

15255

INNOVATION DRIVE



Jones Lang LaSalle Brokerage, Inc.
RE license #01856260

Transforming your workplace



PROJECT HIGHLIGHTS

- Large, efficient floorplates
- Building & monument signage available
- Abundant windowline with floor to ceiling glass
- Great views
- Grade and dock loading
- Creative office build-outs available

LOCATION

- Walking distance to 1M square feet of retail amenities
- Quick freeway access from I-15 via Camino del Norte and Carmel Mountain Road
- Proximity to an abundance of executive and workforce housing
- Adjacent to many of San Diego's most successful corporations
- Only 30 minutes to the San Diego International Airport



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RENOVATIONS

- New clean and contemporary lobby
- Outdoor employee lounge with fire pit
- Updated drought tolerant landscape
- Modern, eye-catching entry feature
- Updated facade accents
- New restrooms
- Outdoor work area

PROJECT SPECIFICATIONS

Size:	67,544 s.f.
Available Space:	35,196 s.f.
Year Built:	1986 (renovated in 2015)
Zoning:	IH-2-1
Number of Stories:	Two
Ceiling Heights:	Floor to floor 15' 1 st floor lobby 11' 2 nd floor lobby 10'
Parking:	4.0/1,000
Electrical:	1600A, 480V, 3-phase
Internet Providers:	Fiber available via Cox and AT&T

CLASS A CAMPUS

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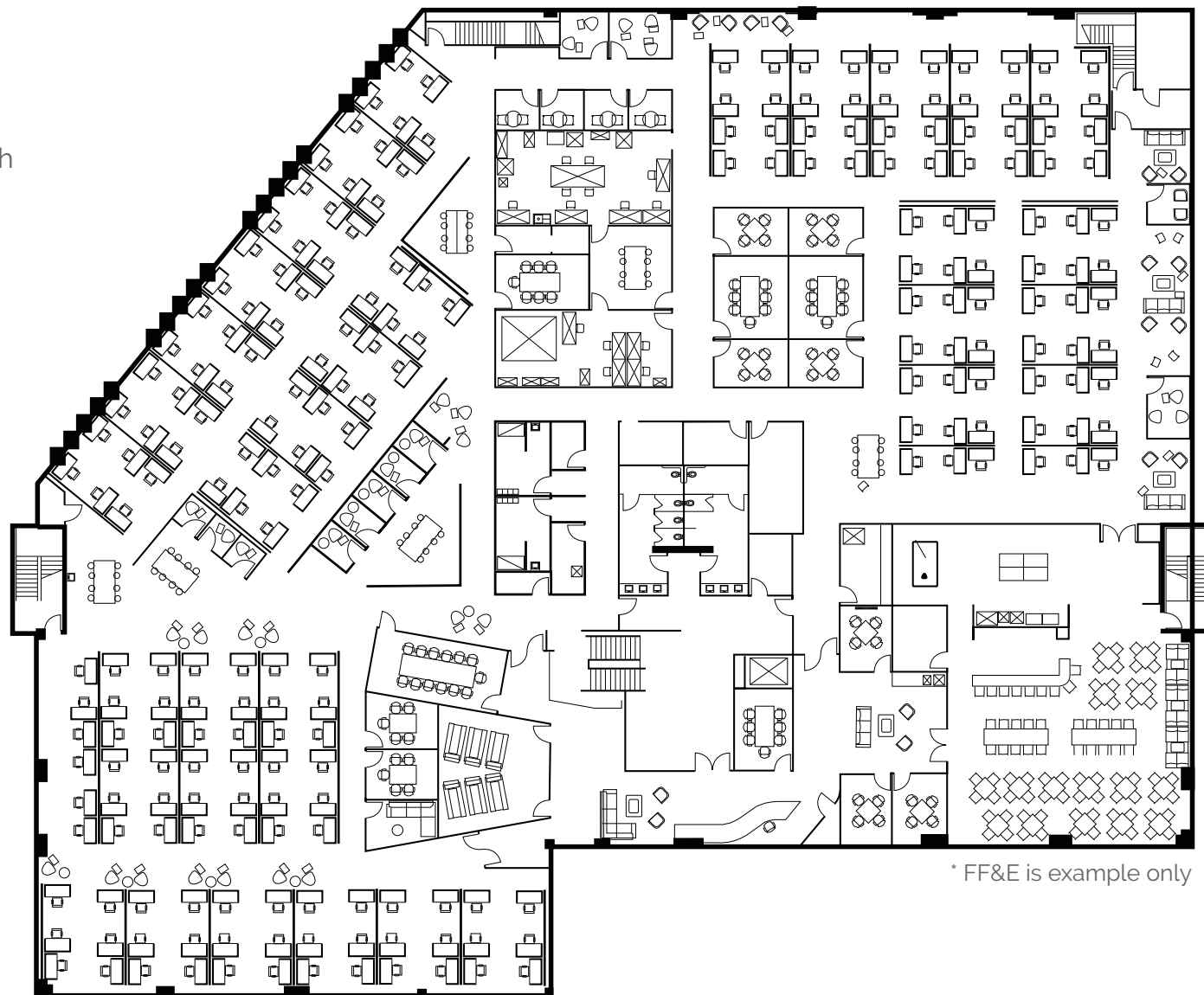
Suite 200 | 35,196 SF | Available Now



Floor Plan | Single-Tenant

Suite 200 | 35,196 SF | Available Now

- Divisible to 12k SF
- Class A finishes and materials
- Cool and creative build-out with exposed ceilings and polished concrete floors
- 12 huddle rooms
- Board room
- 13 phone rooms
- 5 conference rooms
- Reception
- Large break area
- Ample open space



* FF&E is example only

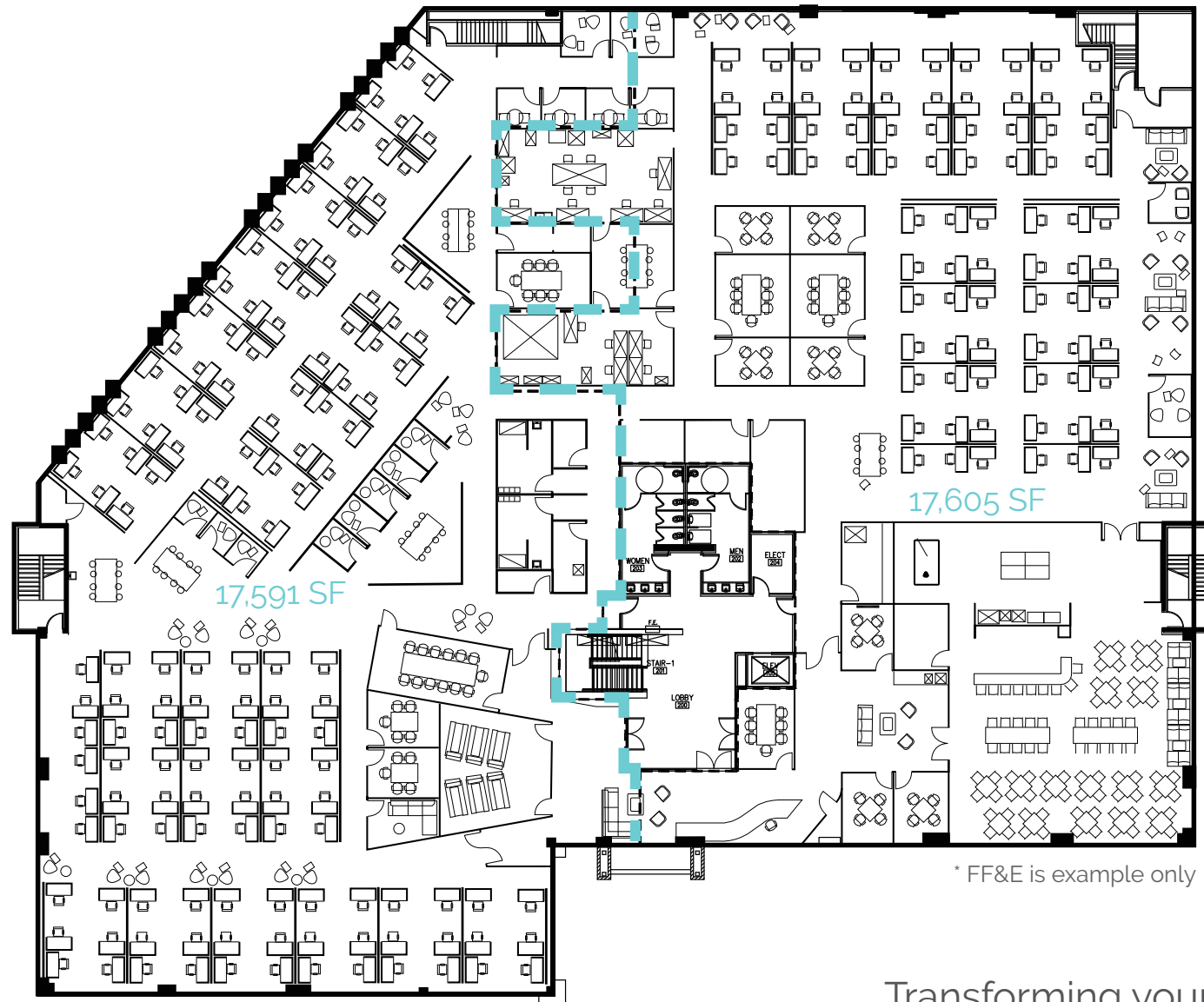
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Floor Plan | Multi-Tenant

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Suite 200-A | 17,591 SF

Suite 200-B | 17,605 SF



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Nearby Amenties

① Carmel Mountain Plaza

- Pacific Theatres
- Target
- Marshalls
- In-N-Out
- Chick Fil A

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



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