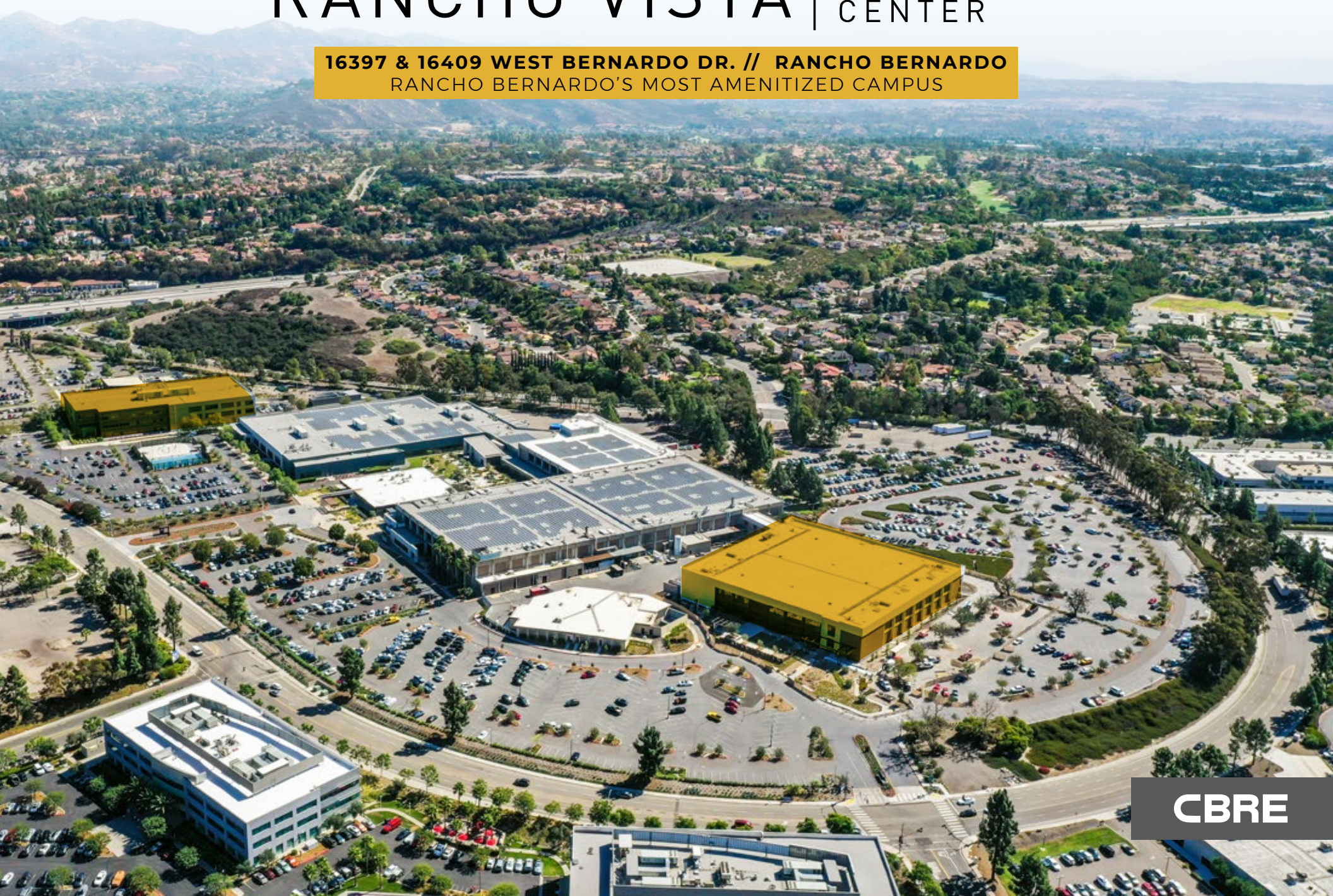


132,000 SF & ADDITIONAL 53,000 SF AVAILABLE

\$11M IN RENOVATIONS COMPLETED

RANCHO VISTA | CORPORATE CENTER

16397 & 16409 WEST BERNARDO DR. // RANCHO BERNARDO
RANCHO BERNARDO'S MOST AMENITIZED CAMPUS



CBRE

16397 WEST BERNARDO ROAD - AVAILABLE NOW

■ = Available

BOTH LEVELS 1 & 2 AVAILABLE



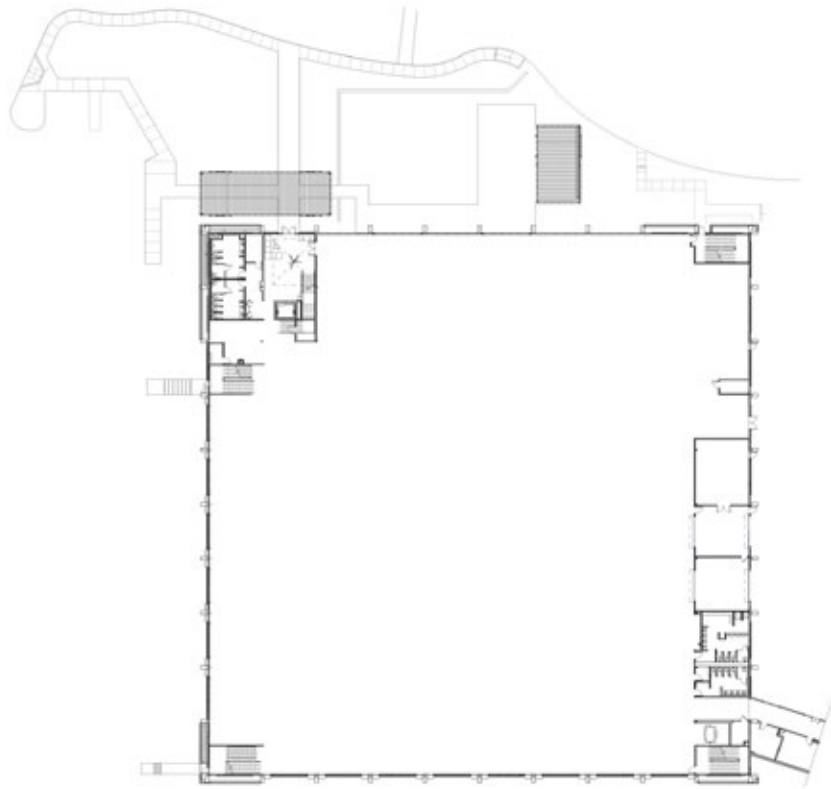
- › \$11M Renovations Now Completed
- › Vibrant, Contemporary Indoor/Outdoor Private Amenity Area
- › Brand New Central Plant and Utility Installations
- › Extremely Efficient Floor Plates
- › 14' Window Line Complementing Large Floor Plates
- › Great Corporate Identity Opportunity
- › Highly Adaptive for Office and Flex Uses



Fully renovated	Size (SF) # of Floors	Parking	Deck-to-Deck Height	Primary Structure	Loading Grade	Electricity
2019 Year built: 1981	132,000 2-Story	4.0:1,000 Expandable	19-21'	Steel framed with concrete tilt-up and cast-in-place concrete	2	3,000 amps One (1) Load Center

16397 WEST BERNARDO DR. FLOOR PLANS

LEVEL 1



VIRTUAL TOUR

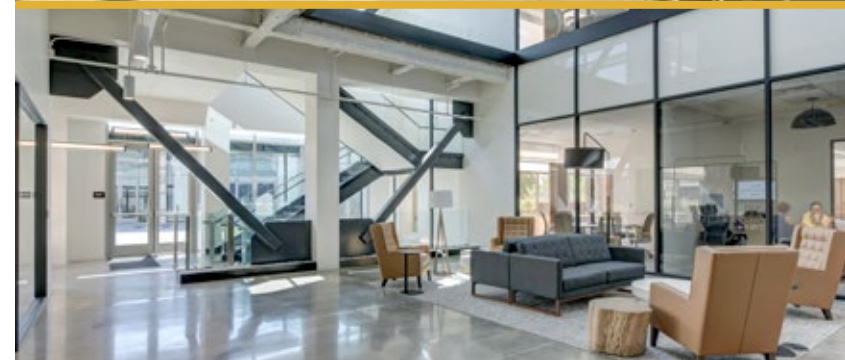
LEVEL 2



16409 WEST BERNARDO ROAD - AVAILABLE NOW

■ = Available

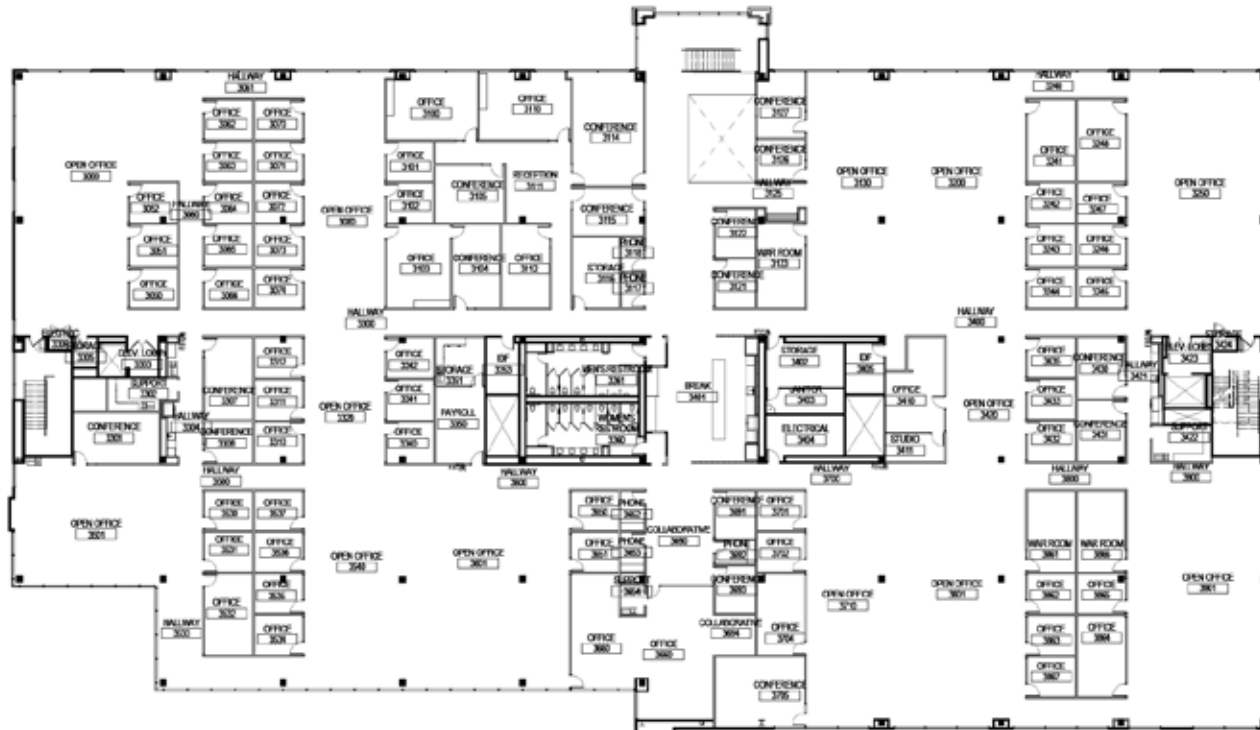
53,000 SF 3RD FLOOR AVAILABLE



- › Contemporary, Move-In Condition Space
- › New Improvements and Building Systems
- › Vibrant Indoor/Outdoor Private Amenity Area
- › Abundant Natural Light
- › Open Kitchen and Break Areas
- › Great Corporate Identity Opportunity
- › 4/1000 RSF Parking
- › Available Now

16409 WEST BENARDO DR. FLOOR PLAN

LEVEL 3



THE CAMPUS

BUILD-TO-SUIT SITE



■ = AVAILABLE

LEGEND

- 1 Main Entry Landscape Enhancements
- 2 Signalized Entry Landscape Enhancements
- 3 Private Tenant Amenity Area (Roll-Up Doors, Outdoor Seating, Lawn, BBQ, Ping-Pong)
- 4 14,000 SF Fully Renovated Cafe, Fitness Center and Conference Facilities
- 5 Outdoor Meetings Rooms, Comfy Seating, Outdoor Grills and Fire Pits
- 6 Basketball Court
- 7 Volleyball Court
- 8 Bike Locations

830,000 SF CAMPUS ON OVER 67 ACRES



Fitness center



Contemporary cafe & conference center



Sport courts & game areas



Event / yoga lawn



Gukenheimer Kitchen Operations on Campus



Dedicated tenant lounges with work-friendly gathering spaces



Outdoor meeting rooms & collaboration spaces



Walkable, pedestrian-friendly campus walking path



Campus bicycle fleet



Appealing Streetscape



New State of the Art HVAC System



Brand New Central Plant



SEE THE TRANSFORMATION



STIMULATING



OR

RELAXING



THRIVE CAFE

CONVENIENCE AND COMFORTABLE SEATING.

COMPLETE INDOOR-OUTDOOR ENVIRONMENT AT IT'S BEST WITH
LARGE RETRACTABLE DOORS.

GOURMET CUISINE PREPARED BY GUKENHEIMER ON SITE CHEFS.



ENERGIZING



OR

GROUNDING





GREAT DINING

Phil's BBQ, Karl Strauss Brewing Company, Miguel's Cocina, The Cork and Craft, Veranda Fireside Lounge, Carver's Steak and Chops, Pamir Kabob House, The Barrel Room, Brothers Provisions, Urge American Café, and your favorite quick eats spots as well



HOSPITALITY OPTIONS

Rancho Bernardo Inn, Courtyard by Marriot, Hilton Garden Inn, Holiday Inn Express, Radisson Hotel, and others

NEARBY OFF CAMPUS AMENITIES



HEALTH, FITNESS, AND RECREATION

Multiple local golf courses, Numerous surrounding Fitness Centers, and Massage Therapy



LIFE'S CONVENIENCES

Banking, Gas and Car Washes, Shipping/Mail Services, and a wide array of shopping choices

NEIGHBORS SUPPORTING NEIGHBORS

CORPORATE NEIGHBORS

teradata.

NORTHROP GRUMMAN

COVANCE
SOLUTIONS MADE REAL

SONY

GENERAL ATOMICS
AND AFFILIATED COMPANIES

BAE SYSTEMS

BROADCOM

Scripps



intel

hp

SHARP

CYMER.

HOUSEHOLD NEIGHBORS*



Population

186,853



College Degree

42.9%



Graduate or Prof. Degree

26.2%



White Collar Employees

81.5%



Median Household Income

\$123,065



Median Value of Owner
Occupied Housing

\$733,091

*2019 Statistics within 5-mile radius

BUILD TO SUIT OPPORTUNITY Q3 2022

















110,000 SF BUILD-TO-SUIT

- › Four-story, Class A, Steel Frame Office Building
- › Highly Amenitized Private Exterior Meeting and Gathering Areas
- › Unsurpassed I-15 Freeway Identity
- › Parking - 4 Spaces per 1,000 SF (Potentially Expandable)
- › Beautiful Panoramic Views
- › Site can be Redesigned for up to 200,000 GSF
- › Host of Campus Amenities Plus Private Amenity Area for Use by Building Occupants
- › Building Signage Available
- › High Ceilings and Creative Finishes



FOUR-STORY, CLASS A, STEEL FRAME OFFICE BUILDING



-  Main Lobby Entrance Portico-Exterior Foyer -Paving Extension to Exterior
-  View Deck with Fire Table & Bar Height Seating
-  Beer Garden - Farm-Style Table Seating set within Tree Grove and Decomposed Granite Paving
-  Game Table Area
-  Soft Seating / Lounge Area
-  Built-in Banquette Seating with Fire Table
-  Loose Cafe-Style Seating in Open Patio
-  Event / Game Lawn
-  Connection to Existing Trail
-  Meeting Garden with Cabanas and Decomposed Granite Paving
-  Mounded Landscape to Create Buffered Edge from Service Area and Parking Lot
-  Meeting Cabanas of Varying Sizes and Alternate Furniture Configuration
-  Specimen Oak Tree
-  Main Entrance Overhang Areas

FREEWAY CLOSE / CAMPUS QUIET

— ROUTES TO CAMPUS



CAMINO DEL NORTE

Signalized
Campus
Entrance

Signalized
Campus
Entrance

Campus
Entrance

Campus
Entrance

Bernardo Center Drive

WEST BERNA RPO DRIVE

George Cooke
Expressway Dr.



5 Miles
to CA-56

9 Miles
to CA-76

RANCHO VISTA | CORPORATE CENTER



ABOUT SWIFT REAL ESTATE PARTNERS

Founded in 2010, Swift Real Estate Partners is headquartered in San Francisco, and has regional offices in Orange County, Portland, the San Francisco East Bay and the Silicon Valley. Swift is a vertically-integrated real estate investment firm which seeks to generate superior risk-adjusted returns for its partners. Swift acquires and repositions office and industrial assets in select West Coast markets, identifying unique opportunities and executing well-defined business plans while providing real-time, day-to-day oversight for each investment. Since inception, Swift has owned and operated real estate valued in excess of \$3 billion across more than 10 million square feet. Swift's first institutional fund was raised in 2014 and is fully deployed. Swift's Fund II was raised in 2016 and is fully committed. In early 2020, Swift raised its Fund III and is actively looking for new investment opportunities. Swift's investor base includes U.S. pension funds, endowments and foundations, as well as foreign investors and investment advisors. Swift's professionals bring experience encompassing all aspects of real estate investment management, including acquisition, financing, leasing, disposition, construction oversight and property management. www.swiftrp.com.



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