

# SCENIC VIEW BUSINESS PARK

12600 STOWE DRIVE & 12520-12576 KIRKHAM COURT | POWAY, CA

4.5% BROKER COMMISSION

12556

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 **CUSHMAN &  
WAKEFIELD**

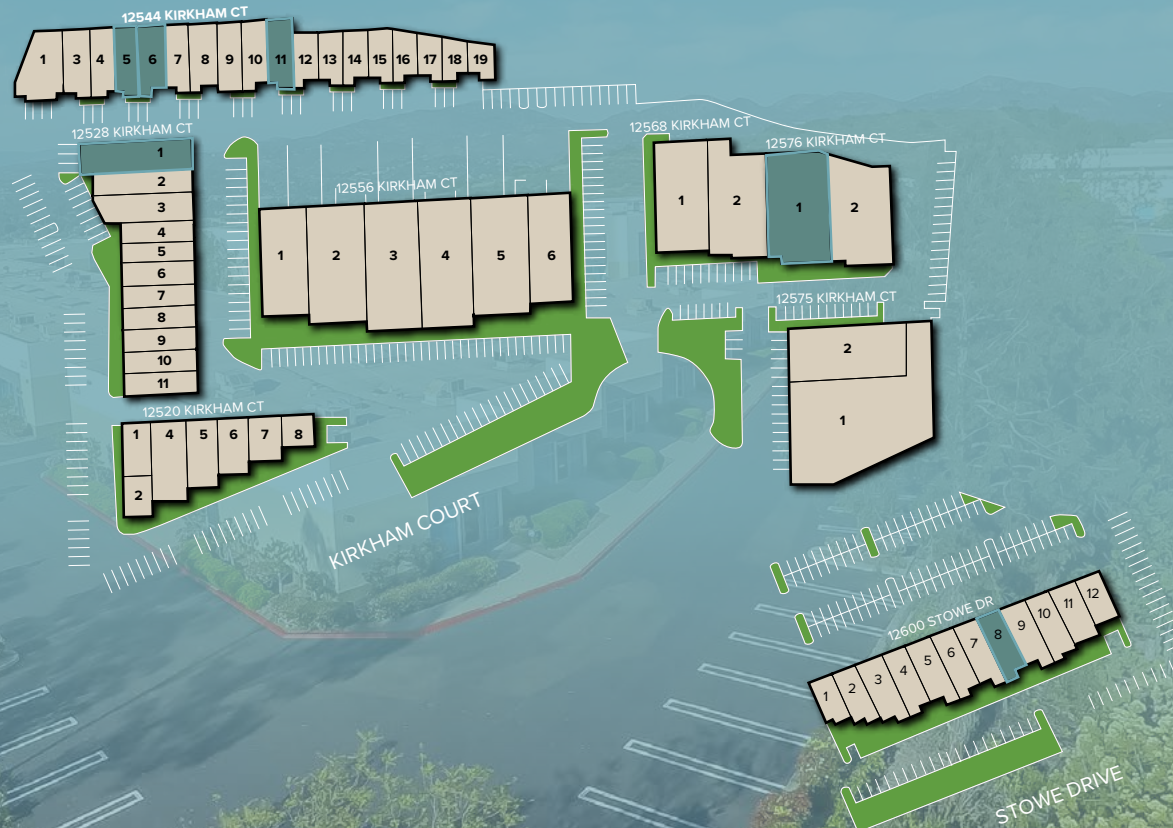
 **Schnitzer  
PROPERTIES**



# SCENIC VIEW BUSINESS PARK

12600 STOWE DRIVE & 12520-12576 KIRKHAM COURT | POWAY, CA

- High-image, eight building multi-tenant park consisting of 147,848 SF located in Poway
- Meticulously maintained by institutional ownership.
- Diverse mix of Industrial, R&D, and Office suites ranging from 900 to up to more than 20,000 SF.
- Parking ratio of 3.0/1,000
- Wired with fiber optics provided by Cox
- 14' - 23' clear height
- Flexible space options
- Fluorescent warehouse lighting
- Located at the end of a cul-de-sac
- Close proximity to retail services, financial institutions and recreational amenities on Scripps Poway Parkway and Poway Road.
- High quality existing office buildouts for cost effective tenant move-in.
- PC-7 Zoning, Planned Community - South Poway Business Park





# SCENIC VIEW BUSINESS PARK

12600 STOWE DRIVE & 12520-12576 KIRKHAM COURT | POWAY, CA

## AVAILABILITY

### 12600 STOWE DR

SUITE 8	3,064 SF	\$1.55 NNN	Reception/office, (3) private offices, (2) restrooms, balance warehouse (2) grade level loading doors. Available with 30 days' notice.
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### 12528 KIRKHAM CT

SUITE 1	2,626 SF	\$1.55 NNN	Reception/office, (1) private office, (1) restroom, balance warehouse, (1) grade level loading door. Available now.
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### 12544 KIRKHAM CT

SUITE 5	1,430 SF	\$1.55 NNN	(1) Private office, (1) restroom, balance warehouse, (1) grade level loading door. Available now. Contiguous with Suite 6 for 2,860 SF.
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SUITE 6	1,430 SF	\$1.55 NNN	(1) Private office, (1) restroom, balance warehouse, (1) grade level loading door. Available now. Contiguous with Suite 5 for 2,860 SF.
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SUITE 11	1,430 SF	\$1.55 NNN	(1) Private office, (1) restroom, balance warehouse, (1) grade level loading door. Available now.
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### 12576 KIRKHAM CT

SUITE 1	6,925 SF	\$1.50 NNN	(1) Reception, (2) private offices, (2) restrooms, utility room, elec. room, balance warehouse, (1) grade level loading door. Available now.
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NNN = \$0.46 PSF

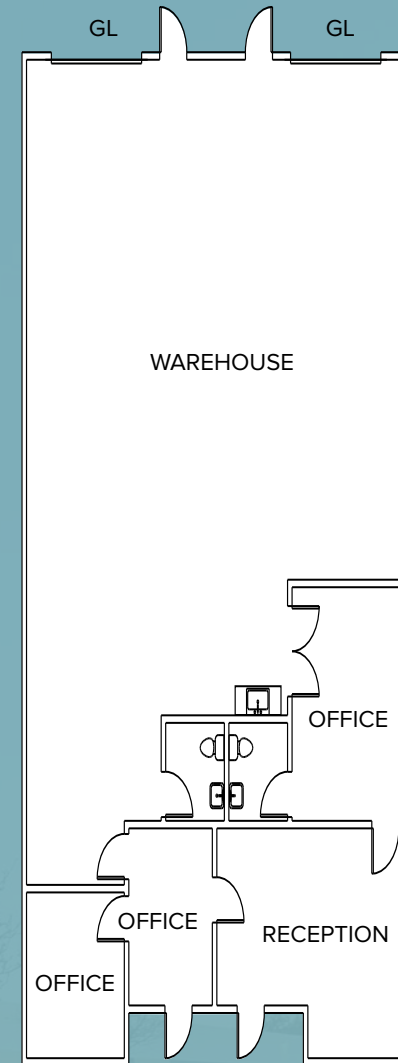
# AVAILABILITY

## 12600 STOWE DR

Suite 8      3,064 SF      \$1.55 PSF/Month NNN

*Reception, (3) offices, (2) restrooms, balance warehouse, (2) grade level loading doors. Available with 30 days' notice.*

NNNs = \$0.46 PSF



\* Floor plan to be verified

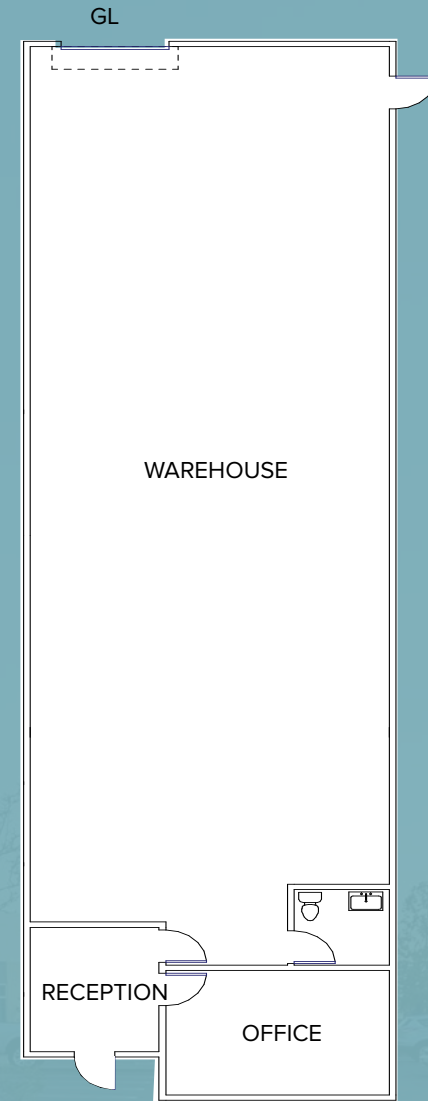
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## 12528 KIRKHAM CT

Suite 1      2,626 SF    \$1.55 PSF/Month NNN

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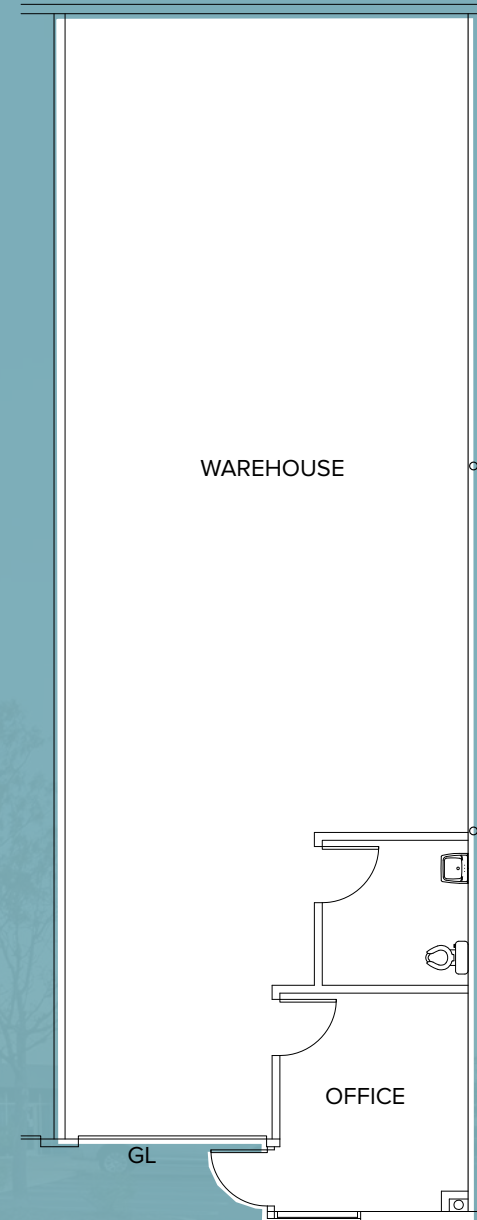
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Suite 5      1,430SF      \$1.55 PSF/Month NNN

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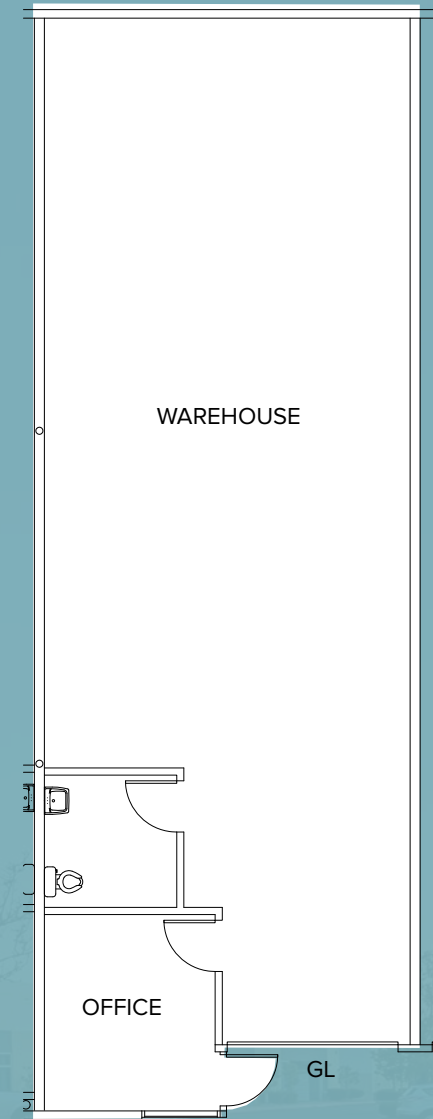
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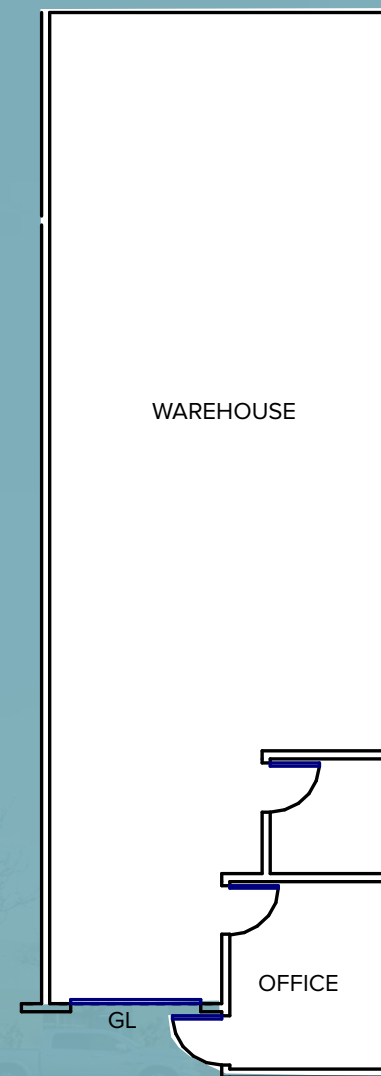
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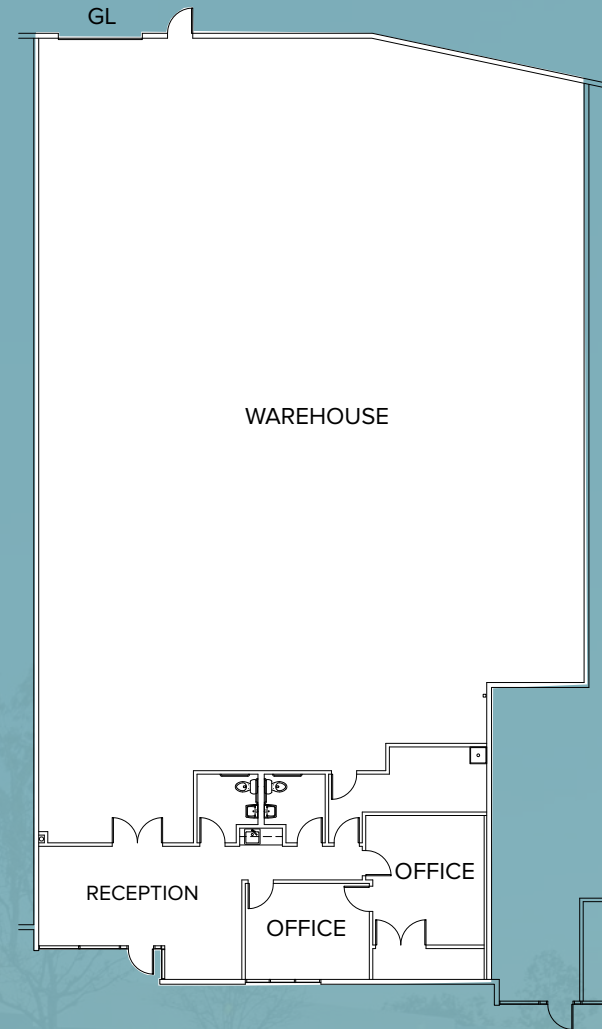
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## 12576 KIRKHAM CT

Suite 1      6,925 SF    \$1.50 PSF/Month NNN

*(1) Reception, (2) private offices, (2) restrooms, utility room, elec. room, balance warehouse, (1) grade level loading door. Available now.*

NNNs = \$0.46 PSF



\* Floor plan to be verified



# AMENITIES & CORPORATE NEIGHBORS

**CARMEL MOUNTAIN PLAZA**  
SPROUTS, SEARS OUTLET, MARSHALLS, NORDSTROM, ROSS, MICHAELS, BANANA REPUBLIC, NORDSTROM RACK, BROKEN YOLK CAFE, CHICK-FIL-A, HABIT BURGER, BOSTON MARKET, IN-N-OUT, CALIFORNIA PIZZA KITCHEN, PAYLESS, WHICH WICH SANDWICH SHOP, STYLES FOR LESS, RUBIO'S

**TWIN PEAKS PLAZA**  
TARGET, ORTHO MATTRESS, SUPERCUTS, COLD STONE CREAMERY, FAMOUS FOOTWEAR, GREEN BURRITO, JERSEY MIKE'S SUBS, OUTBACK STEAKHOUSE

**POWAY CROSSINGS**  
BIG 5 SPORTING GOODS, DOLLAR TREE, RITE AID, LA FITNESS, KFC, WIENERSCHNITZEL, BRUSKI BURGERS & BREW

**CREEKSIDE PLAZA**  
STATER BRO'S, CHIPOTLE, BASKIN ROBINS, GNC, SUBWAY, THE BRIGANTINE, GAMESTOP, JAMBA JUICE, SPORTS CLIPS, DAPHNE'S GREEK CAFE, FED EX

**CVS CENTER**  
BIG LOTS, SAVON, CVS PHARMACY, COFFEE BEEN AND TEAL LEAF

**STOWE PLAZA**  
CARL'S JR., SUBWAY, SAN DIEGO COUNTY CREDIT UNION

**SCRIPPS RANCH MARKET**  
CVS PHARMACY, VONS, CHASE BANK, FOSTER'S FREEZE, EL POLLO LOCO, MCDONALD'S, PICK UP STICKS, PETCO, JACK IN THE BOX, PANDA EXPRESS, QUIZNO'S SUBS, RUBIO'S, STARBUCKS, TACO BELL

**SCENIC VIEW BUSINESS PARK**

**corovan**  
Engineering your workplace change

Good things come from  
**Sysco**

**HOIST**  
RESOURCES.COM

**Honeywell**

**THE HOME DEPOT**

**COSTCO**  
WHOLESALE

**GEICO**

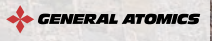
**SCRIPPS TRIDENT PLAZA**  
DOMINO'S PIZZA, US BANK, JERSEY MIKE'S SUBS, STARBUCKS, EL PATRON RESTAURANT, IKURA SUSHI & RAMEN, LAPPERT'S ICE CREAM CO., TAKHRAI THAI, WONG'S WOK CHINESE CUISINE, YANNI'S BISTRO

**GENERAL ATOMICS**

**ALDILA**

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