

17,672 SF | FOR LEASE
AVAILABLE 60 DAYS NOTICE | 15070 AVENUE OF SCIENCE




15070 -15110 AVENUE OF SCIENCE


Jones Lang LaSalle Brokerage, Inc. RE license #01856260



PROJECT HIGHLIGHTS



 **17,672 SF**
First Floor
Flex Building

 **3.7/1000 parking**
+ Abundant
Street Parking

 **600 Amps total,**
3-Phase
(Tenant to Verify)

 **± 18' Clear**
Height Potential

 **OPEX**
Below market
NNNs - \$0.49/SF/Month

 **Existing Grade**
Level Door

 **Walkable to**
~1M SF of Retail

 **Professionally Owned**
& Managed by Schnitzer
Properties

 **Internet/Phone Providers AT&T, Crown Castle (Fiber),**
Time Warner/Spectrum

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Suite 101

Potential for FF&E

Reception/lobby area

6 private offices

2 conference rooms

2 huddle/small meeting rooms

Large flex/open collaboration area

Wellness room

Lounge/informal collaboration area

Break room/pantry

2 open office areas with 107 workstations (cubes/benches)

2 small light electronics labs

IT/server room

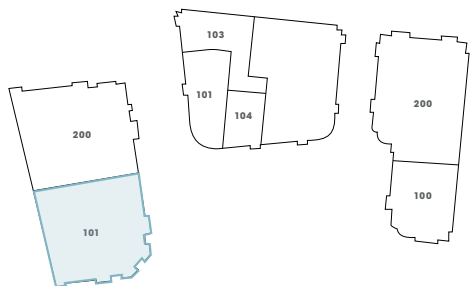
Data room

2 pods of restrooms

Grade-level roll-up door



Grade Level Door



18' HVAC space with loading

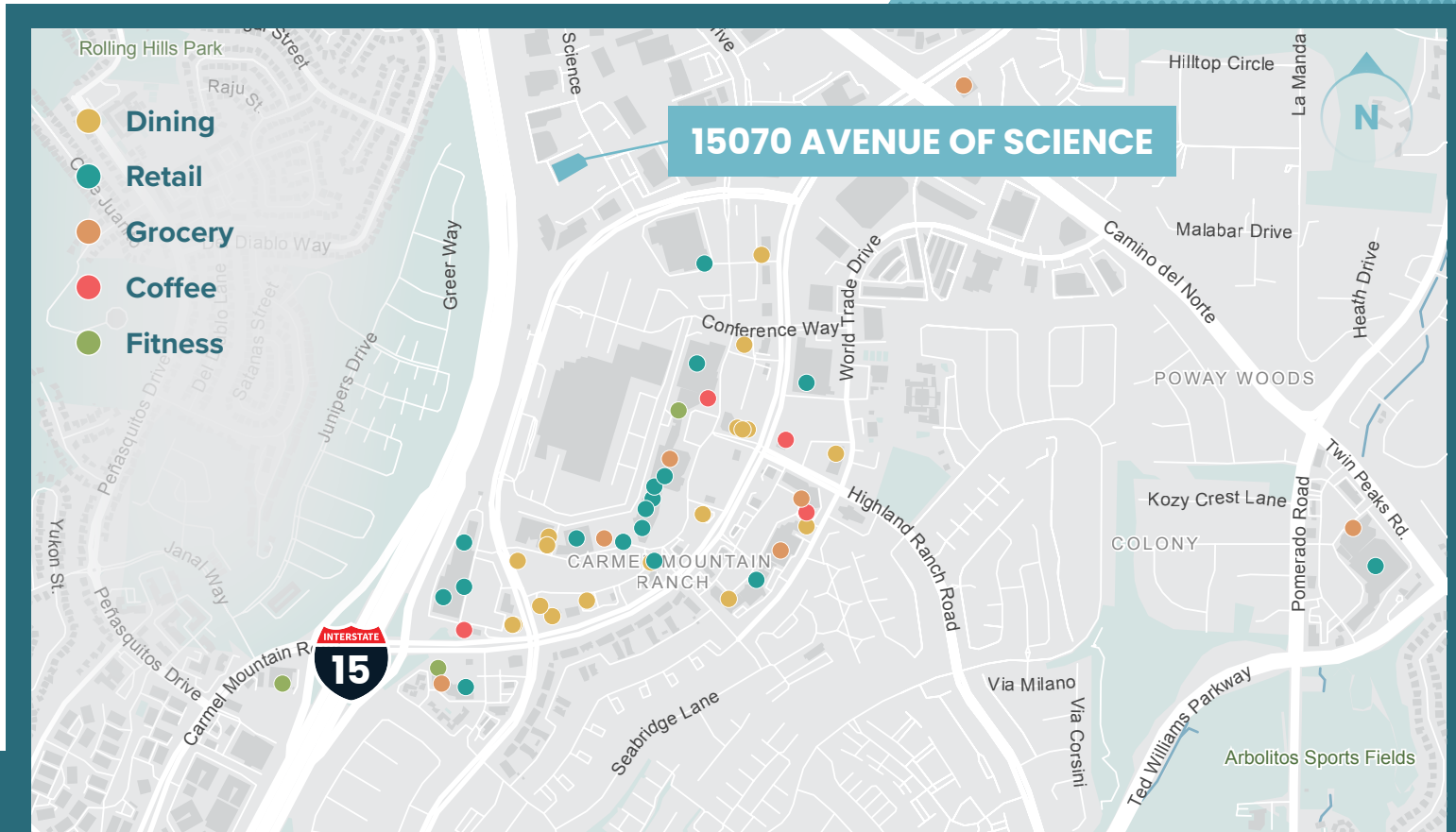


FIRST FLOOR SPACE



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