

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)

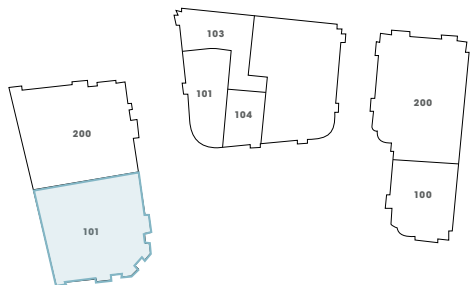
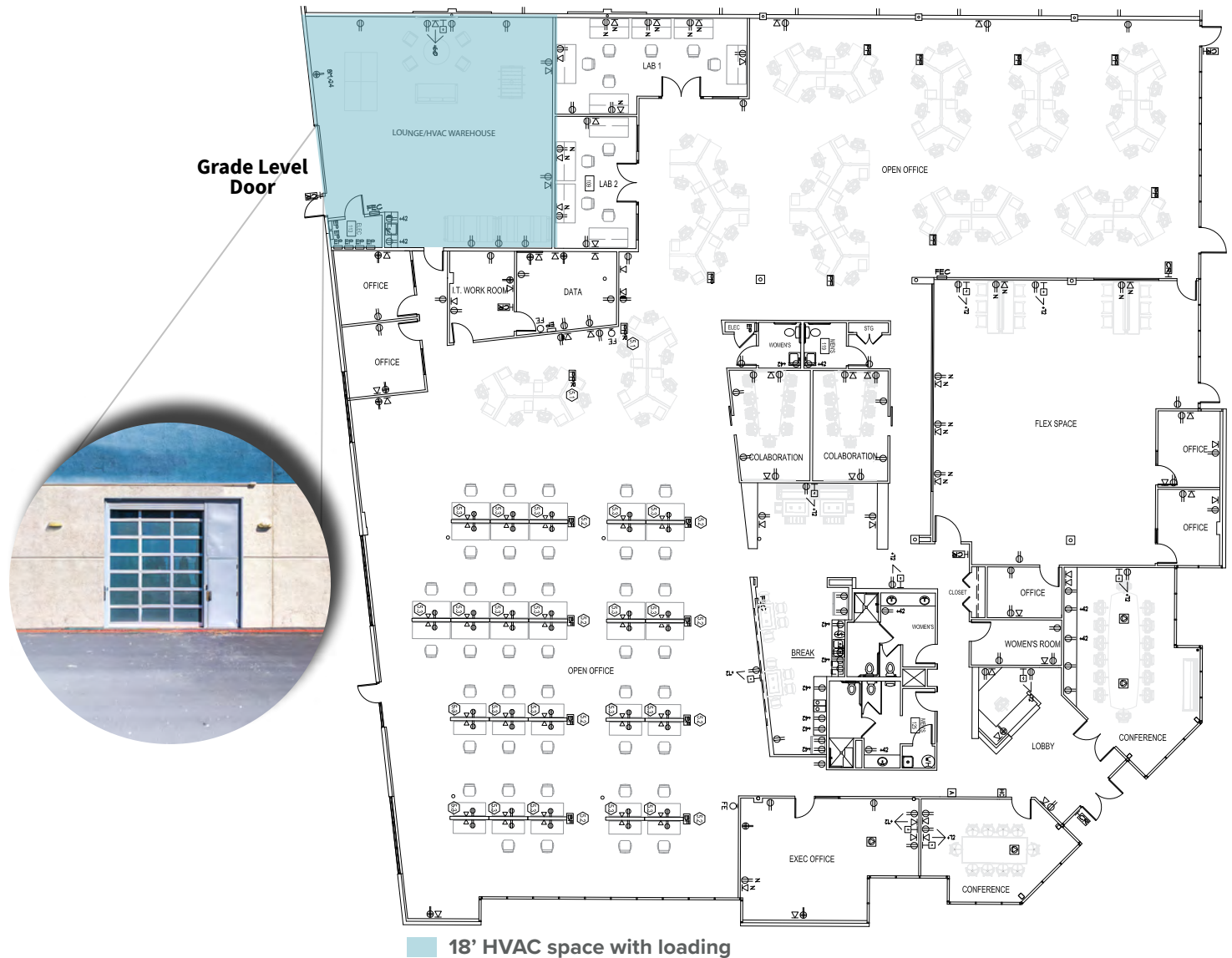
2 small light electronics labs

IT/server room

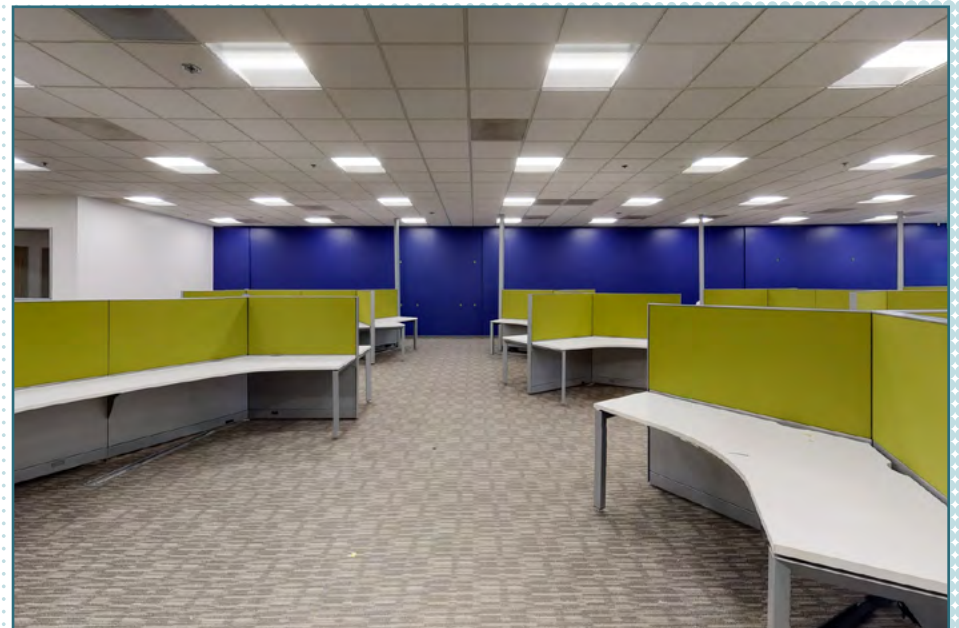
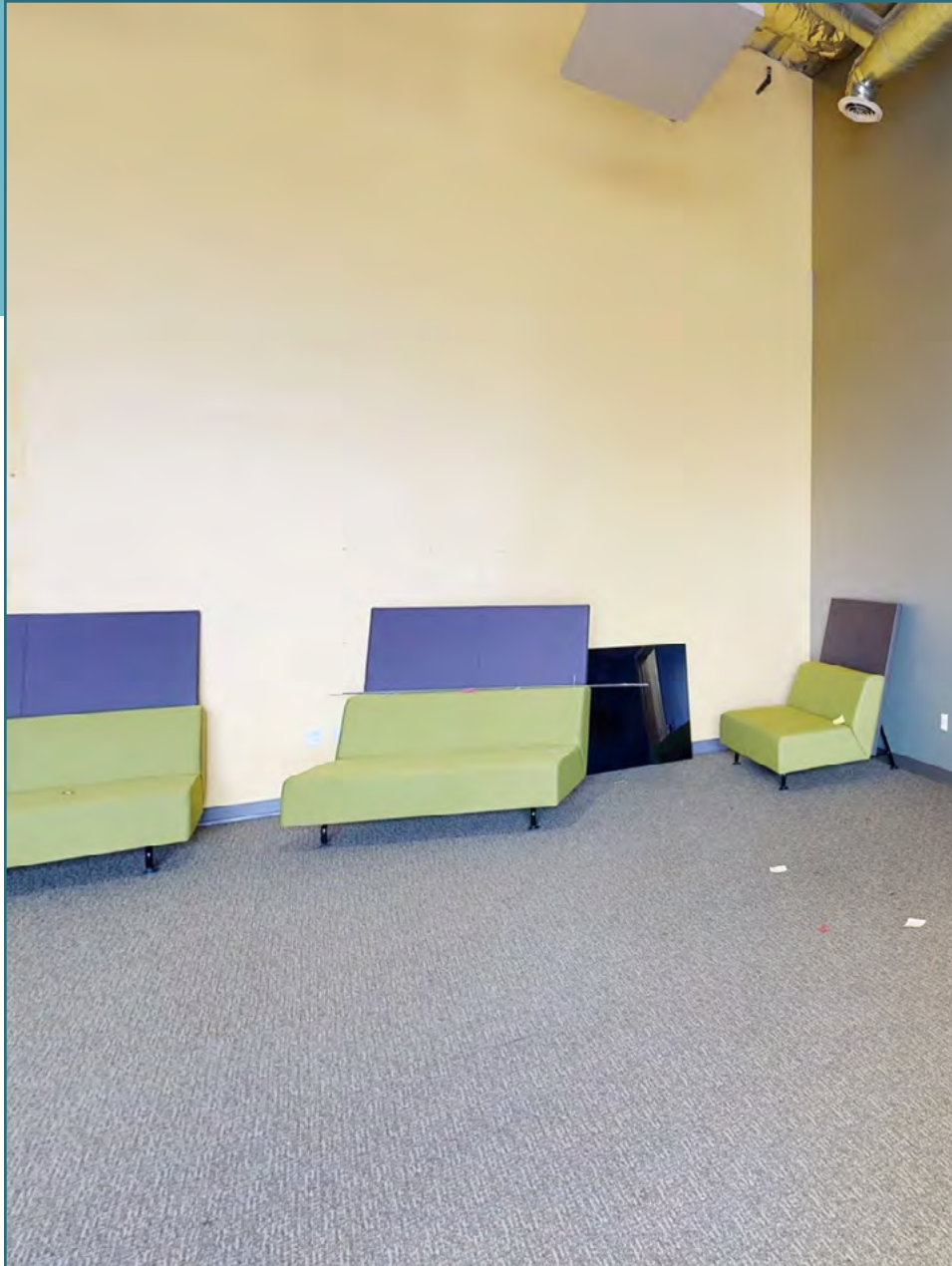
Data room

2 pods of restrooms

Grade-level roll-up door

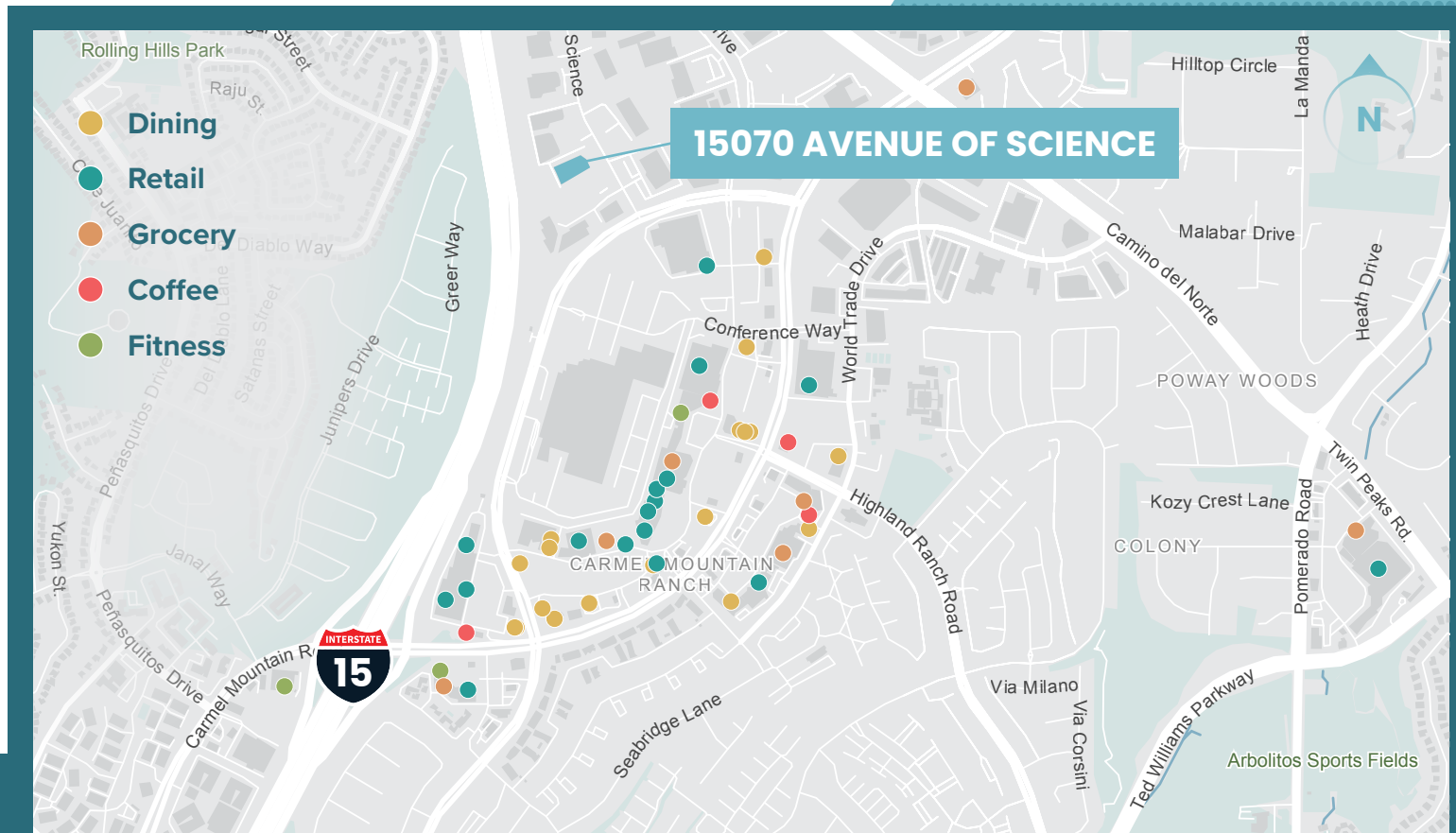


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