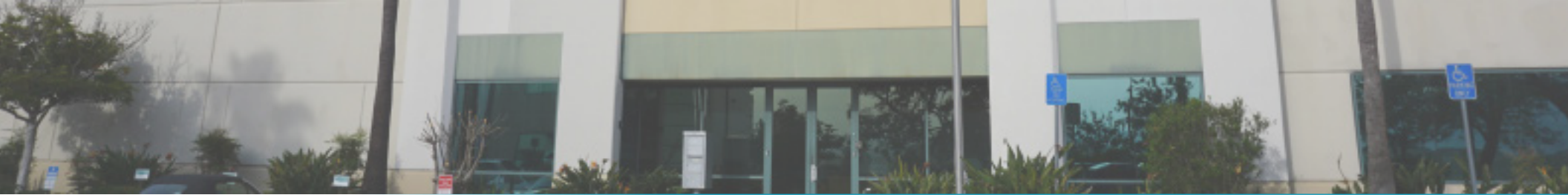


13840 STOWE DRIVE, POWAY, CA 92046

6,015-11,845 RSF FLEX/R&D SPACE FOR LEASE

- 6/1000 PARKING RATIO
- SPORTS AND FITNESS USES WELCOME
- BELOW MARKET LEASE RATE
- OUTDOOR AREAS MAY BE UTILIZED



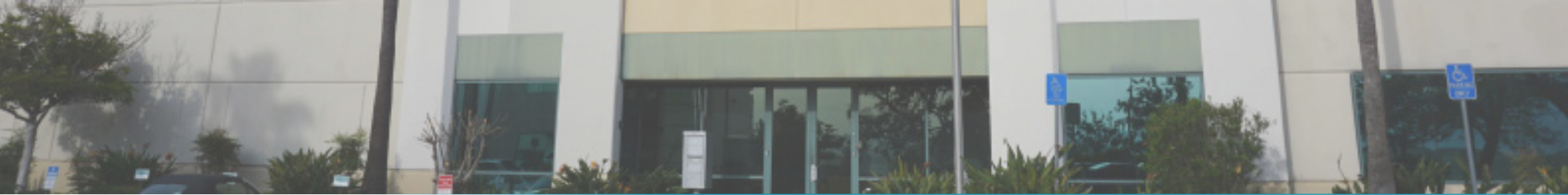


FEATURES

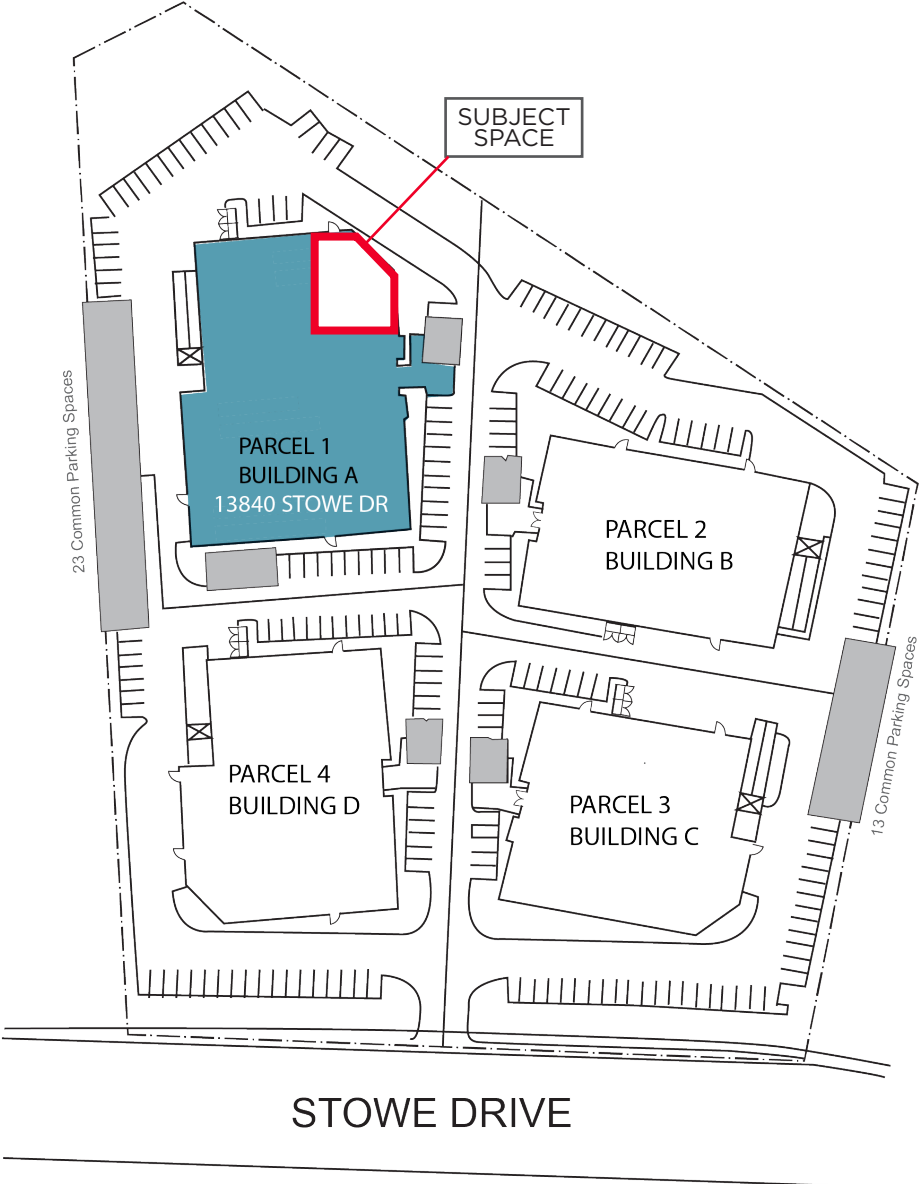
- SPORTS AND FITNESS USES ARE WELCOME
- DESIRABLE POWAY LOCATION
- APPROX. 6,015 - 11,845 SF
- UP TO 6/1,000 PARKING RATIO
- CANYON VIEWS
- IDEAL FLEX / R&D SPACE FOR TECH / LIFE SCIENCE COMPANIES / ACTIVE SPORTS / PHYSICAL THERAPY AND OTHER RELATED BUSINESSES

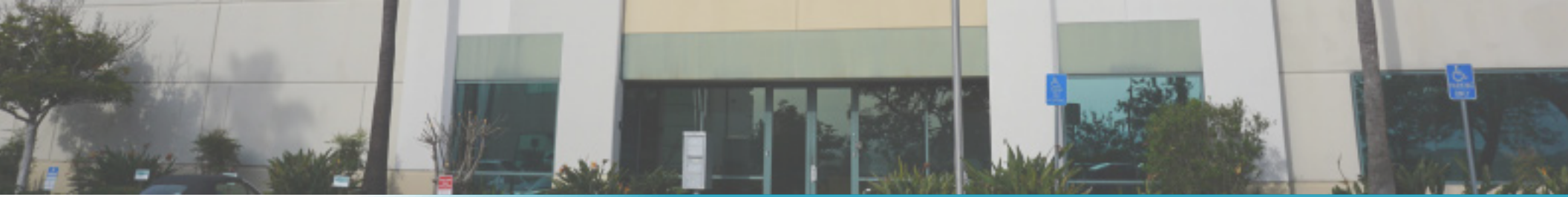


\$1.15/SF GROSS

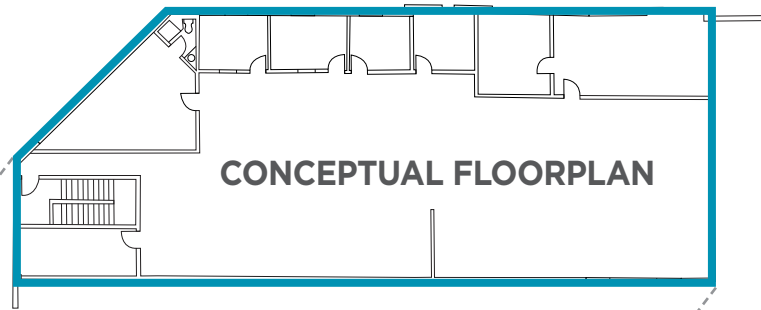


SITE PLAN





SECOND FLOOR MEZZANINE



FIRST FLOOR

- 5,830 SF Flex / R&D / Office

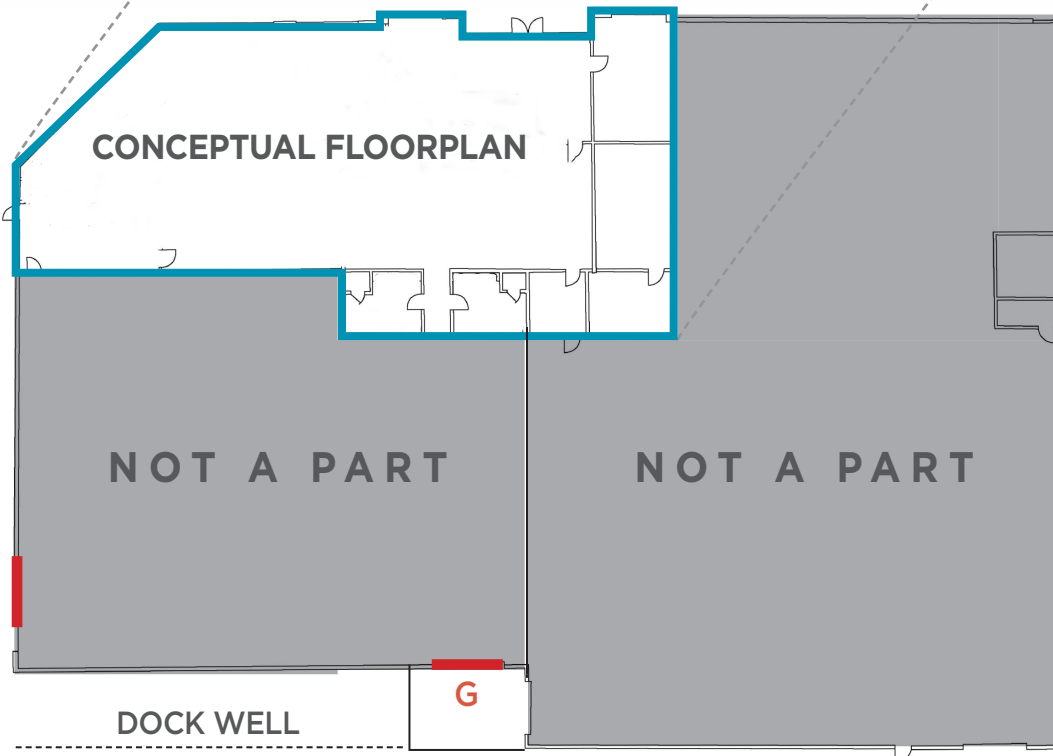
SECOND FLOOR MEZZANINE

- 6,015 SF Flex / R&D / Office

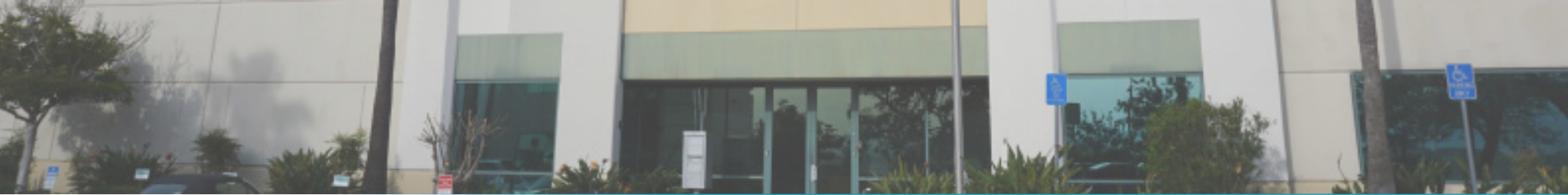
TOTAL AVAILABLE (DIVISIBLE)

- 11,845 SF

FIRST FLOOR



DOCK & GRADE LEVEL LOADING



EXTERIOR PHOTOS



