

**FOR LEASE** > Approximately  
4,325 SF Office/R&D Space

# MONTADURA BUSINESS CENTER

11413 West Bernardo Court | San Diego, CA 92127



## Features:

- Approx. 3,800 SF 2nd Floor Office/R&D space
- Includes Approx. 525 SF on 1st floor of 50% shared area
- 7 office space, R & D, and restroom 2nd floor
- Additional 2 office space on 1st floor of optional space can be added
- Convenient Rancho Bernardo location near I-15/56 and walking distance to the Rancho Bernardo Transit Center
- Zoned for light industrial, office and R & D (IP-2-1)

 Shared \$60K indoor golf simulator and presentation stage

Rate: \$1.85 +Electric (\$8,000 per month +Electric)



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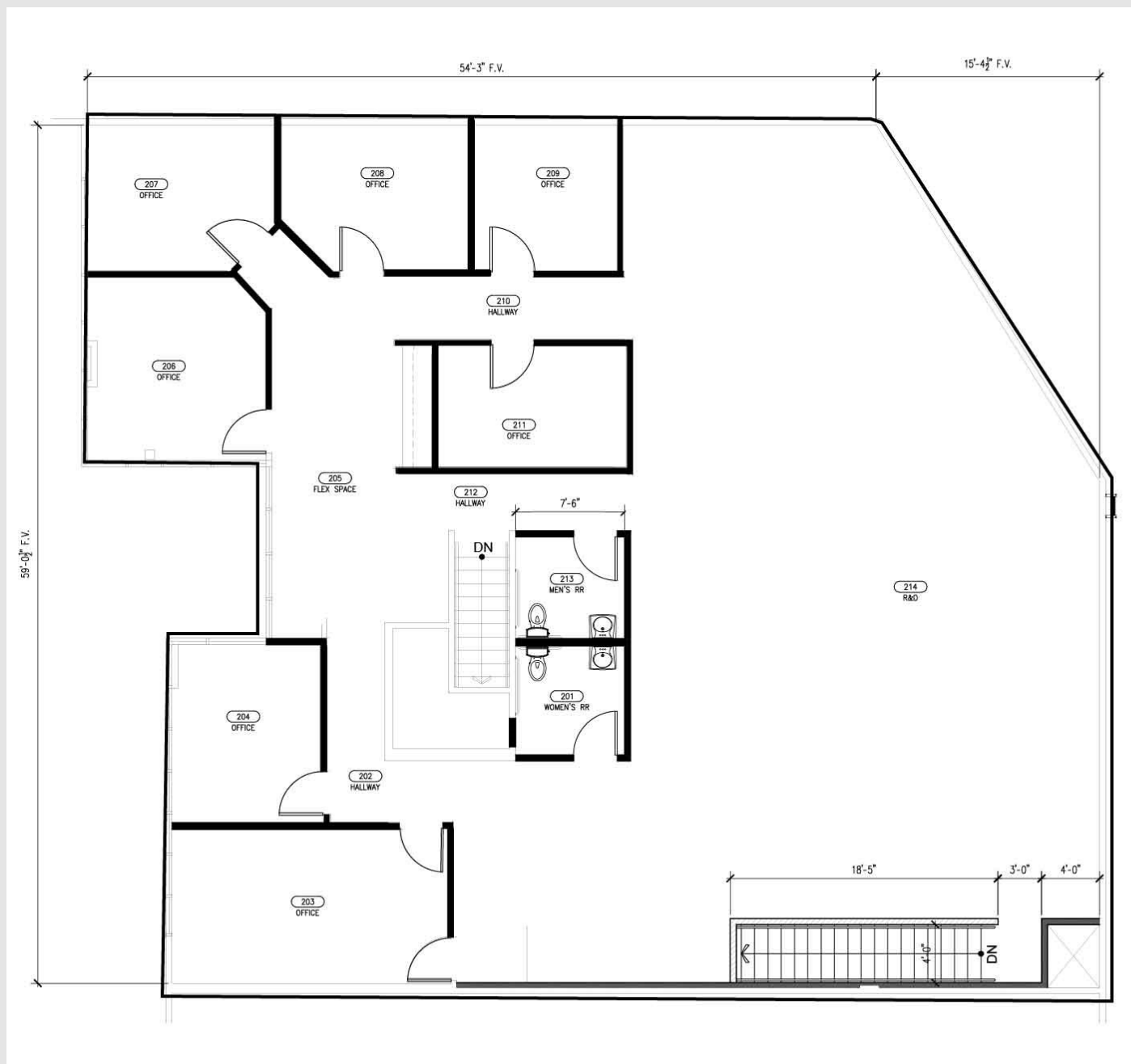
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## 2nd Floor



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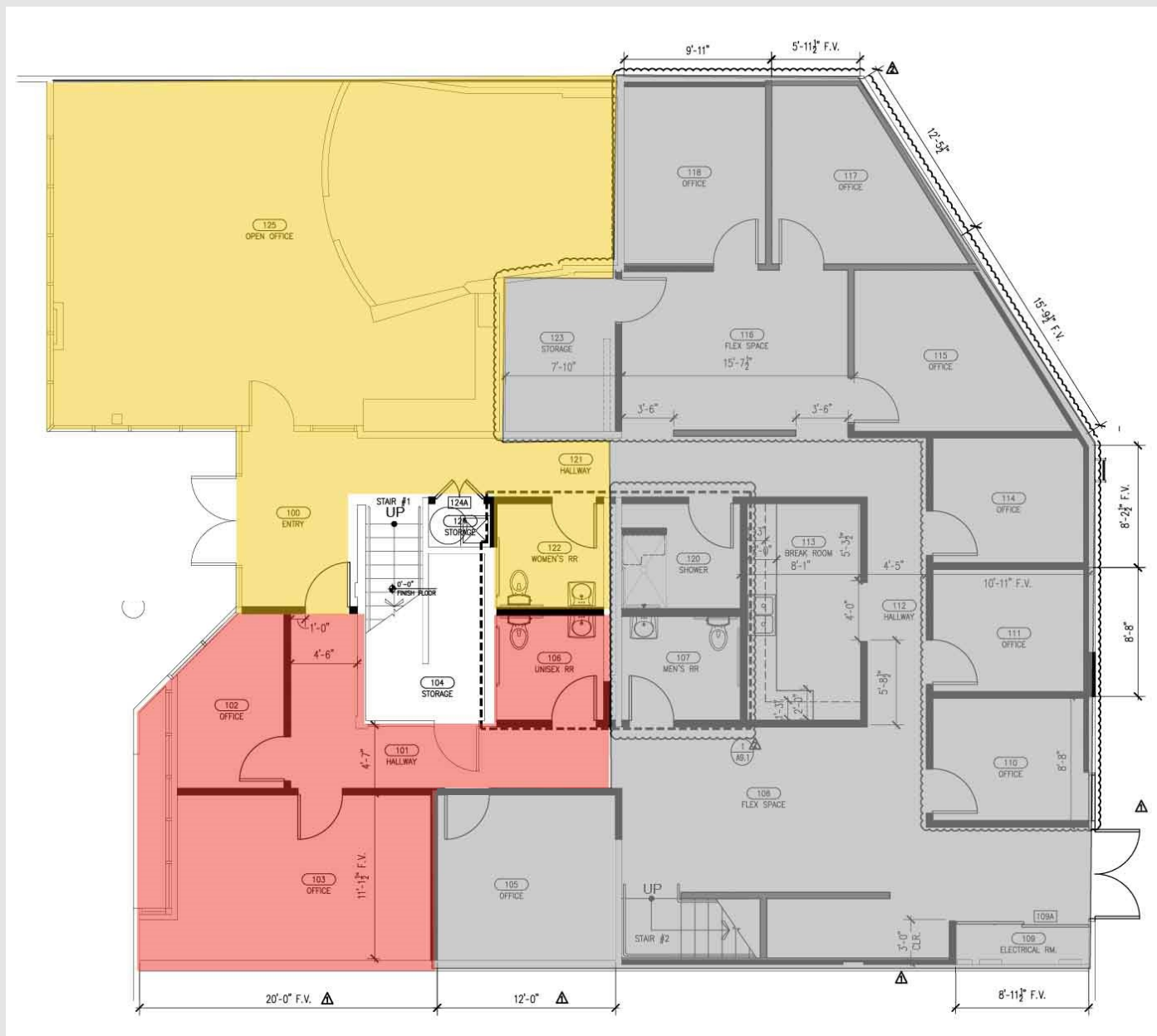
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## 1st Floor



Approx 640 SF on 1st Floor

 = Shared Area

 = Optional

 = Not a part

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High-end, fully furnished conference room with \$60K indoor golf simulator and presentation stage, electronically controlled shades, A/V equipment, 16' glass dry erase wall, 14' conference table, etc.



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