

11440 WEST BERNARDO COURT

PROMONTORY

SAN DIEGO, CA 92127

PROMONTORY

CLASS A OFFICE SPACE

WITH PANORAMIC VIEWS

CBRE

PROPERTY

OVERVIEW



Iconic hilltop location with panoramic views



New common area lobby renovations



New outdoor atrium areas with seating & wifi



Common area conference room



Exercise room with showers & lockers on ground floor



On-site property management and ownership



Excellent freeway access to I-15



Close proximity to retail & other amenities of Rancho Bernardo



Class "A" construction made of steel and concrete with a red sandstone finish



4/1,000 parking ratio



Scenic walking trail and wildlife conservation designation



Solar powered electric vehicle charging stations

NEW

LOBBY



PROPERTY

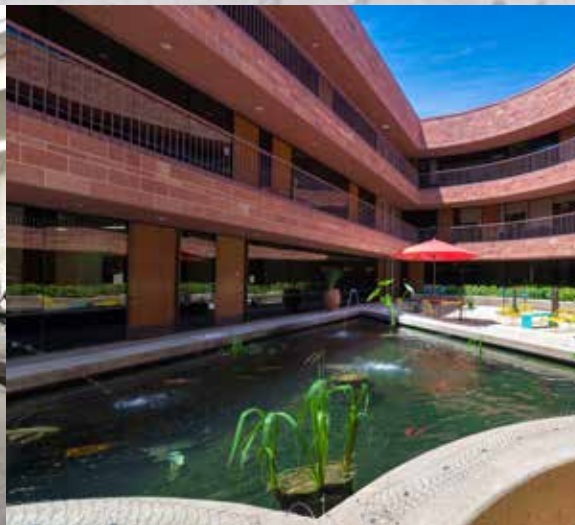
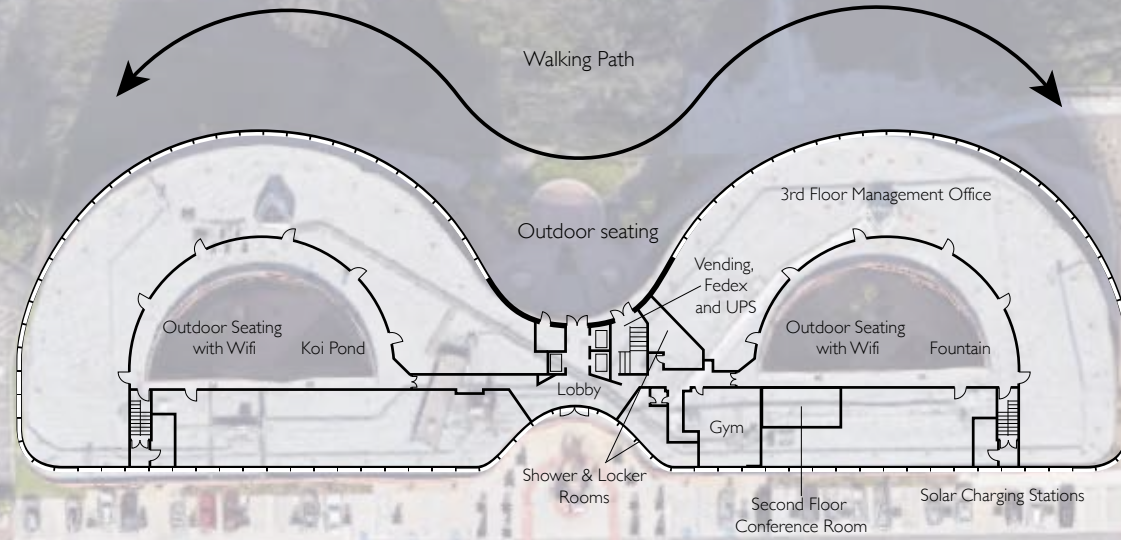
AVAILABILITY

SUITE #	SF	RENTAL RATE	COMMENTS
Suite 102	1,834 RSF	\$3.15/SF + Electric	Reception, kitchenette/work room, four offices, copy & storage room and open office area
Suite 253	1,365 RSF	\$3.15/SF + Electric	Reception, four private offices, conference room and IT/storage; Available 12/2020



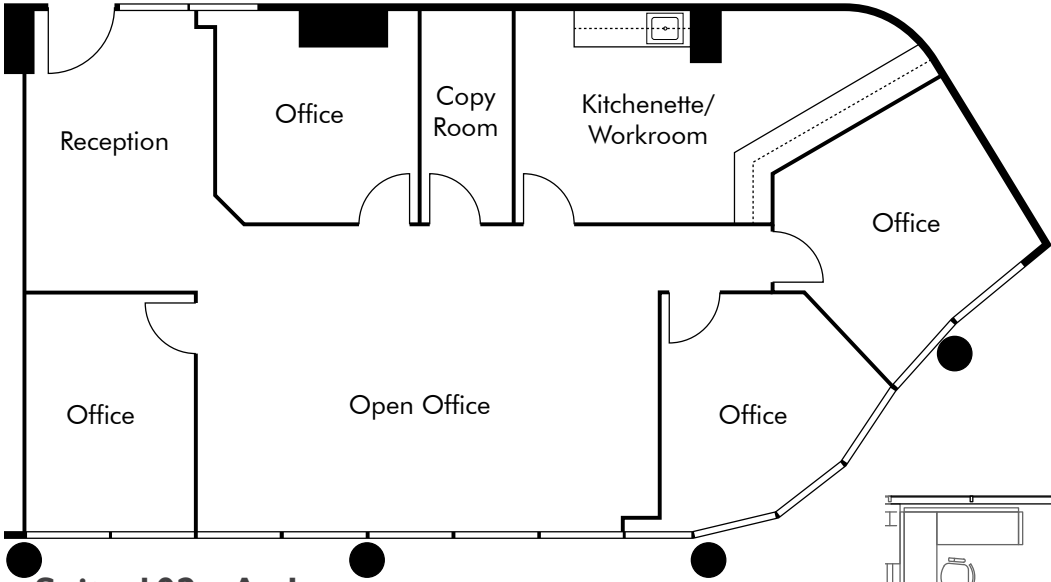
ONSITE

AMENITIES

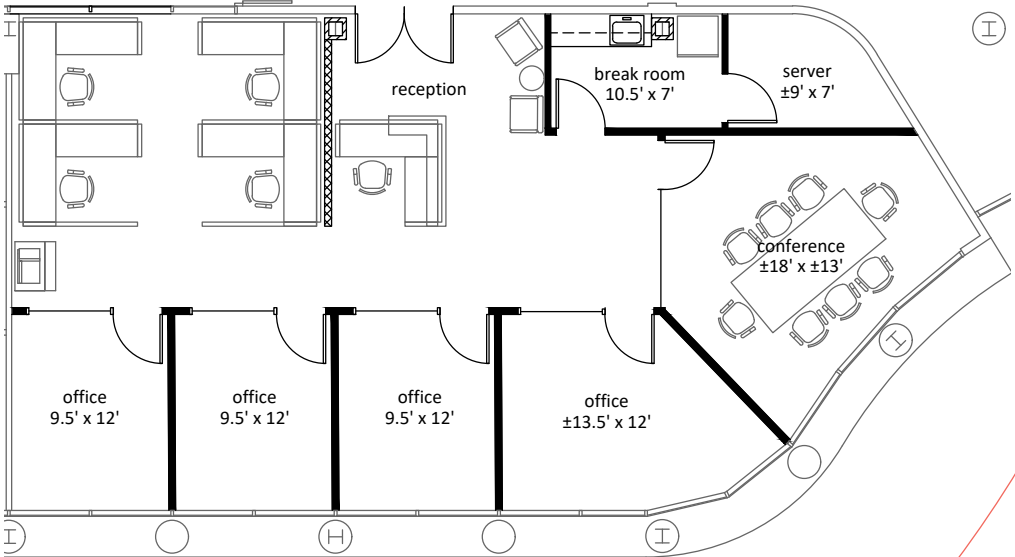
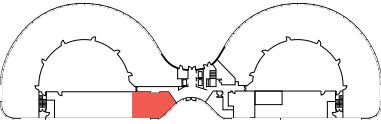


FLOOR

PLAN



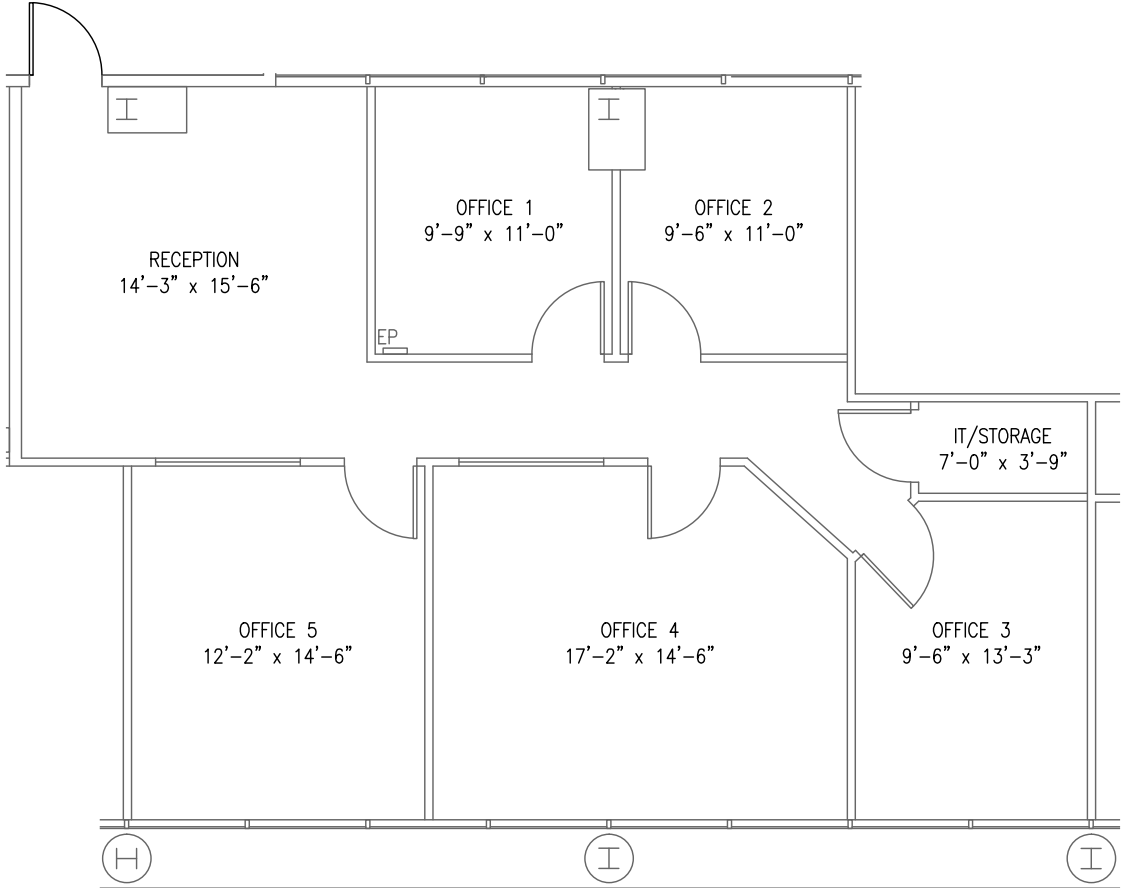
Suite 102 - As Is
1,834 RSF



Suite 102 - Spec Plan
1,834 RSF

FLOOR

PLAN



Suite 253

1,365 RSF



STRATEGIC

LOCATION

A map of the San Diego metropolitan area. A red dot marks the location of Promontory, which is highlighted by a white callout box with the word 'PROMONTORY' in red. Major highways like I-5, I-15, and SR-56 are shown. Various neighborhoods and cities are labeled, including Encinitas, San Marcos, Escondido, Poway, San Diego, and La Mesa.

PROMONTORY

DRIVETIMES

25 Minutes
to San Diego Airport

30 Minutes
to McClellan Palomar Airport

22 Minutes
to Ocean

25 Minutes
to Downtown San Diego

55 Minutes
to Orange County

46 Minutes
to US-Mexico Border

120 Minutes
to Los Angeles

NEIGHBORS



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, Pallin 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,

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PROMONTORY



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