

savills

SUBLEASE

# Flexible Office & Warehouse Sublease

Approximately 1,000 – 13,000 SF of Space

13955 Stowe Drive, Poway, CA 92064

## SPACE PROFILE

**~1,000 – 13,000**

**RSF**

Space Size

**Withheld (~\$0.34/SF nets)**

Rate

**Immediately**

Availability

**December 2031**

Lease Term Through

## KEY HIGHLIGHTS

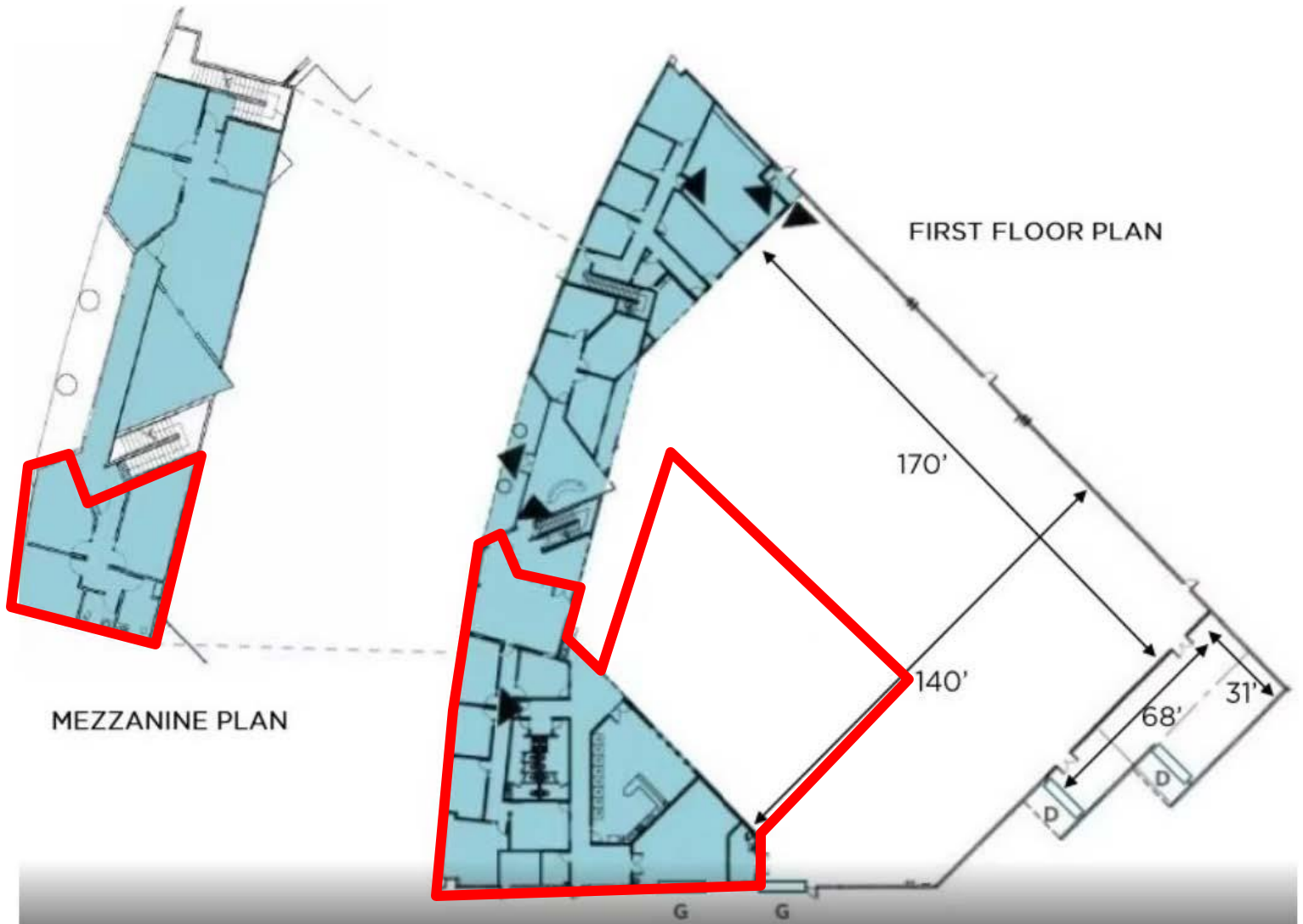
- 23' min clear height
- Access to 1 dock door
- Access to 1 grade level door
- .45 GPM/3,000 sprinklers
- AT&T fiber available
- LED lighting in warehouse
- Server room with HVAC
- Shared kitchen
- Shared restrooms on 1<sup>st</sup> floor
- Dedicated restrooms in the mezzanine

## BUILDING HIGHLIGHTS

- Class B industrial warehouse
- Possible power and air distribution on all columns



# Floor Plan

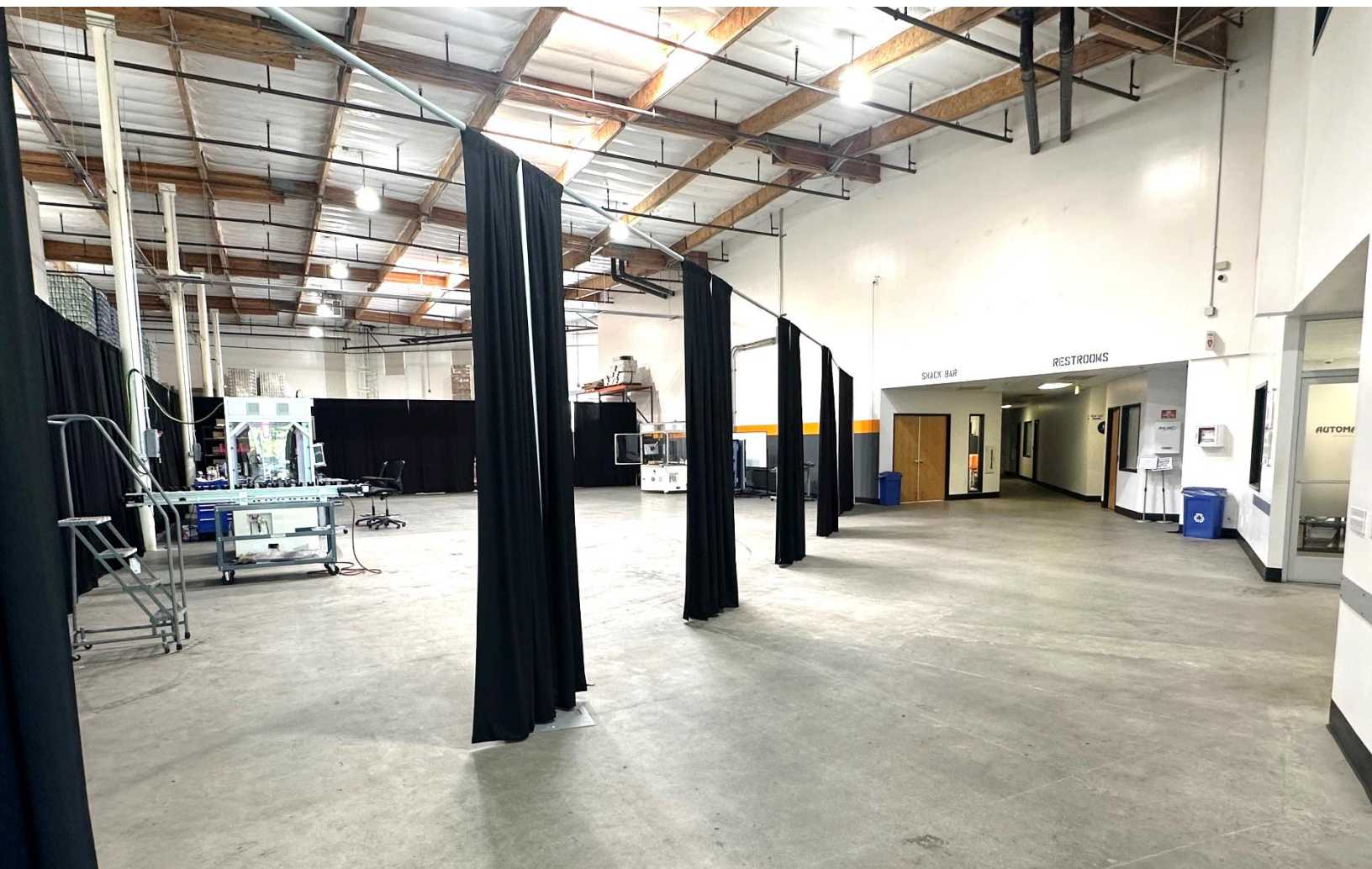
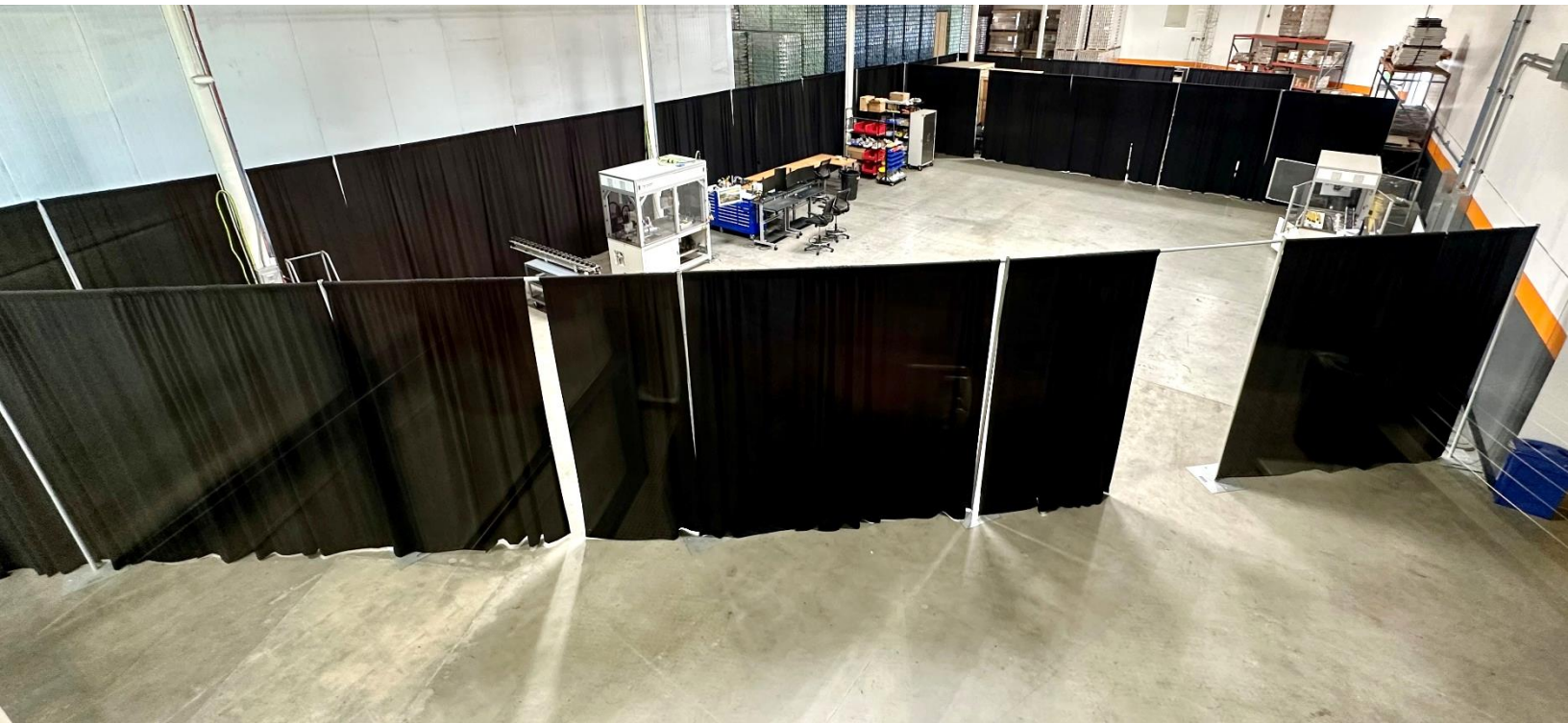


*Areas outlined in red available for sublease*

# Exterior



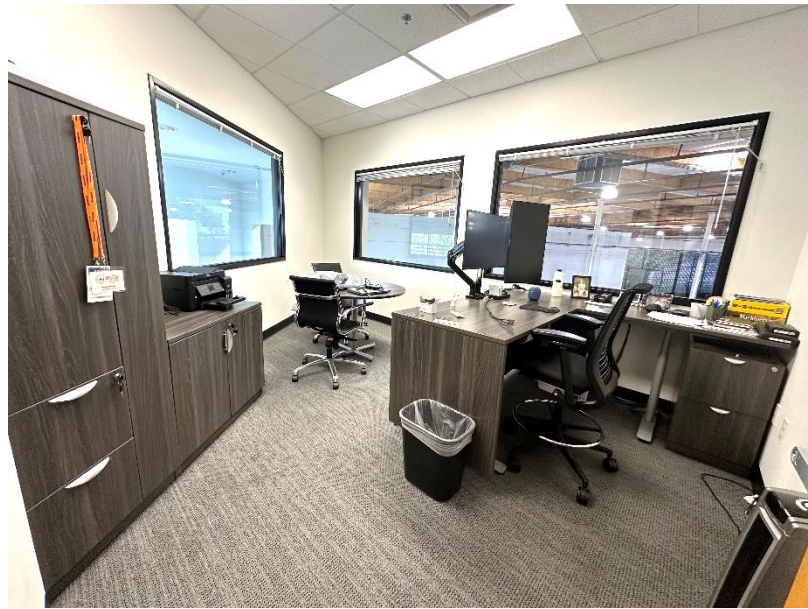
# Interior



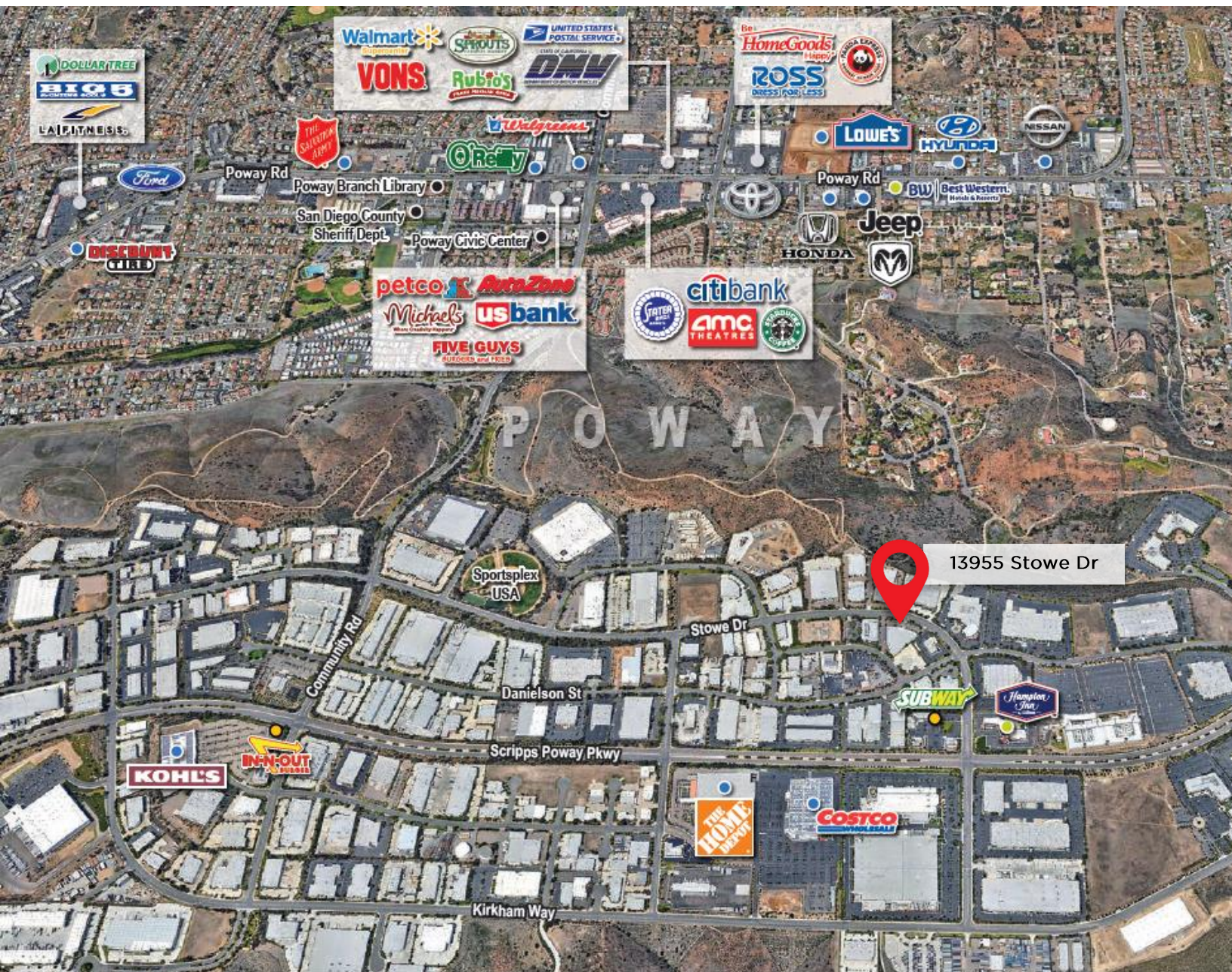
# Interior Continued



# Interior Continued



# Map Overview



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