

FOR LEASE Rancho Bernardo's Premier Office Campus



BECSD.com 



BERNARDO EXECUTIVE CENTER

16835-16875 W Bernardo Dr | San Diego, CA 92127

OWNED & MANAGED BY:



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AVAILABILITIES

16835 W. Bernardo Dr.

1st Floor

Suite 108	1,229 SF	\$2.55/SF + E
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2nd Floor

Suite 203	892 SF	\$2.55/SF + E
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Suite 210	2,970 SF	\$2.55/SF + E
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16855 W. Bernardo Dr.

1st Floor

Suite 100	4,217 SF	\$2.55/SF + E
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Suite 110	8,151 SF	\$2.55/SF + E
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3rd Floor

Suite 340*	3,326 SF	\$2.55/SF + E
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Suite 310*	4,227 SF	\$2.55/SF + E
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Suite 350*	3,333 SF	\$2.55/SF + E
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*Contiguous to 10,886 SF

16875 W. Bernardo Dr.

2nd Floor

Suite 270	1,151 SF	\$2.55/SF + E
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Suite 280	1,576 SF	\$2.55/SF + E
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Bernardo Executive Center (BEC) is Rancho Bernardo's **most amenitized** office campus. The on-site amenity package, flexible suite availabilities, expansive views, and prominent location attract office users seeking a unique campus experience.

Rancho Bernardo takes full advantage of its **central location**, and consists of majestic canyons and rolling hills. It is a sprawling community, with shopping malls, golf courses, and office parks, typical of San Diego development.

Rancho Bernardo is home to several **corporate tenants** including Sony, Broadcom, Hewlett-Packard, Renovate America, Teradata, LSI Corporation, BAE Systems, ASML, Northrop Grumman, and Amazon. There are approximately 50,000 workers employed by these companies.

HIGHLIGHTS

- > Three (3) building campus totaling approximately 173,265 RSF
- > Fitness center
- > Shower/lockers
- > On-site cafe
- > Underground and secured parking
- > Rancho Bernardo's most flexible office campus environment
- > Excellent freeway visibility - over 217,000 cars per day
- > Panoramic mountain views to the east
- > Adjacent to the new I-15 Fast Track entrance
- > On-site property management

SITE PLAN



- C** Café
- G** Garage Entrance
- F** Fitness Center
- O** On-site Property Management
- P** Outdoor Park

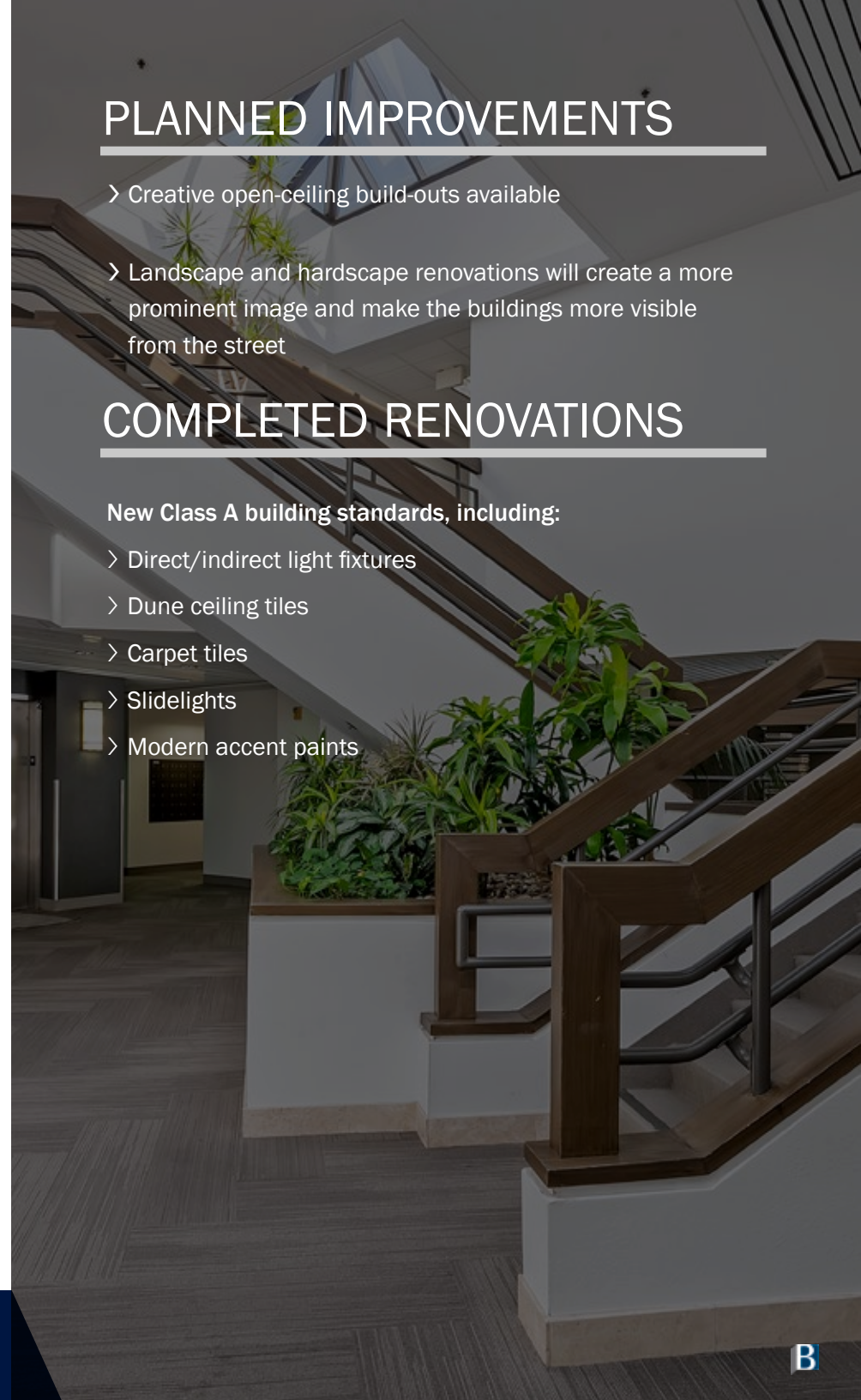
PLANNED IMPROVEMENTS

- > Creative open-ceiling build-outs available
- > Landscape and hardscape renovations will create a more prominent image and make the buildings more visible from the street

COMPLETED RENOVATIONS

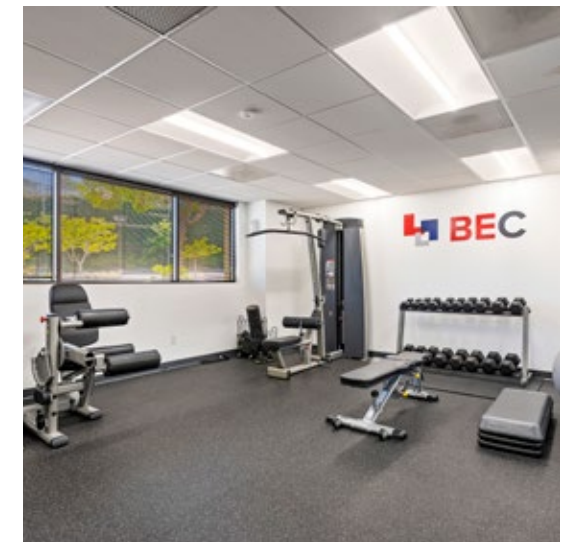
New Class A building standards, including:

- > Direct/indirect light fixtures
- > Dune ceiling tiles
- > Carpet tiles
- > Slidelights
- > Modern accent paints



COMPLETED RENOVATIONS

Achieve your fitness goals at BEC! New modern gym offering state-of-the-art fitness equipment, which includes cardio, circuit and weights. Enjoy our designer-infused finishes throughout the gym, locker and showers.



Enjoy the RB Deli! Servicing Rancho Bernardo since 2003, this new deli at BEC offers freshly baked bagels, premium coffee, breakfast, lunch, dine-in, grab-n-go, catering and a new improved dining area.



COMPLETED RENOVATIONS

Unplug and unwind. Enjoy the comfortable and modern outdoor sitting areas around the campus and free WiFi in the courtyard and cafe.





New Class A lobby design, including:

- › Architectural entry canopy
- › Expanded spandrel glass at entry
- › Two-story lobby with glass-rail balcony feature
- › Feature stairwell
- › Modernized lobby furniture, and directory sign



PROJECT SPECIFICATIONS



Size:
 16835 | 26,310 SF - 2 floors
 16855 | 91,688 SF - 3 floors
 16875 | 55,267 SF - 2 floors



Typical Floor Plate:
 16835 | 13,155 SF | 8-12 ft ceiling
 16855 | 30,532 SF | 8-12 ft ceiling
 16875 | 16,875 SF | 8-12 ft ceiling



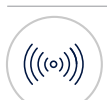
Core Factor: 15%



Parking: 4.0/1,000 SF
 w/ 40% underground parking



Building Hours:
 Mon-Fri | 7 am to 6 pm;
 Sat | 8am to 1pm
 Key card access after-hours



Internet:

- Fiber service provided by AT&T and Spectrum
- Cafe and courtyard offer free wifi



HVAC:
 16835 | water source heat pump
 16855 | fan coil
 16875 | fan coil



Elevators:
 16835 | 1 passenger cab
 16855 | 2 passenger cabs
 16875 | 2 passenger cabs



Fitness Center: **New modern gym** offers state-of-the-art fitness equipment, including cardio, circuit and weights and designer finishes, showers and locker room. Located in the 16855 building. Open from 6am until 9pm



On-site Cafe: **New operator servicing Ranch Bernardo since 2003.** Indoor and outdoor seating. Breakfast and lunch served daily from 7:30am - 2:30pm



Ownership: Brookwood Financial Partners



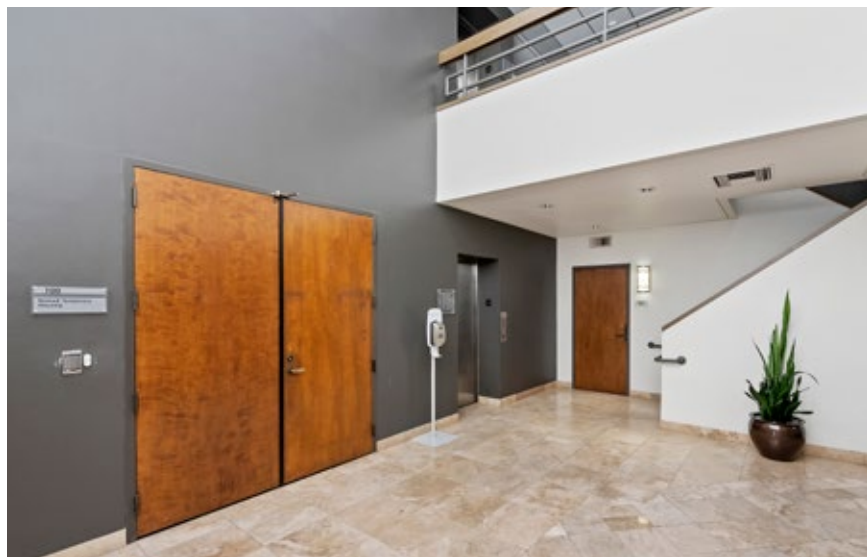
Year Built: 1984

AMENITIES



- 1 High Country Plaza**
 High Country Barbershop, Jersey Mike's Subs, Victors Greek Cuisine, El Patron Mexican Grill, Herring Chiropractic, Eden Spa, Westside Cleaners, New York Giant Pizza, Kelly's Pub, 7-Eleven
- 2 Bernardo Center**
 McDonald's, Rubio's Coastal Grill, Denny's, Borrelli's Pizza & Pasta, Robucks, New York Bagels & Cafe, Pearl Chinese Cuisine, RB Sushi Japanese Restaurant, SynFast Oil Change, Passage to India, Hoang Express, Rancho Viejo Mexican, Pailin Thai Cafe
- 3 Park Terrace**
 Souplantation, Stir-Fresh Mongolian Grill
- 4 The Mercado Rancho Bernardo**
 Pho Ca Dao, The Incredible Cafe, Barons Market, Olleh Korean BBQ, Cotija's Mexican Grill, Mission Federal Credit Union, Navy Federal Credit Union, Submarina, FedEx Office, Pizza Hut
- 5 Rancho Bernardo Food Center**
 The Kebab Shop, Sidny's Bagels & Deli, Peet's Coffee & Tea, Wells Fargo, PostalAnnex, Chuze Fitness, Subway, Vons, Starbucks, Panda Express
- 6 The Plaza Shopping Center**
 Carl's Jr., 7-Eleven, Citibank, Jack in the Box, CVS, Round Table Pizza, Subway, Baja Fresh, Bank of America, US Post Office, Massage Envy Spa, Urge Gastropub, The Barrel Room, Hunan Chinese, Mamma Cella's, IHOP, Which Wich, Akai Hana,

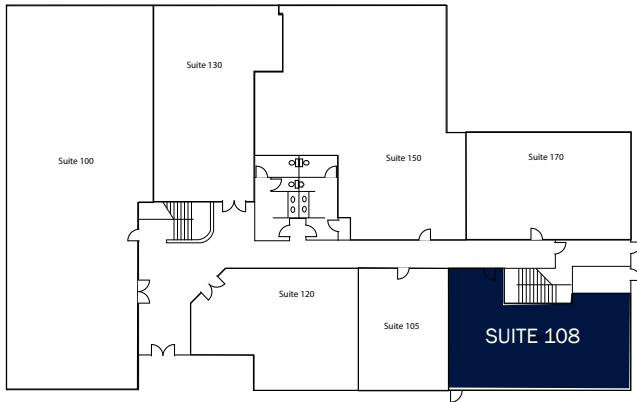
BEC



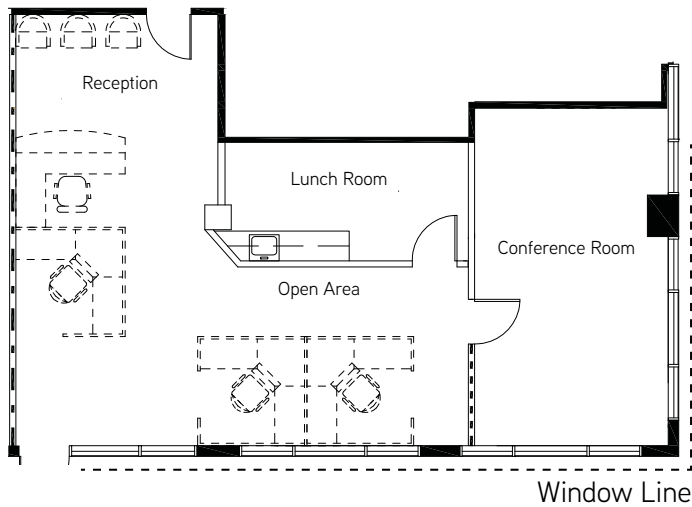
be
able.

16835 BUILDING: SUITE 108

Key Map

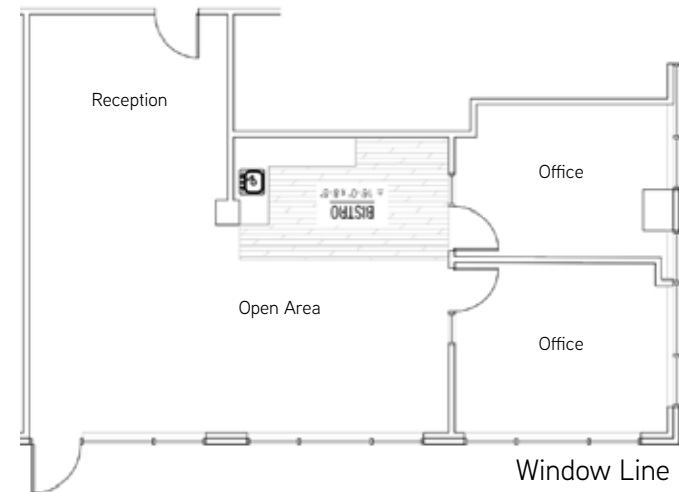


Floor Plan - As-built



1,229 SF

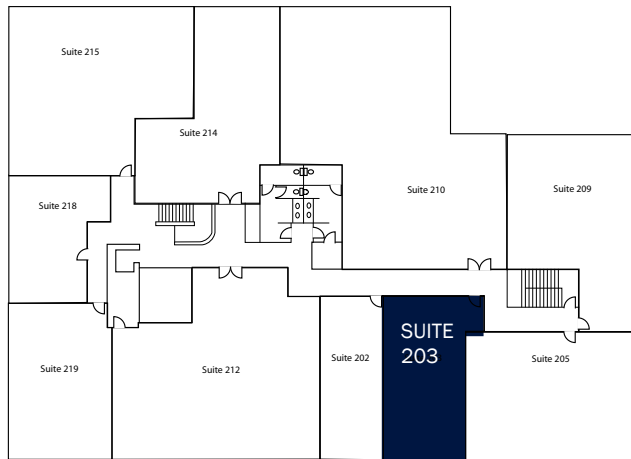
Floor Plan - Conceptual



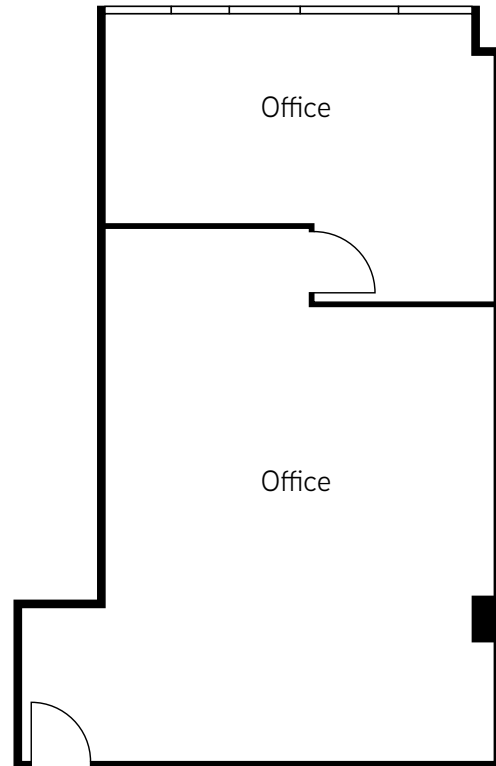
16835 BUILDING: SUITE 203



Key Map



Floor Plan

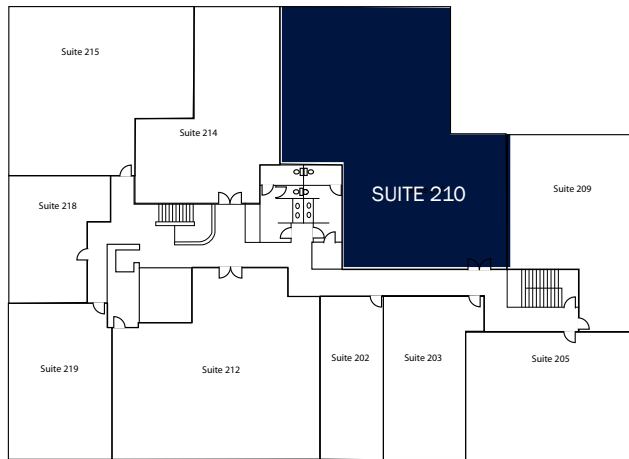


892 SF

16835 BUILDING: SUITE 210

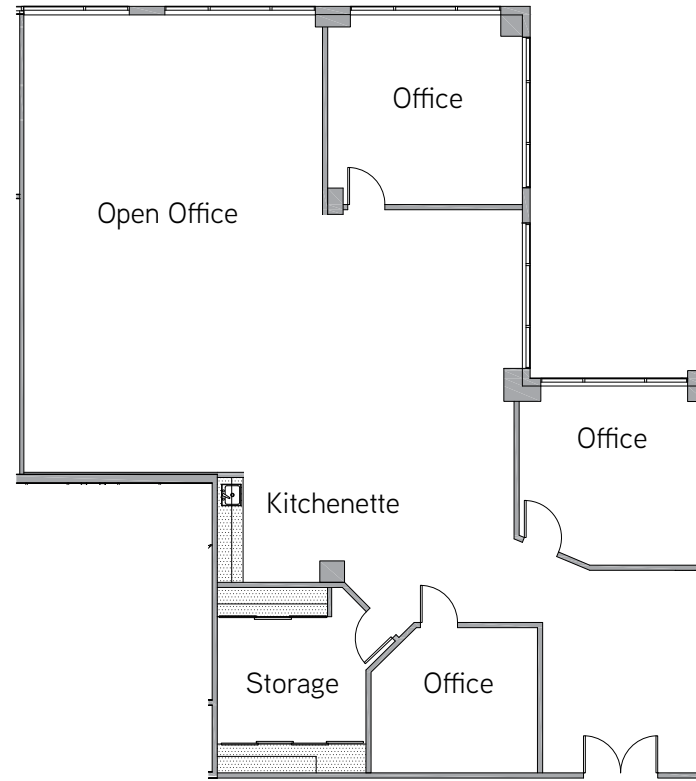


Key Map



2,970 SF

Floor Plan

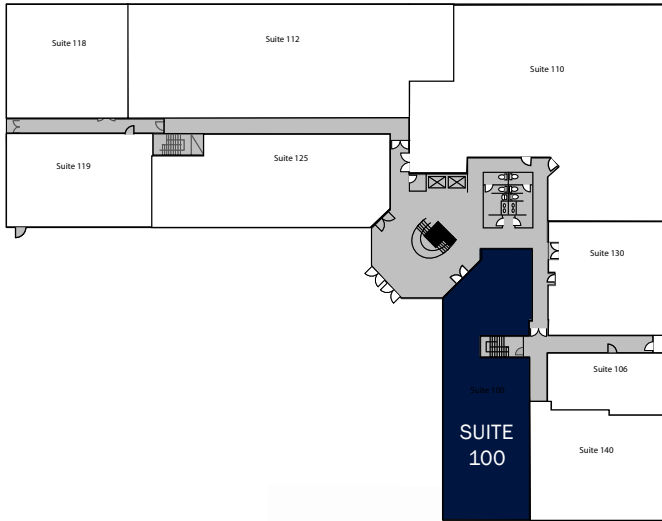




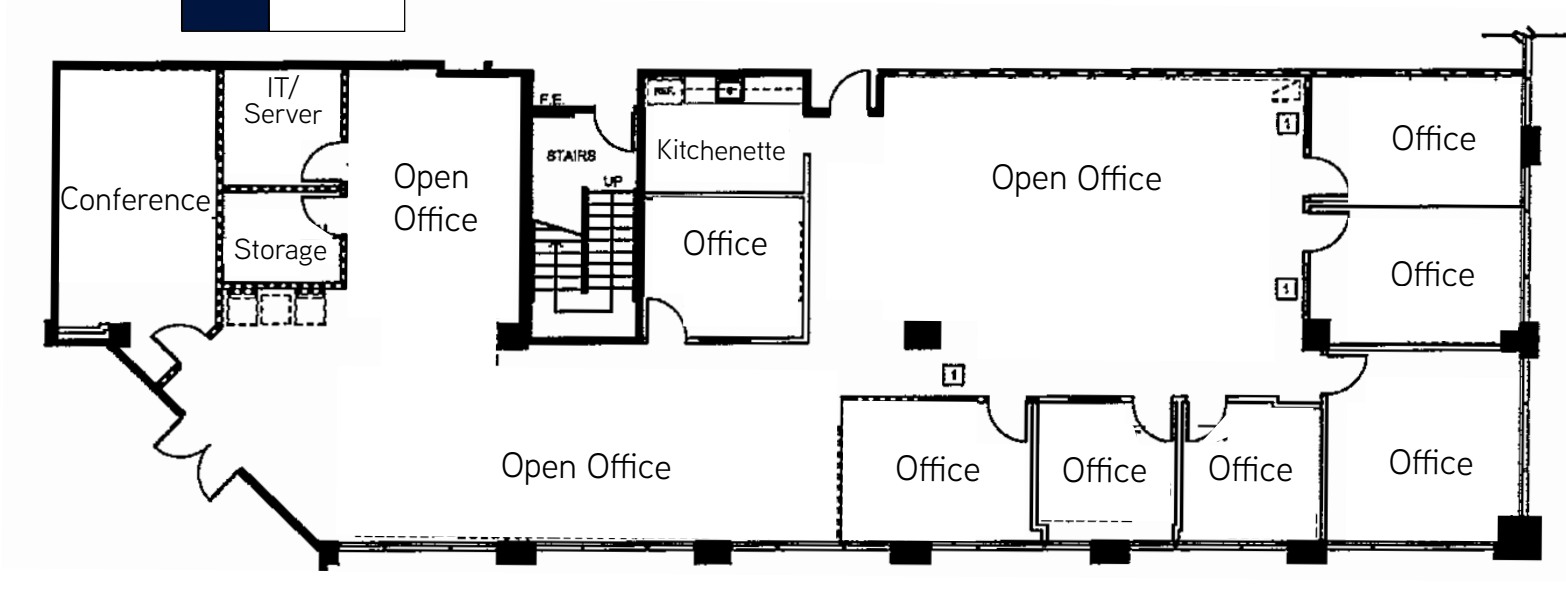
be
fit.

16855 BUILDING: SUITE 100

Key Map



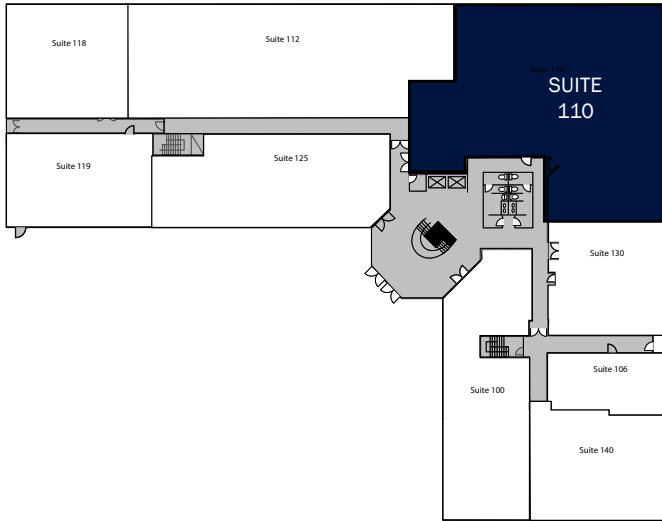
Floor Plan



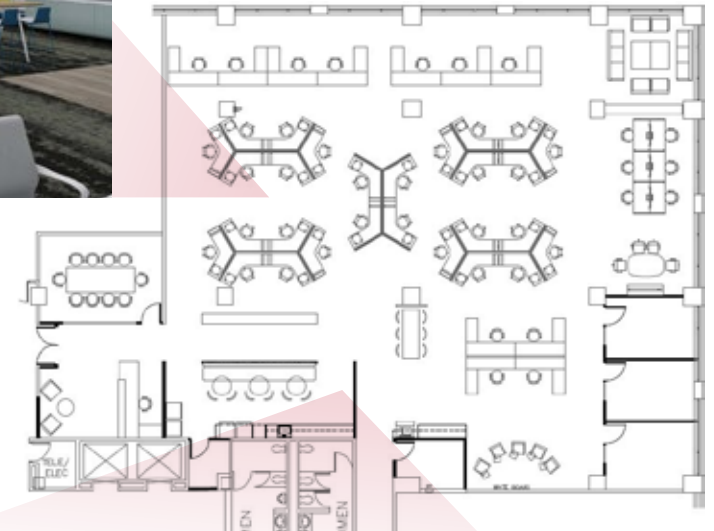
4,217 SF

16855 BUILDING: SUITE 110

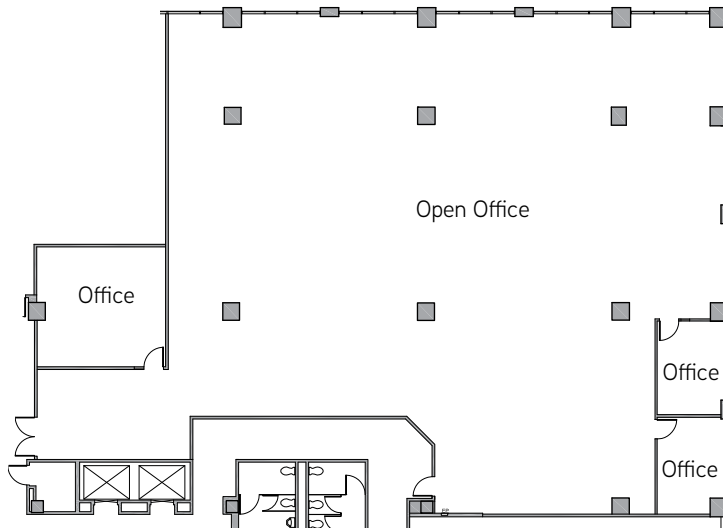
Key Map



Conceptual Plan



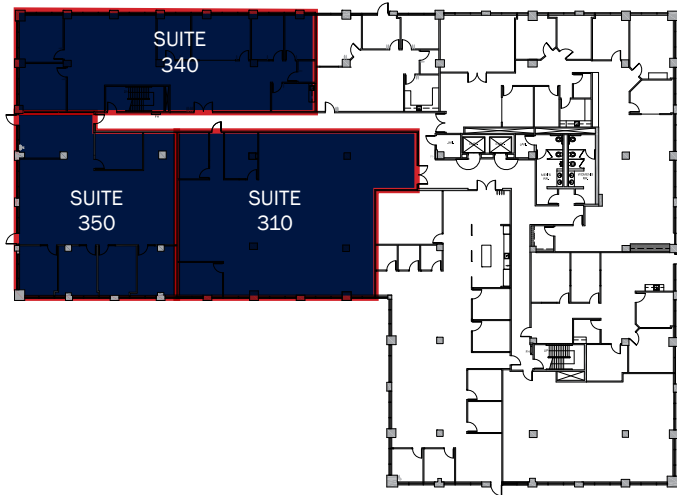
Floor Plan



8,151 SF

16855 BUILDING: SUITE 310, 340 & 350 - 10,886 CONTIGUOUS SF

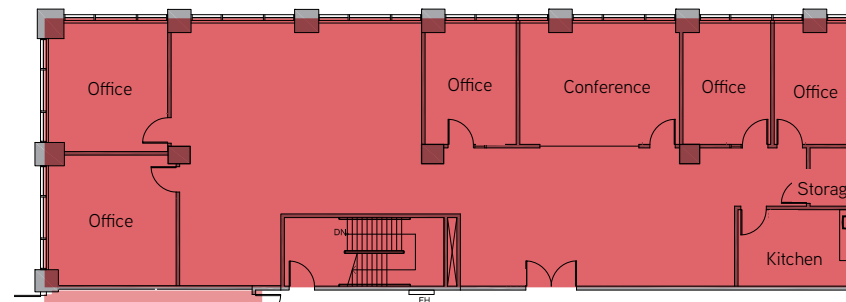
Key Map



Floor Plan

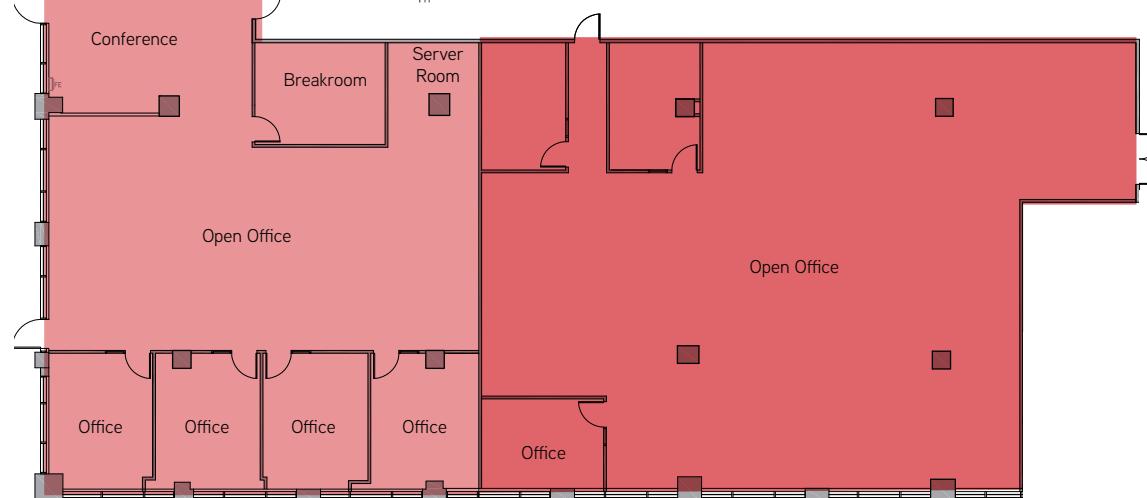
Suite 340

3,326 SF



Suite 350

3,333 SF



Suite 310

4,227 SF

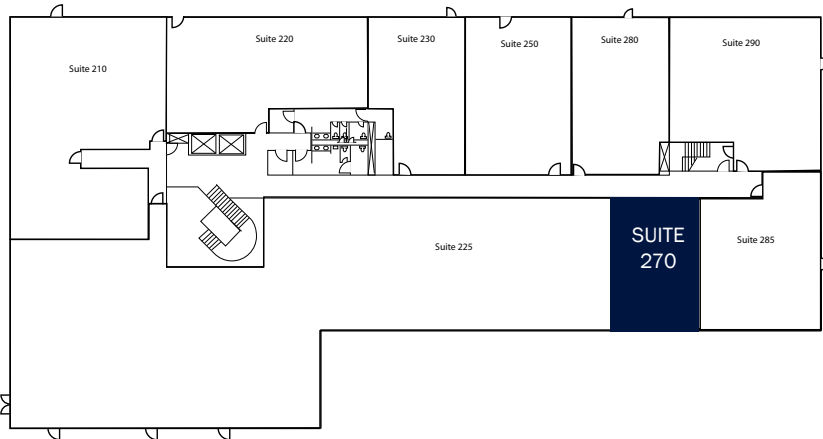


be
happy.

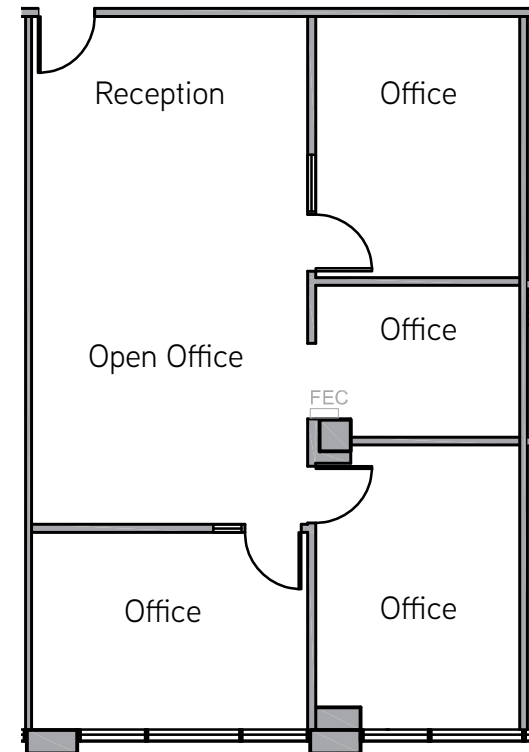
16875 BUILDING: SUITE 270



Key Map



Floor Plan

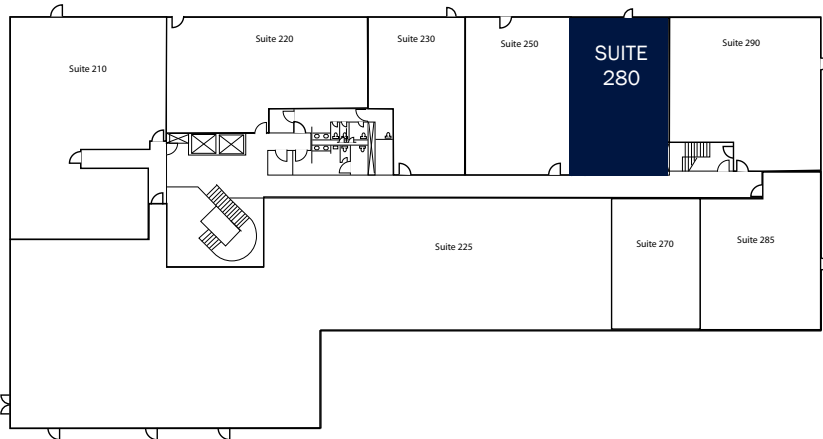


1,151 SF

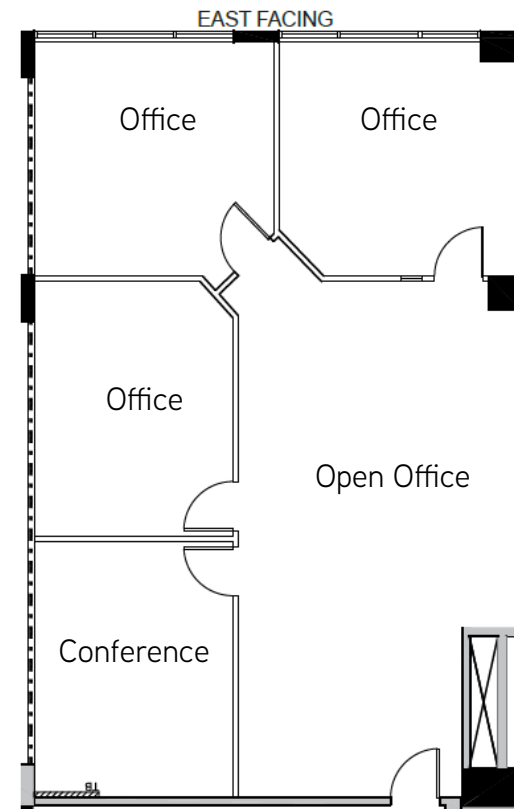
16875 BUILDING: SUITE 280



Key Map



Floor Plan



1,576 SF



be
here.

be able. be fit. be happy. **be here.**

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