

1 TECH PLACE

10905 - 10949 Technology Place

Rancho Bernardo's contemporary creative office/R&D solution



Office and R&D/Flex development opportunity



Outstanding Property Features

- Rancho Bernardo's only creative technology campus
- Completely rebuilt in 2015
- Contemporary tenant improvement finishes - exposed ceilings, interior height, modern design
- Less than one mile to I-15, in a private campus environment
- A truly unique and cost effective alternative to traditional office space





CORPORATE NEIGHBORS

Ideally situated nearby such companies as: Millennium Laboratories, Daybreak Games, Sony, Hewlett Packard, BAE, Broadcom, Teradata, General Atomics, Northrop Grumman and Petco's new state-of-the-art Corporate Headquarters.

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- Turnkey creative build outs
- Lower cost than traditional office buildings
- Tenant has its own space, no shared common areas
- Plenty of parking

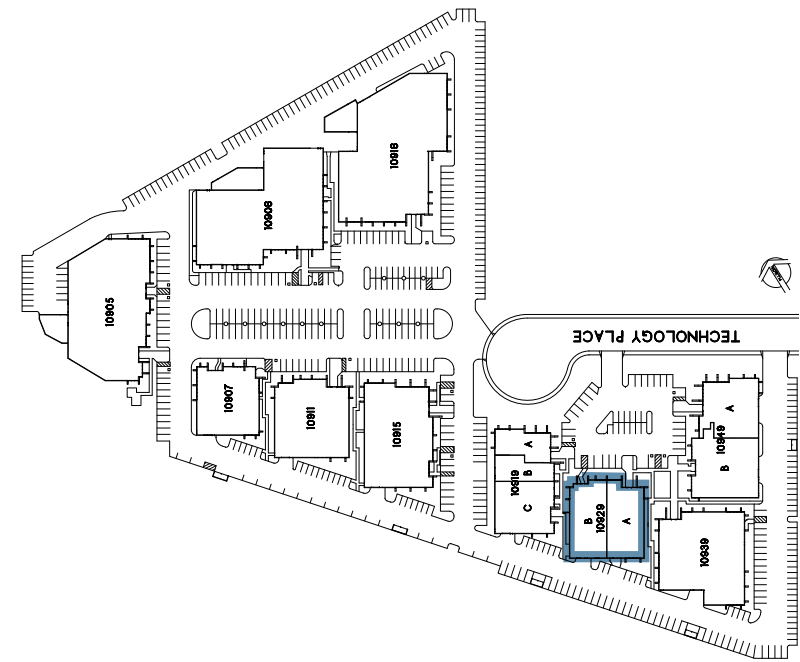
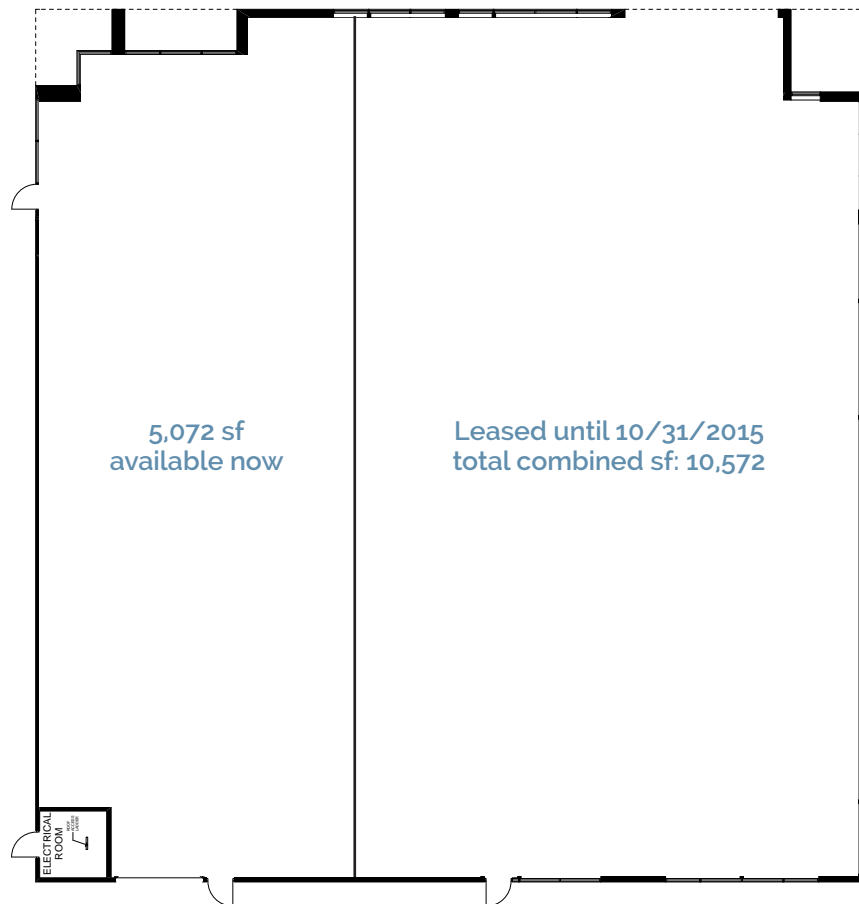


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Floor Plan | 10929 Technology Place | 10,572 s.f.

- 100% ground floor space, mezzanine will be removed for full building user
- Freestanding building
- 10,572 sf available November 1, 2016
- 5,072 sf available now
- Lease Rate - \$1.75/s.f. NNN with creative office build
- Also potentially available for Flex space





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