

A photograph of a modern, two-story commercial building with large glass windows and a light-colored facade. The building is surrounded by trees and landscaping. The sky is a deep blue, suggesting dusk or dawn. A white rectangular box is overlaid on the center of the image, containing the text "PARKWAY" in large, bold, white capital letters, and "COMMERCE CENTER" in smaller, white capital letters below it.

PARKWAY

COMMERCE CENTER

13651 - 13771 DANIELSON STREET
POWAY, CALIFORNIA

INDUSTRIAL/FLEX SPACE AVAILABLE FOR LEASE



CLEAR HEIGHT
18-20'



CONSTRUCTION TYPE
Concrete Tilt-up



FIRE SPRINKLERS
Yes



SKYLIGHTS
Yes



ACCESSIBILITY

Multiple driveways on
Danielson Street/adjacent to Scripps
Poway Parkway



ZONING

Light Industrial—allows wide range
of uses, including: storage
warehousing, light manufacturing,
office, and showroom





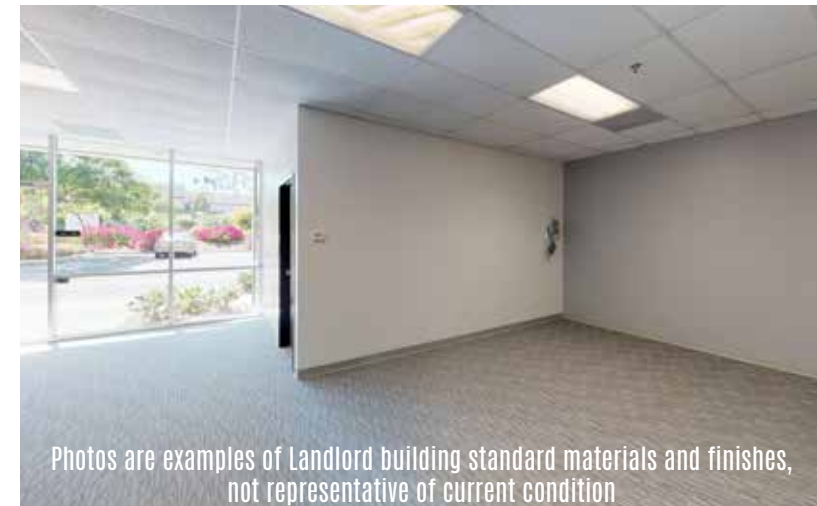
PARKWAY COMMERCE CENTER

Parkway Commerce Center is a high image four-building, approximately 148,000 square foot, multi-tenant industrial project located in the heart of Poway.

Parkway Commerce Center is strategically located off the corner of Scripps Poway Parkway and Danielson Street and boasts great access to I-15 via Scripps Poway Parkway and Pomerado Road.

- Directly across the street from Costco, Home Depot, In-N-Out and Starbucks
- PCC has excellent visibility on Scripps Poway Parkway
- Flexible unit sizes and configurations
- Excellent truck access with full drive-around capability
- 2.8/1,000 parking ratio
- 12' x 14' grade level loading doors
- Outstanding on-site deli
- All Cox Cable business class services available (including Coax + Fiber)

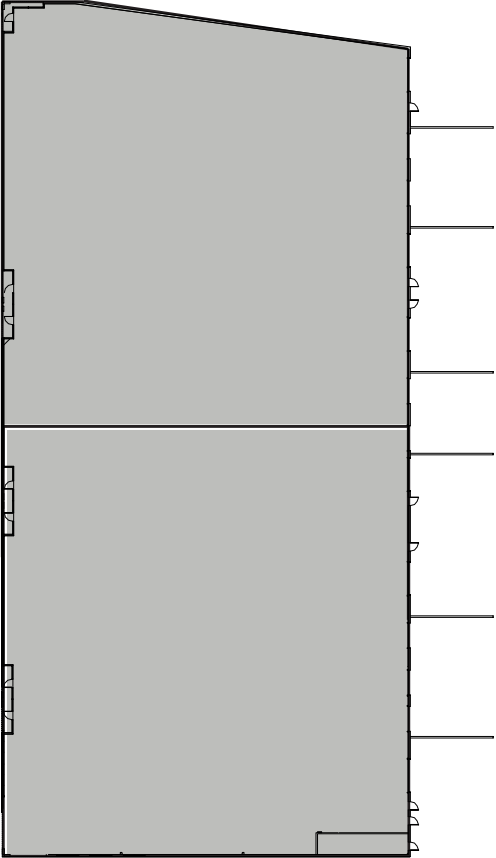
FLEXIBILITY



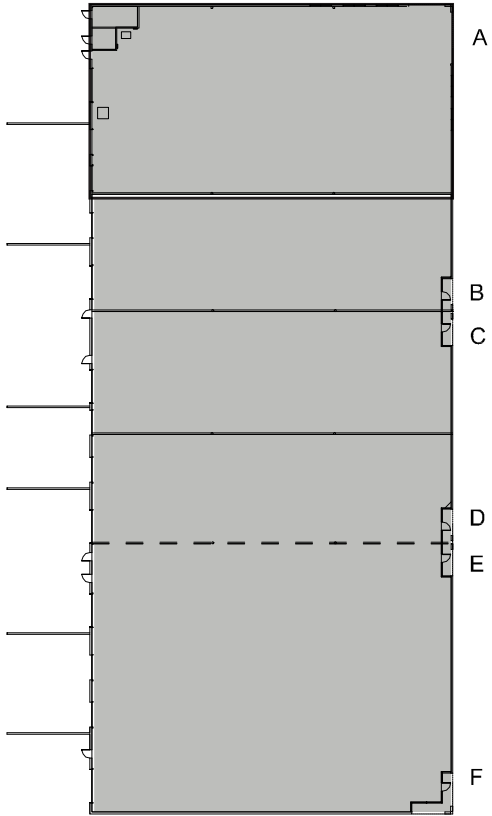
PARKWAY

COMMERCE CENTER

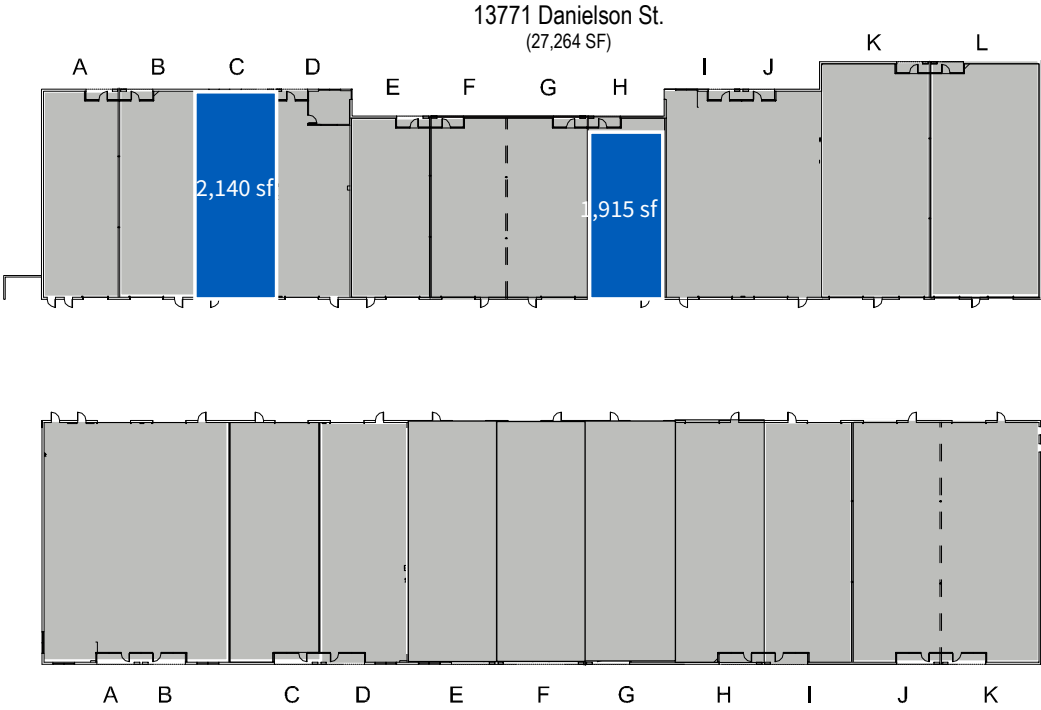
SITE PLAN



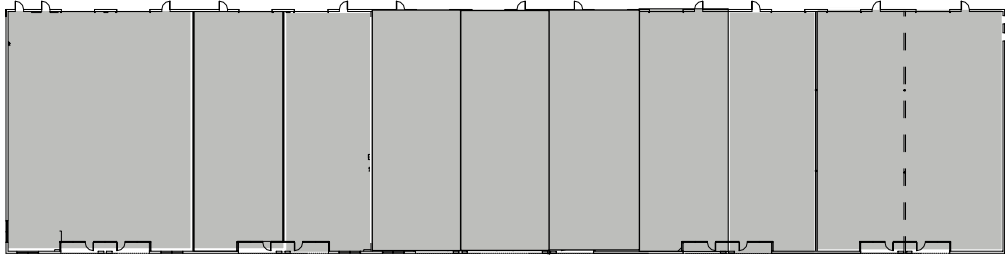
13651 Danielson St.
(51,071 SF)



13691 Danielson St.
(37,892 SF)



13771 Danielson St.
(27,264 SF)



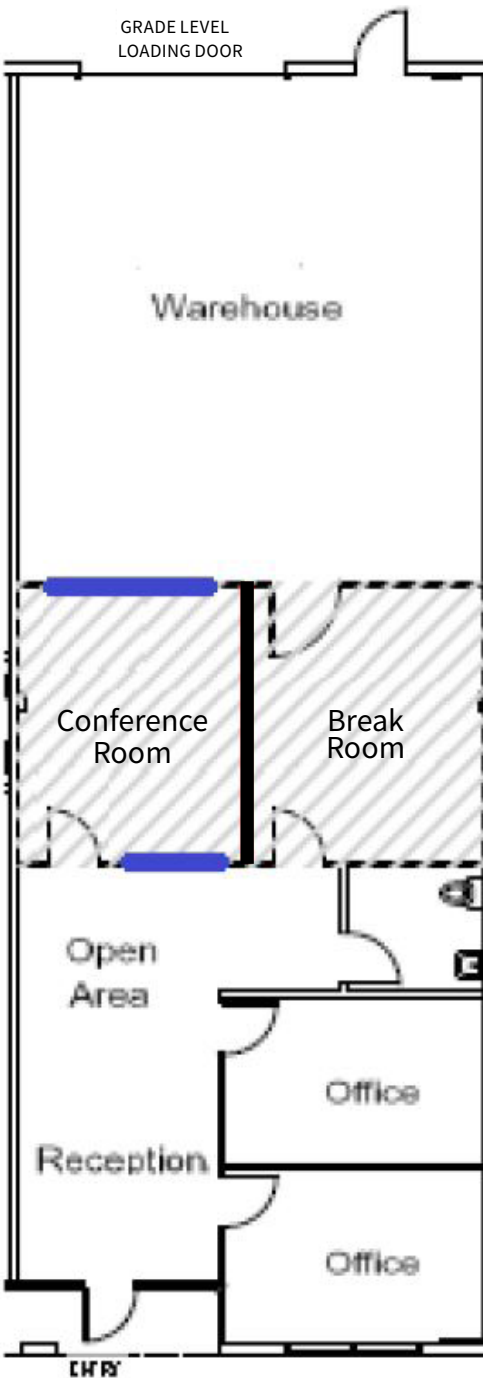
13741 Danielson St.
(31,680 SF)

FLOOR PLAN | 13771 Danielson Street

Suite C - 2,140 sf | available now

- 50% office / 50% warehouse
- 2 private offices, reception, open area, conference room, break room & warehouse
- 1 grade-level door

— Glass Walls



SUITE C

Asking Rent: \$1.40/s.f. NNN*

*NNNs are estimated at \$0.40/SF

FLOOR PLAN | 13771 Danielson Street

Suite H - 1,915 sf | available now

- ± 70% office / 30% warehouse
- 1 private office, reception, open office & warehouse
- 1 grade-level door

SUITES A/B

Asking Rent: \$1.40/s.f. NNN*

*NNNs are estimated at \$0.40/SF

