

DISCOVERY
CORPORATE CENTER
16465 VIA ESPRILLO



16,485 S.F. FOR LEASE
CLASS A OFFICE BUILDING
16465 VIA ESPRILLO, SAN DIEGO, CA

FOR LEASE

16,485 SF

CLASS A OFFICE BUILDING





DISCOVERY
CORPORATE CENTER
16465 VIA ESPRILLO



building characteristics

Address	16465 Via Esprillo, San Diego, CA 92121
Building Size	83,000 s.f.
SF Available	16,485 s.f. (divisible down to 8,000 s.f.)
Year Built	2011
LEED Certified	Yes
Zoning	IP-2-1
Construction	Steel frame structure with glass, glass fiber reinforced concrete and a metal panel window wall system with a curtain wall system at entry.
Elevator	2 hydraulic elevators
Floor-to-Floor Height - 1st floor	14'6" allows for 10' finished ceiling
Fire Sprinklers	yes
Parking	4.0/1,000 usf
Power Capacity	2,500 A, 277/480 volt
HVAC	Roof mounted VAV package Trane units with energy management control systems.
Floorplates	Large, efficient floorplates with minimal columns



DISCOVERY
CORPORATE CENTER

DISCOVERY
CORPORATE CENTER

1. Holiday Inn Express

2. Starbucks Coffee / Sushi

3. Radisson Inn and Suites

4. Elephant Bar

5. Courtyard Marriott

6. Hooters

7. Park Terrace

Rancho Bernardo Public Library, Hilton Garden Inn, 24-Hour Fitness, Souplantation, Stir Fresh Mongolian Grill

8. The Mercado

Barons Marketplace, Submarina, Trend Cuts, Cotija's Mexican Food, Golden Spoon, Domino's Pizza, Pho Ca Dao & Grill, Pars Persian Cuisine, Navy Federal Credit Union, Circle K, Incredible Cafe, FedEx Office Print & Shop Center

9. Rancho Bernardo Town Center

Wells Fargo, Chase Bank, Chuze Fitness, Vons, Postal Annex,

Starbucks Coffee, Towne Center Cleaners, Pizza Hut, Iron Wok, Subway, Sidney's Deli

10. The Plaza Shopping Center

CVS Pharmacy, San Diego National Bank, New Panda Buffet, Coco's Restaurant, Urge American Gastropub, Pegasus Café, Ginza, Hunan, Jack in the Box, Akai Hana, Kabob House, Barrel Room, Los Primos, Big 5 Sporting Goods, Aaron Brothers Art & Framing, Round Table Pizza, Nextel, Bonelli's Pizza and Pasta, Rubio's, Bruegger's Bagels, Chevron, Draper's & Damon's

11. Bernardo Center

Pacific Western Bank, Little Caesars Pizza, Spices Thai Cafe, Pho Hoang Express, RB Sushi Japanese, Pro Barber

12. 45 Commons

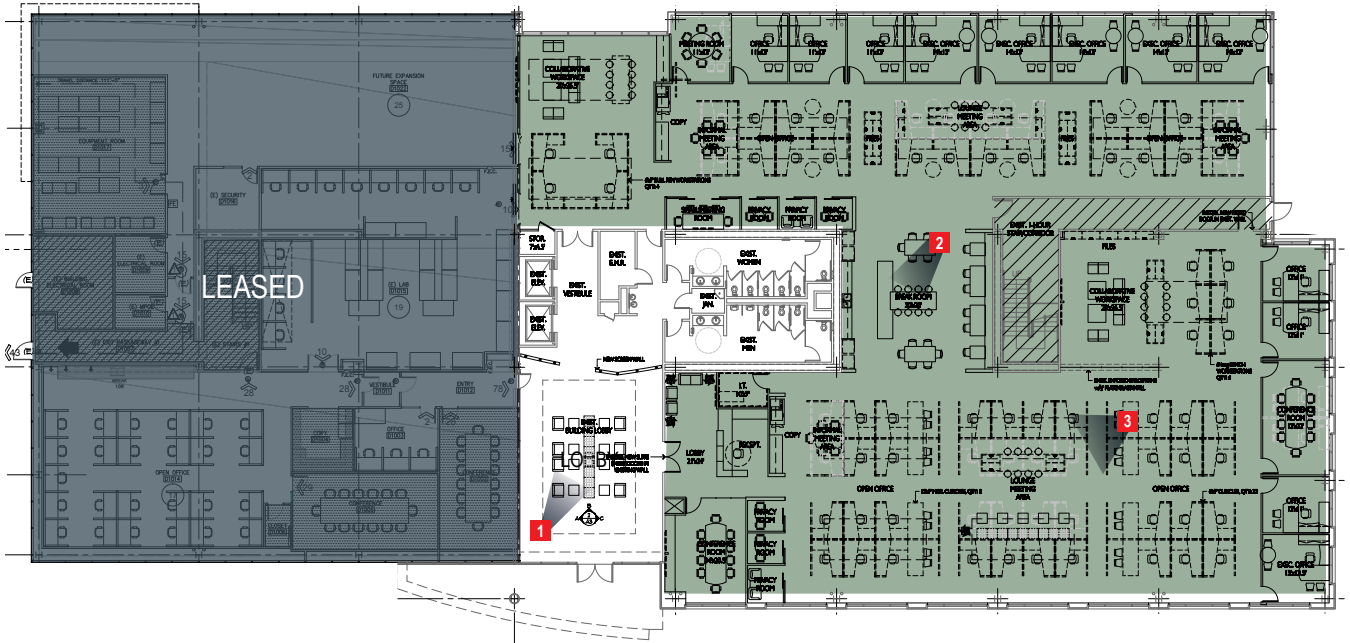
Karl Strauss Brewery & Restaurant, Miguel's Cocina, Chipotle, Daphne's, Wendy's, Bretty's BBQ, Wells Fargo, Bank of America, Cost Plus, ACE Hardware, Ralph's, CVS, Bed Bath and Beyond

DISCOVERY

CORPORATE CENTER
16465 VIA ESPRILLO

First Floor

- 16,485 square feet (divisible down to 8,000 s.f.)
- Modern Class A lobby finishes
- Future double door entry off the main lobby
- Windowline on 3 sides provides great natural light
- Large and efficient floorplates
- Prominent ground floor space



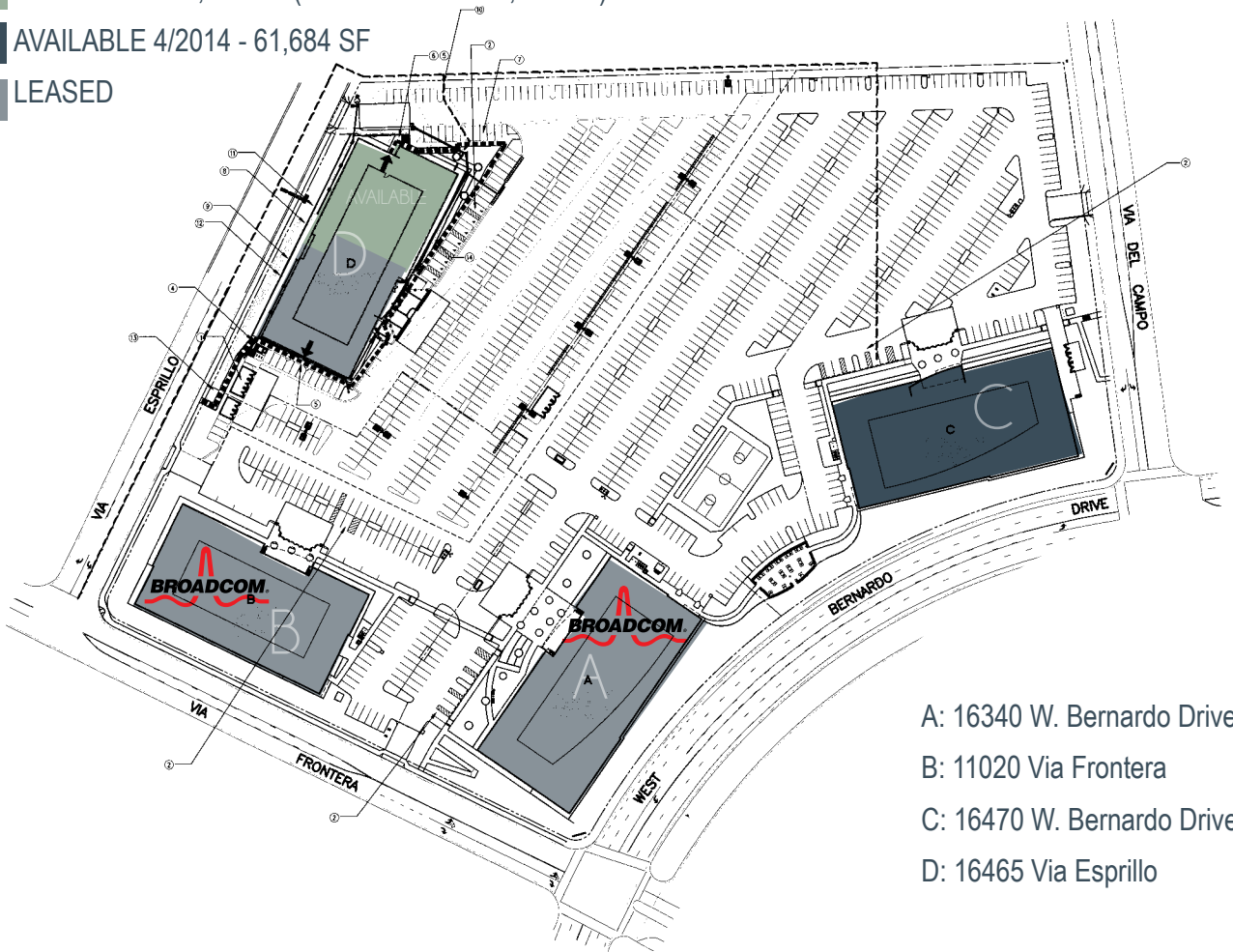
Site Plan



AVAILABLE - 16,485 SF (divisible down to 8,000 s.f.)

AVAILABLE 4/2014 - 61,684 SF

LEASED



A: 16340 W. Bernardo Drive

B: 11020 Via Frontera

C: 16470 W. Bernardo Drive

D: 16465 Via Esprillo



DRAWBRIDGE
REALTY TRUST

ABOUT DRAWBRIDGE REALTY TRUST

Drawbridge Realty Trust is a privately held real estate investment and development company headquartered in San Francisco, California. Drawbridge targets the acquisition, development, and redevelopment of commercial properties. Drawbridge has a successful history of acquiring high quality properties leased to major corporations in the Western United States and maintains significant corporate relationships (Google, Johnson & Johnson, L-3 Communications, Broadcom, Unisys, etc.).



**JONES LANG
LASALLE®**

Real value in a changing world

JAY ALEXANDER
+1 858 410 1188
jay.alexander@am.jll.com
License #: 01019910

TIM OLSON
+1 858 410 1253
t.olson@am.jll.com
License #: 01364117