



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



1TECH PLACE

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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	\$2.35 NNN with ~\$0.67/SF



18-20'
Clear Heights



Grade Level
Loading



Single
Story



10905 - 10949 Technology Place

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AVAILABILITY

ADDRESS	SUITE	SF	LEASE RATE	AVAILABILITY
10905 Technology Place	100	8,804	\$2.35 NNN with ~\$0.67/SF	April 2027



1TECH PLACE

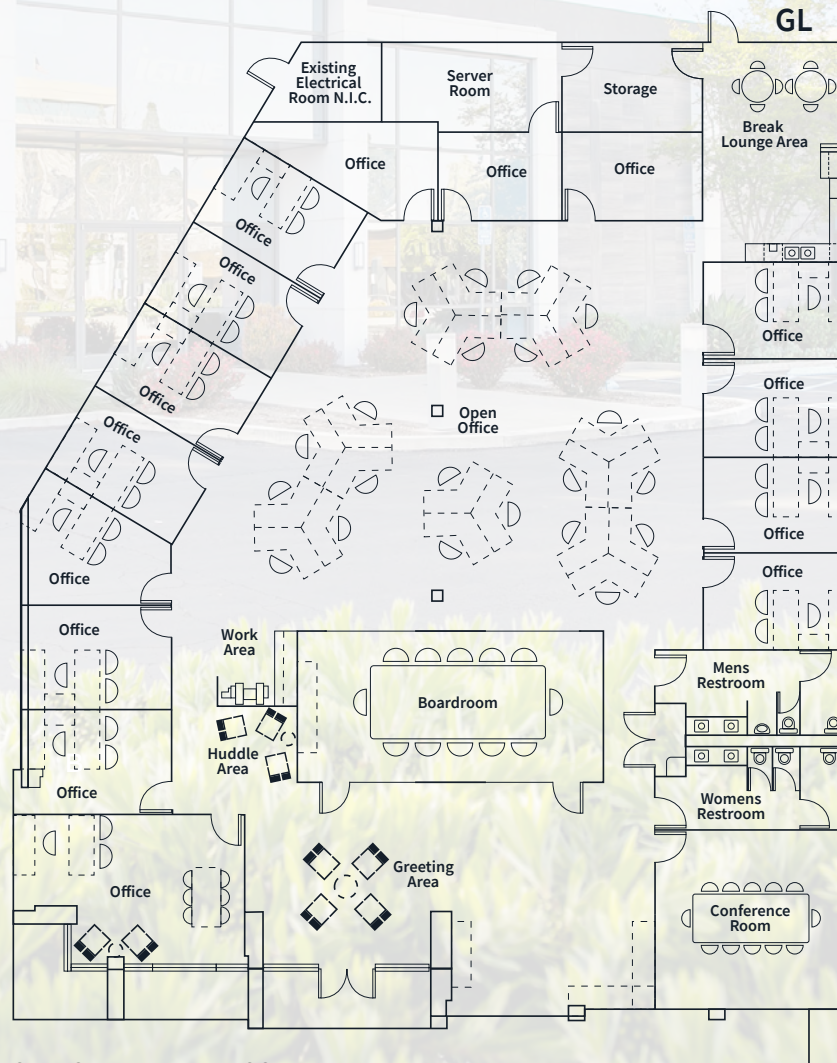
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10905 TECHNOLOGY PLACE

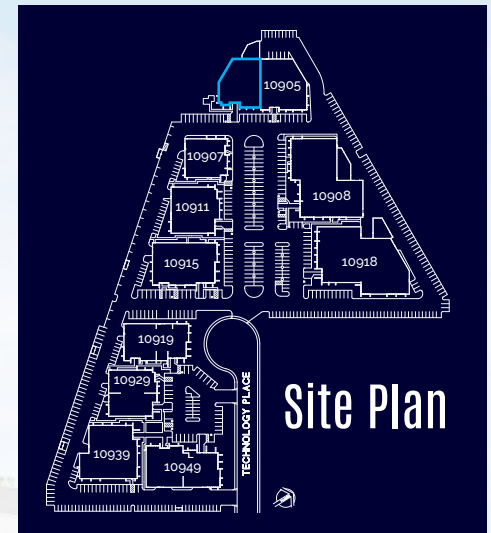
Suite	100
Square Feet	8,804 SF
Availability	April 2027
Asking Rate	\$2.35 NNN with ~\$0.67/SF

Space Notes

- Cool and Creative Office space with exposed ceilings and polished concrete
- Reception/Greeting Area
- 1 Large Boardroom
- 1 Large Conference Room
- 15 Private Offices
- ~21 cubes currently in open space (FF&E not staying)
- Breakroom with glass roll up door
- Storage Room
- 1 Set of M&W Restrooms
- Nearly zero core factor (highly efficient space)



GL = GRADE LEVEL DOOR





Reception Area



Lounge/Open Area



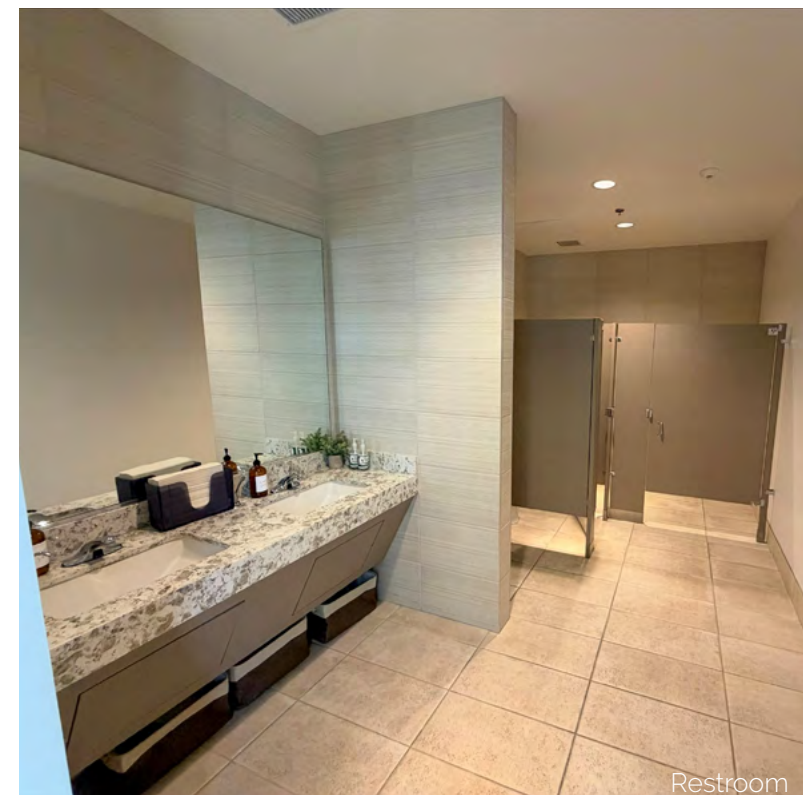
Break Area



Open Office



Private Office



Restroom



Carmel Mountain
Ranch Retail
5 min drive

15

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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