

FOR LEASE

±2,671 - 4,192 SF 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

TED CUTHBERT | + 1 858 636 7988 | ted.cuthbert@colliers.com

CYNTHIA CARTER | + 1 760 930 7925 | cynthia.carter@colliers.com

CHRIS WILLIAMS | + 1 858 646 4743 | chris.williams1@cbre.com



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

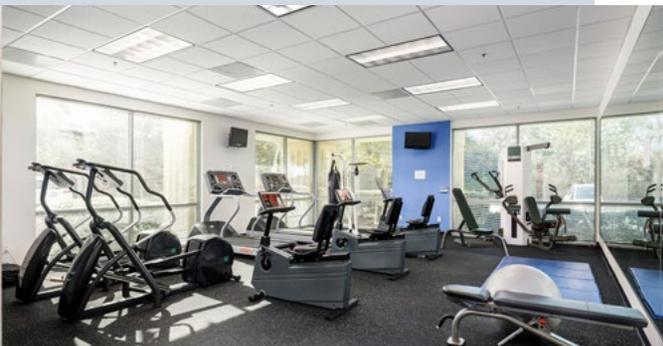
- Abundant parking provided
- Tranquil outdoor seating area with relaxing water feature

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

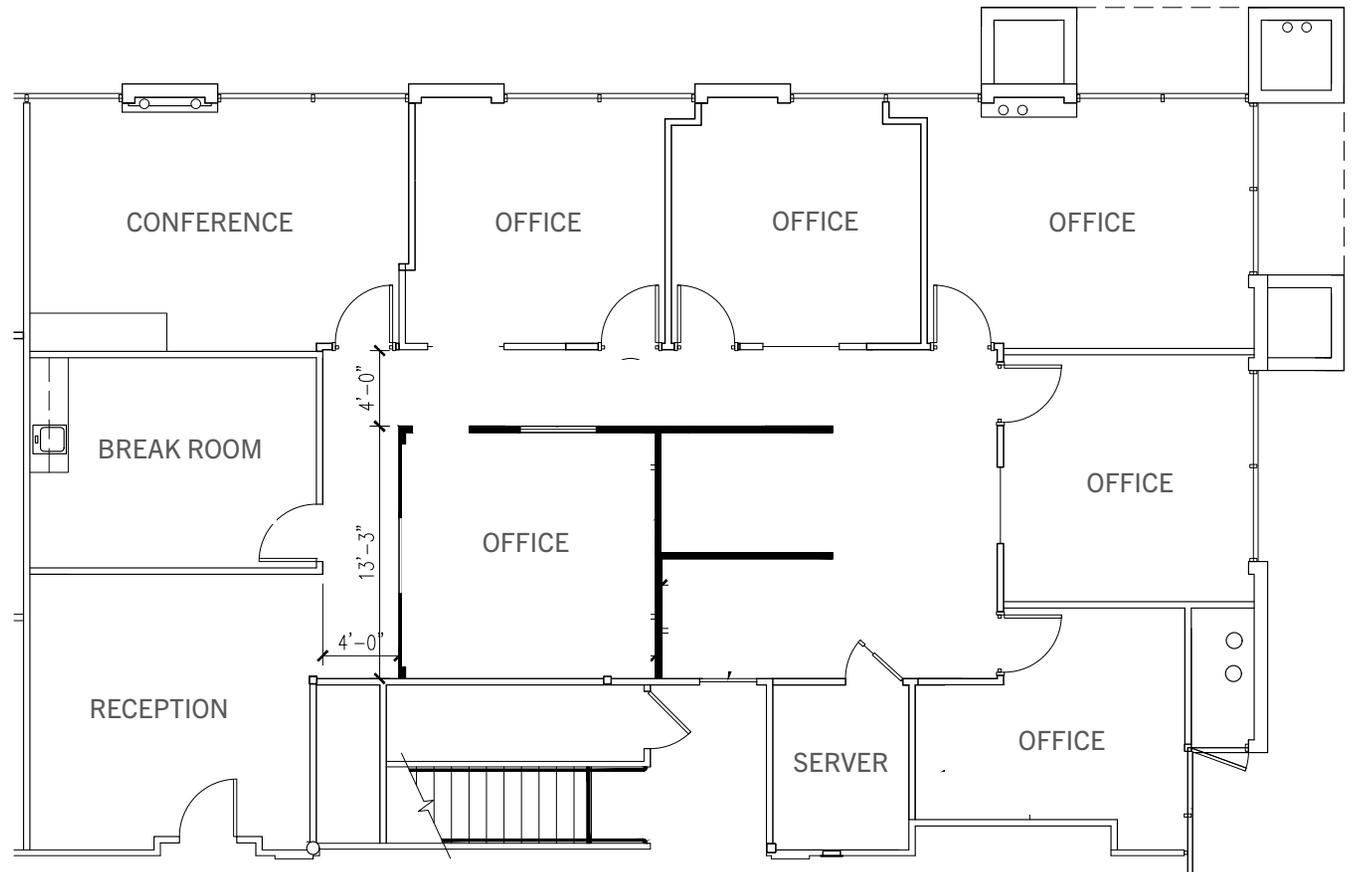


Availability

SUITE	±SF	RENTAL RATE	SUITE FEATURES
13025 DANIELSON STREET			
105	2,671	\$1.90	Reception, breakroom, 6 private offices, conference (Available 9/1/2023)
260	4,192	\$1.90	Reception, eight private offices, conference room, breakroom, copier/work room, storage, and IT
13029 DANIELSON STREET - FULLY LEASED			

13025 DANIELSON STREET SECOND FLOOR

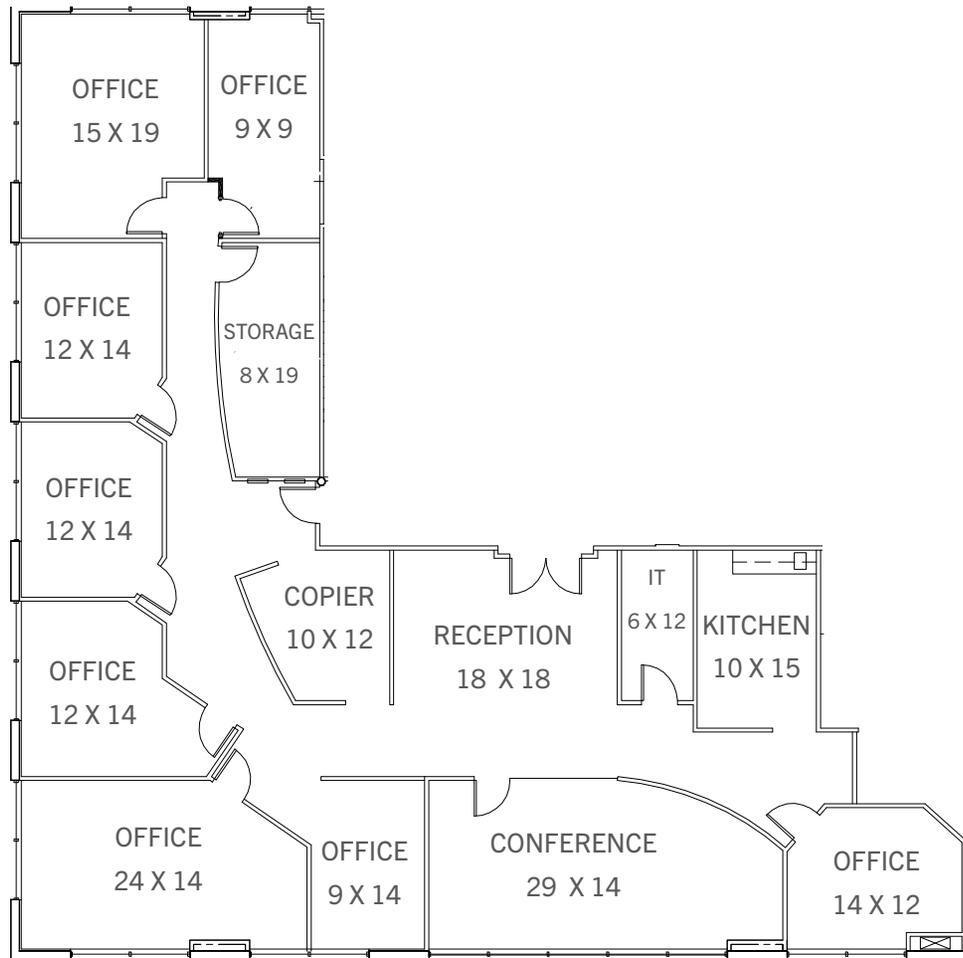
SUITE 105: ±2,671 Rentable Square Feet





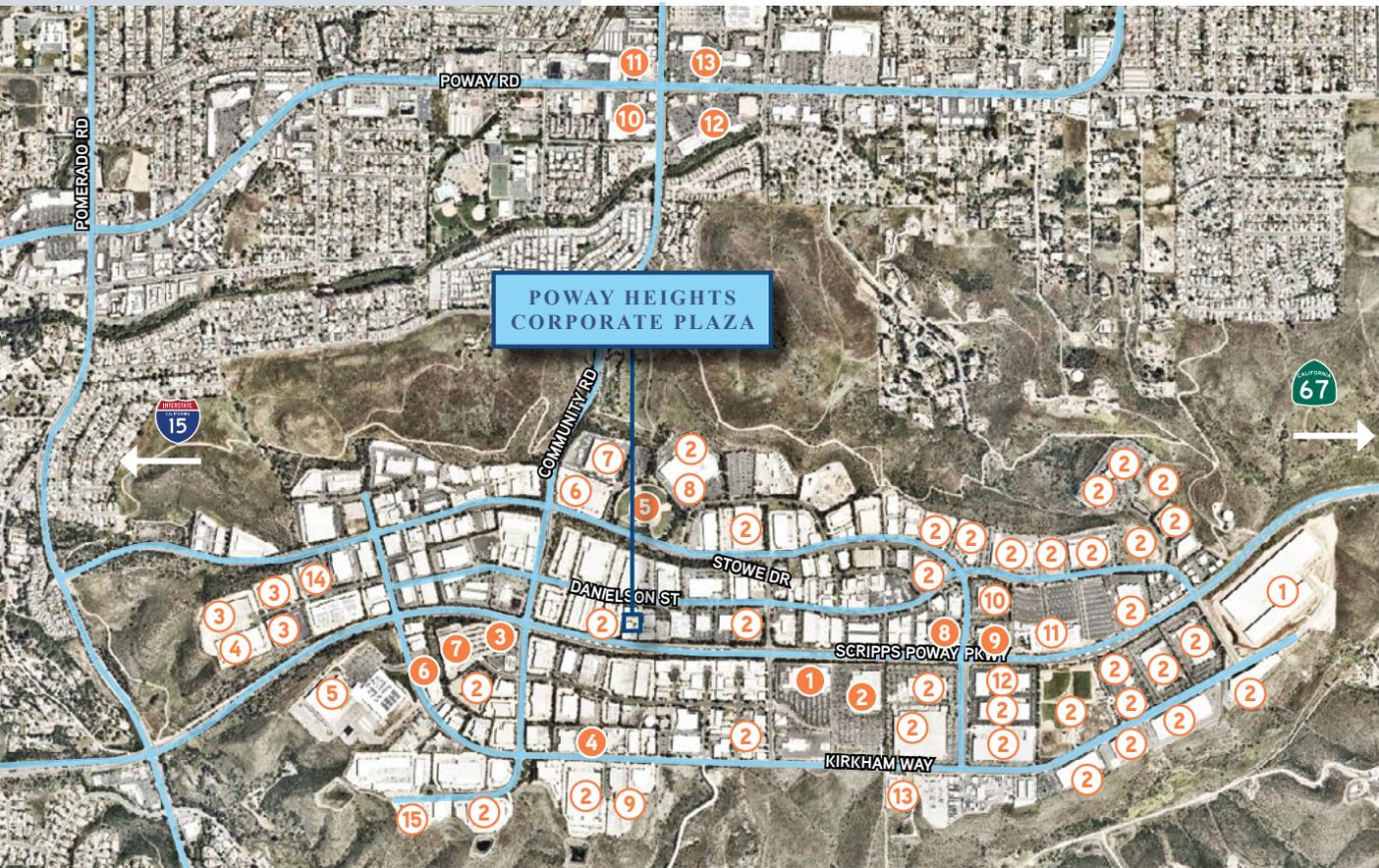
13025 DANIELSON STREET SECOND FLOOR

SUITE 260: ±4,192 Rentable Square Feet



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 | |
| 6 Papa Duke's Deli | 13 Walmart, USPS, Vons, City Dragon Chinese Food, Chik-Fil-A, Rubio's, Iron Pan Thai, Sprout's, McDonald's |
| 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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TED CUTHBERT | +1 858 636 7988 | ted.cuthbert@colliers.com
Senior Executive Vice President | Lic No. 00964042

CYNTHIA CARTER | +1 760 930 7925 | cynthia.carter@colliers.com
Client Services Specialist | Lic No. 02015870

CHRIS WILLIAMS | +1 858 646 4743 | chris.williams1@cbre.com
First Vice President | Lic No. 01791013

