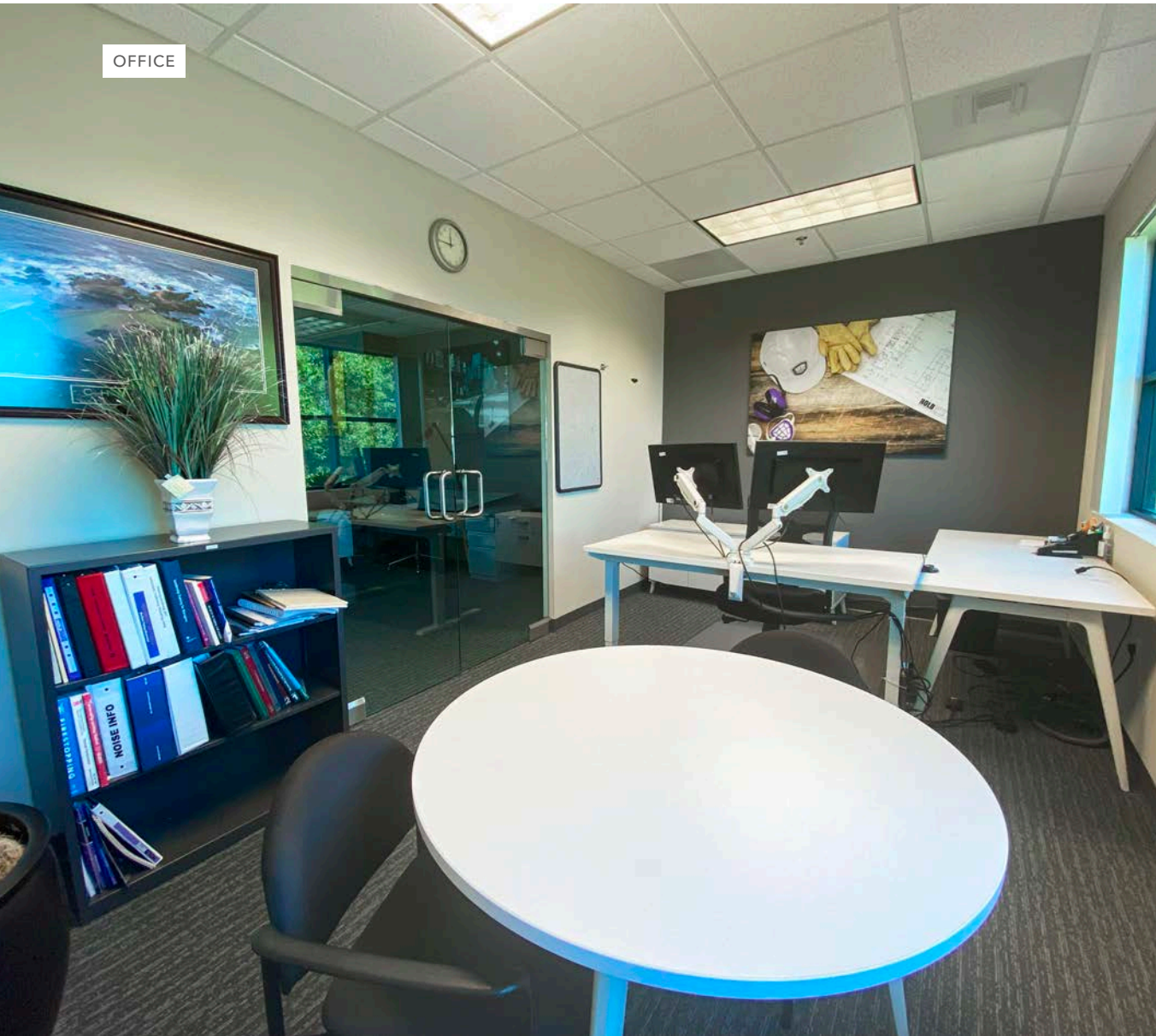


UPSTAIRS OPEN OFFICE

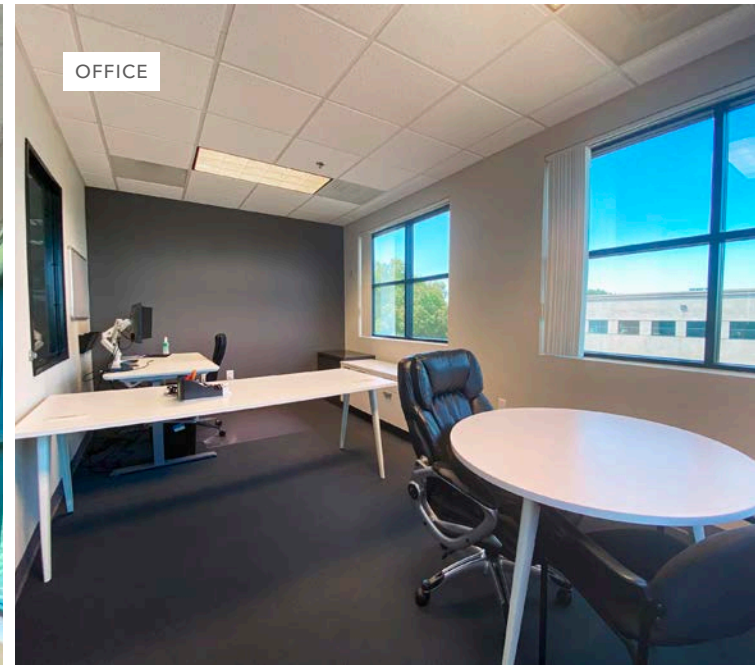


BREAK ROOM & KITCHEN

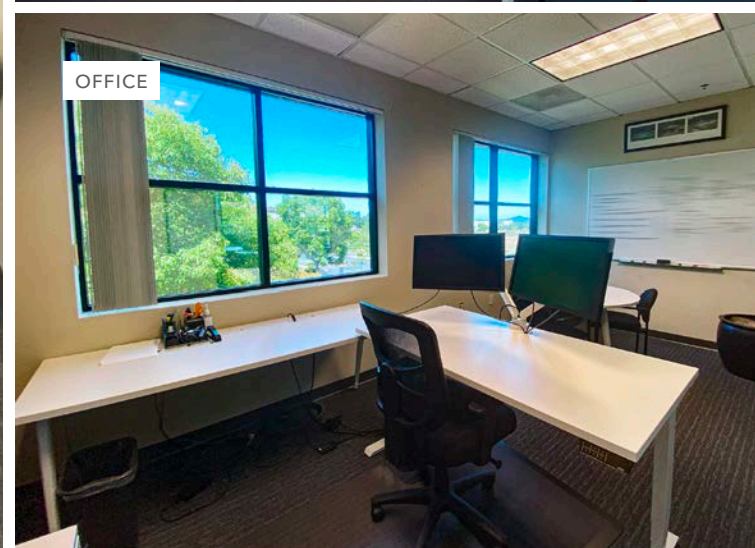
OFFICE



OFFICE



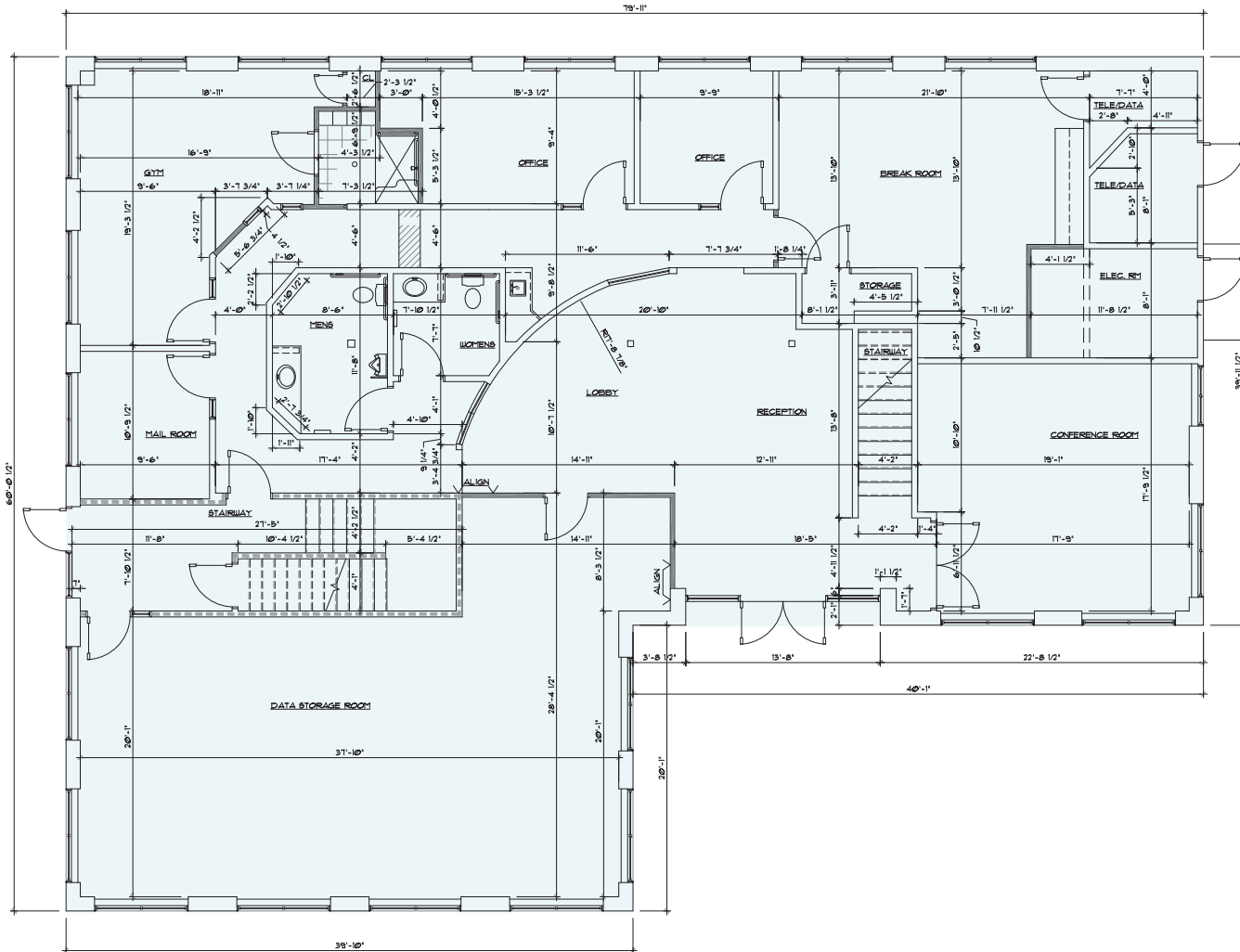
OFFICE



# FIRST FLOOR

**4,000 SF**

FIRST FLOOR



There have been significant investment in the building

- New roof
- Carpeting, paint, and furniture all in excelent condition

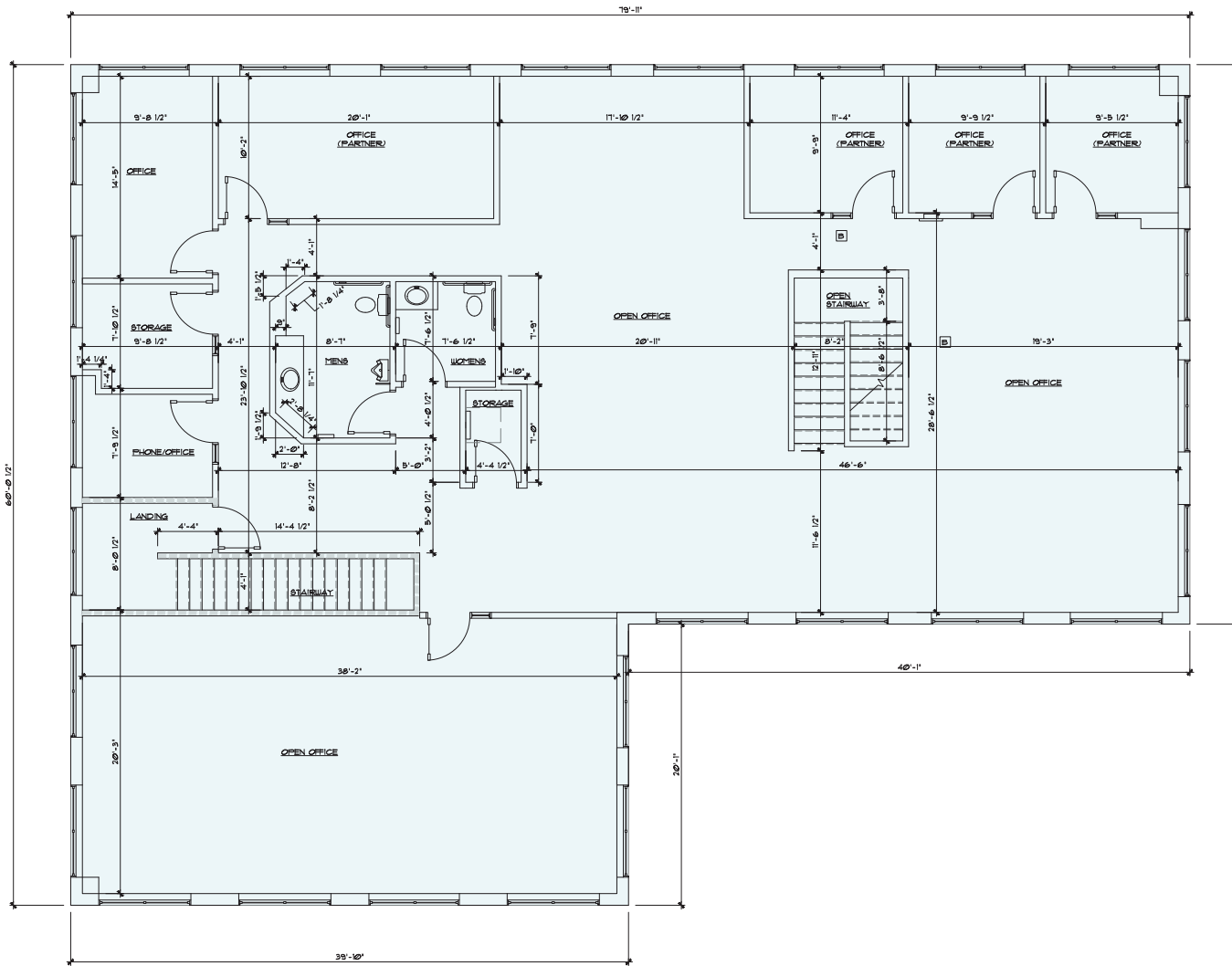
Reception, office, conference rooms, break room, data storage room, gym, rest room, storage

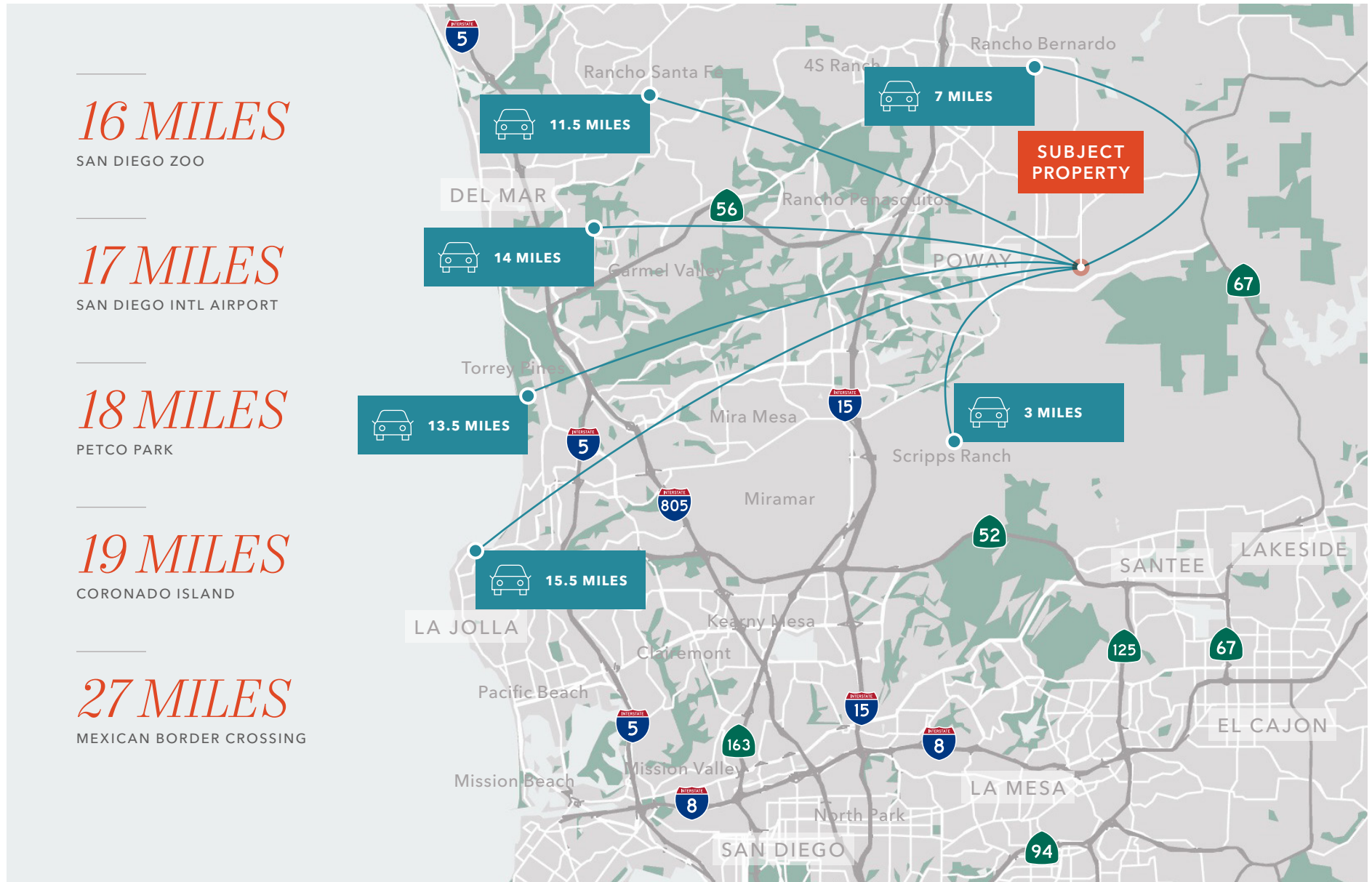
# SECOND FLOOR

4,000 SF

SECOND FLOOR

Open office(s), storage room, rest rooms, storage



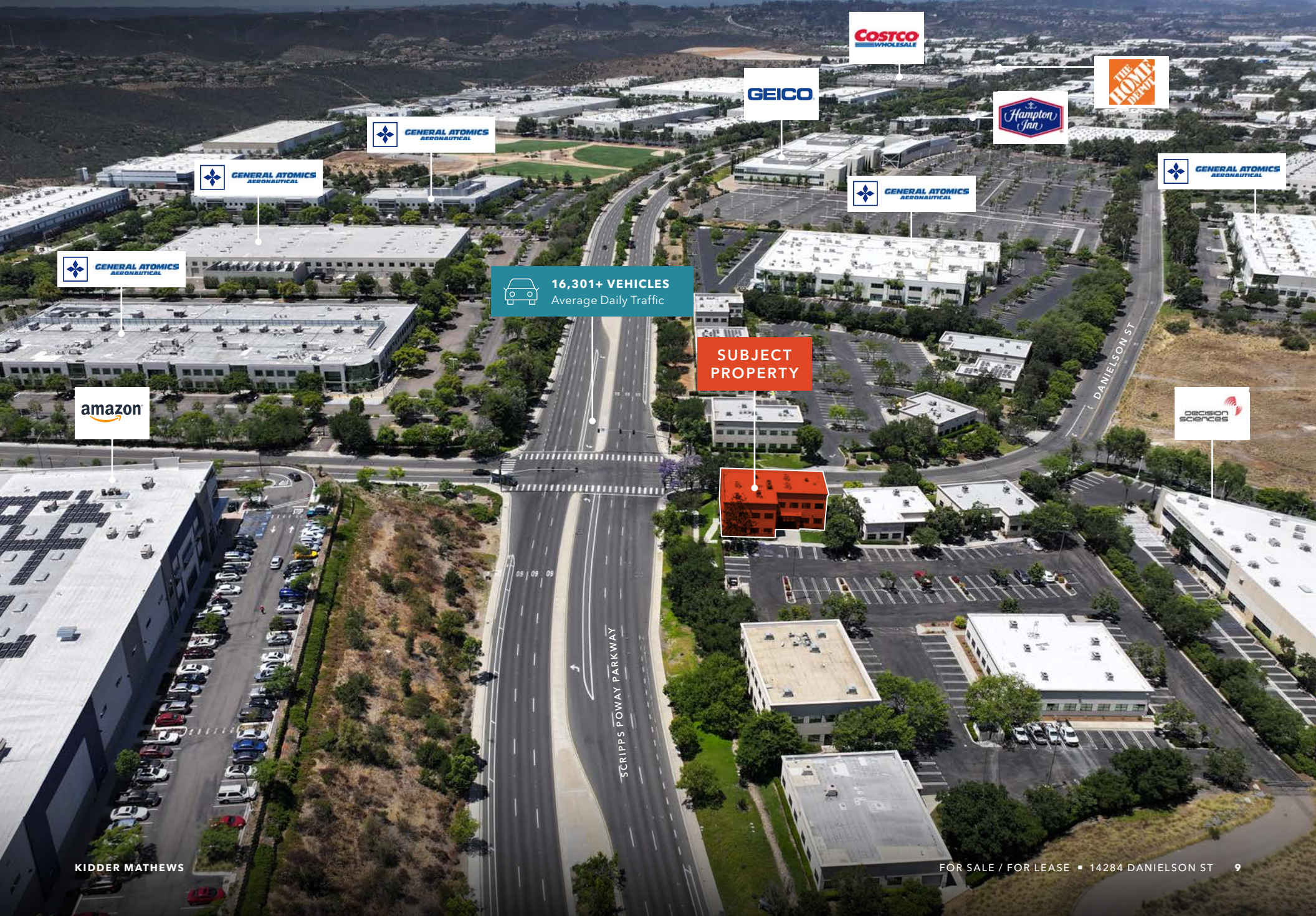


14284 DANIELSON ST

*Corporate Neighbors*

The map displays a corporate park with numerous buildings. A red pin and orange box labeled "SUBJECT PROPERTY" are located on Danielson St. Various company logos are placed around the map, with lines pointing to specific buildings. The logos include: ALLSTATE, Cohu, COVAN, TELEDYNE TECHNOLOGIES, DECISION SCIENCES, amazon, GEICO, Hampton Inn, SAIC, MITSUBISHI RAYON, ALLIED, Anderson, NPA, corovan, SySCO, KOHL'S, L3 Technologies, SOMACIS, Chef Works, ShowTec, K-TUBE TECHNOLOGIES, THE HOME DEPOT, FERGUSON HVAC | Air-Cold, SAIA, COSTCO WHOLESALE, ABC, BILSTEIN, and GENERAL ATOMICS AERONAUTICALS. The map also shows streets: STOWE DR, DANIELSON ST, and SCRIPPS POWAY PKWY.





 **16,301+ VEHICLES**  
Average Daily Traffic

**SUBJECT PROPERTY**

amazon

GENERAL ATOMICS  
AERONAUTICAL

GENERAL ATOMICS  
AERONAUTICAL

GEICO

COSTCO  
WHOLESALE

Hampton  
Inn

THE HOME  
DEPOT

GENERAL ATOMICS  
AERONAUTICAL

GENERAL ATOMICS  
AERONAUTICAL

decision  
sciences

*Exclusively  
listed by*

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