



HIGH IMAGE MODERN R&D / FLEX CAMPUS
AVAILABLE FOR LEASE

1TECH PLACE
10905 - 10949 Technology Place
1techplace.com



Jones Lang LaSalle Brokerage, Inc. RE license #01856260



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Project Overview

| | |
|----------------------|--------------------------------|
| Address | 10908 - 10949 Technology Place |
| Land Area | 7.82 Acres |
| Total Building Area | ± 150,000 SF |
| Available Suite Size | ±5k - 16k SF |
| Grade Loading | 1 per building |
| Clear Height | 18-20' |
| Sprinklers | Fully Sprinklered |
| Parking Ratio | 3.5 / 1,000 Square Feet |
| Zoning | IP-2-1 |
| Asking rate and NNN | \$2.15 NNN with ~\$0.54/SF |



18-20'
Clear Heights



Grade Level
Loading



Single
Story





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AVAILABILITY

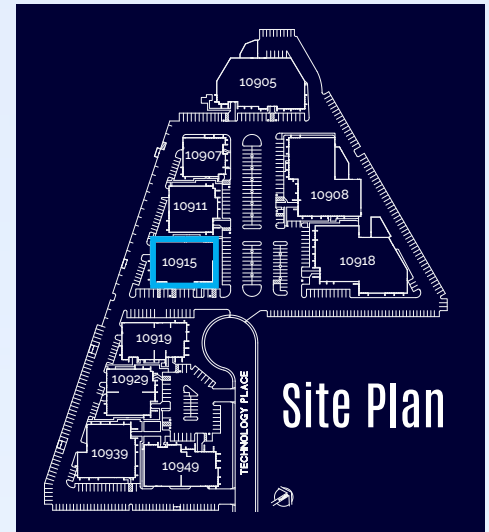
| ADDRESS | SUITE | SF | LEASE RATE | AVAILABILITY |
|------------------------|-------|--------|-------------------------------|----------------|
| 10915 Technology Place | A | 12,393 | \$2.15 NNN with ~\$0.54/SF | September 2025 |



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Take a Virtual Tour

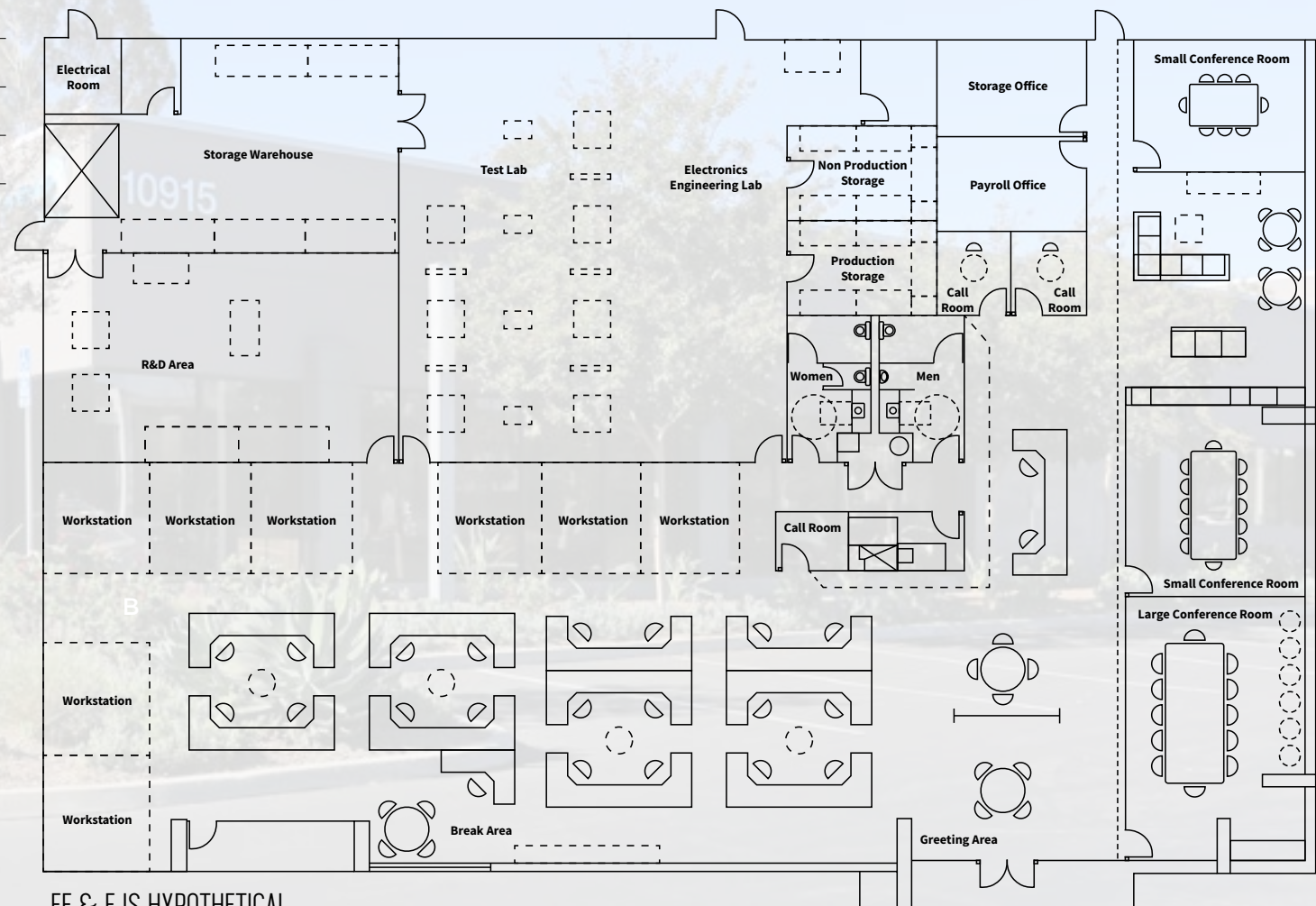


10915 TECHNOLOGY PLACE

| | |
|--------------|----------------------------|
| Suite | A |
| Square Feet | 12,393 SF |
| Availability | September 2025 |
| Asking Rate | \$2.15 NNN with ~\$0.54/SF |

Space Notes

- Reception
- Large conference room
- 2 small conference rooms
- 7 private offices
- 3 phone rooms
- Break area
- Server room
- Electronics lab with two support rooms
- Warehouse/storage area with grade level door
- 3 bathrooms with one shower



FF & E IS HYPOTHETICAL





Carmel Mountain
Ranch Retail
5 min drive

15

5 min drive

1 TECH PLACE

CORPORATE NEIGHBORS

Ideally situated near such companies as:
Millennium Laboratories, Sony, Hewlett
Packard, BAE, Broadcom, Teradata, General
Atoms, Northrop Grumman and Petco's
state-of-the-art Corporate Headquarters.

Camino Del Norte

4S Ranch Retail
5 min drive





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