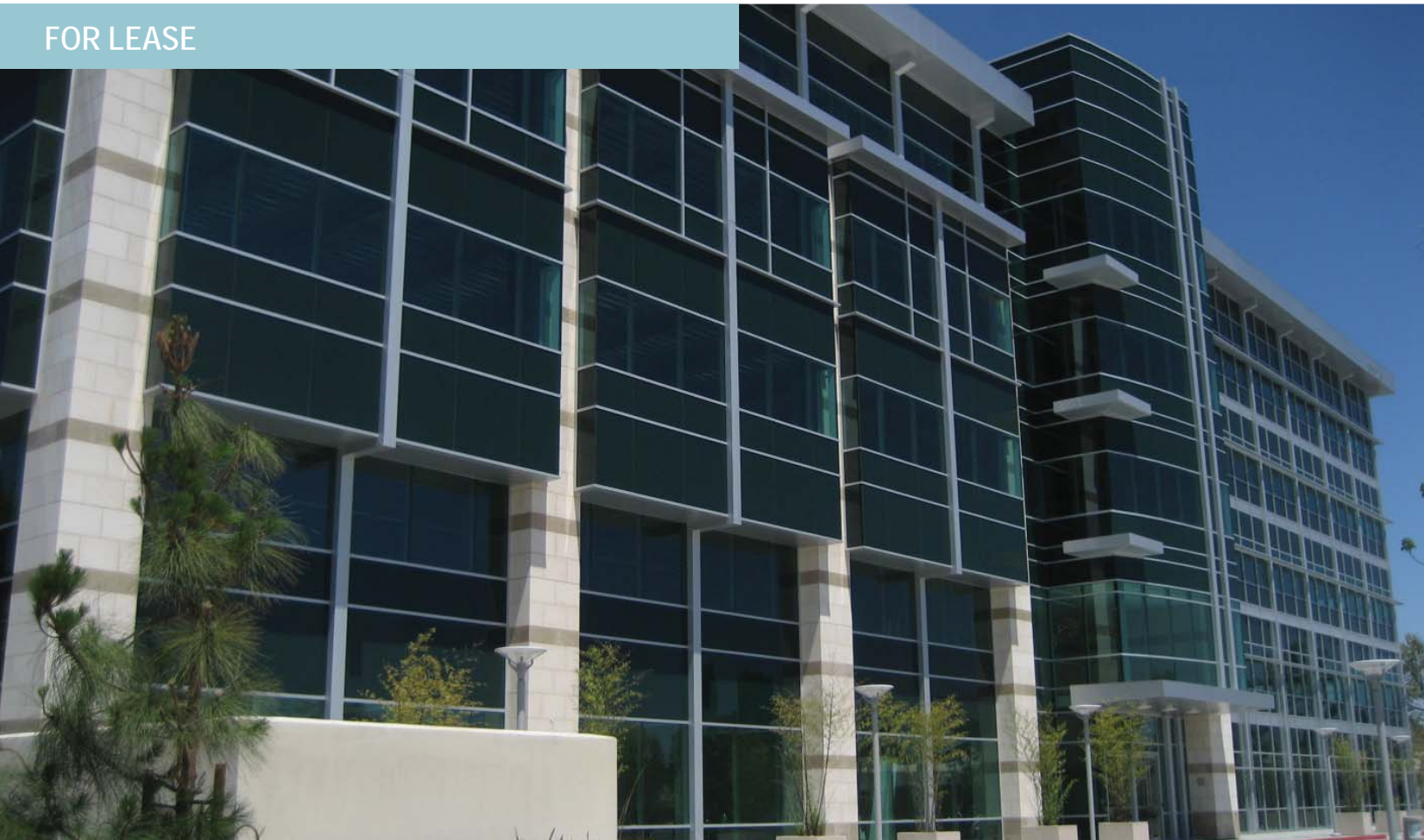


THE Pinnacle

10920 VIA FRONTERA | SAN DIEGO CA 92127 | PINNACLERB.COM

FOR LEASE



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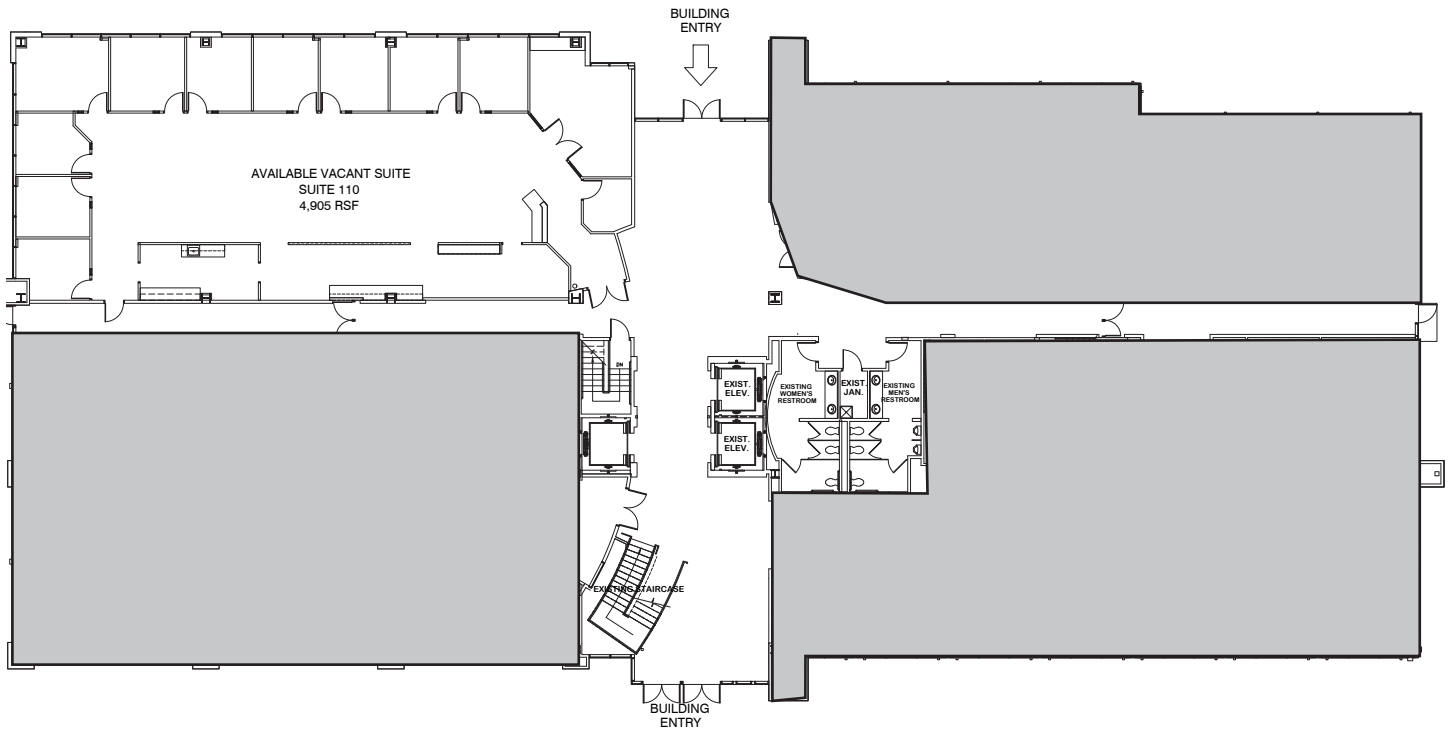
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FIRST FLOOR | 4,905 RSF



PROPERTY FEATURES

- Approximately 110,110 Rentable Square Foot, 5-Story Class "A" Office Building
- Hilltop Location with Panoramic Views
- Easy Access from I-15 at West Bernardo Drive or Rancho Bernardo Road
- Impressive two-story lobby providing a prestigious building entry
- 4/1,000 parking ratio, two-thirds of which is covered in the building underground parking structure
- Showers and lockers on-site
- Jogging trail and fitness course
- Outdoor picnic area with mountain views

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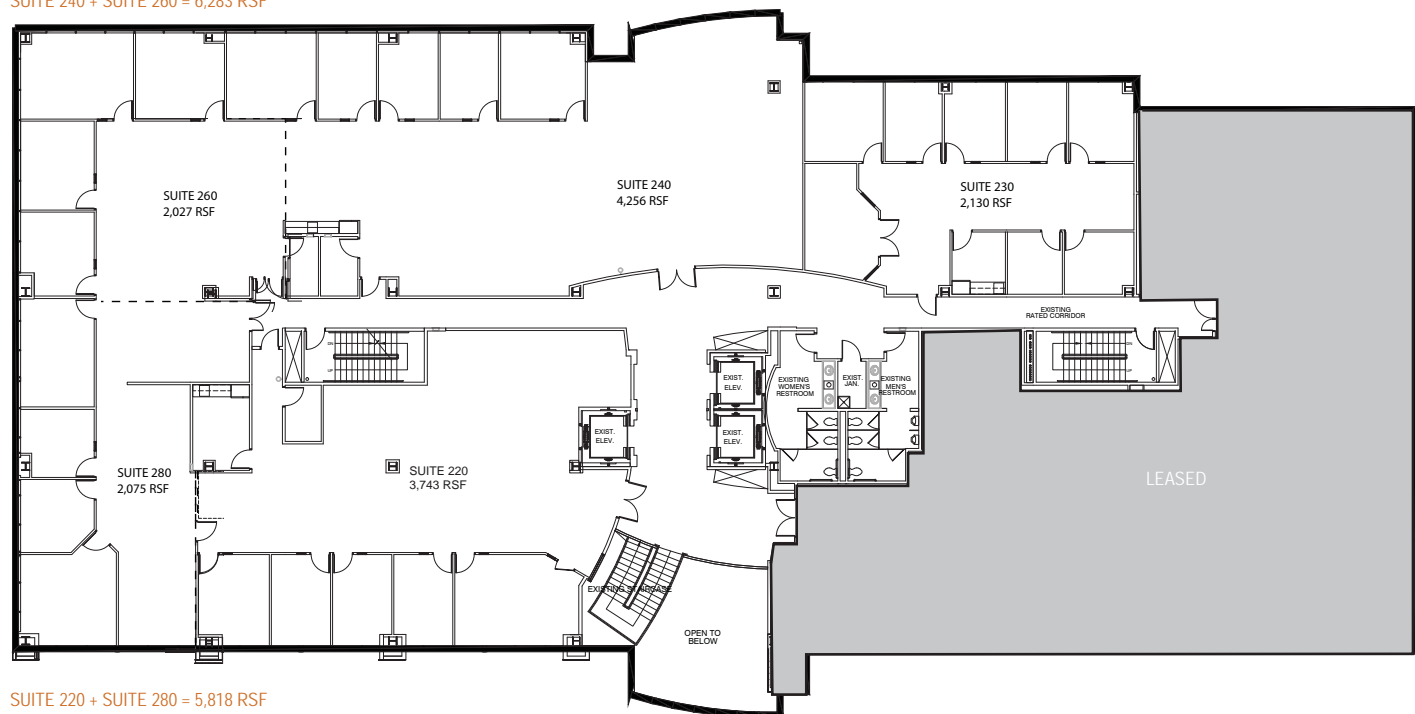
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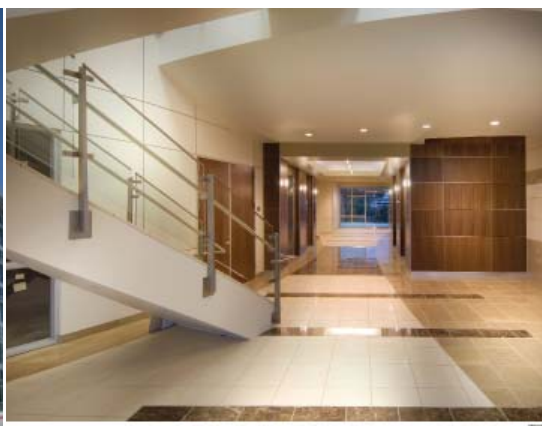
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SECOND FLOOR | 2,027 - 4,256 RSF (CAN BE COMBINED FOR 14,231 RSF)

SUITE 240 + SUITE 260 = 6,283 RSF



SUITE 220 + SUITE 280 = 5,818 RSF



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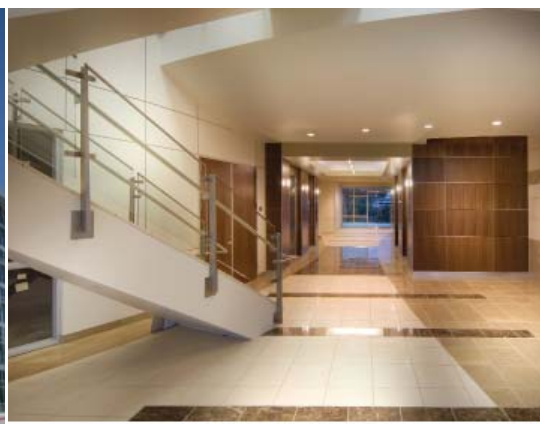
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FOURTH FLOOR | 857



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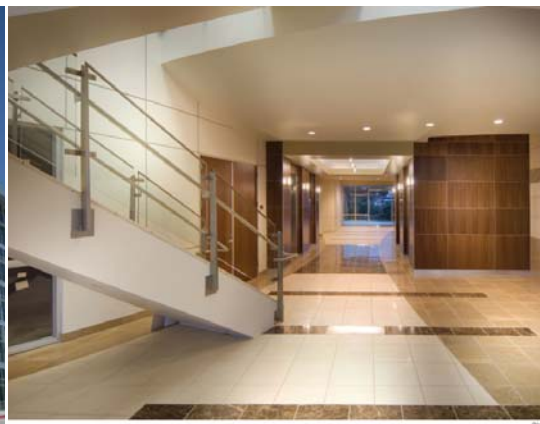
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FIFTH FLOOR | 2,907 RSF



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THE Pinnacle

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1. Holiday Inn Express

2. Starbucks Coffee / Sushi

3. Radisson Inn and Suites

4. Courtyard Marriott

5. Hooters

6. Park Terrace

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

7. 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

8. 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

9. 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

10. Bernardo Center

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

11. 4S 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

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