

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

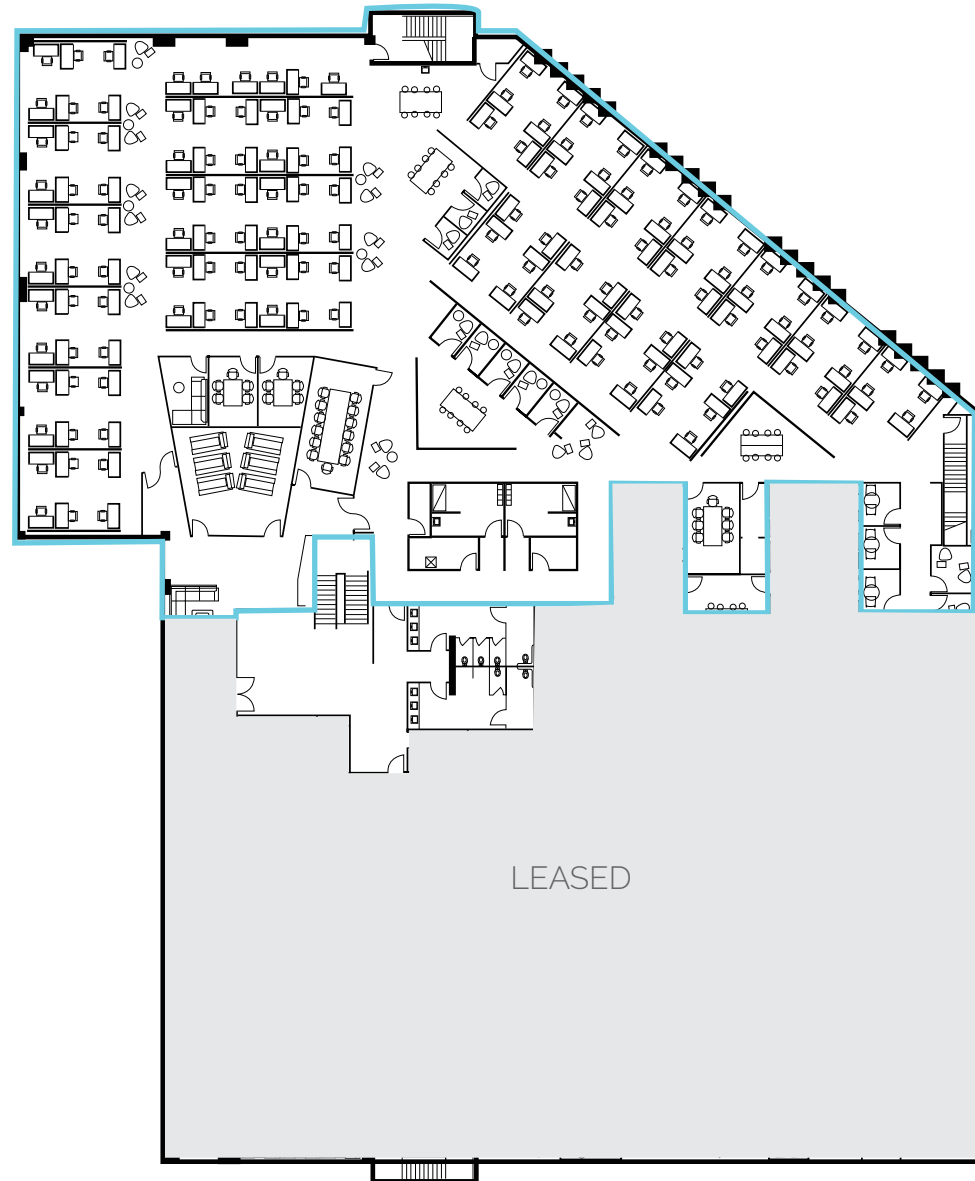
Size:	67,544 s.f.
Available Space:	17,591 s.f.
Year Built:	1986 (renovated in 2015)
Zoning:	IH-2-1
Number of Stories:	Two
Ceiling Heights:	Floor to floor 15' 1 st floor lobby 11' 2 nd floor lobby 10'
Parking:	4.0/1,000
Electrical:	1600A, 480V, 3-phase
Internet Providers:	Fiber available via Cox and AT&T

CLASS A CAMPUS

Floor Plan

Suite 200A | 17,591 SF | Available Now

- 8 Phone Rooms
- 2 Small Conference Rooms
- Large Conference Room
- Collaboration Room
- 2 Collaboration Areas
- ± 143 desks via bench seating (potential for FF&E to come with space)
- Break area
- Class A Materials & Finishes with exposed ceiling



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Suite 200A | 17,591 SF | Available Now



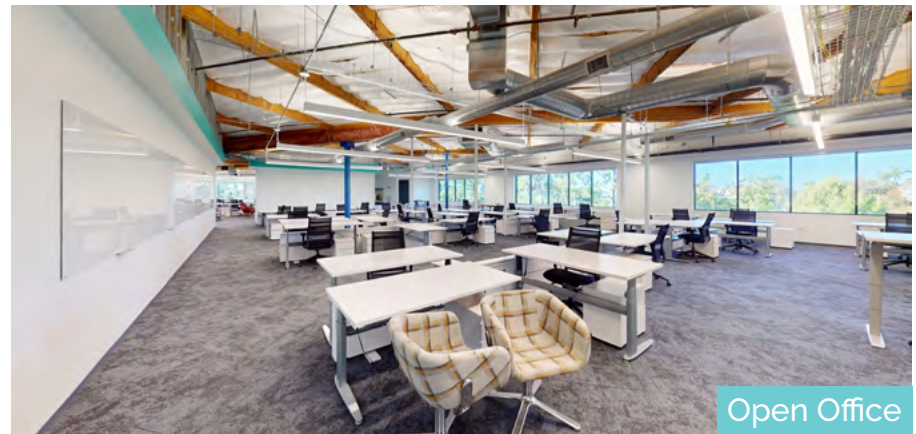
Reception



Open Office



Conference



Open Office



Office



Calibration

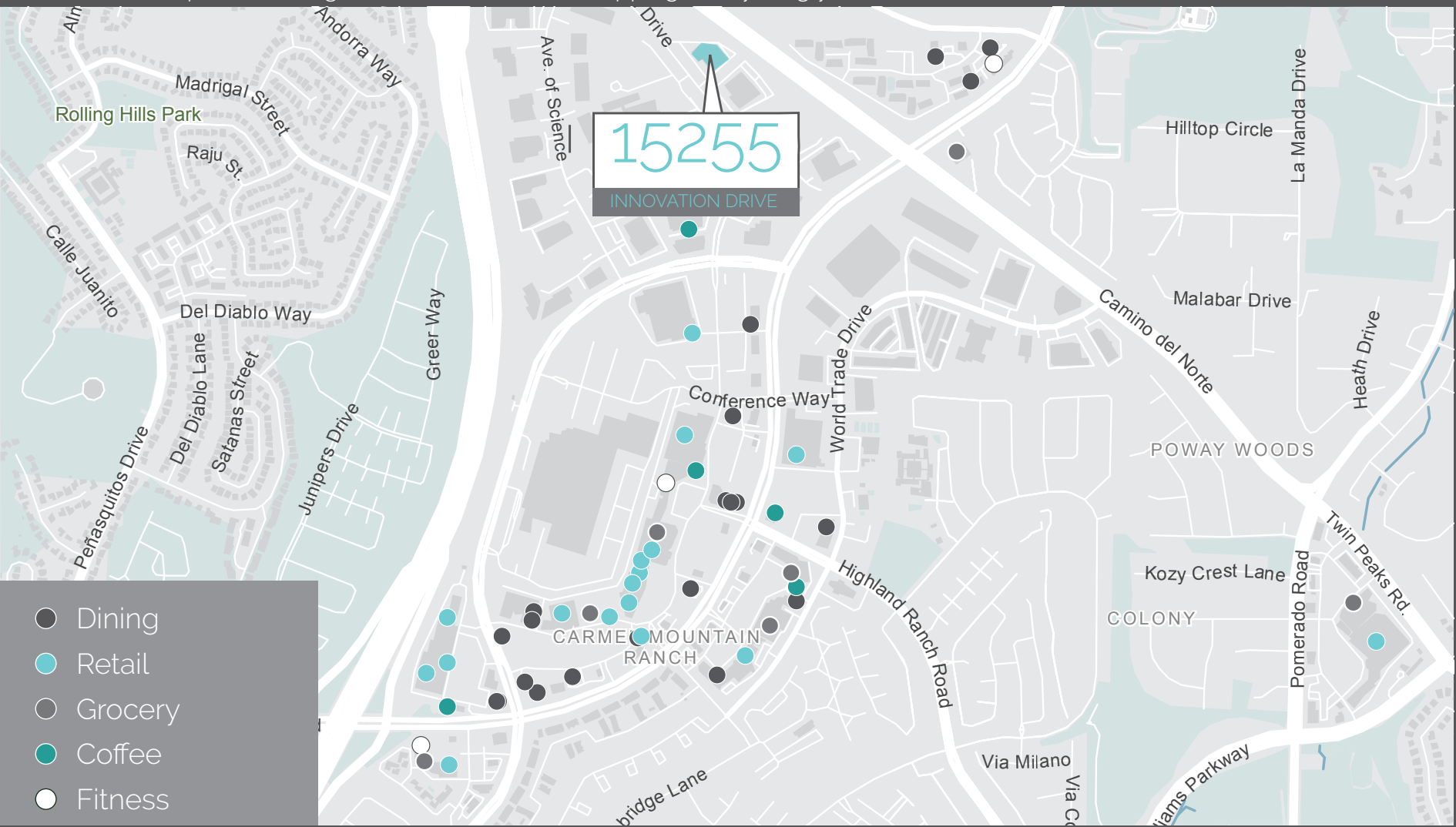


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INNOVATION DRIVE

Everything You Need, Right Next Door

Step outside your office to enjoy over 1 million square feet of premier retail, dining, and other essential services. From restaurants and coffee shops to banking, fitness centers, and shopping, everything your team needs is all within reach.



Transforming your workplace

SONY

EDF

VOYAGER SPACE

Malin Space Science Systems

Peraton

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Pulse Electronics

NXP

NORTHROP GRUMMAN

OURA

Scripps

EROAD

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