



carmel
CORPORATE PLAZA

15015 AVENUE OF SCIENCE





84,789 SF
CLASS A OFFICE
IN CARMEL MOUNTAIN RANCH

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CORPORATE PLAZA

High visibility corner location with monument signage opportunity on corner of Avenue of Science and Rancho Carmel Drive

Total building size is approximately 84,789 s.f.

Mix of prime offices and large bullpen areas for cubicles

Unusually large amount of glass line providing spectacular natural light

Entire building features 11' interior ceiling height

Parking ratio: 3.1/1,000 s.f. leased and abundant on street parking available

FLEXIBILITY

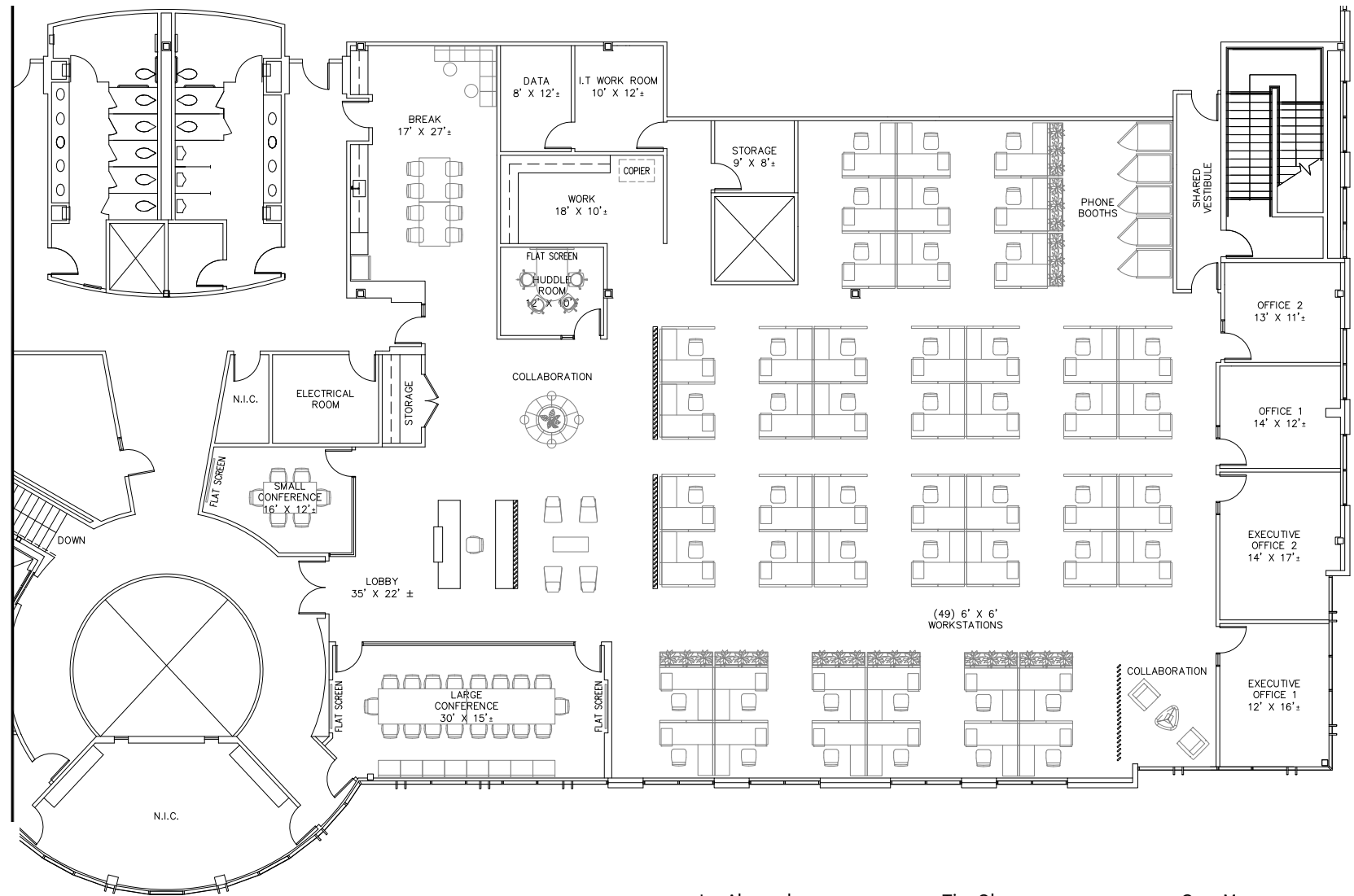




15015 AVENUE OF SCIENCE | SUITE 200B | FUTURE SPEC WORK - TO BE COMPLETED

- 9,483 SF
- 4 Offices
- Huddle Room
- Large Conference Room
- Small Conference Room
- Data/IT Room(s)
- Storage Room
- Copy/Print Room
- 5 Phone Booths
- Breakroom
- Open space for 49 6'x6' cubes

Asking Rate: \$2.60/sf + Electric



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Carmel Mountain Road

Innovation Drive

Rancho Carmel Drive

Avenue of Science

Direct I-15 freeway access via Camino Del Norte and Carmel Mountain Road

High profile corner location directly across the street from over 1 million s.f. of retail amenities

Ideal location in San Diego County's premier corporate market with neighbors that include: BAE, Hewlett Packard, Northrop Grumman, Cymer, General Atomics and many others

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CORPORATE PLAZA

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

- Double Tree Golf & Tennis Resort
- Residence Inn

⑥ Staybridge Suites

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