

OFFICE/FLEX PROJECT | 15070 - 15110

# AVENUE OF SCIENCE



ANALOG  
DEVICES



Jones Lang LaSalle Brokerage, Inc. RE license #01856260





# AVENUE OF SCIENCE CENTER

Ideally situated in Rancho Bernardo, Avenue of Science Center is located within Carmel Mountain Ranch, offering a highly visible location. The project is located adjacent to the I-15/Camino de Norte freeway on/off ramp.

Avenue of Science Center is a 110,391 SF office/flex project, located within walking distance to over 1,000,000 SF of retail and is professionally owned and managed by Schnitzer Properties.







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# PROJECT HIGHLIGHTS



## LOCATED WITHIN WALKING

distance to over 1,000,000 SF of retail amenities



## RECENTLY REFURBISHED

new flooring and paint - move in condition



## BUILDING SIGNAGE

available



## ABUNDANT STREET PARKING

3.7/1,000 sf leased



## EXCELLENT OWNERSHIP

Professionally owned and managed by Schnitzer Properties



# 15070 AVENUE OF SCIENCE

**Suite 200 | 17,466 SF**

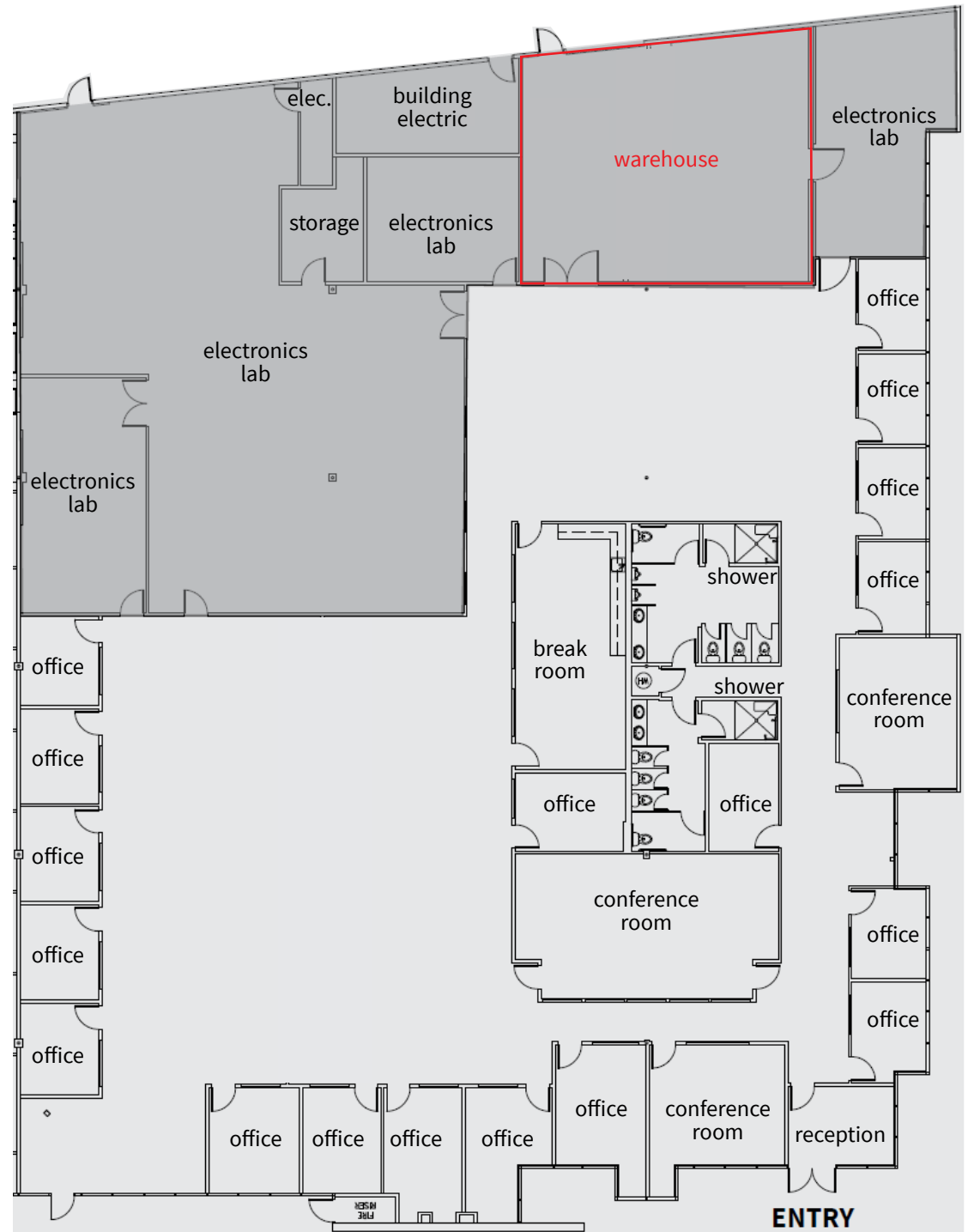
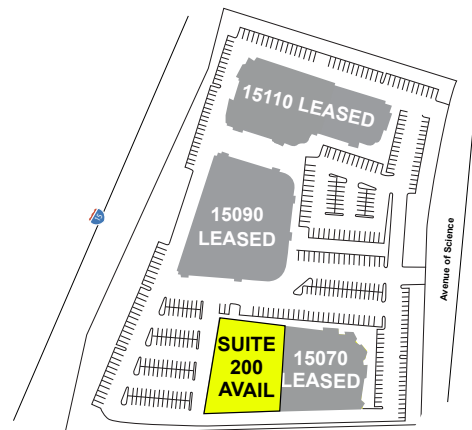
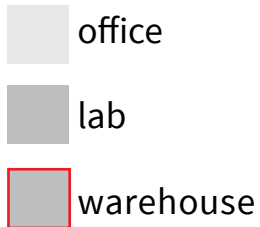


TAKE A TOUR

- ± 20 private offices
- Break area
- Conference room/huddle rooms
- Electronics lab
- Grade level door

Asking rent: \$1.50/sf NNN

NNNs: \$0.42/sf (lower than market operating expenses)





# 15070 AVENUE OF SCIENCE

## Electronics Lab





# 15070 AVENUE OF SCIENCE

## office / Warehouse



**Break area**



**Office**



**Reception**



**Open area**



**Warehouse**





## AVENUE OF SCIENCE

- ① Carmel Mountain Plaza
- Pacific Theatres
  - Target
  - Marshalls
  - In-N-Out

- ② Shops @ Costco Plaza
- Costco
  - Claim Jumper
  - Islands Restaurant

- ③ Carmel Mountain Ranch  
Town Center
- Ralphs
  - Rite-Aid
  - Bank of America

- ④ Carmel Courtyard
- California Pizza Kitchen
  - Borders
  - Staples

- ⑤ Hotels and resorts
- Residence Inn



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# AVENUE OF SCIENCE

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