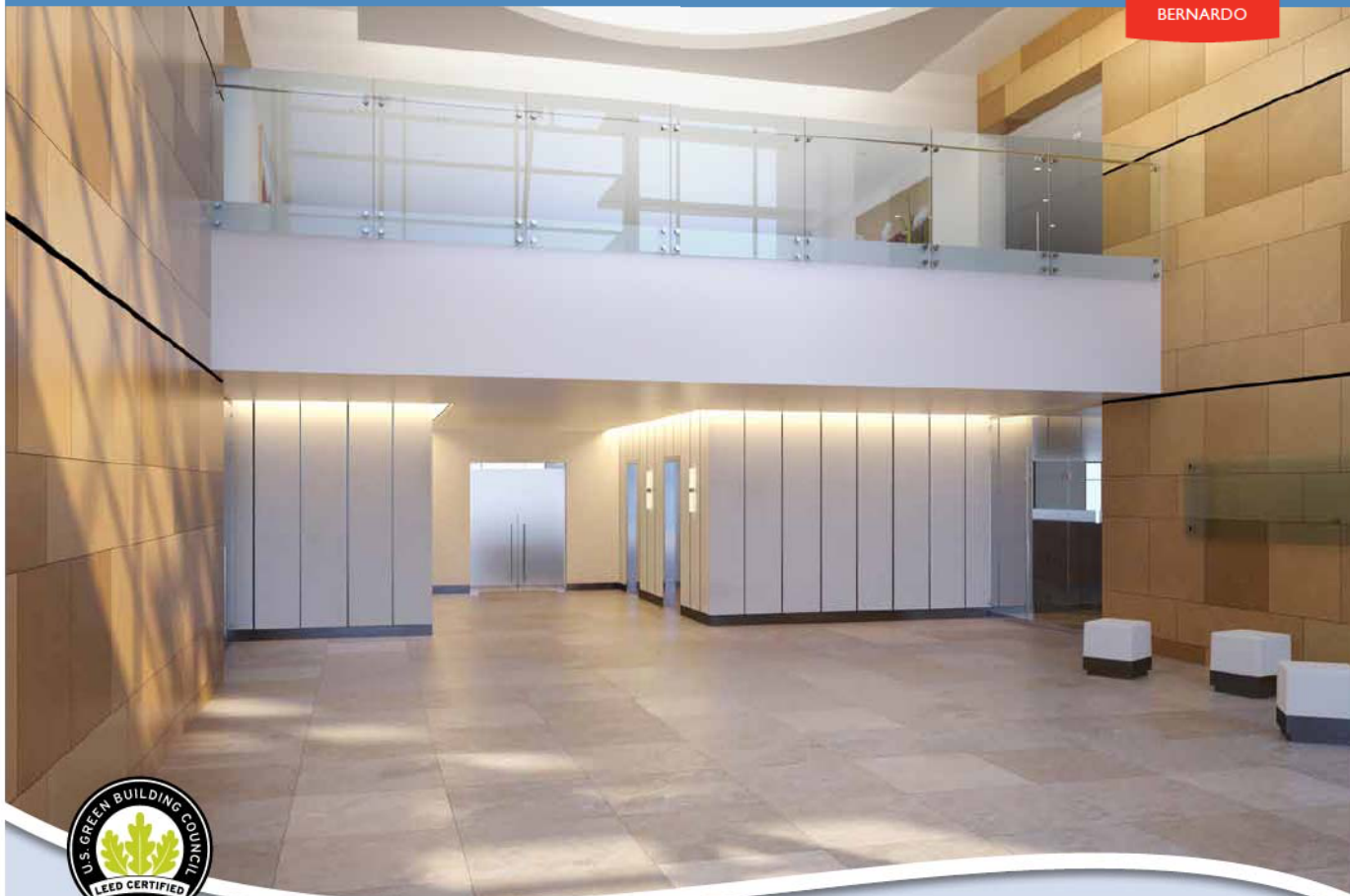


THE VISTA

AT RANCHO BERNARDO

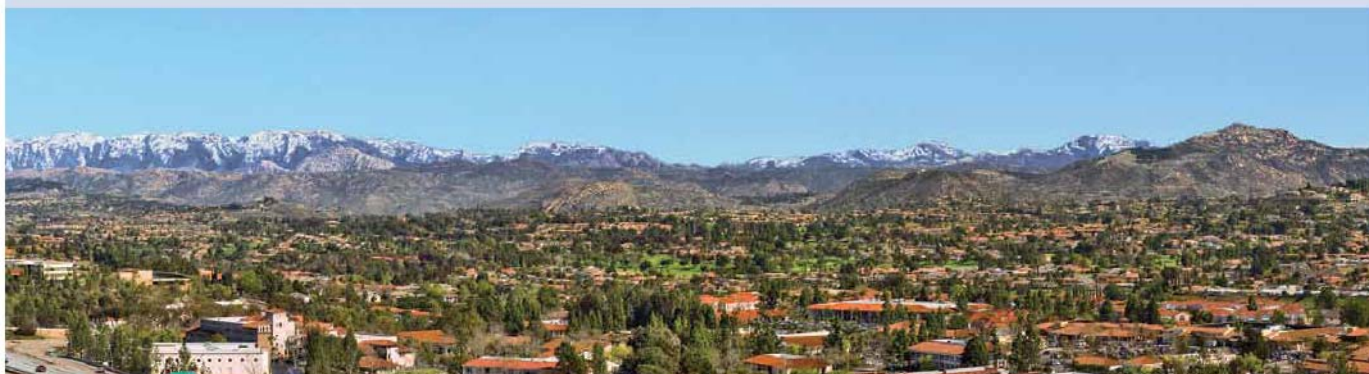
www.thevistaatrb.com





Introducing THE VISTA at Rancho Bernardo.

THE VISTA at Rancho Bernardo is a state-of-the-art new corporate campus located in the heart of San Diego County in the prestigious master-planned community of Rancho Bernardo. Situated high on a plateau adjacent to the I-15 business corridor, THE VISTA at Rancho Bernardo encompasses approximately 270,000 square feet of First Class office space comprised of three high-image buildings and a separate four-level parking structure. The three buildings have been strategically placed to take advantage of the magnificent vista views of the rolling hills that surround this 10.12 acre site. THE VISTA at Rancho Bernardo is ideally suited for companies seeking to expand or relocate to one of San Diego's last remaining premier corporate campuses.



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals. The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client.



Features

EMPLOYEE FRIENDLY ENVIRONMENT

- Campus setting
- Open green spaces
- Vista views of surrounding hills
- Outdoor walking paths and meeting areas
- On-site fitness center
- Amenities-rich area with restaurants and support retail
- Easy access to the I-15 commuter and Fastrack lanes

EFFICIENT & FLEXIBLE DESIGN

- Building design will accommodate office and hi-tech users
- On-site amenities and design promote employee interaction enhancing productivity
- Efficient design lowers operating costs
- Designed to achieve LEED rating
- Parking structure can be modified to accommodate an increased parking demand

FUTURE GROWTH

- Ideal for growing companies
- Scalability from 180,000 to 270,000 square feet
- Ability to influence the initial design to accommodate specific tenant needs

UNPARALLELED LOCATION

- Corporate visibility and branding
- Central San Diego location allowing for easy employee commute times
- Close proximity to multiple communities and services



SITE PLAN

Three Building Campus With Surface & Structural Parking



SAMPLE FLOOR PLANS

Private Office
On Windowline
Ground Level



Private Office
On Windowline
Third Level



SITE PLAN

Two Building Campus With Surface Parking

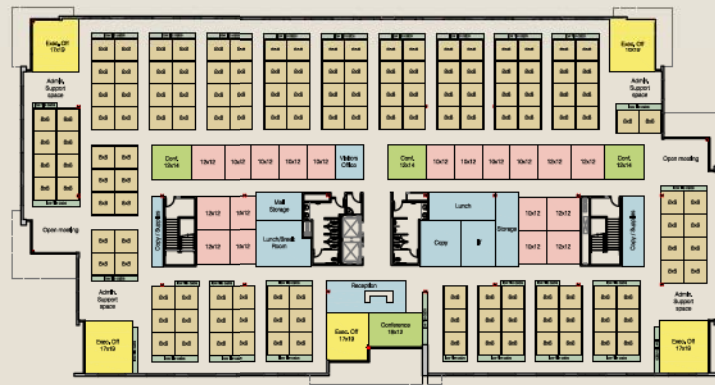


SAMPLE FLOOR PLANS

Private Office On Core
Ground Level



Private Office On Core
Third Level





A first choice location in the region's most desirable business corridor.

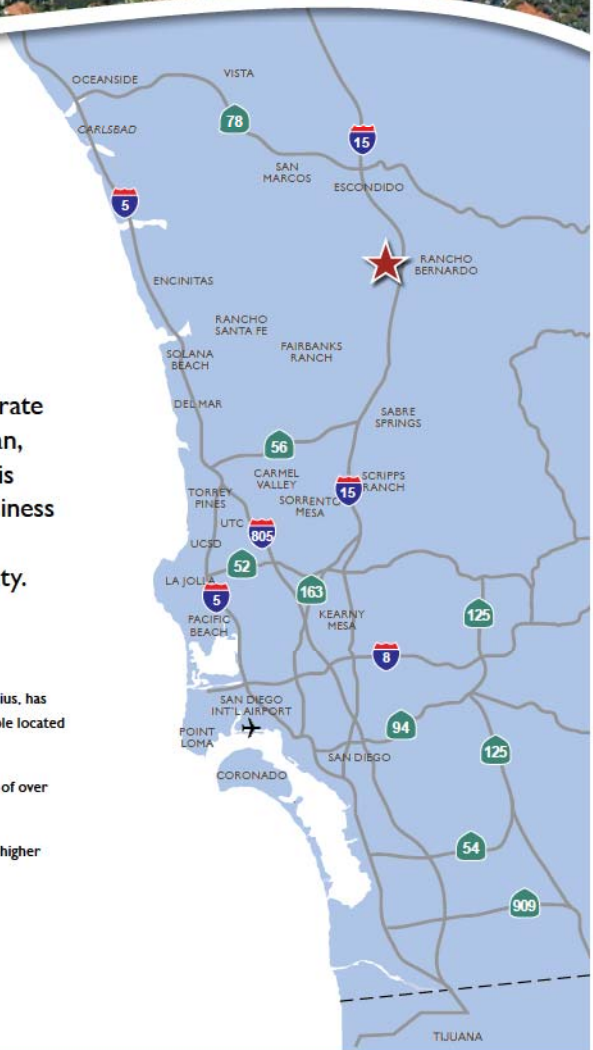
THE VISTA at Rancho Bernardo is adjacent to numerous corporate neighbors like Sony, HP, Broadcom, NCR, Northrop Grumman, General Atomics, BAE Systems, Nokia and Cymer. THE VISTA is situated on a 10.21 acre site adjacent to the established I-15 business corridor. With fast access to the 56, 52 and 78 freeways, THE VISTA provides easy access to all areas of San Diego County.

MID SAN DIEGO COUNTY LOCATION, CENTRAL EMPLOYMENT CENTER

- Over **2,000** employers within 6 miles ranging from major corporations to small regional and local businesses
- Easy access to the site for employees including adjacent location to the I-15 HOV lanes, making for easy commute times
- Only 25 miles to San Diego International Airport
- Only 20 miles to Downtown San Diego
- Easy access to the beach areas via the 56 and 52 freeways

HIGH-QUALITY EMPLOYEE BASE

- I-15 business corridor, including a 6 mile radius, has total population of over **200,000** people located in several master-planned communities
- Within a 6 mile radius there is a labor force of over 100,000 employees
- Over **80,000** have a college degree, or higher





Corporate Neighbors

- | | | | |
|---|---|----|--------------------|
| 1 | SAIC | 8 | SONY |
| 2 | NORTHROP GRUMMAN | 9 | NOKIA |
| 3 | CYMER | 10 | YAHOO! |
| 4 | GENERAL ATOMICS
AND AFFILIATED COMPANIES | 11 | hp |
| 5 | GEN-PROBE | 12 | BROADCOM |
| 6 | ATK | 13 | BAE SYSTEMS |
| 7 | TERADATA | | |



LEED Certified



LEED certification provides independent, third-party verification that a building, home or community was designed and built using strategies aimed at achieving high performance in key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

LEED, or Leadership in Energy and Environmental Design, is redefining the way we think about the places where we live, work and learn.



WATER

Encourage smarter use of water, inside and out. Water reduction is typically achieved through more efficient appliances, fixtures and fittings inside and water conscious landscaping outside.



ENERGY

Encourages use monitoring; efficient design and construction; efficient appliances, systems and lighting; the use of renewable and clean sources of energy, generated on-site or off-site; and other innovative measures.



MATERIALS

Promotes waste reduction as well as reuse and recycling, and it particularly rewards the reduction of waste at a product's source.



ENVIRONMENTAL QUALITY

Promotes strategies that improve indoor air as well as those that provide access to natural daylight and views and improve acoustics.

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