

SCENIC VIEW Business Park

for lease

12600 STOWE DRIVE, POWAY
12520-12576 KIRKHAM COURT, POWAY

Poway industrial suites – 1,000 s.f. and larger!



JONES LANG
LASALLE®

Real value in a changing world

Jay Alexander, SIOR
+ 1 858 410 1188
jay.alexander@am.jll.com
License no. 01019910

Ryan Grove, SIOR
+ 1 858 410 1251
ryan.grove@am.jll.com
License no. 01240176



SCENIC VIEW Business Park

12600 Stowe Drive &
12520-12576 Kirkham Court, Poway

The Scenic View Business Park is an 8-building, approximately 148,000 square foot multi-tenant industrial/R&D park located on 12.8 acres in the prestigious Poway Business Park. The project has the following unique benefits:

- Flexible mix of industrial, R&D and office suites available from 1,000 square feet up to more than 7,000 square feet
- Can accommodate a wide variety of uses from storage to office to showroom/distribution
- Deli located on-site, in Suite #2 at 12600 Stowe Drive
- Functional features including grade and dock level loading doors, minimum 14' clear height in the warehouse, abundant power, and quality office build-outs
- Owned by RREEF, one of the most respected and well-known landlords in San Diego and throughout the Country
- High-image, professional business park that is expertly maintained
- Generous parking ratio of three (3) spaces per 1,000 square feet leased

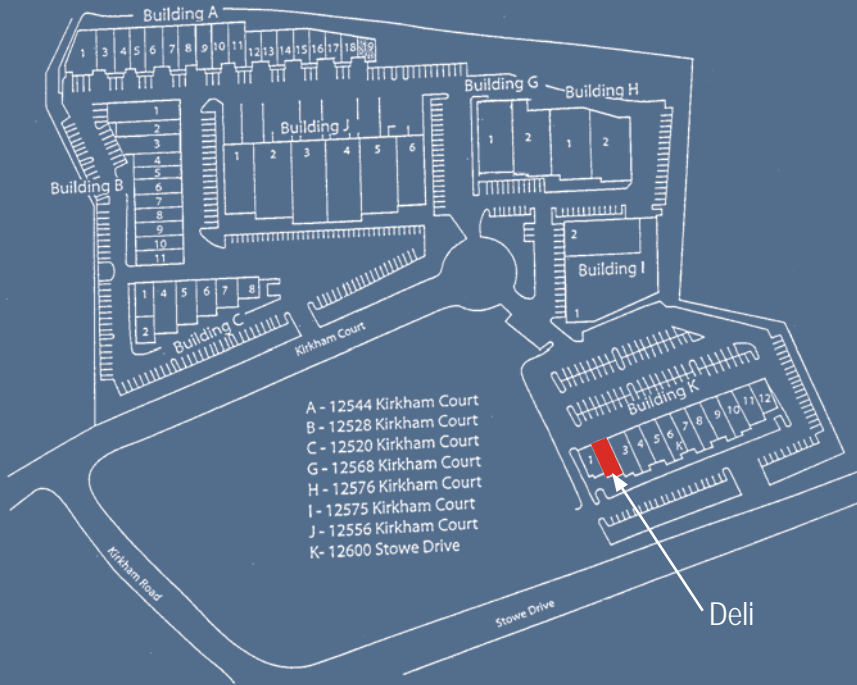
For lease information please contact:

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1 Scripps Trident Plaza

Food

- Domino's Pizza
- Carl's Jr.
- Yanni's Bistro*
- Nothing Bundt Cakes
- El Patron Mexican Grill
- Japan House
- Wong's Wok
- Takhrai Thai
- Lappert's Ice Cream

Services

- Chevron
- US Bank
- Gymboree
- Rolling Hills Dentistry
- Cleaners
- Chiropractic Center
- Anthony Hong Martial Arts
- Got Nails
- Hearing Aids

2 Stowe Plaza

Food

- Subway
- Carl's Jr.
- Victor's Kafe
- John's Grill
- Hong Kong Express
- KC's Barbeque

Services

- San Diego County Credit Union
- Stowe Plaza Dentist
- Le Salon du Kat



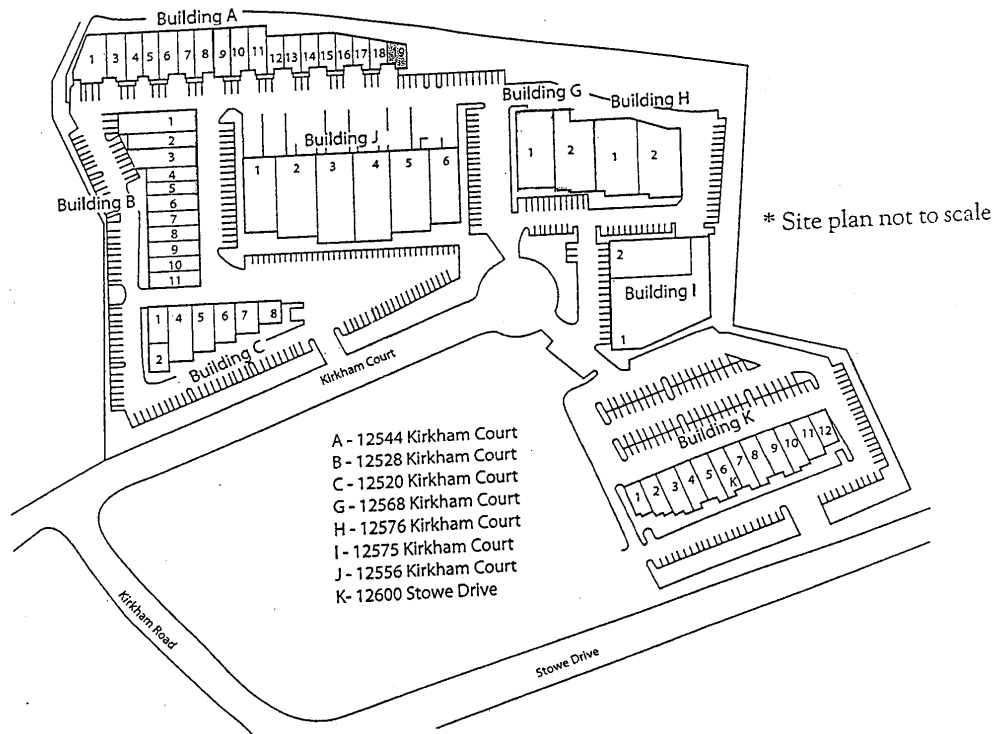
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Summary of Available Space

ADDRESS	SIZE	RATE/SF (NNN)*	RATE/MONTH (NNN)	% OFFICE	% WAREHOUSE	COMMENTS
12576 Kirkham Ct, Suite 1	6,925	\$0.60	\$4,155	10%	90%	One (1) roll-up door in rear
12528 Kirkham Ct, Suite 6/7	2,886	\$0.60	\$1,732	20%	80%	Avail. July 2012 . Two (2) roll-up doors.
12520 Kirkham Ct, Suite 4	2,053	\$0.60	\$1,232	15%	85%	One (1) roll-up door in rear
12520 Kirkham Ct, Suite 5	1,887	\$0.60	\$1,132	45%	55%	One (1) roll-up door in rear
12600 Stowe Dr, Suite 3	1,543	\$0.70	\$1,080	60%	40%	One (1) roll-up door in rear
12600 Stowe Dr, Suite 6	1,543	\$0.70	\$1,080	35%	65%	One (1) roll-up door in rear
12528 Kirkham Ct, Suite 4	1,443	\$0.60	\$ 866	30%	70%	One (1) roll-up door in rear
12528 Kirkham Ct, Suite 5	1,443	\$0.60	\$ 866	30%	70%	One (1) roll-up door in rear
12528 Kirkham Ct, Suite 8	1,443	\$0.60	\$ 866	25%	75%	One (1) roll-up door in rear
12544 Kirkham Ct, Suite 11	1,430	\$0.50	\$ 715	10%	90%	One (1) roll-up door in front
12544 Kirkham Ct, Suite 12	1,100	\$0.50	\$ 550	10%	90%	One (1) roll-up door in front
12544 Kirkham Ct, Suite 15	1,094	\$0.50	\$ 547	15%	85%	One (1) roll-up door in front
12520 Kirkham Ct, Suite 2	919	\$0.60	\$ 551	100%	0%	100% office space, corner unit



* Call agent for details. Monthly rent is comprised of NNN base rent plus operating expenses and includes an annual increase of \$0.10/sf/month. Current operating expenses are estimated to be \$0.26 per square foot per month. LIMITED TIME OFFER - Rents will be increased after 3 vacancies are Leased.