



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 ~\$0.67/SF



18-20'
Clear Heights



Grade Level
Loading



Single
Story





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AVAILABILITY

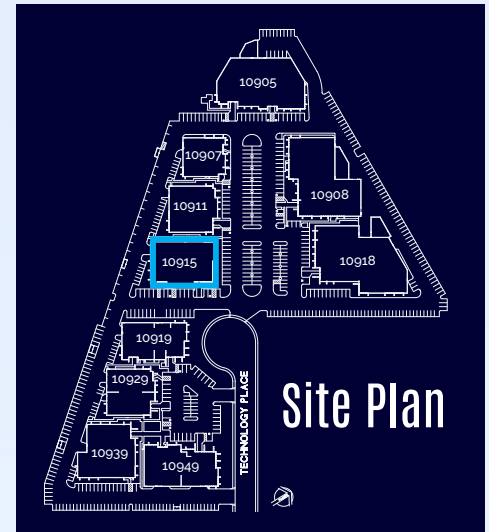
ADDRESS	SUITE	SF	LEASE RATE	AVAILABILITY
10915 Technology Place	A	12,393	\$2.15 NNN with ~\$0.67/SF	September now



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Take a Virtual Tour

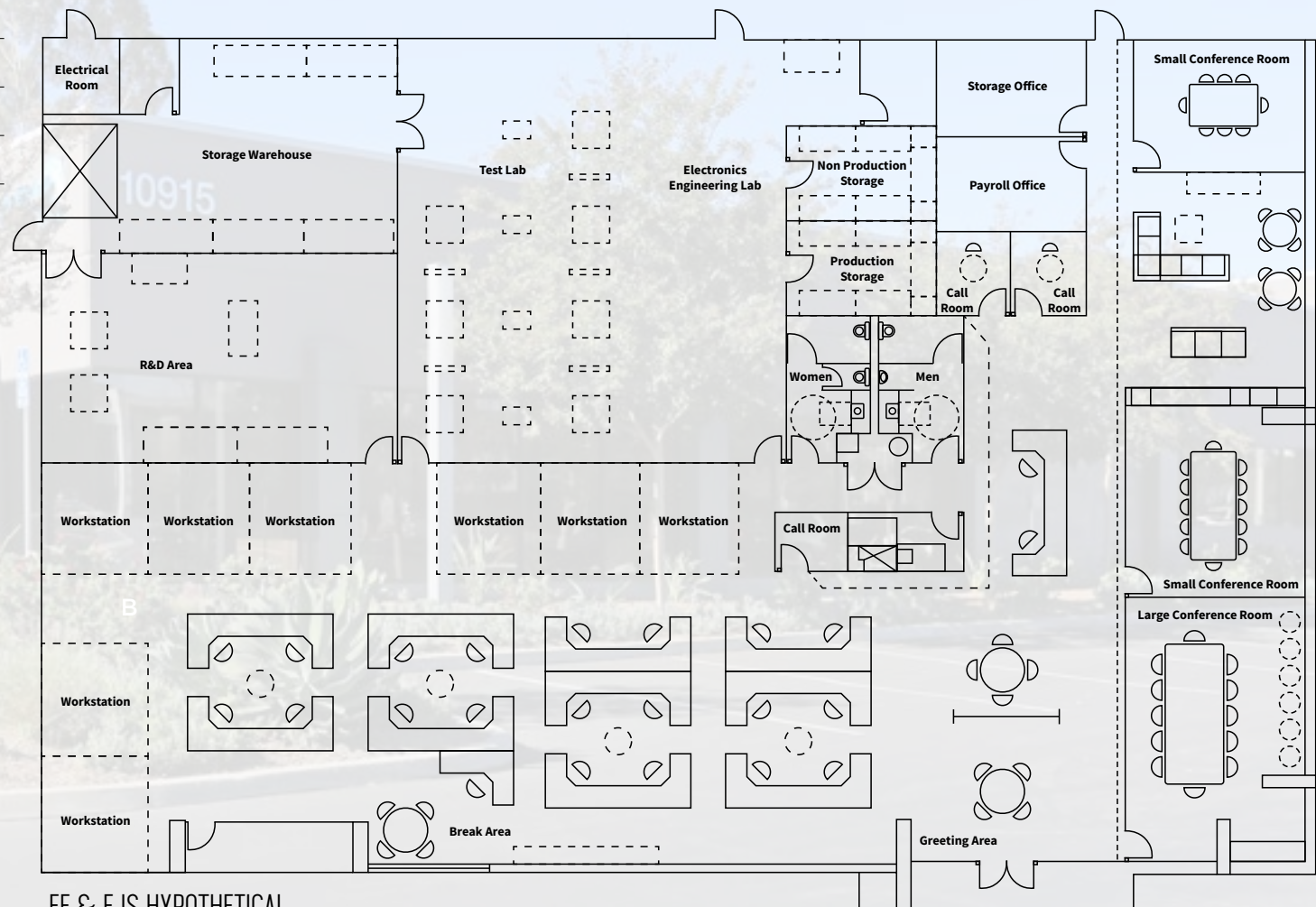


10915 TECHNOLOGY PLACE

Suite	A
Square Feet	12,393 SF
Availability	Now
Asking Rate	\$2.15 NNN with ~\$0.67/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







Carmel Mountain
Ranch Retail
5 min drive



5 min drive

1 TECH PLACE

CORPORATE NEIGHBORS

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

Camino Del Norte

4S Ranch Retail
5 min drive





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