



FOR SALE / FOR LEASE

14284  
DANIELSON ST,  
POWAY, CA  
92064

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

**\$2,495,000**  
SALE PRICE REDUCED!

**\$150,000**  
OF FURNITURE AND EQUIPMENT  
MAY BE INCLUDED WITH THE SALE

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**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*

8,000 SF freestanding two-story office building

Best in class location and condition

Open floor plan provide maximum flexibility

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) separate ADA restrooms

32 parking stalls

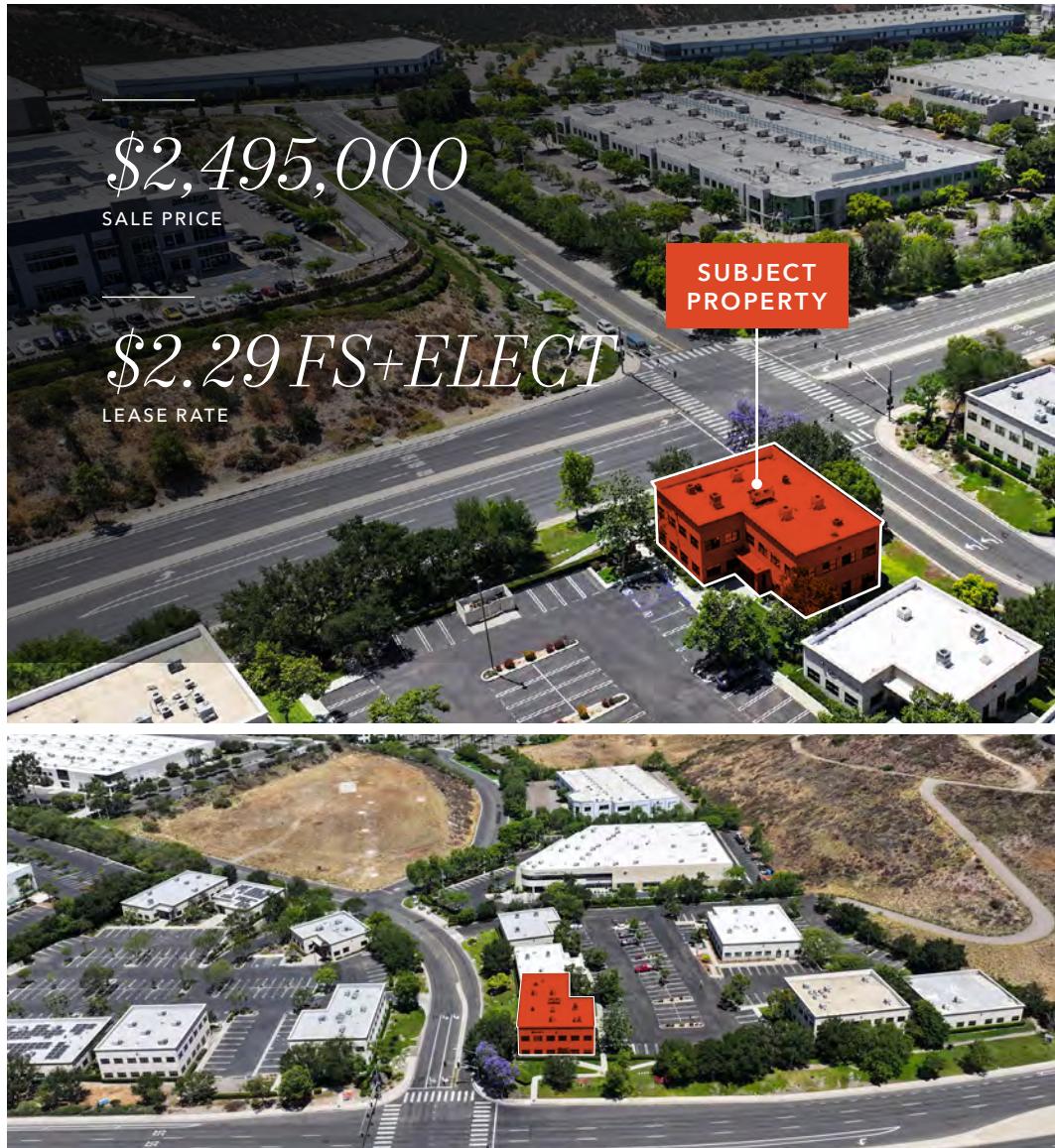
Constructed in 2001

APN 323-480-21

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

Sale Price: \$2,495,000

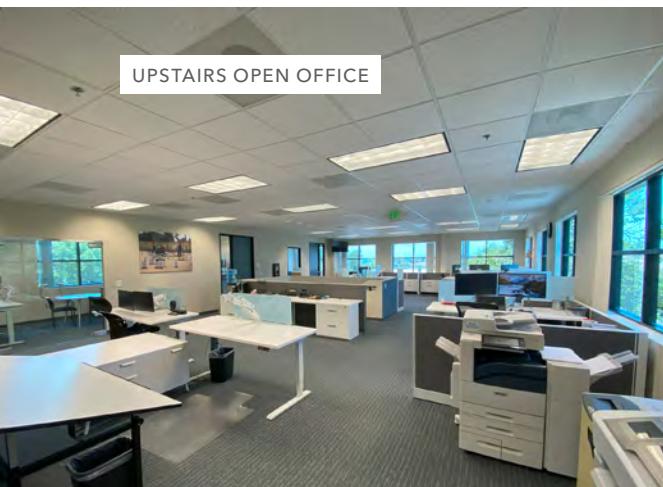
Lease Rate: \$2.29 FS+Elect



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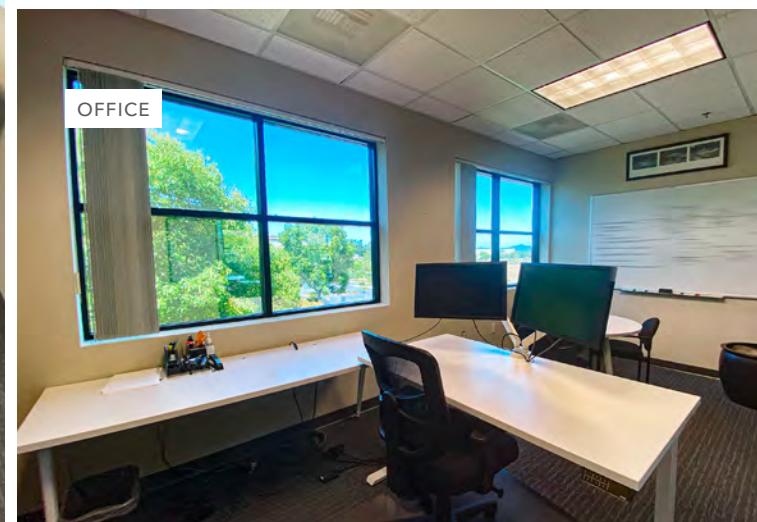
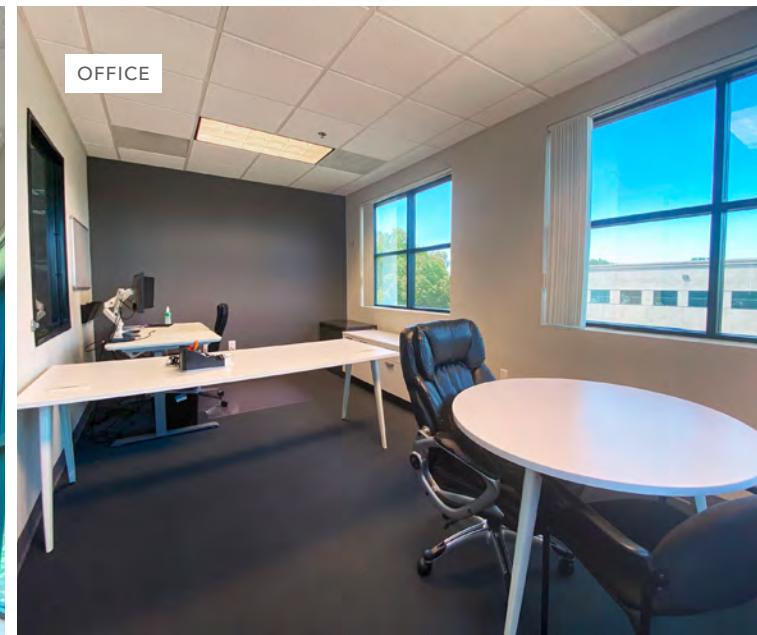
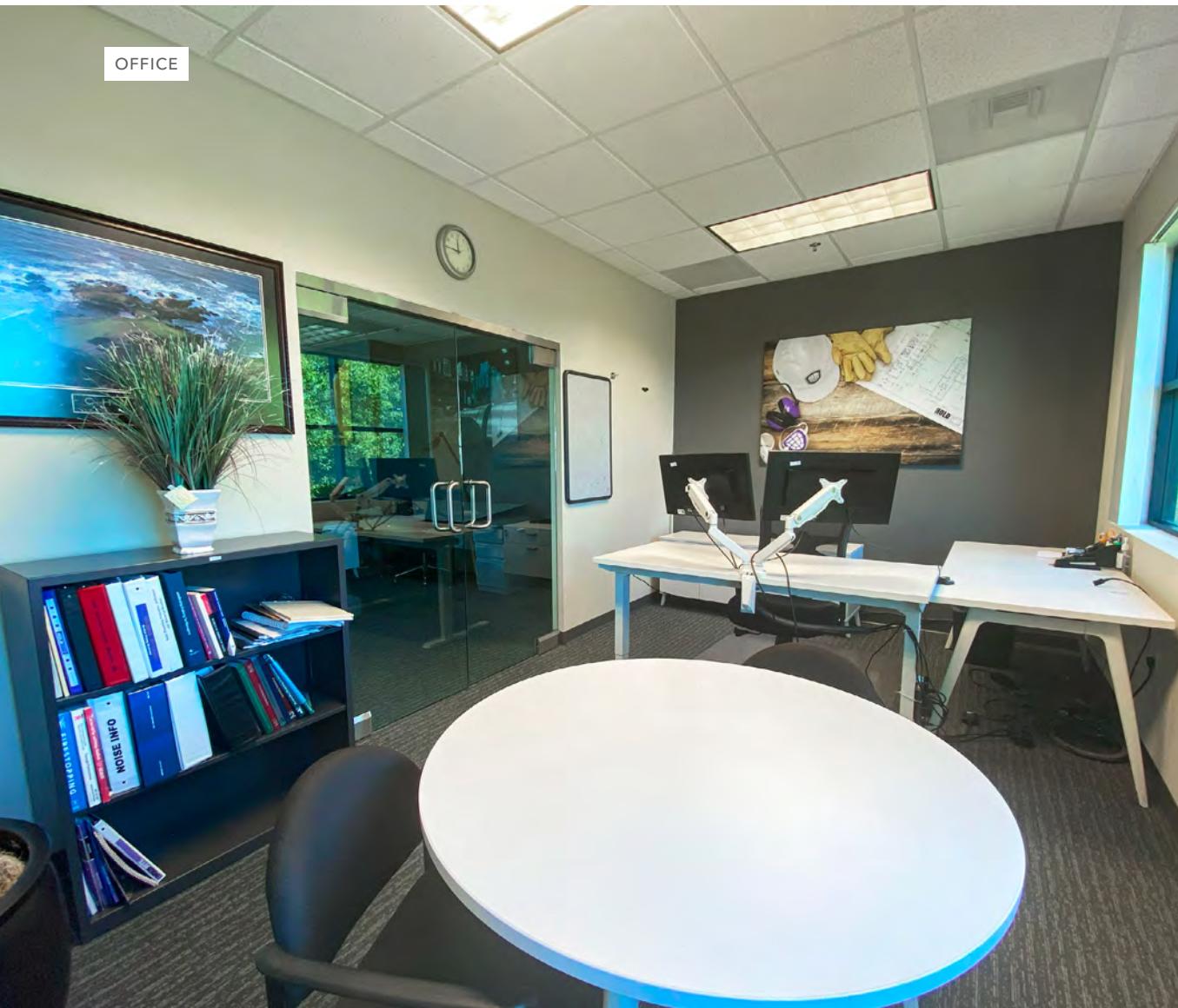


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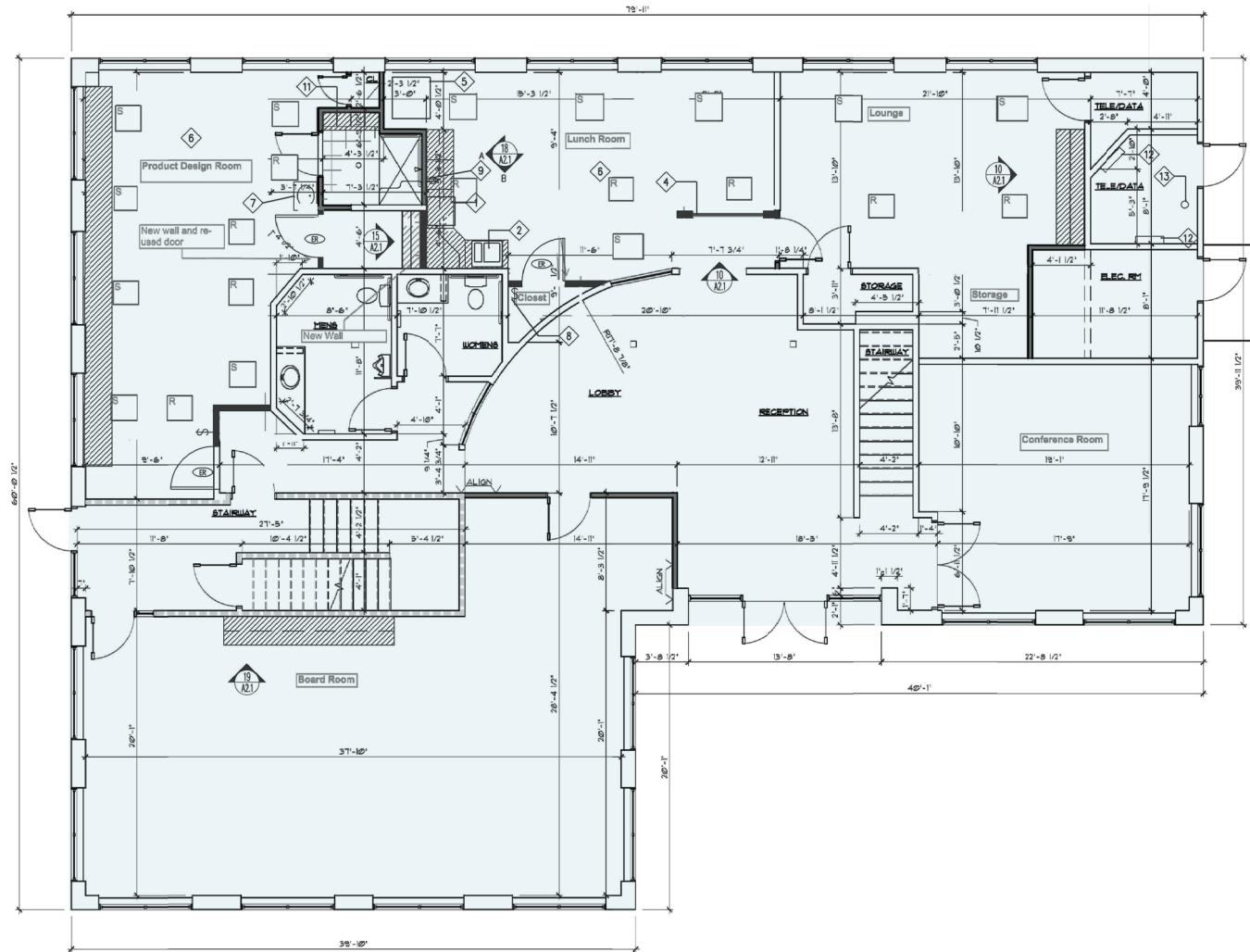


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## FIRST FLOOR



4,000 SF

FIRST FLOOR

There have been significant investment in the building

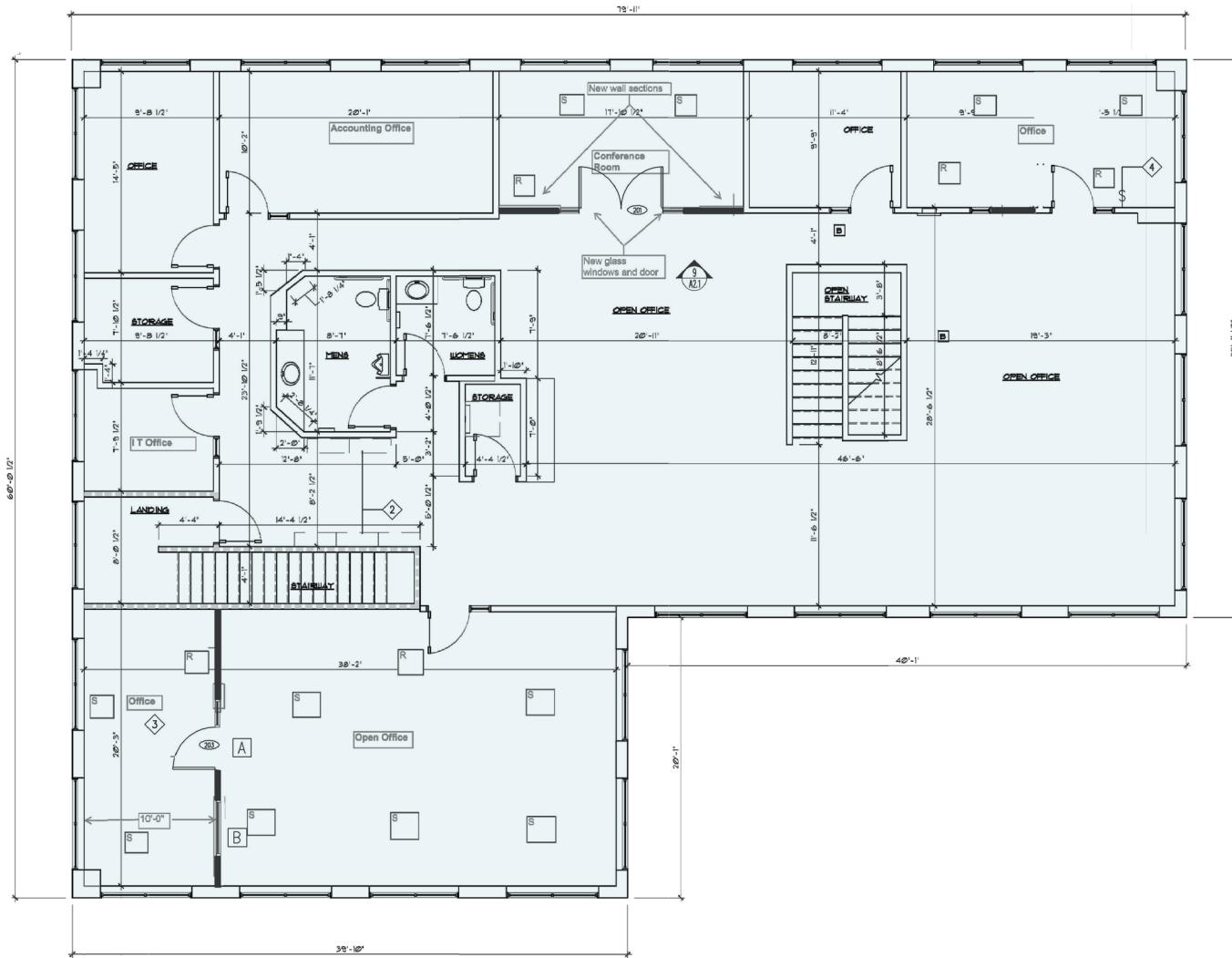
- New roof
- Carpeting, paint, and furniture all in excellent condition

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

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## SECOND FLOOR



**4,000 SF**  
SECOND FLOOR

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

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**16 MILES**

SAN DIEGO ZOO

**17 MILES**

SAN DIEGO INTL AIRPORT

**18 MILES**

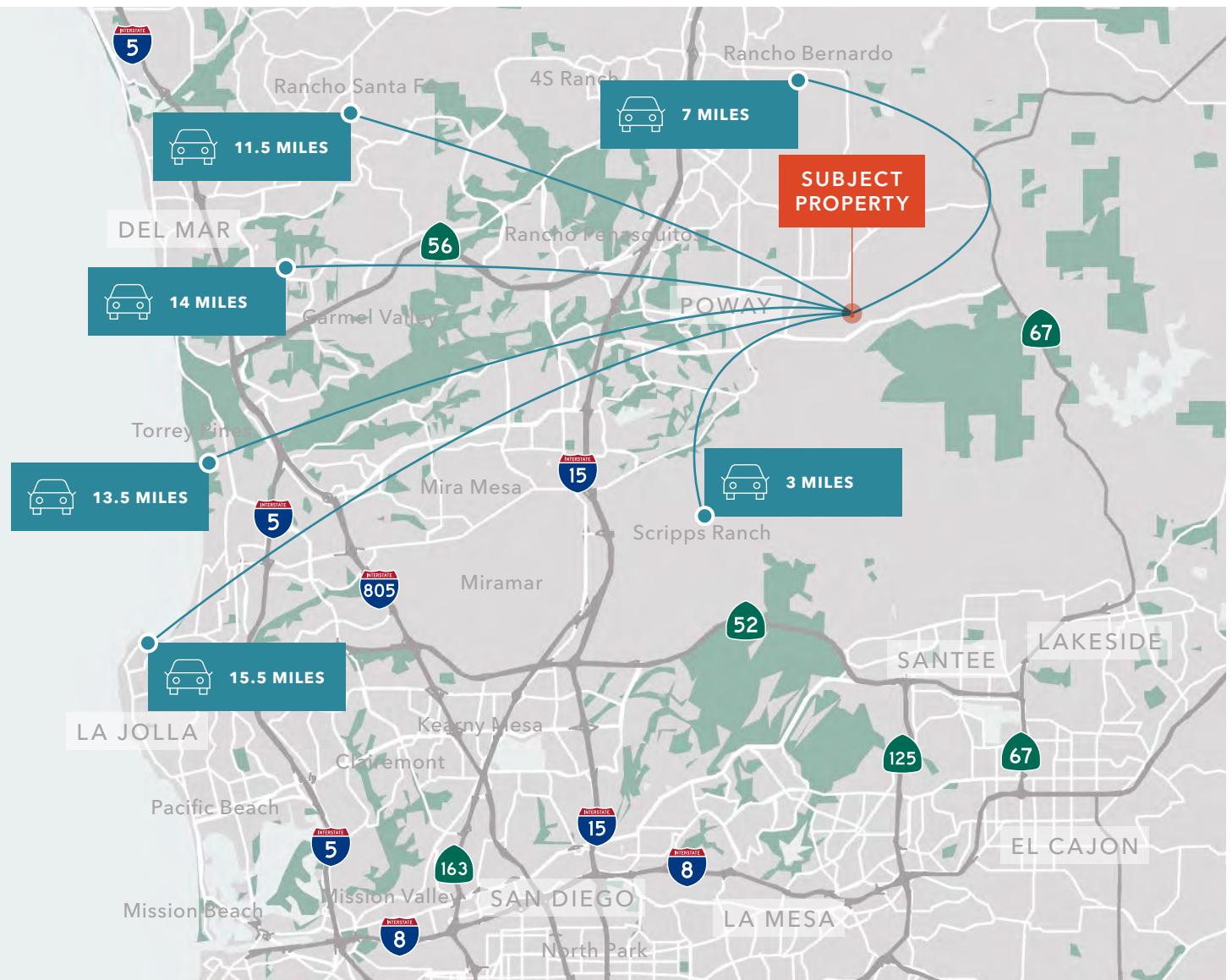
PETCO PARK

**19 MILES**

CORONADO ISLAND

**27 MILES**

MEXICAN BORDER CROSSING



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## Corporate Neighbors

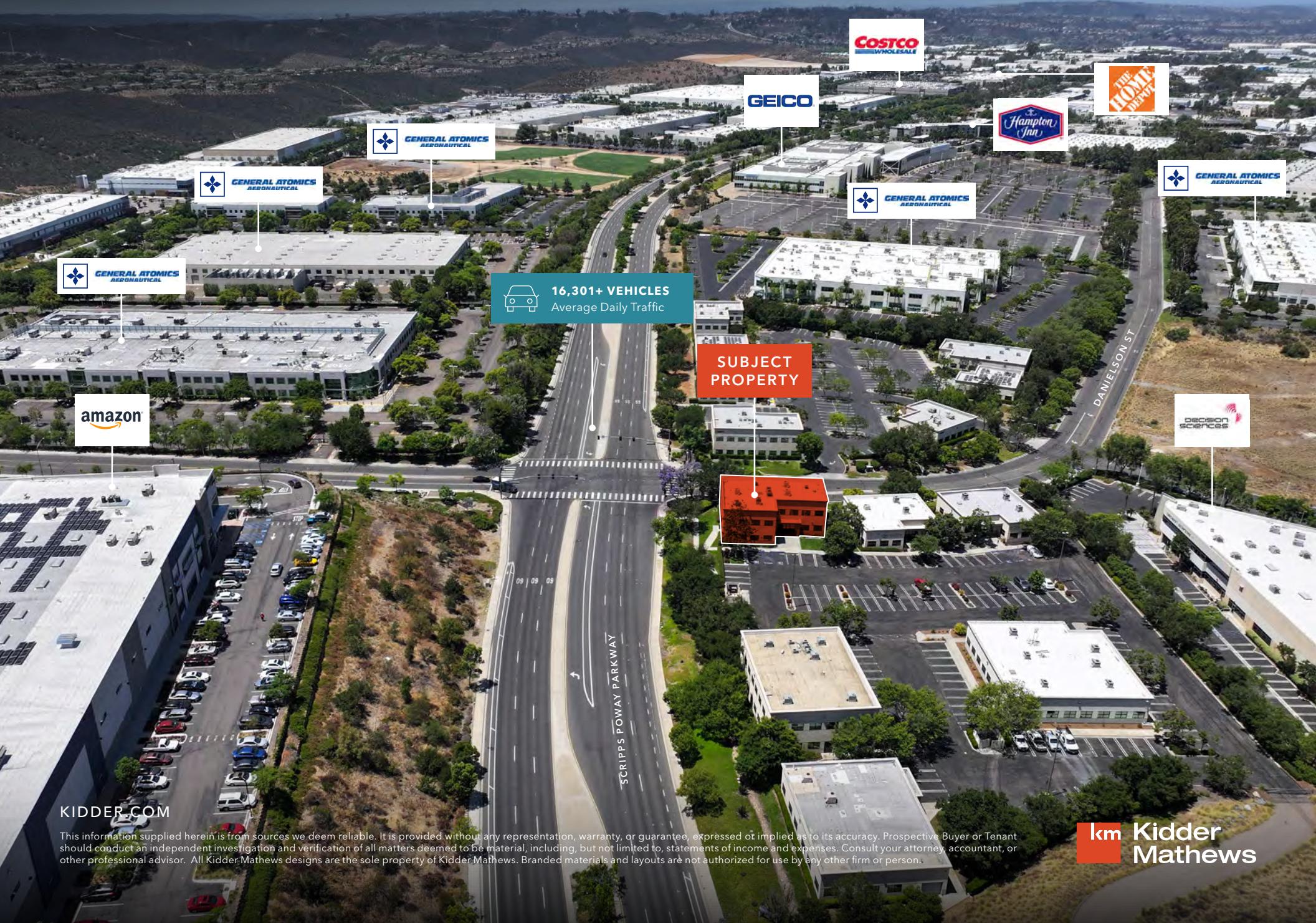


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*Exclusively  
listed by*

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