



BR
CENTRE

**HIGHLY VISABLE OFFICE BUILDING
LOCATED IN THE HEART OF THE RANCHO BERNARDO**

BERNARDO REGENCY CENTRE

11545 West Bernardo Court, San Diego, CA 92127
48,027 SF office building for lease

OMNINET



PROPERTY FEATURES



- High image professional office building with excellent glass line



- Re-imaged lobby and common areas



- Features outdoor garden terrace with seating overlooking panoramic mountain views



- Numerous local retail amenities and convenient freeway access



- 3.8 / 1,000 USF parking



- Showers & lockers on-site



- EV charging stations

AVAILABILITIES

Suite	Size	Available	Lease Rate (SF)	Description
104	3,551 SF	2/1/2021	\$2.60 + E	7 window line private offices, open area, break area, storage, IT, 2 conference rooms and double door glass entry off the first floor lobby.
200 ¹	2,290 SF	Vacant	\$2.60 + E	5 private offices, break room, conference room and reception.
201 ¹	1,692 SF	Vacant	\$2.60 + E	5 private offices, break room and reception.
202 ¹	1,572 SF	Vacant	\$2.60 + E	3 private offices, break room and reception.
301 ²	1,808 SF	Vacant	\$2.60 + E	4 window line private offices, open area, break area and conference room.
303 ²	1,751 SF	Vacant	\$2.60 + E	2 private offices, reception area, break area and conference room.

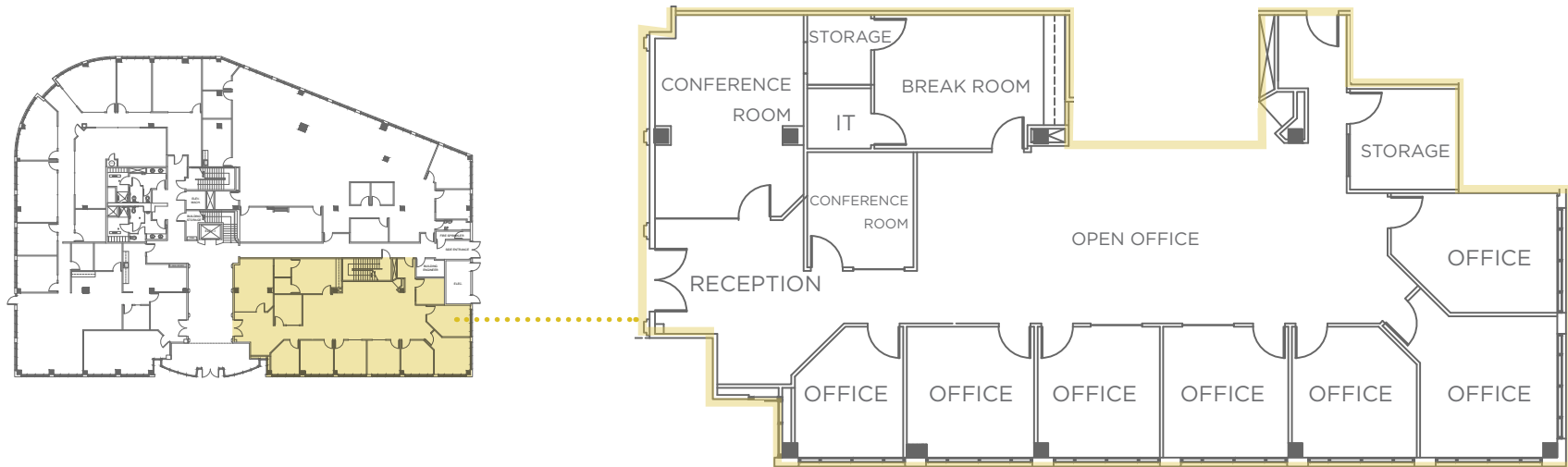
¹Suites 200, 201 & 202 are contiguous up to 5,554 RSF

²Suites 301 & 303 are contiguous up to 3,559 RSF



SUITE 104 | 3,551 SF VACANT

Suite	Size	Available	Lease Rate (SF)	Description
104	3,551 SF	2/1/2021	\$2.60 + E	7 window line private offices, open area, break area, storage, IT, 2 conference rooms and double door glass entry off the first floor lobby.

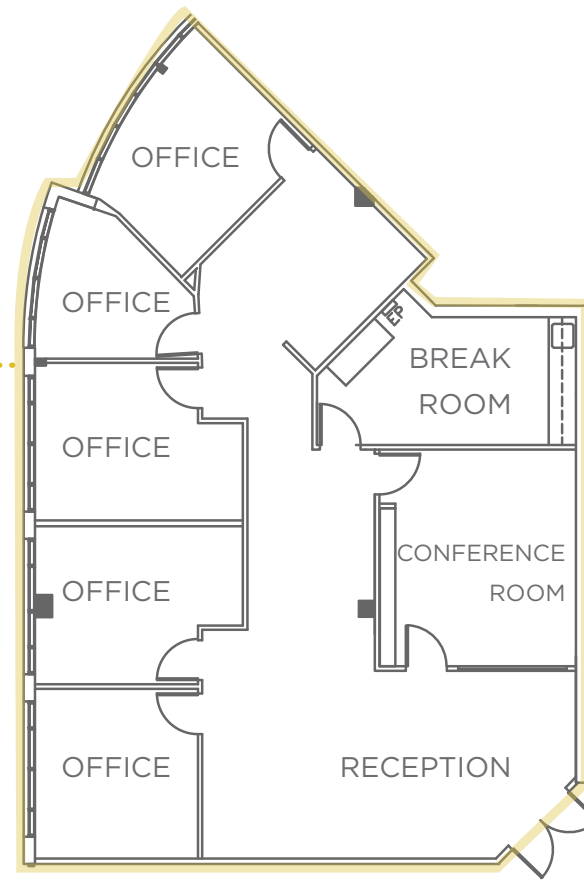
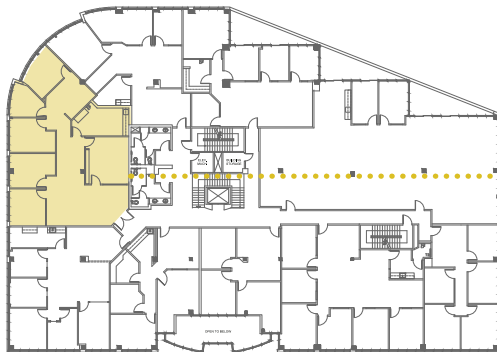


SUITE 200 | 2,290 SF VACANT

Suite	Size	Available	Lease Rate (SF)	Description
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200 ¹	2,290 SF	Vacant	\$2.60 + E	5 private offices, break room, conference room and reception.
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¹Suites 200, 201 & 202 are contiguous up to 5,554 RSF

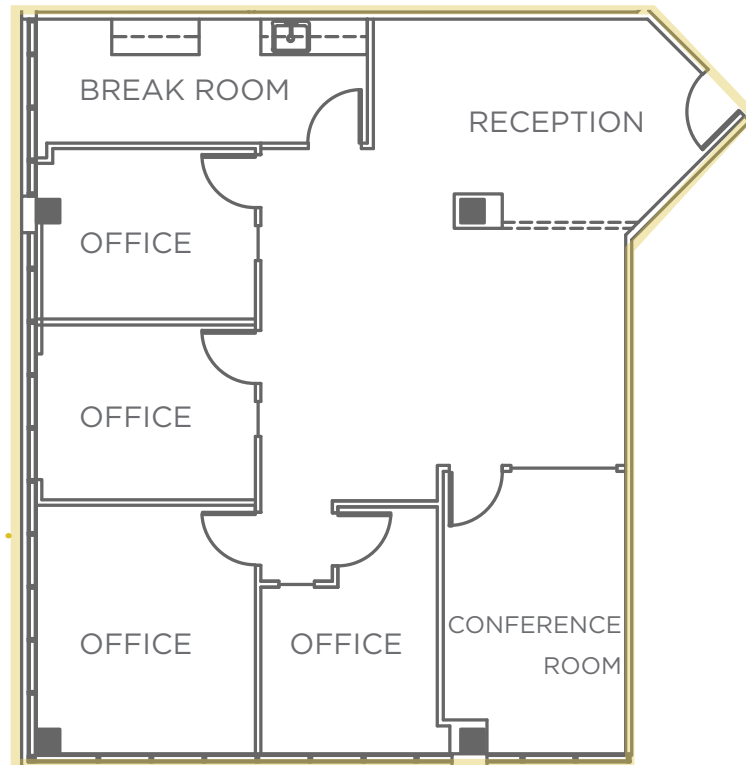
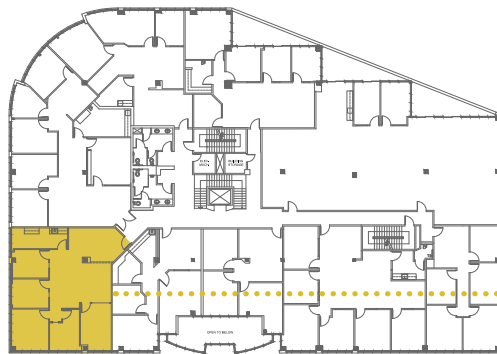


SUITE 201 | 1,692 SF VACANT

Suite	Size	Available	Lease Rate (SF)	Description
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201 ¹	1,692 SF	Vacant	\$2.60 + E	5 private offices, break room and reception.
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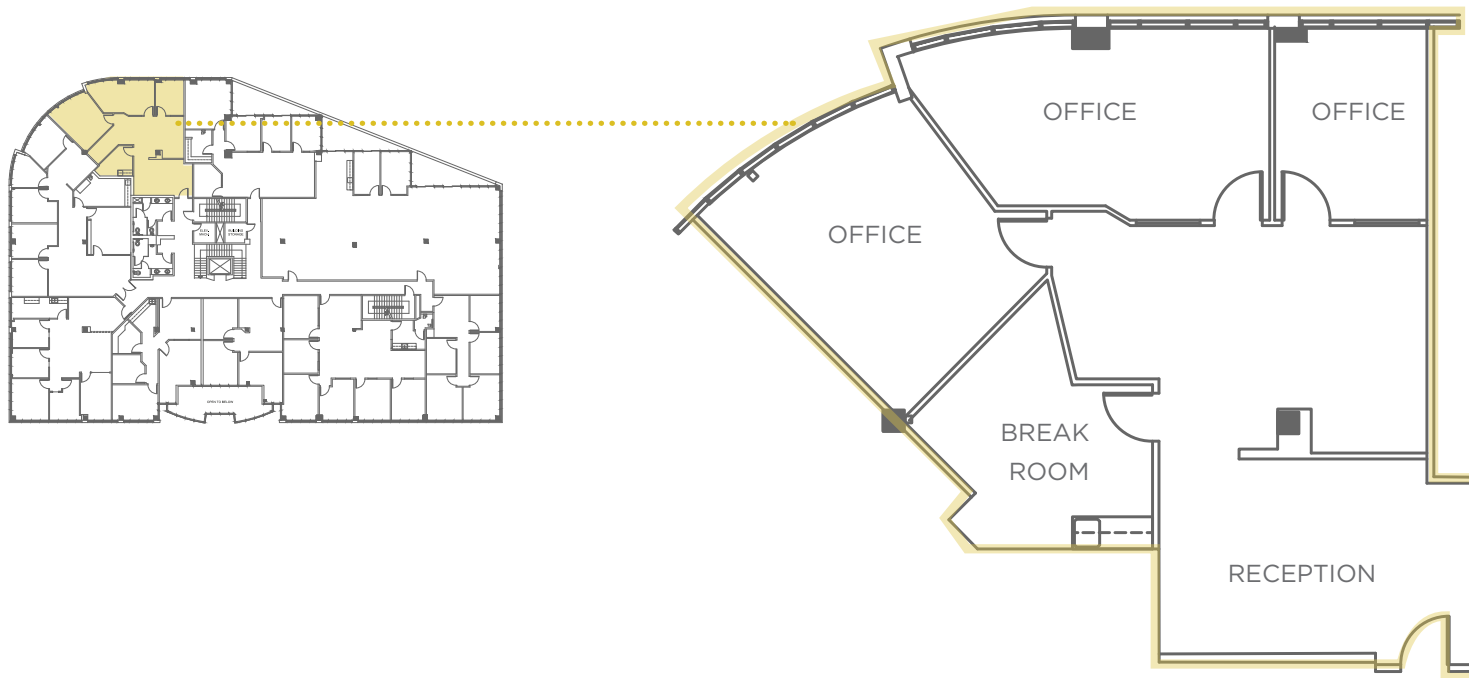
¹Suites 200, 201 & 202 are contiguous up to 5,554 RSF



SUITE 202 | 1,572 SF VACANT

Suite	Size	Available	Lease Rate (SF)	Description
202 ¹	1,572 SF	Vacant	\$2.60 + E	3 private offices, break room and reception.

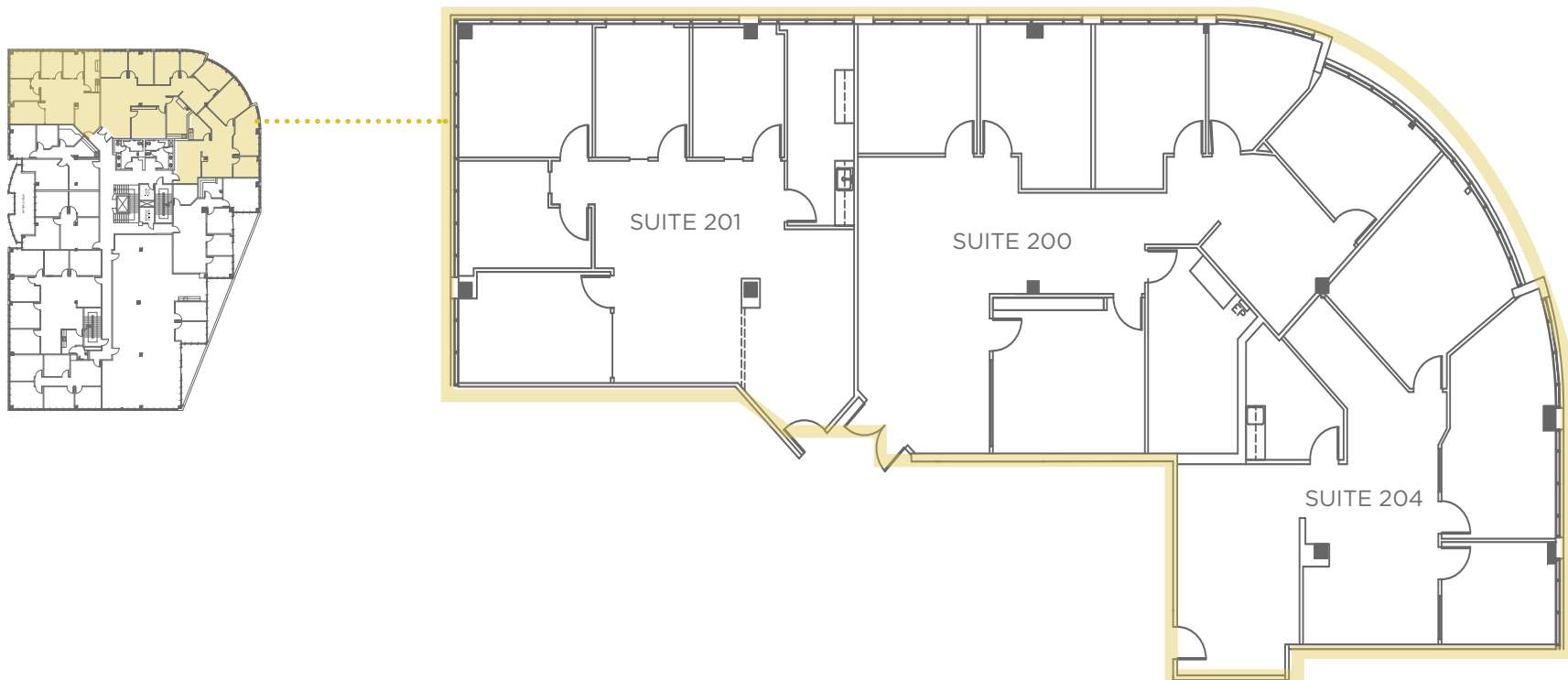
¹Suites 200, 201 & 202 are contiguous up to 5,554 RSF



SUITE 200-202| 5,554 SF VACANT

Suite	Size	Available	Lease Rate (SF)	Description
200 ¹	2,290 SF	Vacant	\$2.60 + E	5 private offices, break room, conference room and reception.
201 ¹	1,692 SF	Vacant	\$2.60 + E	5 private offices, break room and reception.
202 ¹	1,572 SF	Vacant	\$2.60 + E	3 private offices, break room and reception.

¹Suites 200, 201 & 202 are contiguous up to 5,554 RSF

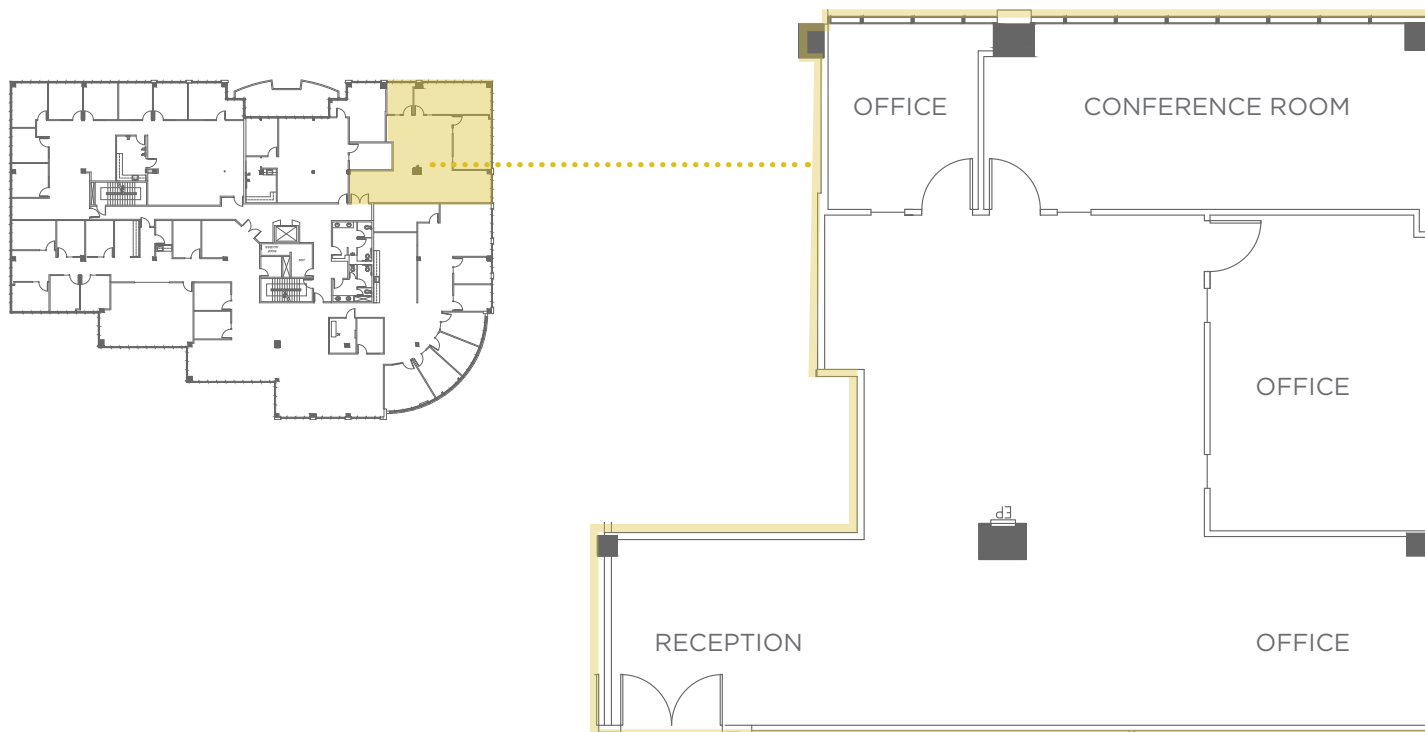


SUITE 301 | 1,808 SF VACANT

Suite	Size	Available	Lease Rate (SF)	Description
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301 ²	1,808 SF	Vacant	\$2.60 + E	4 window line private offices, open area, break area and conference room.
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²Suites 301 & 303 are contiguous up to 3,559 RSF

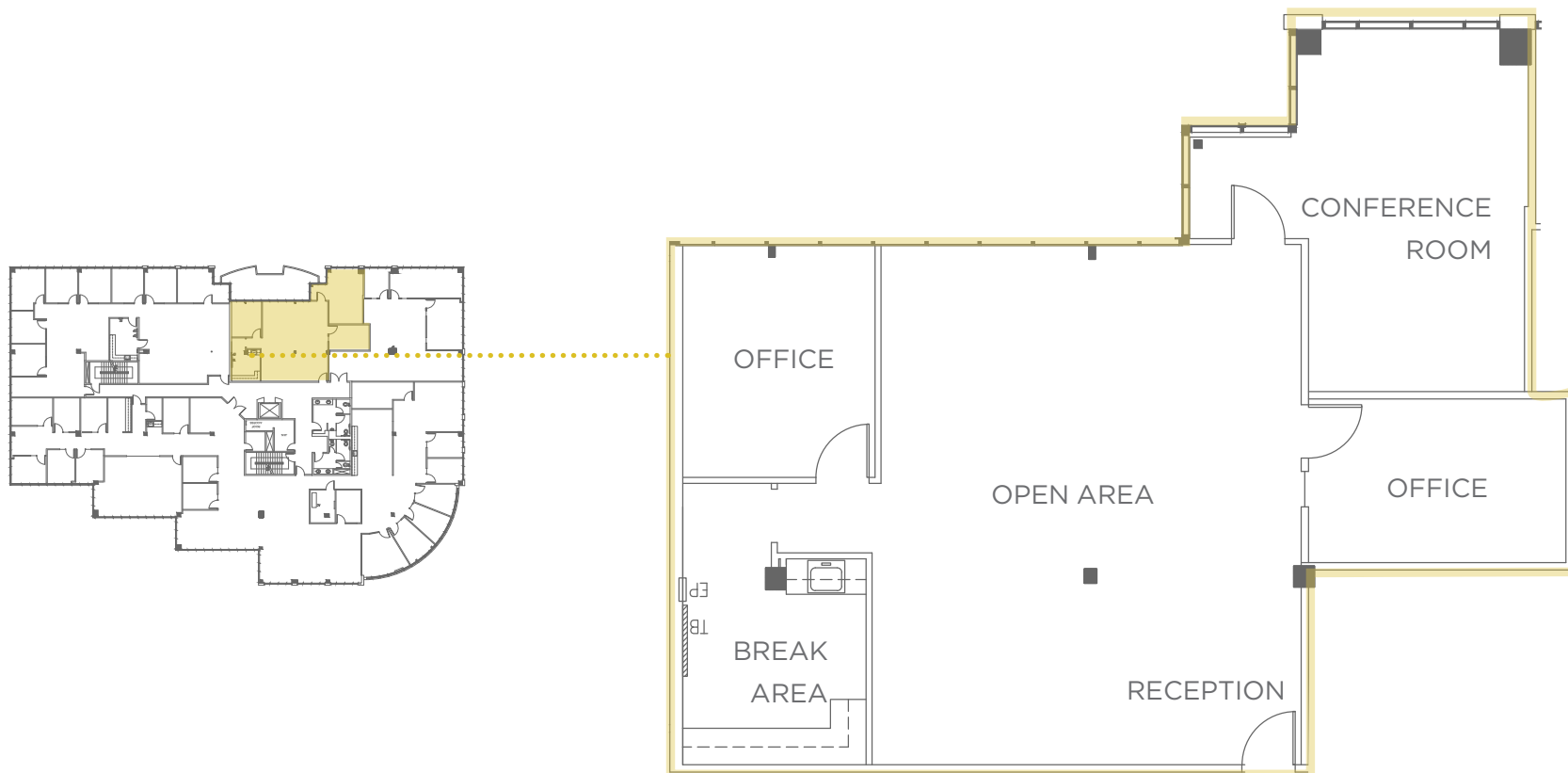


SUITE 303 | 1,751 SF VACANT

Suite	Size	Available	Lease Rate (SF)	Description
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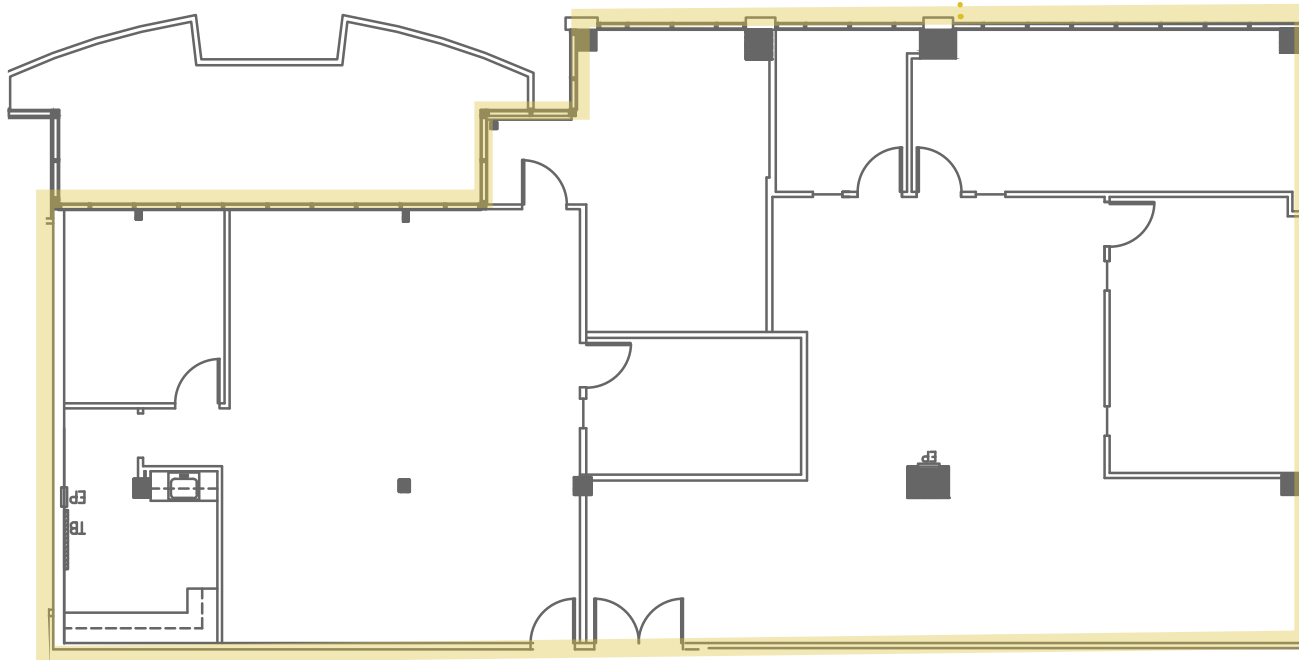
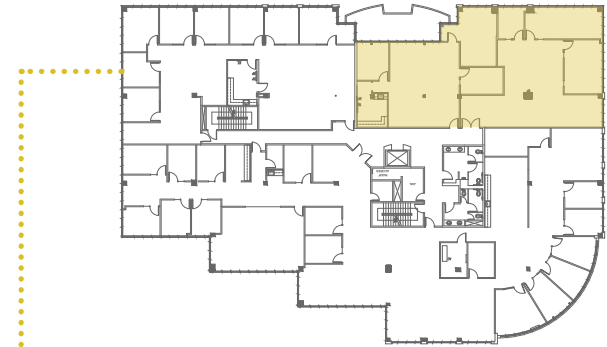
303 ²	1,751 SF	Vacant	\$2.60 + E	2 private offices, reception area, break area and conference room.
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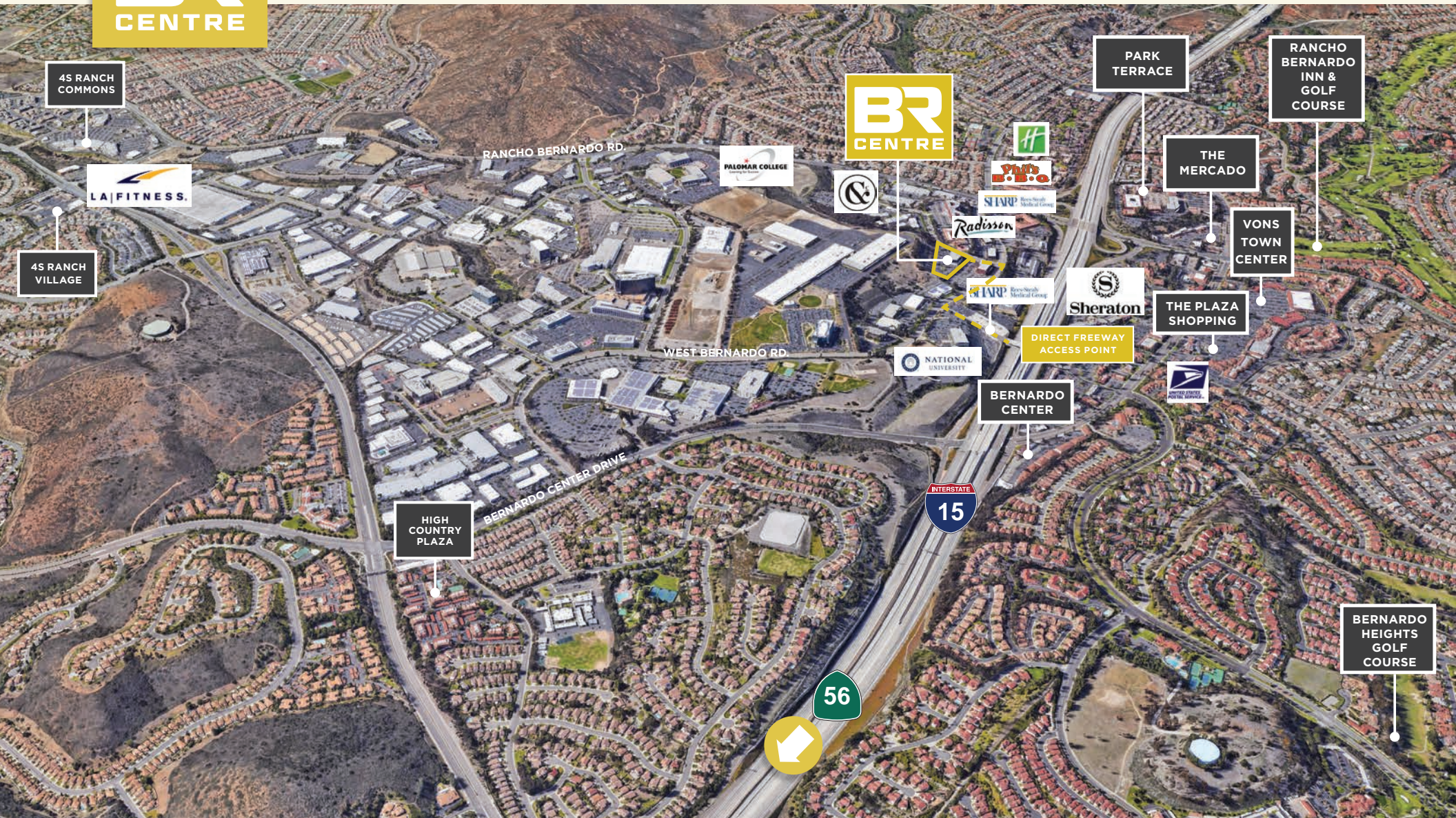
²Suites 301 & 303 are contiguous up to 3,559 RSF



SUITE 301 & 303 | 3,559 SF VACANT

Suite	Size
301	1,808 SF
303	1,751 SF





RANCHO BERNARDO TOWN CENTER 6 MIN DRIVE



4S RANCH COMMONS 7 MIN DRIVE



THE PLAZA SHOPPING CENTER 6 MIN DRIVE



NEARBY RESTAURANTS 5 MIN WALK





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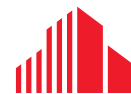
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**CUSHMAN &
WAKEFIELD**