



For Lease

Avenue of Science Center

- 107,380 rsf office/flex project professionally owned and managed by Harsch Investment Properties
- 8,269 sf available 1/1/2018
- Incredible Carmel Mountain Ranch - highly visible location
- Building signage available
- 2 driveways from Avenue of Science provide easy access and circulation to building
- Located within walking distance to over 1,000,000 s.f. of retail amenities
- Immediate access to I-15 via Carmel Mountain Road and Camino del Norte
- 3.7/1,000 parking - abundant street parking
- Zoning IL-2-1
- Fiber providers are Cox and AT&T
- Lease rate: \$1.50/sf NNN (NNNs are estimated at \$0.36/sf)

15070, 15090, 15092 & 15110 Avenue of Science
San Diego, CA 92128

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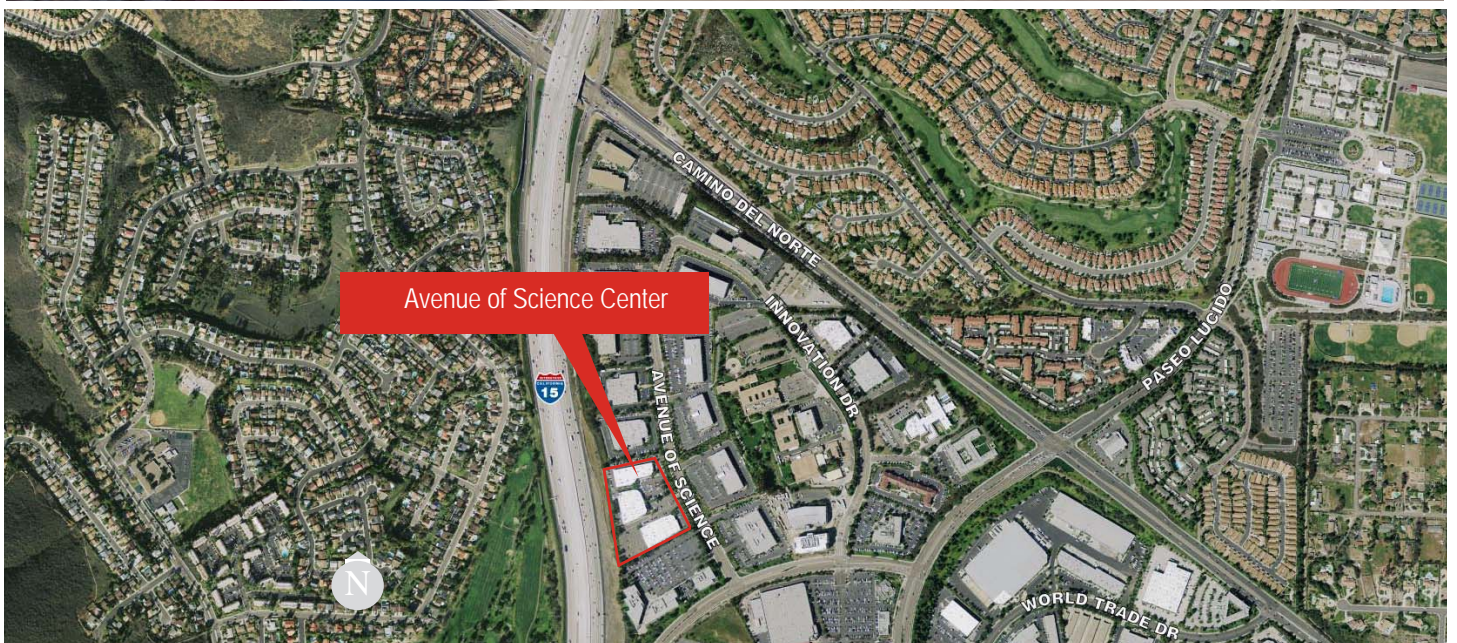
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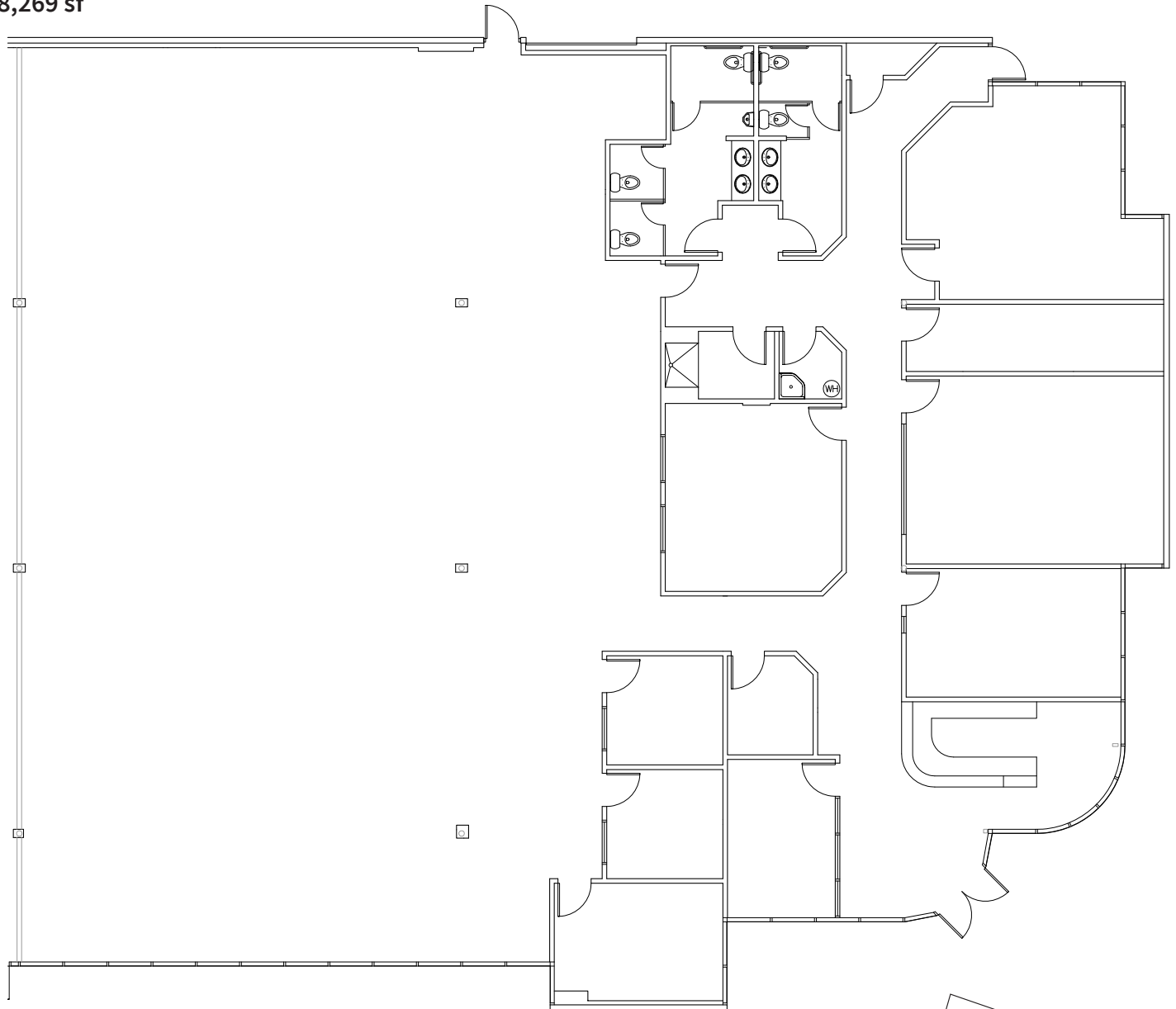
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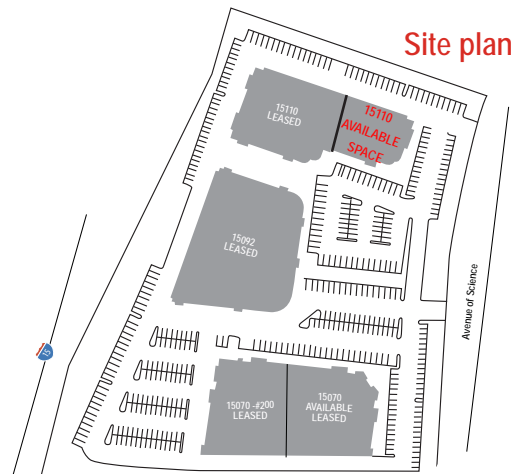
Floor plan | 15110 Avenue of Science, Suite B

8,269 sf



FEATURES

- 8,269 sf available 1/1/2018
- Great visibility/frontage to Avenue of Science
- Over 100 open street parking spaces directly in front of building
- Open plan with upgraded lobby
- Private shower within space



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Avenue of Science Center



① Carmel Mountain Plaza

- Pacific Theatres
- Target
- Marshalls
- In-N-Out

② Shops @ Costco Plaza

- Costco
- Claim Jumper
- Islands Restaurant

③ Carmel Mountain Ranch

- Town Center
- Ralphs
- Rite-Aid
- Bank of America

④ Carmel Courtyard

- California Pizza Kitchen
- Borders
- Staples

⑤ Hotels and resorts

- Double Tree Golf & Tennis Resort
- Residence Inn
- Carmel Mtn. Ranch Country Club

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