



BERNARDO HEIGHTS
CORPORATE CENTER



10805 - 10815

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 **REGENT PROPERTIES**

CBRE

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10805 & 10815
Rancho Bernardo Rd

PROPERTY FEATURES

- 2-building, 116,099 square foot project
- High quality, recently renovated Class A common areas
- Efficient floor plates and suite layouts
- 4.0 parking spaces per 1,000 rentable square feet (potentially expandable)
- Floor-to-ceiling glass with operable windows in select suites
- On-site shower and locker facilities
- Outdoor collaboration area with seating, barbecue and recreation area
- Free project Wi-Fi access
- Internet/cable providers: Time Warner, TW Telecom, Cox Communications, and AT&T
- Direct access to I-15 (less than 1 mile) and easy access to the coast via SR-56 and surface roads
- Close to area amenities including numerous hotels, restaurants and retail services
- Near many new residential developments, ranging from exclusive neighborhoods to moderately priced family communities
- Strong and active ownership



24 FITNESS

Starbucks

Phil's BBQ
San Diego

15

RANCHO BERNARDO ROAD



LESS THAN 1 MILE FROM
MULTIPLE RETAIL CENTERS AND
I-15 FREEWAY ACCESS

SUBWAY
Starbucks

CAMINO SANTA FE

DOVE CANYON ROAD

CAMINO DEL NORTE

LA FITNESS

4S COMMONS
TOWN CENTER

Wahoo's
Tanera
daphne's
KARL STRAUSS
MIGUEL'S
Phil's BBQ



LOCATION



NEW EXTERIOR LANDSCAPE



OUTDOOR AMENITY PAVILION



NEWLY RENOVATED LOBBIES

SITE PLAN



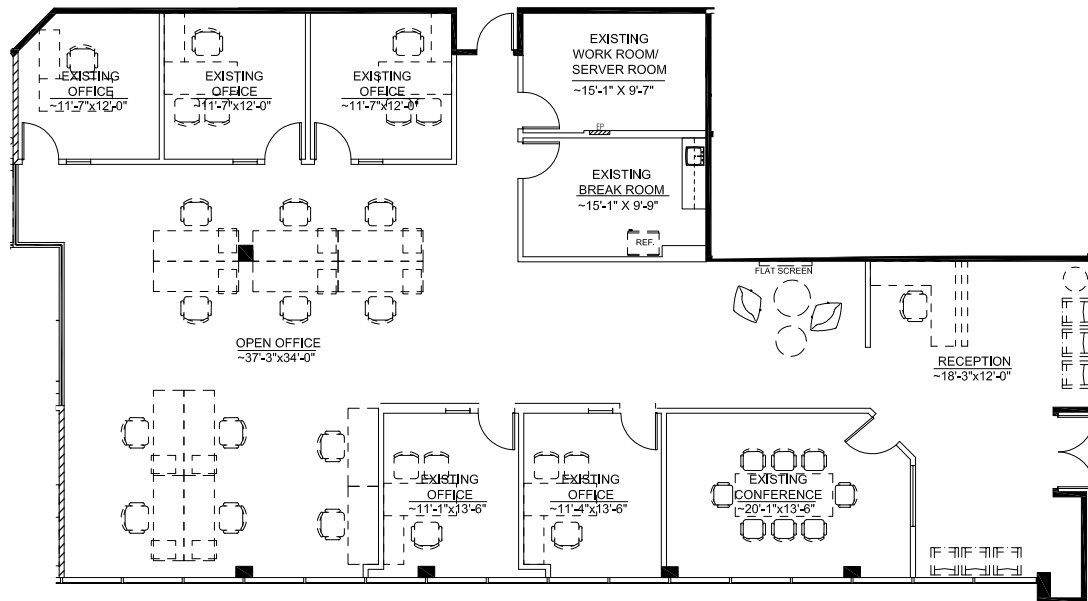
AVAILABILITY

BUILDING	SUITE	RSF	AVAILABILITY
10805	100	4,011	VACANT
10805	255	1,422	VACANT
10805	260	2,067	3/1/2018
10805	270	2,188 - 5,329	VACANT
10815	110	5,124	12/1/2017
10815	120	2,249	VACANT

AS-BUILT FLOOR PLAN

10805 RANCHO BERNARDO ROAD

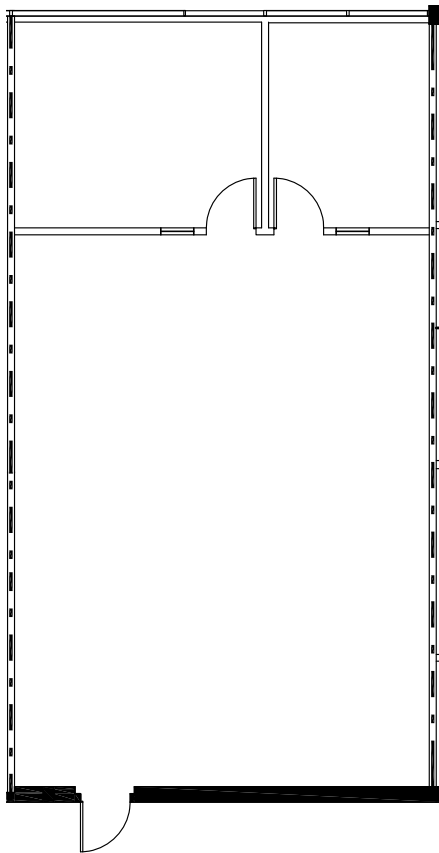
Suite 100: 4,011 SF
Vacant



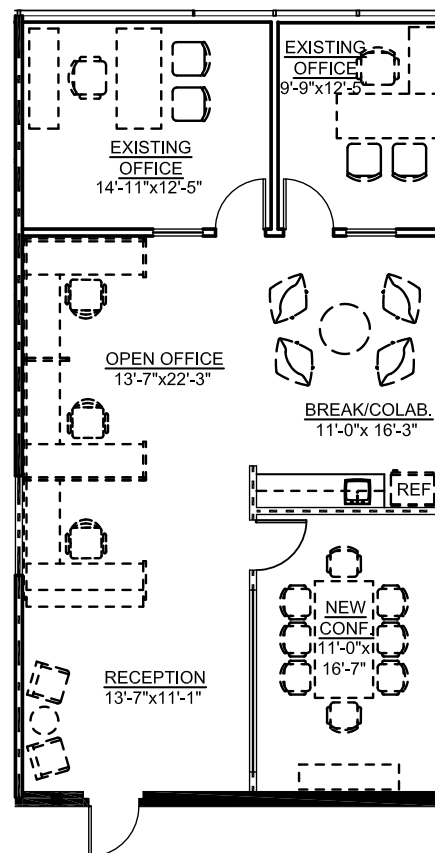
Existing build out includes 5 private offices, conference room, reception, server room, break room and large open area for work stations.

FLOOR PLANS

AS-BUILT FLOOR PLAN

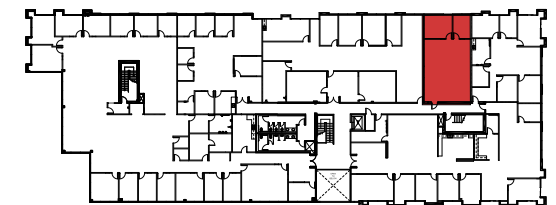


HYPOTHETICAL FLOOR PLAN



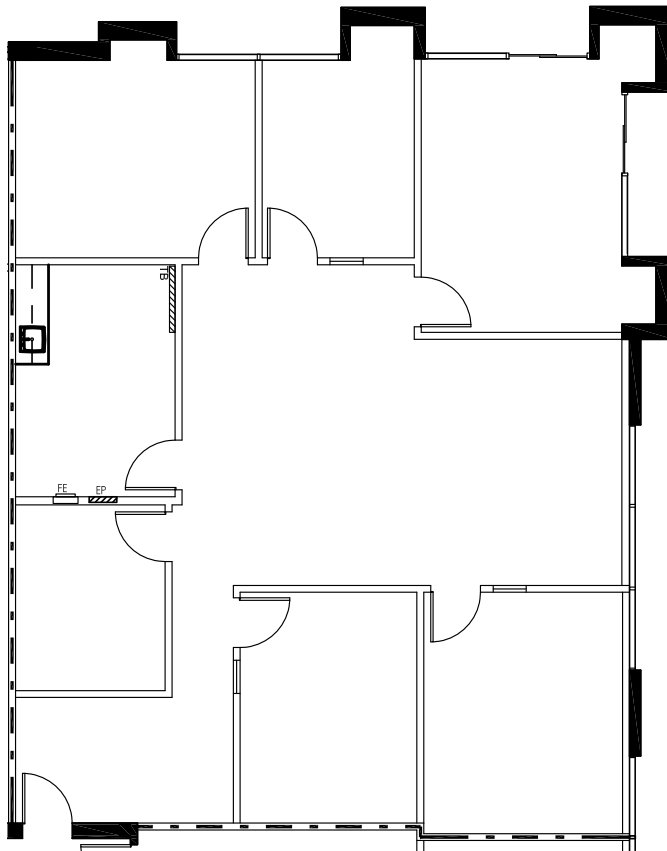
10805 RANCHO BERNARDO ROAD

Suite 255: 1,422 SF
Vacant



Ocean view suite. Hypothetical plan to include 2 window line private offices, conference room, kitchenette and large open area for work stations.

AS-BUILT FLOOR PLAN



10805 RANCHO BERNARDO ROAD

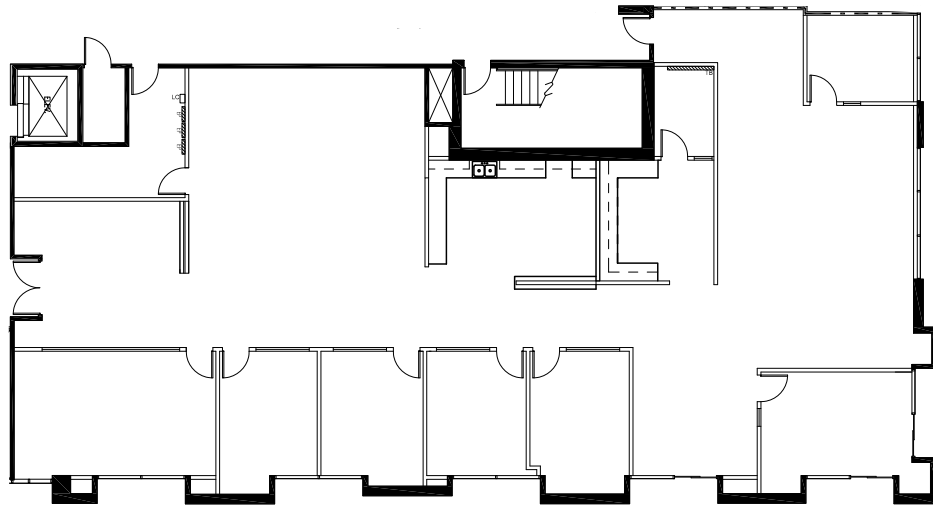
Suite 260: 2,067 SF
Available 3/1/2018



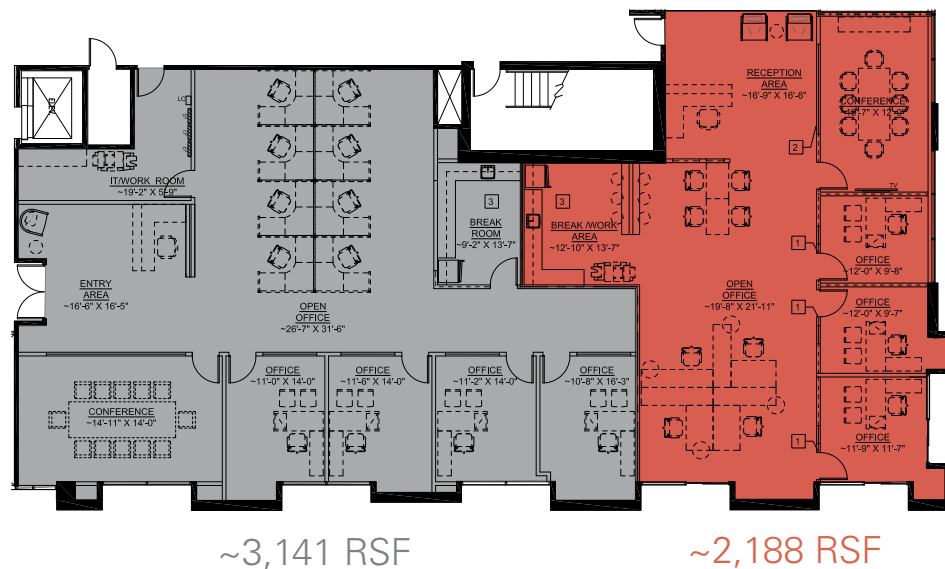
Corner unit with 4 window lines, conference room, storage room, break room, reception and open area for work stations.

FLOOR PLANS

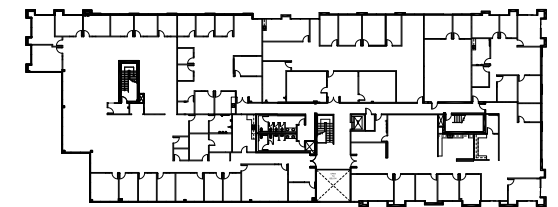
AS-BUILT FLOOR PLAN



HYPOTHETICAL DEMISING PLAN



10805 RANCHO
BERNARDO ROAD
Suite 270: 2,188 - 5,329 SF
Vacant



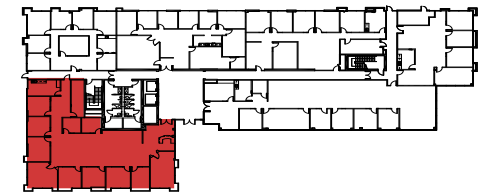
Double door entry off second floor lobby. Corner unit with 6 window lined private offices, conference room, reception, server room, file room, open break room and large open area for work stations. Suite is potentially divisible to approximately 2,188 SF.

AS-BUILT FLOOR PLAN



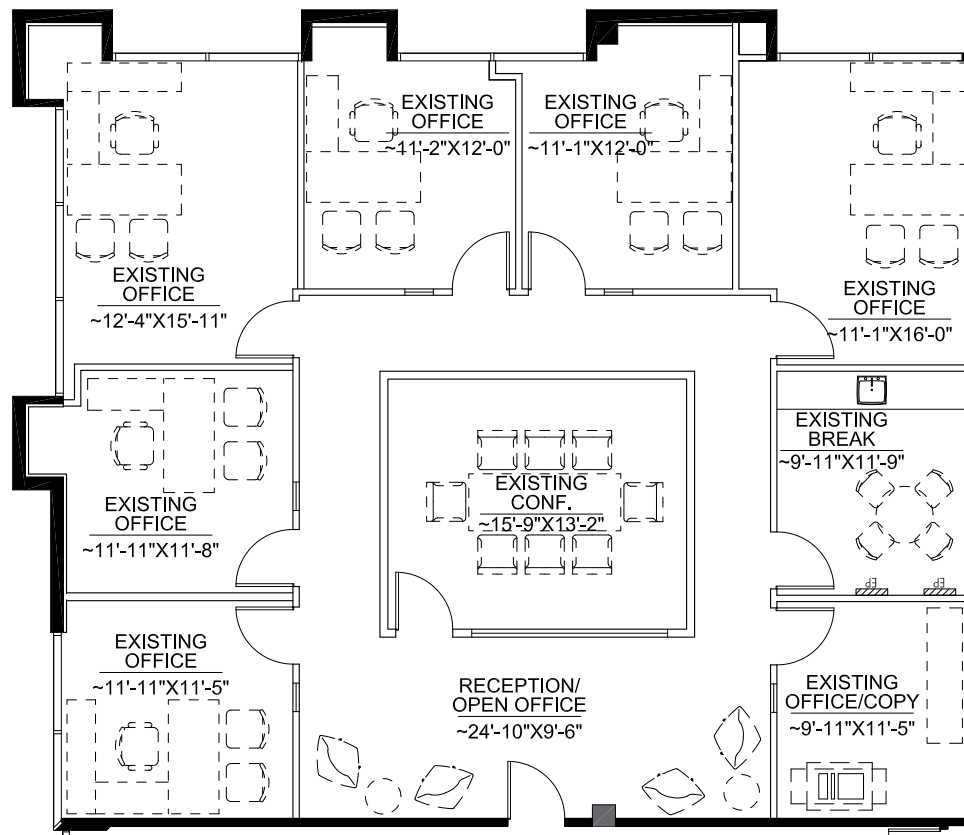
10815 RANCHO BERNARDO ROAD

Suite 110: 5,124 SF
Available 12/1/2017



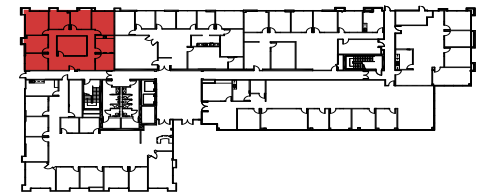
Double door entry off the lobby. Corner unit with 3 sides of window line glass. Existing build out includes 10 private offices, conference room, reception, server room, break room, large open area for work stations.

AS-BUILT FLOOR PLAN



10815 RANCHO BERNARDO ROAD

Suite 120: 2,249 SF
Vacant



Corner unit with conference room, 7 private offices, break room, reception and open area for work stations.