

# POWAY HEIGHTS CORPORATE PLAZA

13025 & 13029 DANIELSON STREET, POWAY, CA 92064



**CBRE**

OFFICE SUITES AVAILABLE  
FOR LEASE

# Property Highlights

POWAY HEIGHTS  
CORPORATE PLAZA



## For Lease

**13025 Danielson Street**

### 1st Floor

**2,302 RSF** | Suite 100

**2,671 RSF** | Suite 105

**4,973 RSF** | Suite 100-105

### 13029 Danielson Street

**3,884 RSF** | Suite 130-150

**1,307 RSF** | Suite 150

**2,577 RSF** | Suite 130

**1,374 RSF** | Suite 203



## Rental Rate

\$1.90/SF/MO + Electric



## Location

Central San Diego County

Desireable South Poway location  
with abundant amenities nearby



## Unique Zoning

SPC - select complementary  
medical or retail uses considered



## CONTACTS:

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# Property Details

POWAY HEIGHTS  
CORPORATE PLAZA



Efficient custom designed suites ready for immediate occupancy



Access to riding and biking trails; Tranquil outdoor seating area with relaxing water feature



Abundant restaurant and shopping opportunities just down the hill on Poway Road, and within walking distance to Costco, Kohl's, Home Depot, and In-N-Out Burger



Largest multi-tenant office campus in Poway with flexible suite sizes to accommodate dynamic company growth



Abundant parking provided



Large fitness center on-site for building Tenant's exclusive use



Shower and locker facilities in the ground floor restrooms of both buildings



Five-day-per-week janitorial service provided

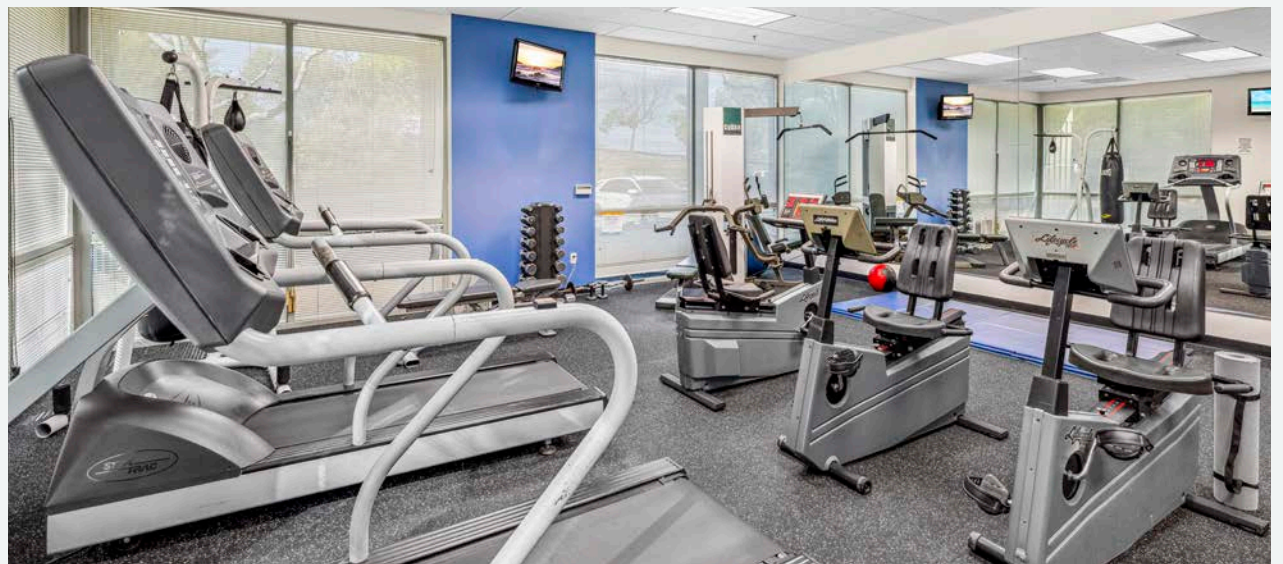
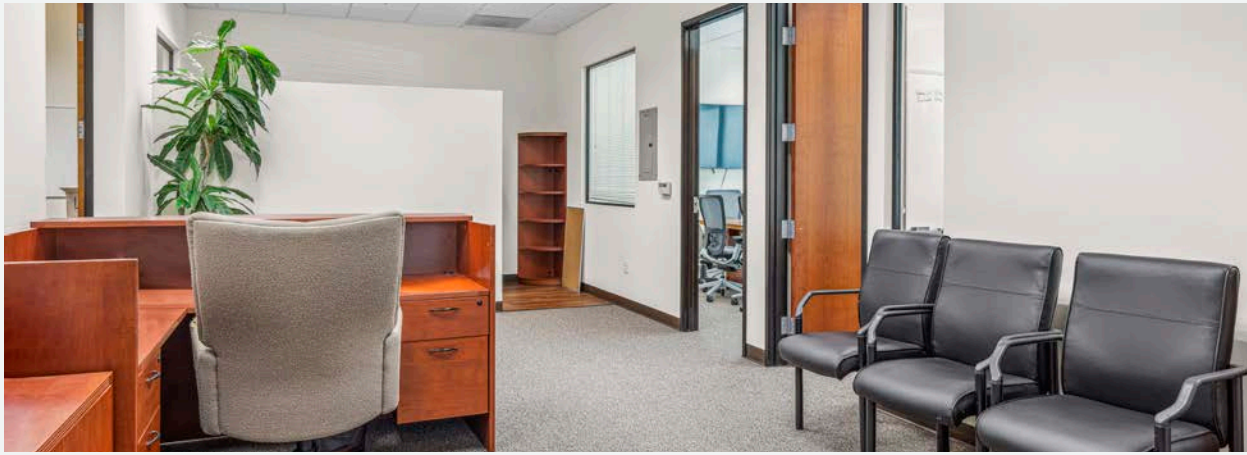
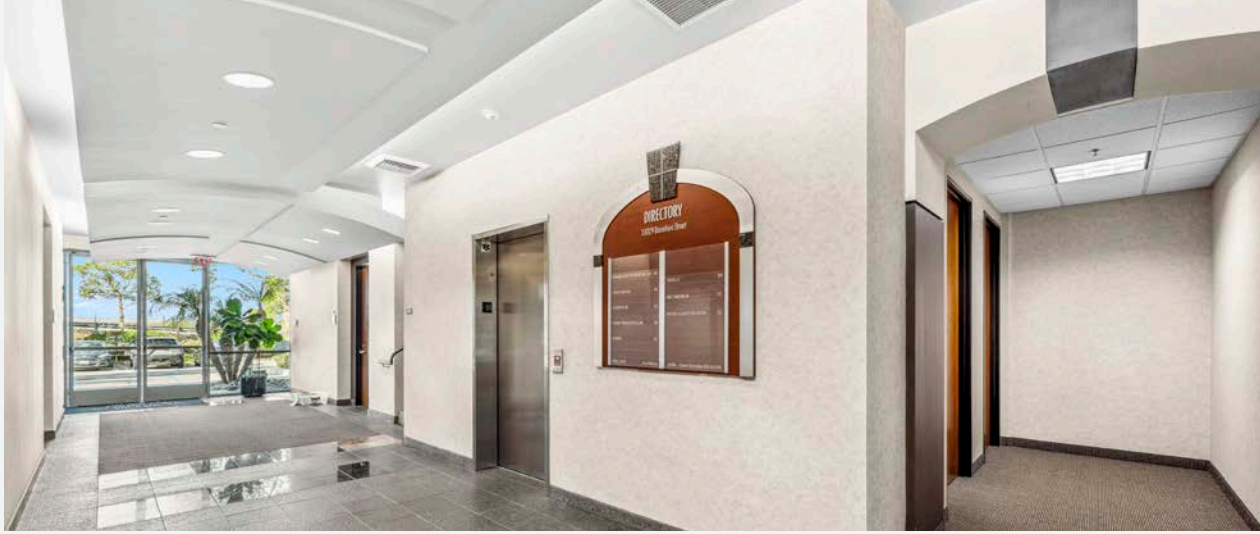


Most accessible and visible location in the Poway Business Park with corner location on Scripps Poway Parkway, Community Road, and Danielson Street

## THE OWNERSHIP

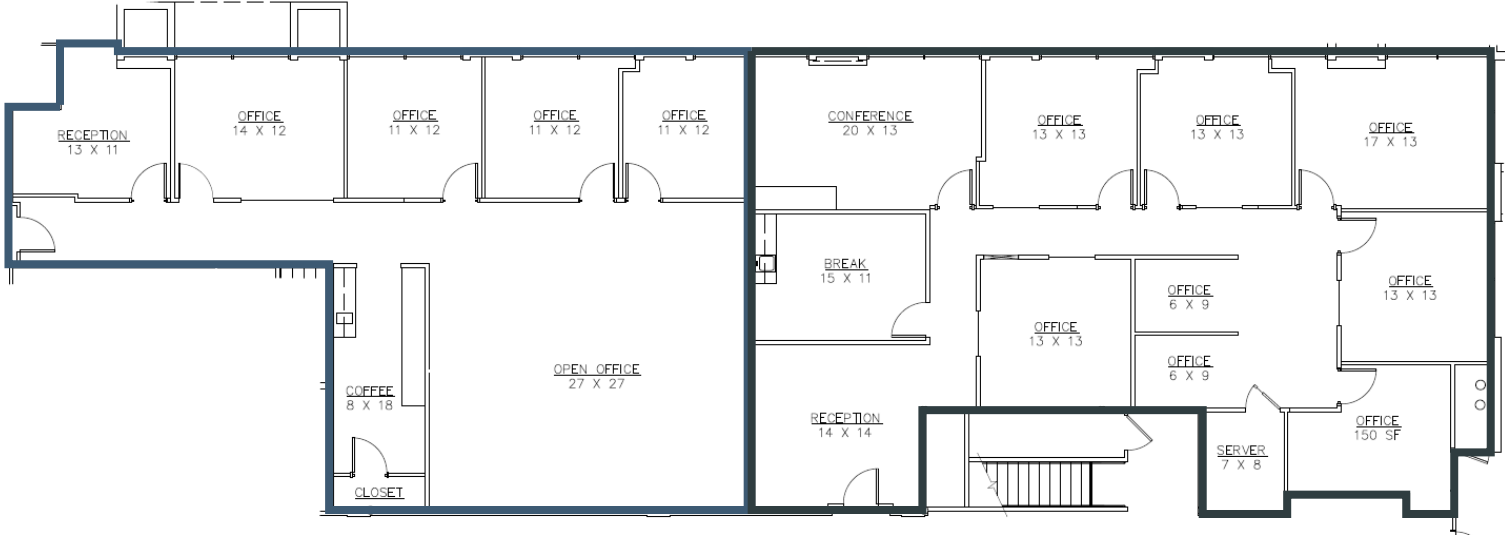
- Professionally owned and managed by Whitaker Facilities Corporation
- Hands-on responsive property management in close proximity
- With approximately, 1,000,000 SF in their Poway portfolio, tenants have the opportunity to right-size as needed





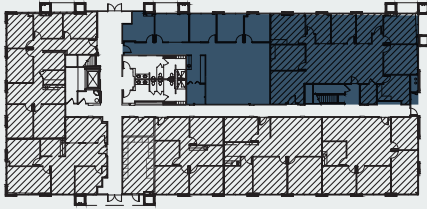
# Floor Plan: As-built

POWAY HEIGHTS  
CORPORATE PLAZA



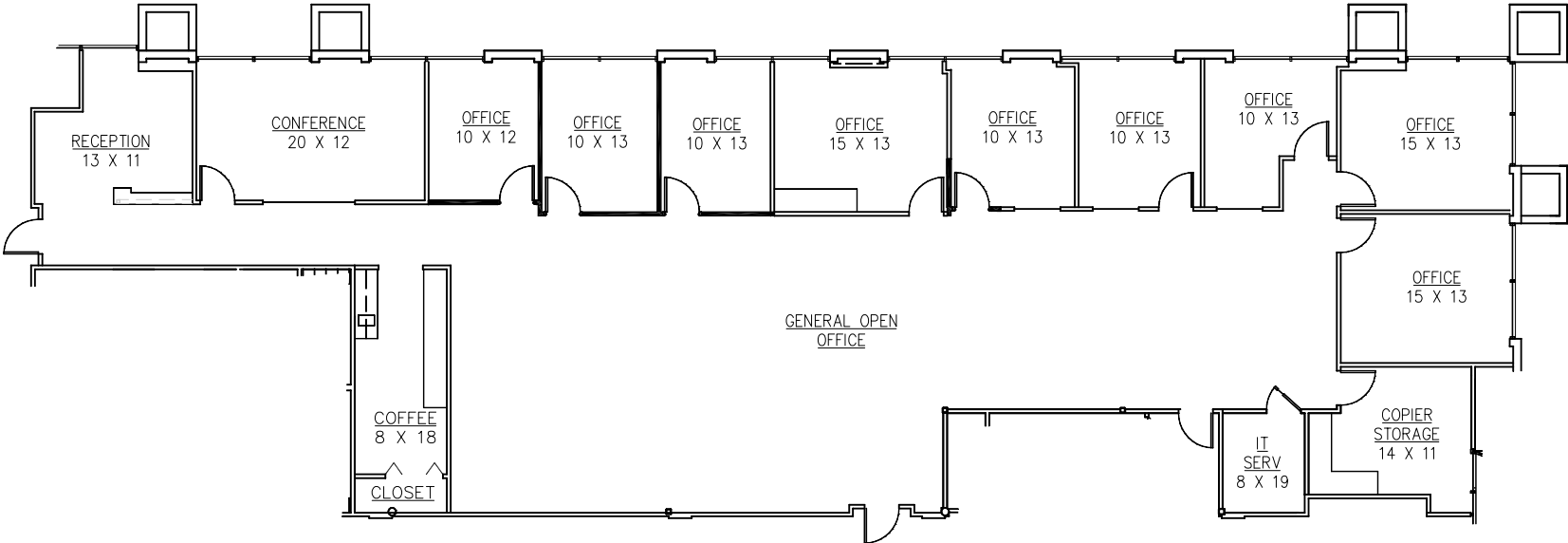
## 13025 - 1st Floor

Suite	Size	Type	Available
100	2,302 RSF	As-Built	Now
105	2,671 RSF	As- Built	Now



# Floor Plan: Conceptual

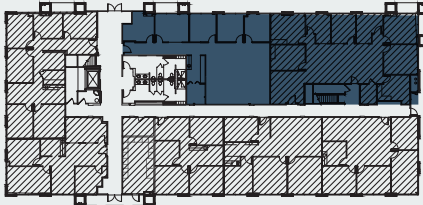
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## 13025 - 1st Floor

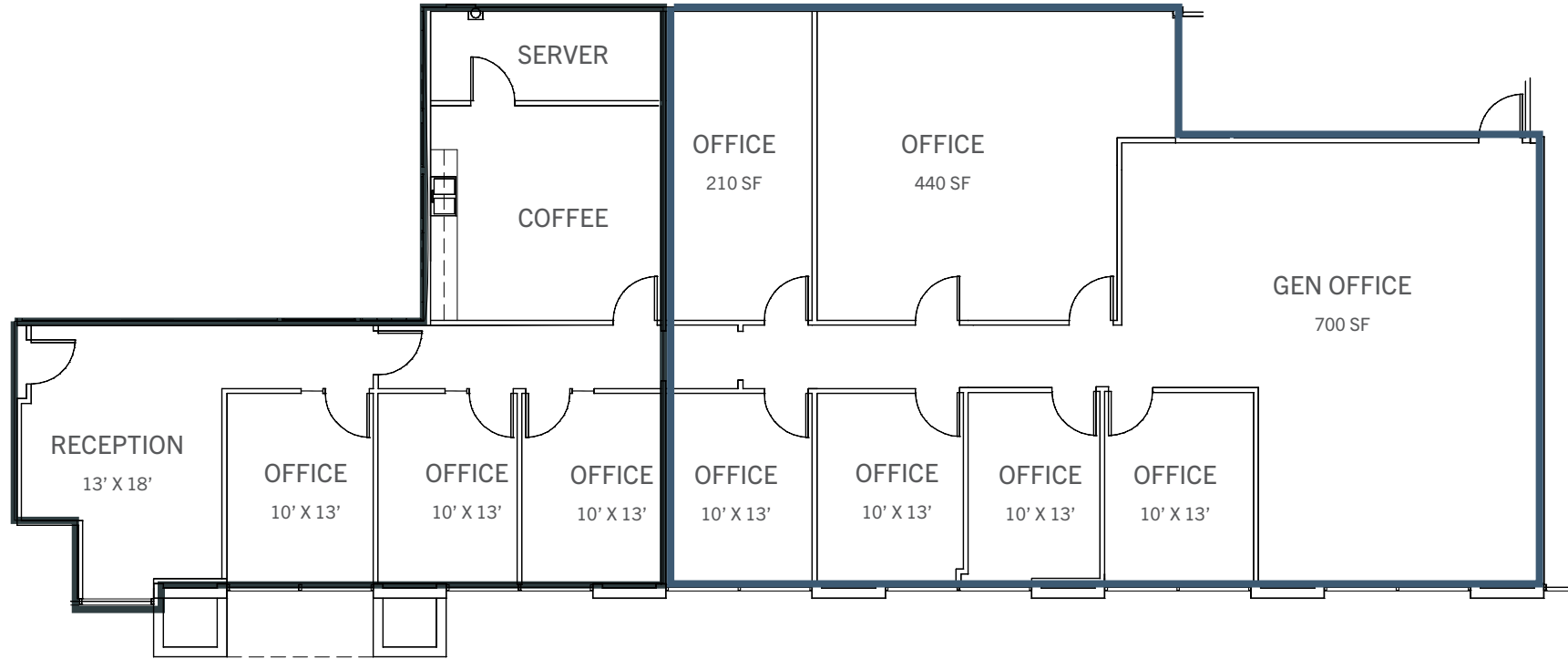
Suite	Size	Type	Available
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100 & 105	4,973 RSF	Conceptual	Now
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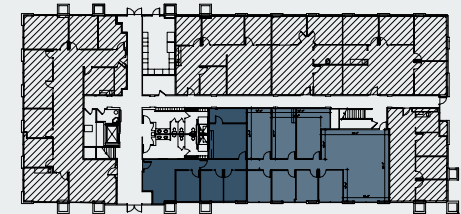
# Floor Plan

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CORPORATE PLAZA



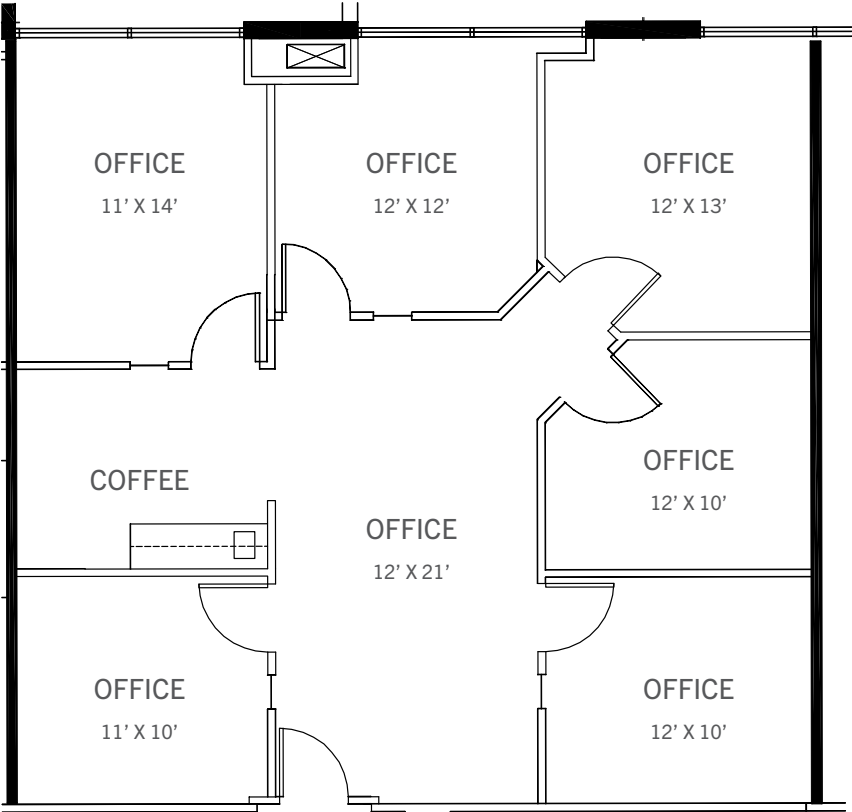
## 13029 - 1st Floor

Suite	Size	Type	Available
130-150	3,884 RSF	As-Built	August 1, 2026
130	2,577 RSF	Conceptual	August 1, 2026
150	1,307 RSF	Conceptual	August 1, 2026



# Floor Plan

POWAY HEIGHTS  
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## 13029 - 2nd Floor

Suite	Size	Available
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203	1,374 RSF	30 Day's notice
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## CORPORATE NEIGHBORS

- |                    |                        |
|--------------------|------------------------|
| 1. Amazon          | 10. Teledyne           |
| 2. General Atomics | 11. Geico              |
| 3. Corovan         | 12. Bilstein           |
| 4. ChefWorks       | 13. ABC                |
| 5. Sysco           | 14. Best Buy           |
| 6. Allied          | 15. California Closets |
| 7. Allstate        |                        |
| 8. Cohu, Inc       |                        |
| 9. Ferguson        |                        |

## AMENITIES

- |                       |   |   |
|-----------------------|---|---|
| A. Papa Duke's Deli   | J. Replica Printing   | Kai Sushi, AMC Dine-In, The Habit, Board & Brew, Jamba Juice, Brigantine, Mission Federal Credit Union                          |
| B. Kohl's             | K. Grocery Outlet, Shell, Five Guys, Ichizen Sushi, Mainstream Bar & Grill, The UPS Store             |   |
| C. In-N-Out Burger    | L. Walgreens, Wingstop, Ding Tea, Poway's Irish Pub, Bongiorno's, Cappuccino Cottage, Crossfit Unsung | N. Walmart, USPS, Lowe's, ALDI, Sprouts, Mobil, Chick-fil-A, Rubio's, Iron Pan Thai, Everbowl, Baba Kabob, Harbor Freight Tools |
| D. Lightning Brewery  | M. Starbucks, Chipotle, Stater Bros,  |   |
| E. Sportsplex USA     |   |   |
| F. Home Depot         |   |   |
| G. Costco             |   |   |
| H. Carl's Jr / Subway |   |   |
| I. Hampton Inn        |   |   |

# Poway

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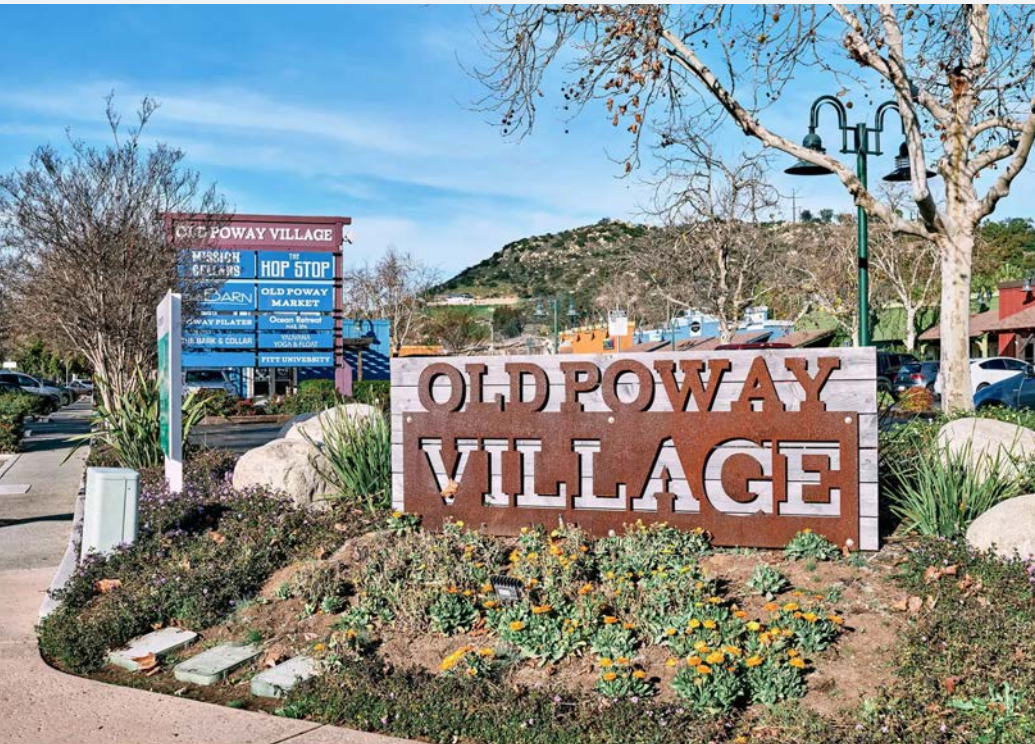
Poway is a thriving city that has a dedicated commercial work area. It was ranked as the sixth best city in California in which to locate a business by Outlook Magazine. Spaced out traffic lights provide less traffic congestion.



The Poway Business Park Association (PBPA) is a vibrant business association of nearly 500 businesses employing ±18,000 individuals, offering owners and tenants a high-quality infrastructure and numerous amenities.



**Amazon** has leased over 500K SF of industrial space in Poway. It is one of the largest lease deals by square footage in the region.



Lake Poway

# Location

## POWAY HEIGHTS CORPORATE PLAZA

One municipality that prides itself on being The City in the Country is Poway. A city of nearly 50,000 people north of San Diego, it was once cattle country with local ranches dotting the area. This part of San Diego County has grown exponentially in the last 20 years, and Poway is proud of its place in the Southern California community. It is the type of town which gives you the feeling that this is the place to settle down and enjoy life.



Poway Rodeo



Board & Brew

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