

FOR SALE OR LEASE

12220

WORLD TRADE DR
SAN DIEGO, CA 92128



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Property Highlights

- > ± 50,432 SF Office Corporate Headquarters
 - > ±24' Clear Height
 - > Sprinklered
 - > Elevator served
 - > IL-2-1 San Diego Zoning
 - > 3 Grade-Level Doors
 - > 2,000 Amps/277-480V
 - > 2018 Energy Efficient Building Remodel
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- > **SALE PRICE:** \$14,877,440 (\$295/SF)
 - > **LEASE:** 1st floor approximately 12,712 - 19,416 RSF
2nd floor approximately 5,000 RSF

Access

- > Excellent freeway access to Interstate 15
- > Walking distance to retail amenities

Rancho Bernardo is home to a number of diverse high-tech industries and lifestyles. Corporate neighbors include Northrop Grumman, Fitbit, PETCO, Broadcam, Renovate America, General Atomics, Med-Impact, BAE and SONY.

Abundant amenities within one-mile radius, including two large retail centers in walking distance to the Property. Retail centers include Costco, Home Depot, Best Buy, Nordstrom Rack, and numerous restaurants and retail service options.

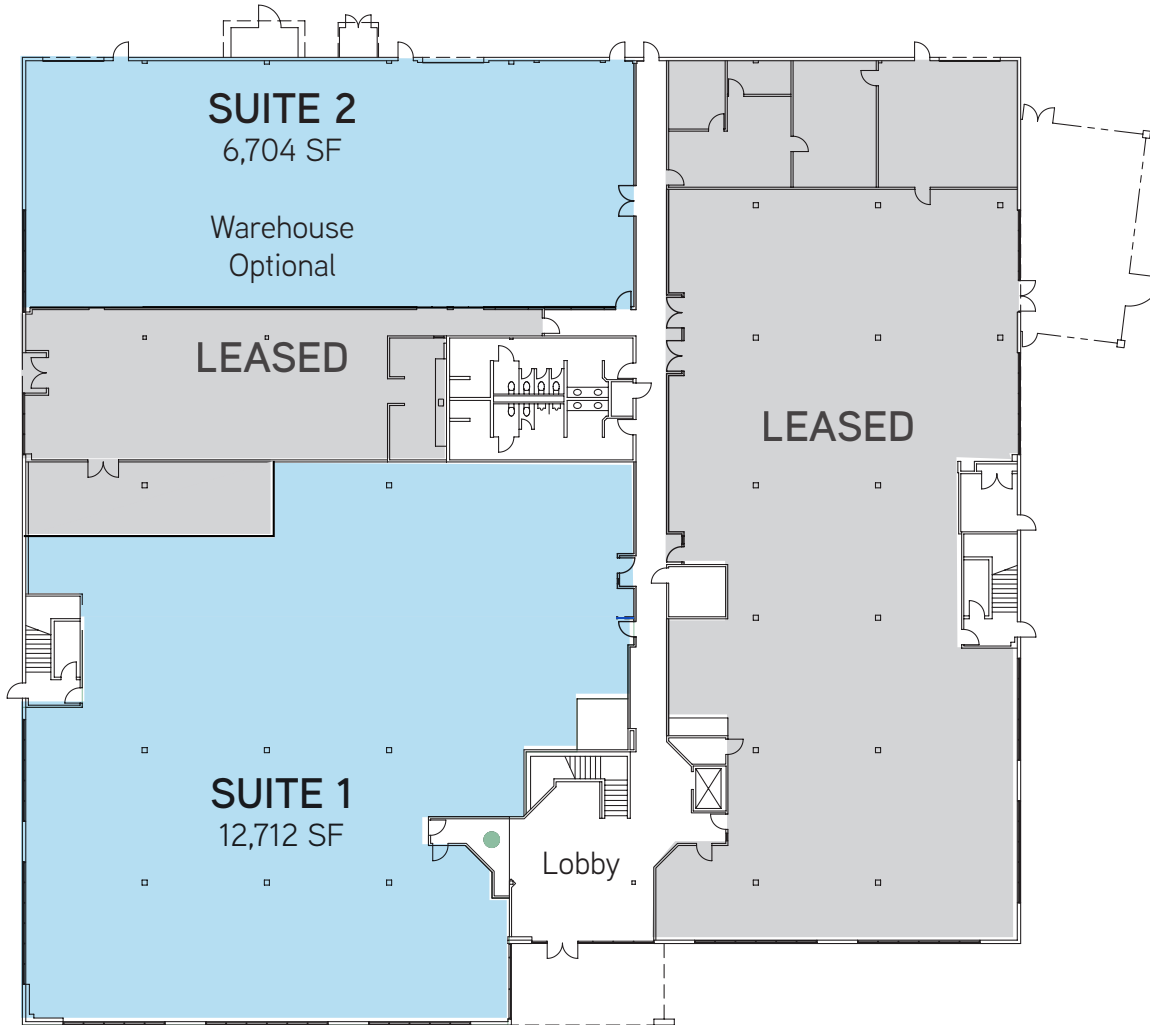
Located just 15 minutes inland from Pacific Ocean with immediate access to interstate 15. The property's Rancho Bernardo location offers an unparalleled live/work environment. The attractive lifestyle options, climate, and vibrant business environment benefit the Property with proximity to both corporate decision makers and highly skilled labor pool, including the highest concentration of engineers in San Diego



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1st Floor



SUITE	SIZE	DETAILS
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1	12,712 RSF	Office / R&D
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2	6,704 RSF	Warehouse Optional
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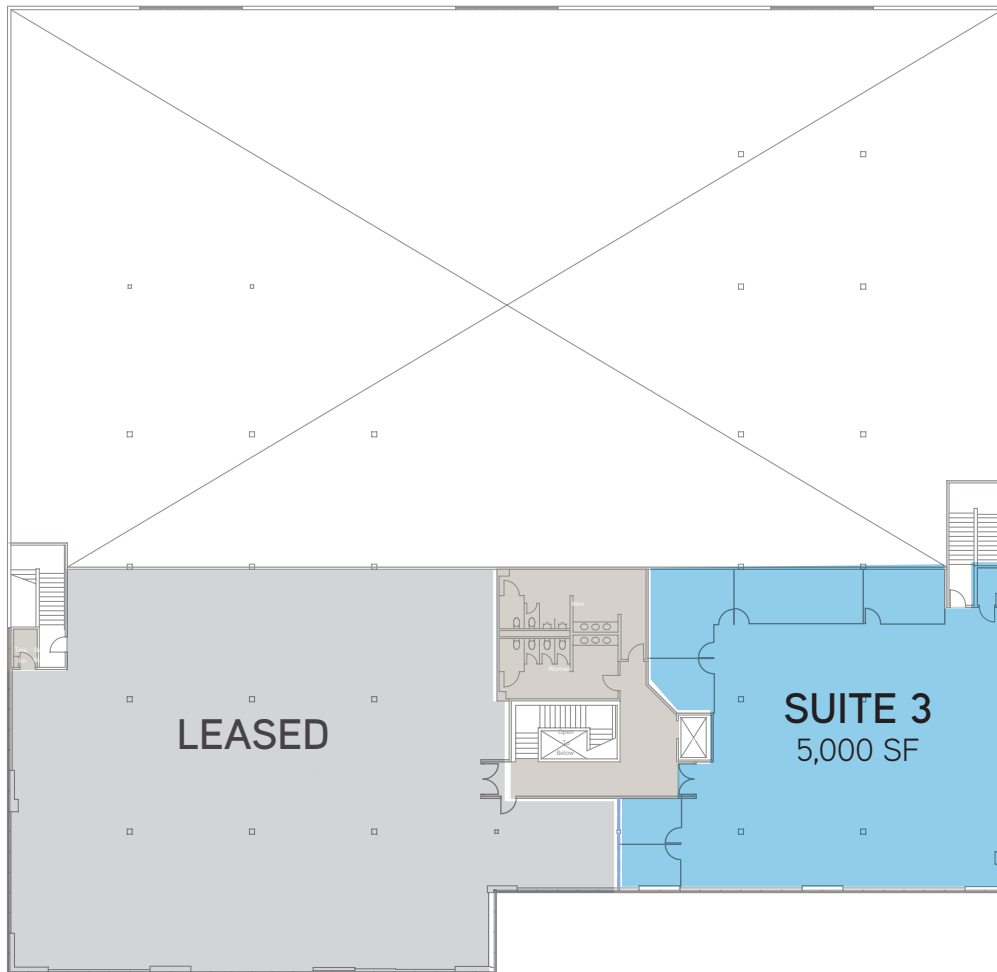
1st floor approximately 12,712- 19,416 RSF at for the initial three (3) years Promotional Rate of:

- Year 1: \$1.45 NNN
- Year 2: \$1.65 NNN
- Year 3: \$1.85 NNN

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2nd Floor



SUITE	SIZE	DETAILS
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3	5,000 RSF	Office
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2nd floor approximately 5,000 SF at for the initial three (3) years Promotional Rate of:

- Year 1: \$1.35 NNN + Electric and Janitorial service
- Year 2: \$1.55 NNN + Electric and Janitorial service
- Year 3: \$1.75 NNN + Electric and Janitorial service

Amenities map



CVS/pharmacy

STAYBRIDGE SUITES AN IHG HOTEL

CLAIM JUMPER
PANDA EXPRESS
ISLANDS
Panera BREAD

Michaels
The Coffee Bean & Tea Leaf
Rubo's FRESH MEXICAN GRILL
FISH DISTRICT BISTRO

Camino Del Norte

World Trade Dr

SITE

fit ATHLETIC CLUB

COSTCO WHOLESALE

Conference Way

THE HOME DEPOT

TRADER JOE'S

INTERSTATE CALIFORNIA 15

Rancho Carmel Dr

Carmel Mountain Rd

UNITED STATES POSTAL SERVICE

NORDSTROM Rack

Ralphs

BEST BUY

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