



*BUILDING RENOVATIONS UNDERWAY!*

# UNMATCHED QUALITY

*A 5-Story, approximately 196,734 RSF Class A Corporate Office building located in the most amenity rich campus in San Diego*

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**16620 WEST BERNARDO DRIVE  
SAN DIEGO, CA**







# BUILDING SPECIFICATIONS

## Size

Approx. 196,734 RSF

## Building type

5-Story, Type II FR, Steel Frame with Glass Curtainwall

## Floor clearance

16' Ground Floor Height, 14' Floor to Floor Height at 2nd Floor and above

## Data

Dedicated M.P.O.E. Rooms / 2-IDF Rooms Per Floor  
AT&T Fiber to M.P.O.E.

## Mechanical

Mechanical 100% HVAC Penthouse with Air Conditioning Units, Boiler Room, Chiller Room, Air Handling Unit and Cooling Tower on Roof

## Power

4,000 Amp, 277/480V, 3 Phase, 4 Wire Service; Main Electrical Room and Two Sub-Electrical Rooms Per Floor

## Parking

737 full size surface spaces (Expandable)

## Gas service

SDG&E

## Showers/Locker Rooms

Men's/Women's Showers & Changing Rooms

## Elevators

4 - 3 passenger, 1 freight loading

## Back-up Generator

Kohler, Model 4S13X, 154 kW generator equipped with turbocharger and aftercooler

## Loading

Dock and grade loading with direct access to freight elevator

San Diego's  
Premier Office  
and Corporate  
Headquarters  
Technology Campus



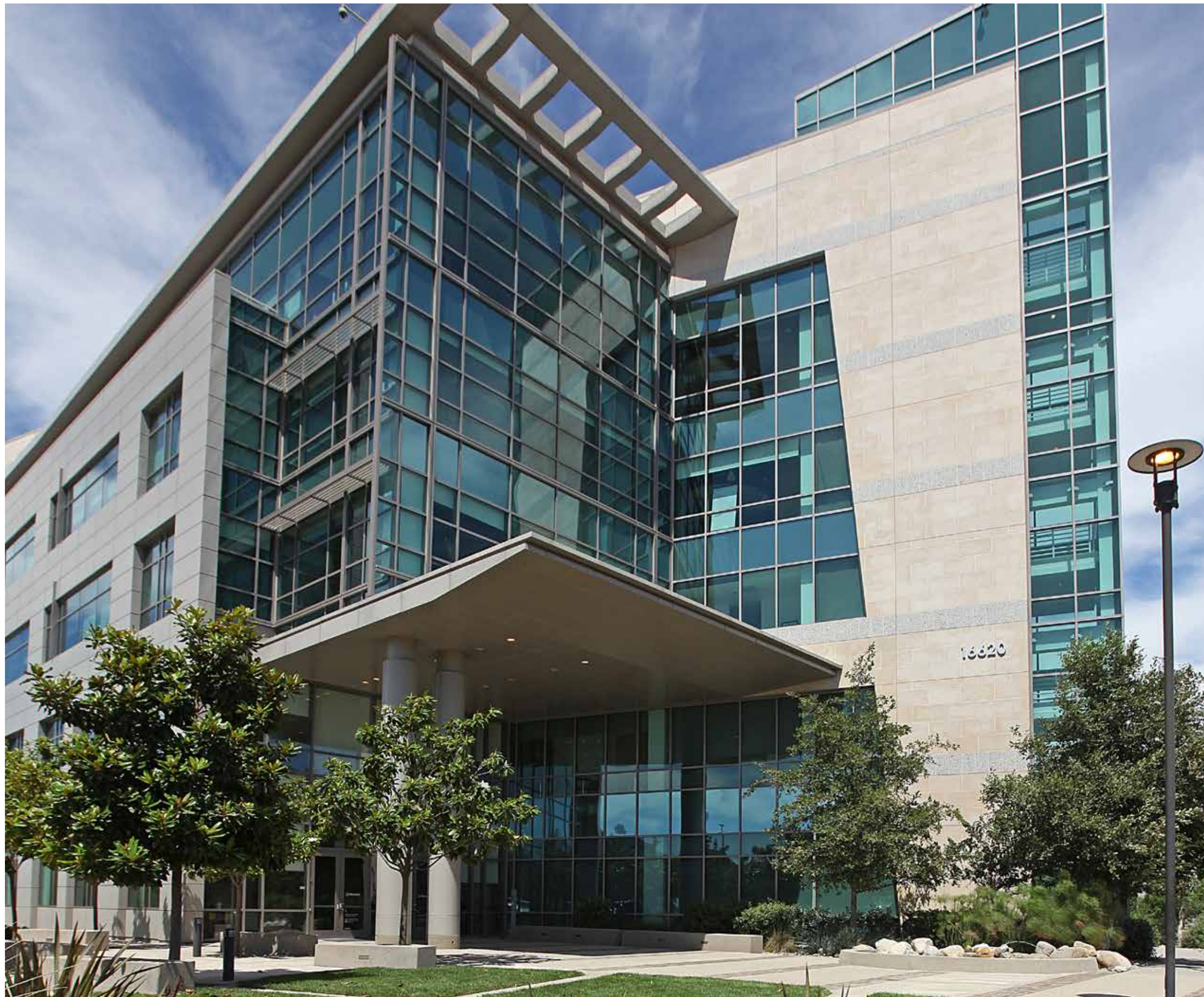
Leed Gold Certified  
20% Operational  
Savings

# SUMMIT RANCHO BERNARDO

Set high on a plateau in Rancho Bernardo along the I-15 corridor, Summit Rancho Bernardo's expansive mountain and ocean views, rich landscape and amenity-filled campus create San Diego's most complete development with growth potential for up to 2 million square feet of LEED Certified, Class A Office and R&D space in architecturally distinct buildings.







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## PROJECT FEATURES

- San Diego's Premier Class "A" corporate office campus
- Green, LEED-Gold certified, high performance building resulting in up to 20% operational savings
- Full floors available from 37,000 RSF
- Freeway visible signage
- Dramatic 2-story lobby
- Outdoor, covered collaboration area
- Outdoor sport court, grass field, and event pavilion
- Immediately adjacent to I-15 with elevated HOV lanes and new Bus Rapid Transit station
- Close proximity to residential, retail and other key business services
- Convenient and abundant surface parking
- 105 acre, richly landscaped, amenity-filled campus with perimeter ridge trail and unparalleled mountain and ocean views
- Build-to-suit opportunities with expansion capability
- Strong, responsive ownership
- On-site property management



# BUILDING RENOVATIONS UNDERWAY!



# EXISTING BUILDINGS AND NEW CONSTRUCTION

SITE PLAN



AVAILABLE



# AREA MAP



# AREA AMENITIES



1

- Ace Hardware
- Bank of America
- Bed Bath & Beyond
- Blockbuster
- CVS Pharmacy
- Daphne's
- Del Mar Pizza
- Great Clips
- Jamba Juice
- Jimbo's
- Panera Bread
- Pei Wei
- Ralph's
- UPS Store
- Wahoo's
- Wells Fargo
- Wendy's
- Zocalo Grill

2

- Postal Annex
- Red Brick Pizza
- Samurai Sam's
- Starbucks
- Subway
- Union Bank
- Yoga Six

4

- 24-Hour Fitness
- Cold Stone
- Mongolian Grill
- Panda Express
- Souplantation
- Submarina

6

- Big 5
- Radio Shack
- Round Table Pizza
- The Dailey Method
- Which Wich
- The UPS Store
- URGE American Gastropub
- GolfTEC

3

- 7-Eleven
- NY Pizza
- Togo's
- Victor's Greek Cafe
- Jersey Mike's Subs
- Rockin Burger
- Domino's Pizza

5

- Postal Annex
- Quick Wok
- Starbucks
- Subway
- Vons
- Chuze Fitness
- Peets Coffee
- The Kebob Shop

7

- RB Community Bank
- Spices Thai Cafe
- Wells Fargo Bank
- Barons Market
- FedEx Office Print
- Souplantation

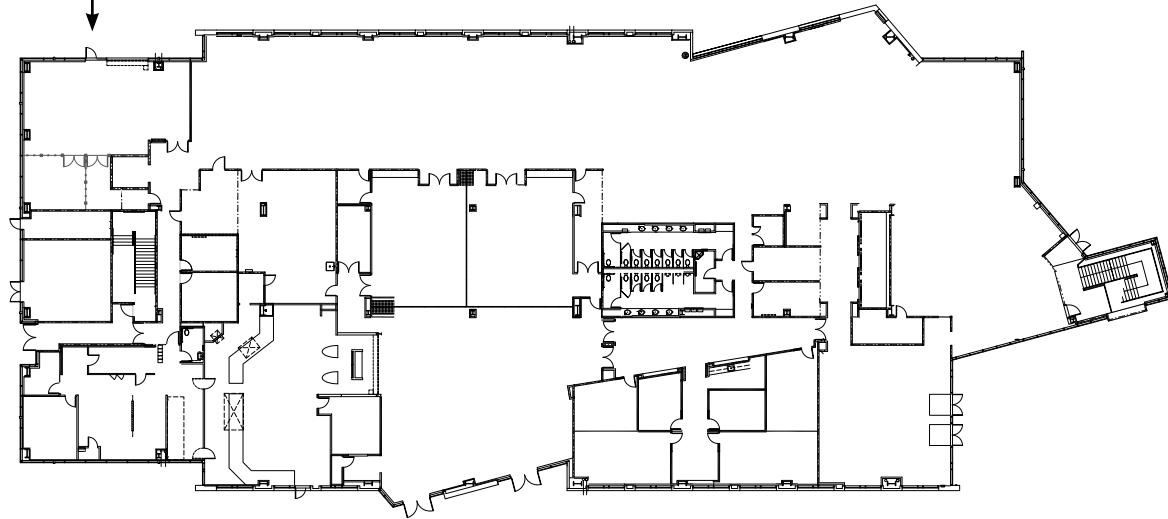


# AS-BUILT FLOOR PLANS

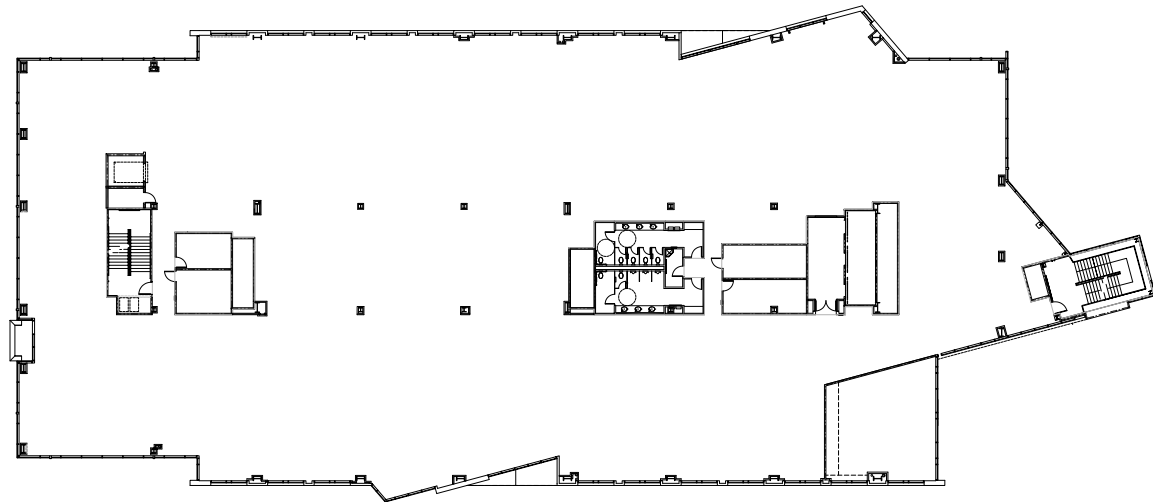
AVAILABLE NOW

Dock/Grade Loading Door

**1ST FLOOR**  
Approx. 40,127 RSF



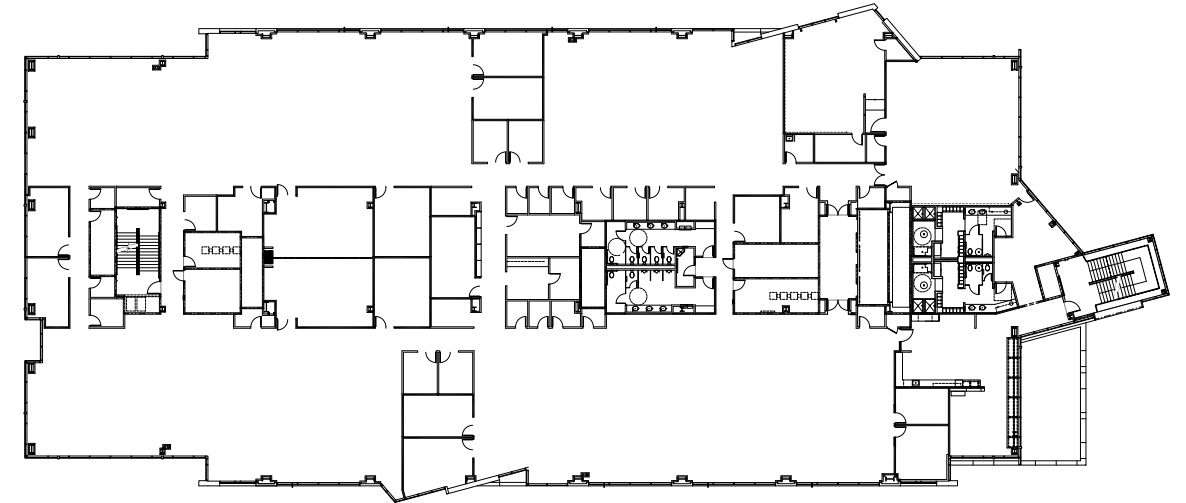
**2ND FLOOR**  
Approx. 39,189 RSF



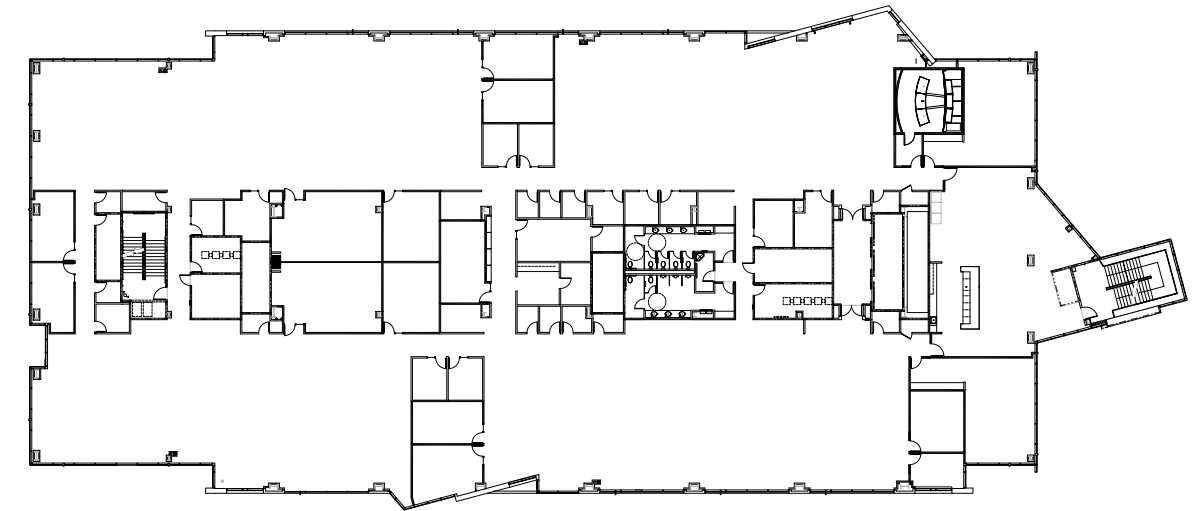
# AS-BUILT FLOOR PLANS

AVAILABLE NOW

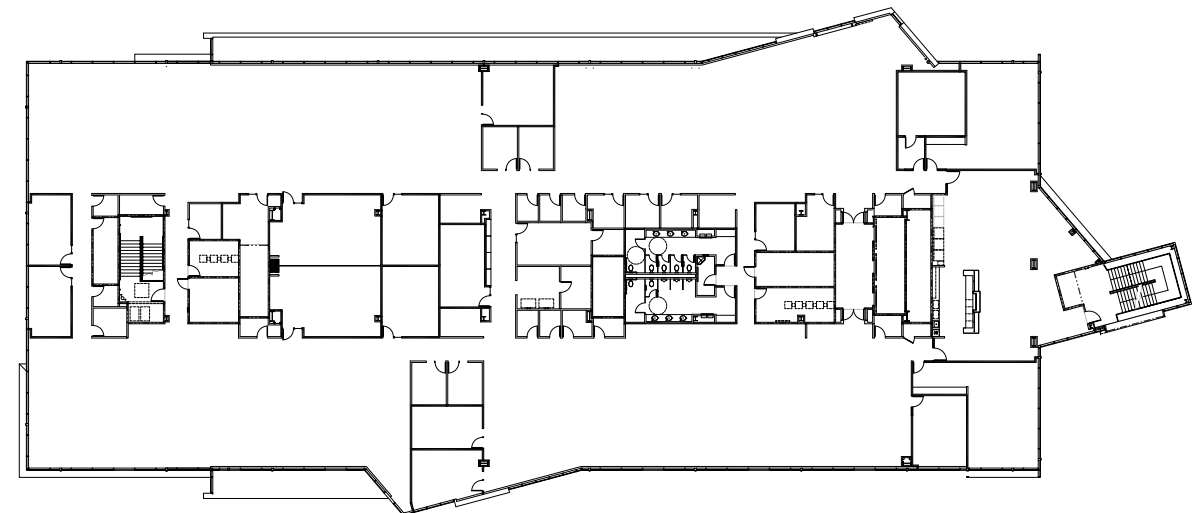
**3RD FLOOR**  
Approx. 40,019 RSF

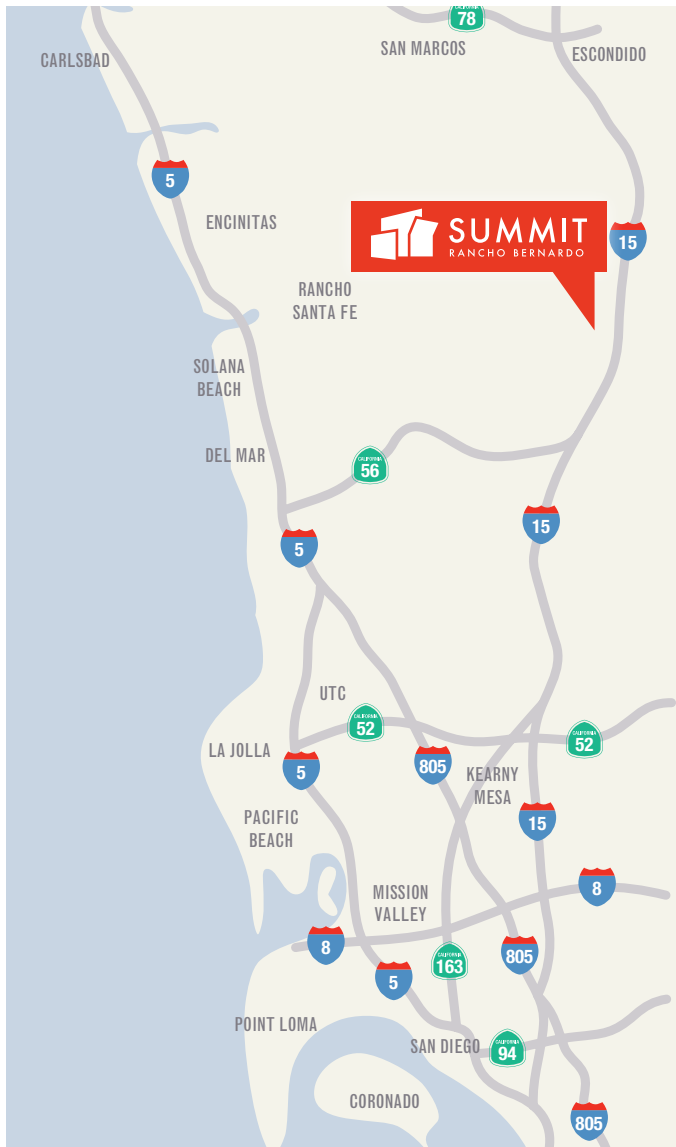


**4TH FLOOR**  
Approx. 40,021 RSF



**5TH FLOOR**  
Approx. 37,378 RSF





# Terms

<b>Available for Lease</b>	37,000 –196,734 RSF (approx)
<b>Lease Rate</b>	\$2.75 psf/month NNN
<b>Operating Expenses</b>	\$0.75 psf/month (approx)
<b>Tenant Improvements to Suit</b>	



FOR LEASING INFORMATION,  
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