

BPC

BERNARDO PLAZA COURT

MEDICAL OFFICE BUILD-TO-SUIT

11868 BERNARDO PLAZA COURT
SAN DIEGO, CALIFORNIA 92128



17,000 SF MEDICAL OFFICE BUILD-TO-SUIT | 4TH QTR 2020 COMPLETION



**CUSHMAN &
WAKEFIELD**

4747 Executive Drive, Suite 900, San Diego, CA 92121
Ph. +1 858 452 6500 | Fax +1 858 452 3206
www.cushmanwakefield.com

For more information, please

Eric Vann +1 858 546 5407

Bob Cowan, SIOR +1 760 431 3836

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bob.cowan@cushwake.com

CA Lic. 01258044

CA Lic. 01838109

PROPERTY FEATURES

- 17,000 SF Medical Office Build-to-Suit Opportunity
- Available for occupancy Fourth Quarter 2020
- Lease Rate: \$2.50/SF NNN (Medical Office)
- NNN's = +/- \$0.85/SF
- Building will be delivered in warm shell condition - generous Tenant Improvement packages available
- Located within a 5.52 acres office campus amongst beautifully landscaped grounds in the heart the heart of Rancho Bernardo
- Freeway visibility with convenient access to Interstate 15
- Freeway visible building signage
- Located adjacent to many amenities including restaurants, hotels, shopping, and parks
- 4.0/1,000 RSF surface parking ratio
- Eastern facing mountain views



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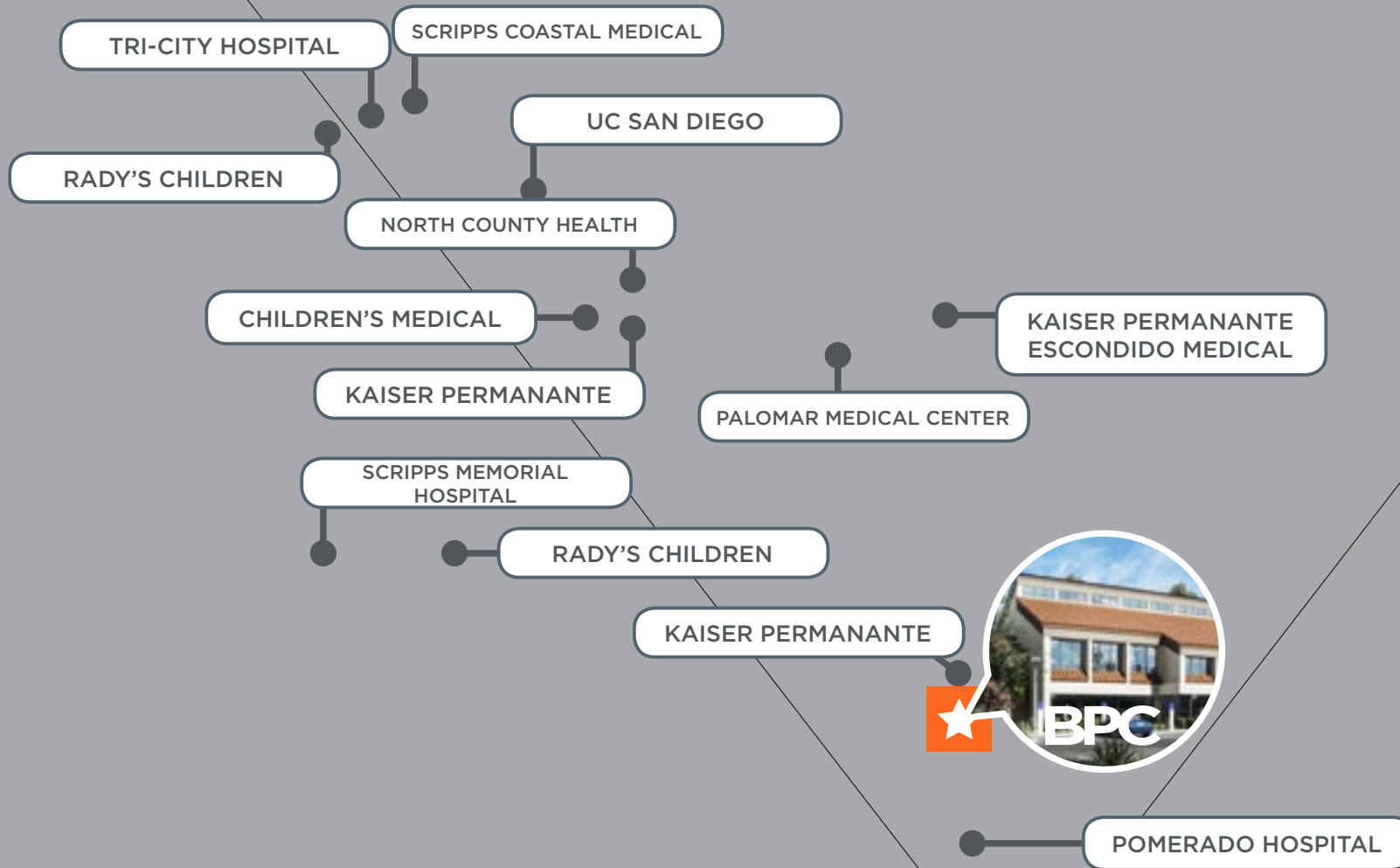
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NORTH COUNTY MEDICAL



NORTH SAN DIEGO COUNTY, CA



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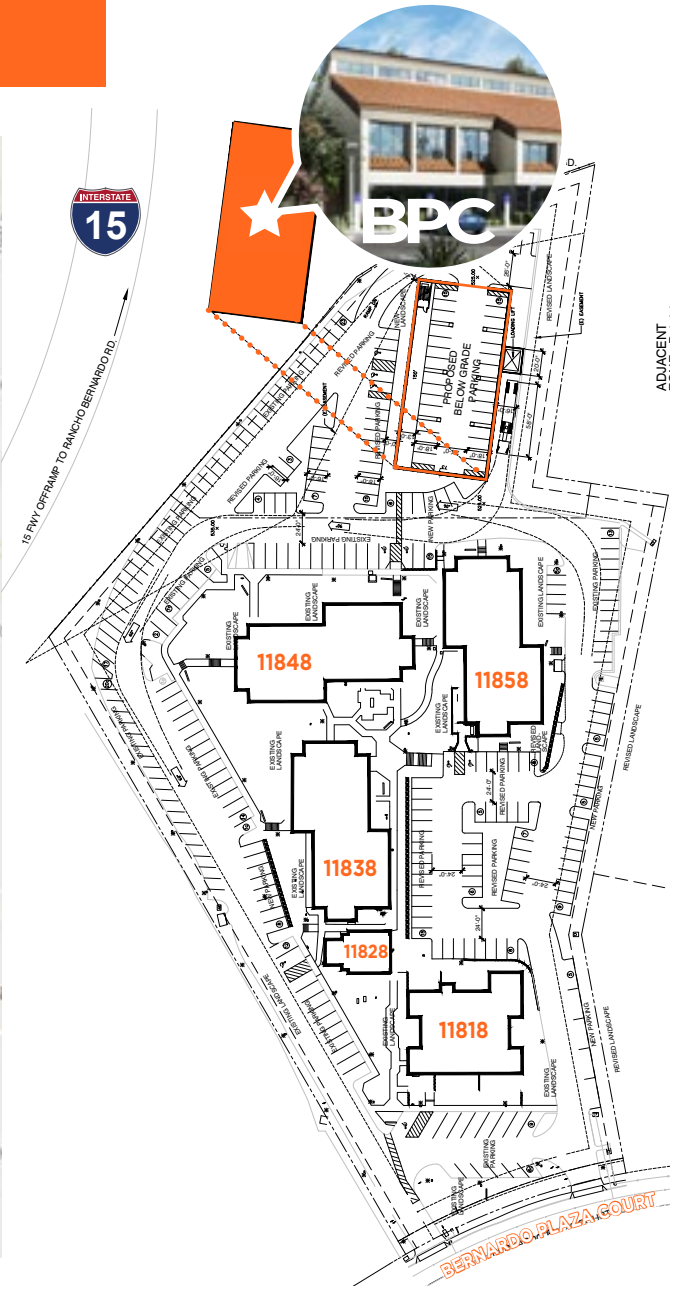
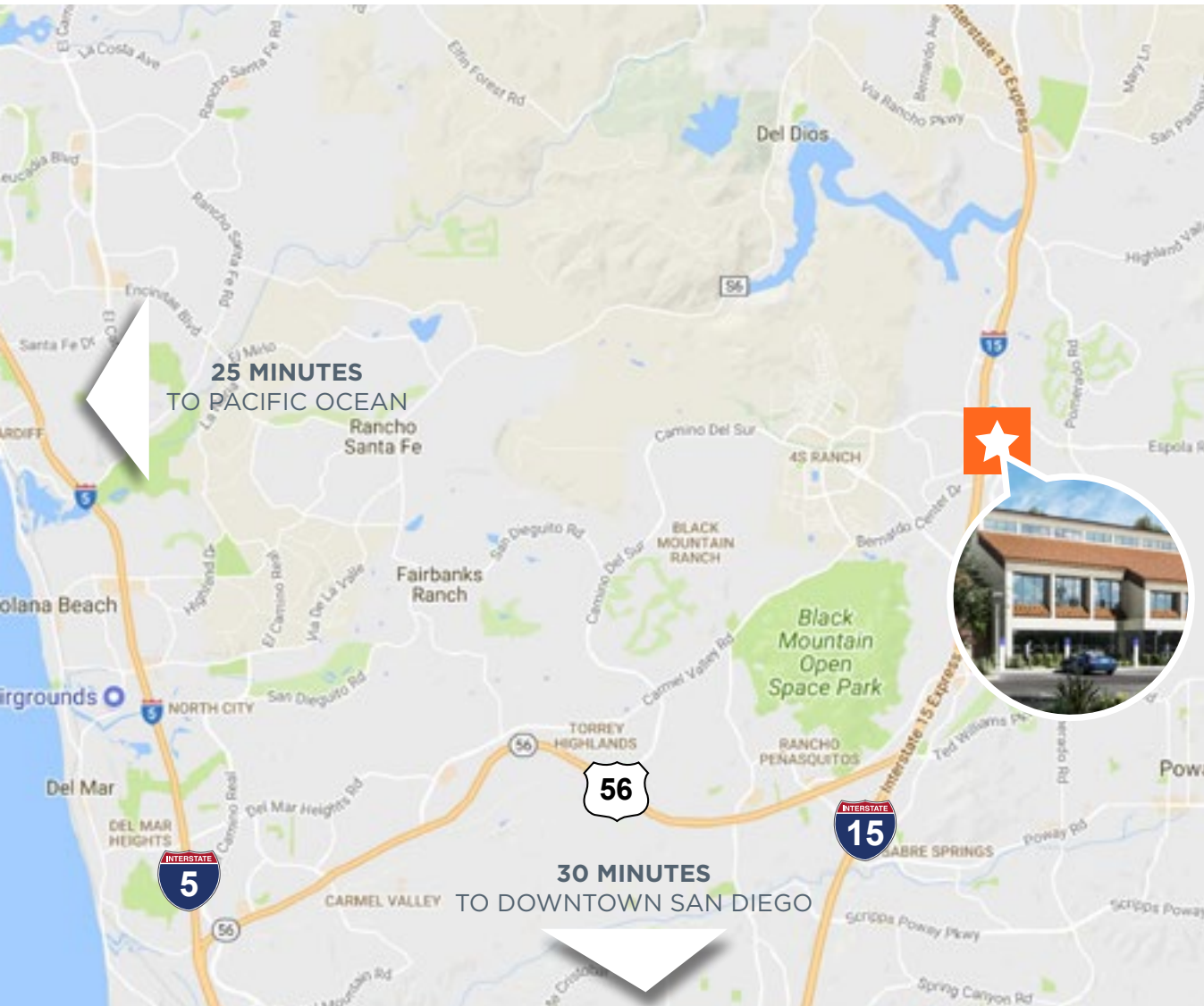
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LOCATION & SITE PLAN

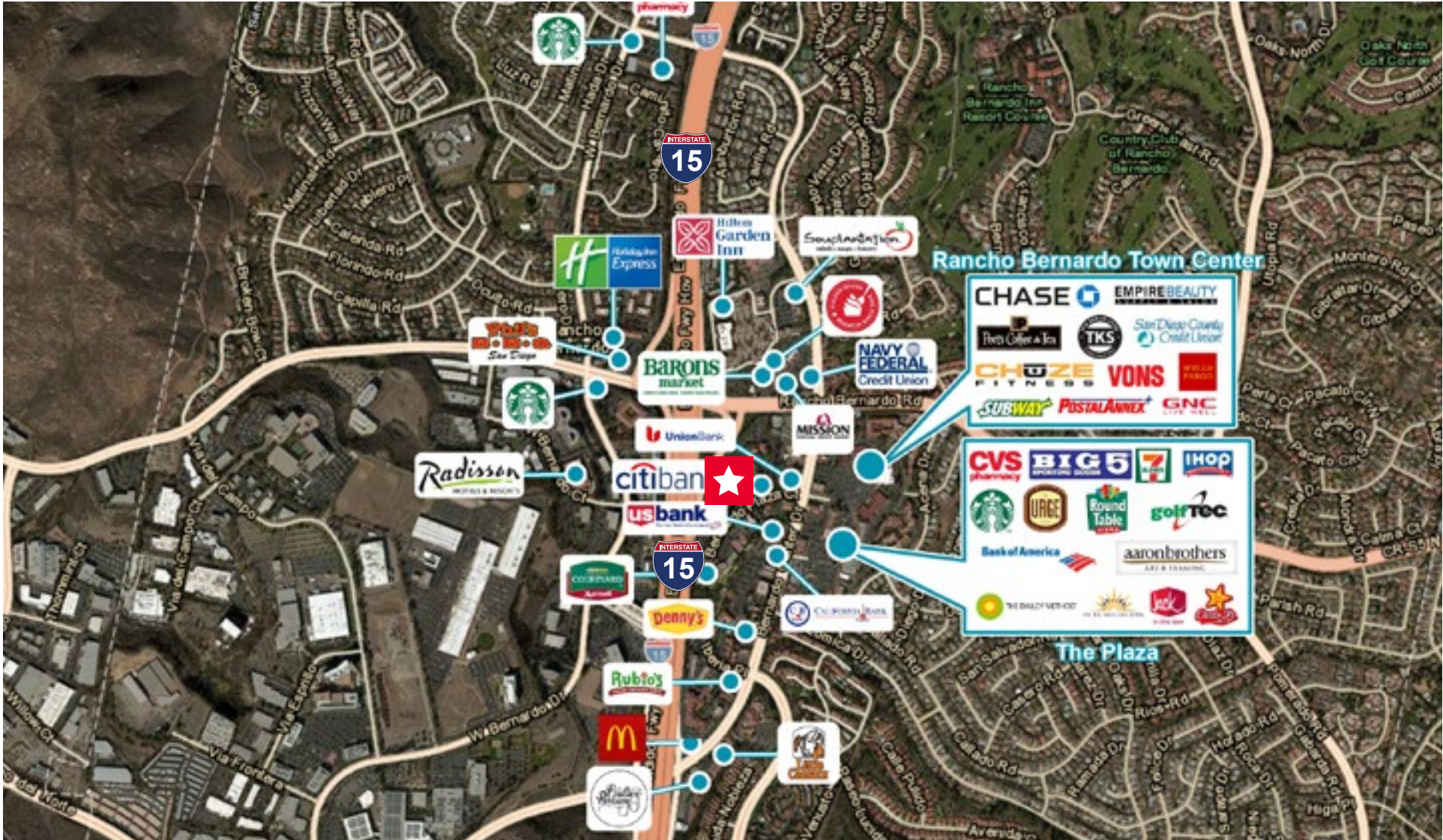


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NEARBY RETAIL AMENITIES



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