

BERNARDO HEIGHTS
CORPORATE CENTER



REGENT PROPERTIES

CBRE

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CBRE



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BERNARDO HEIGHTS
CORPORATE CENTER

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



RANCHO BERNARDO ROAD



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



GAMINO SANTA FE



DOVE CANYON ROAD

GAMINO DEL NORTE

4S COMMONS TOWN CENTER



ACCESS, LOCATION AND SURROUNDING AMENITIES



NEW EXTERIOR LANDSCAPING



OUTDOOR AMENITY PAVILION



NEWLY RENOVATED LOBBIES

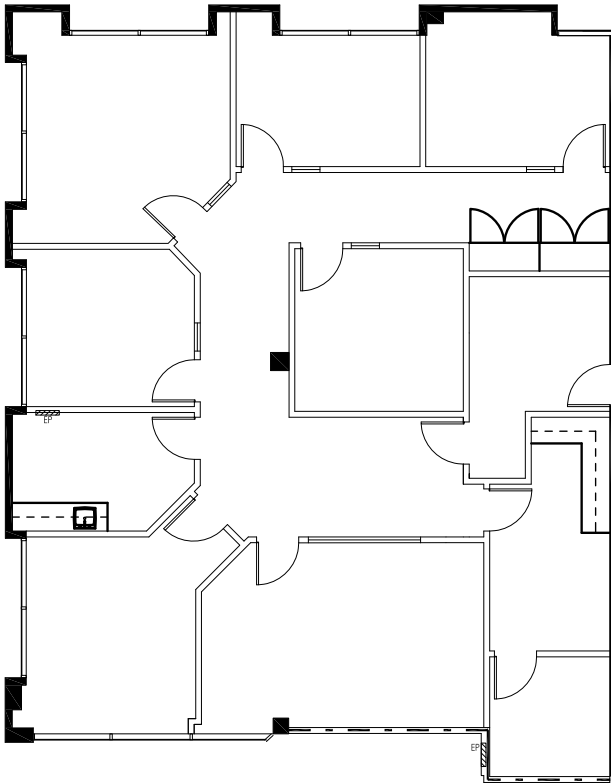
SITE PLAN



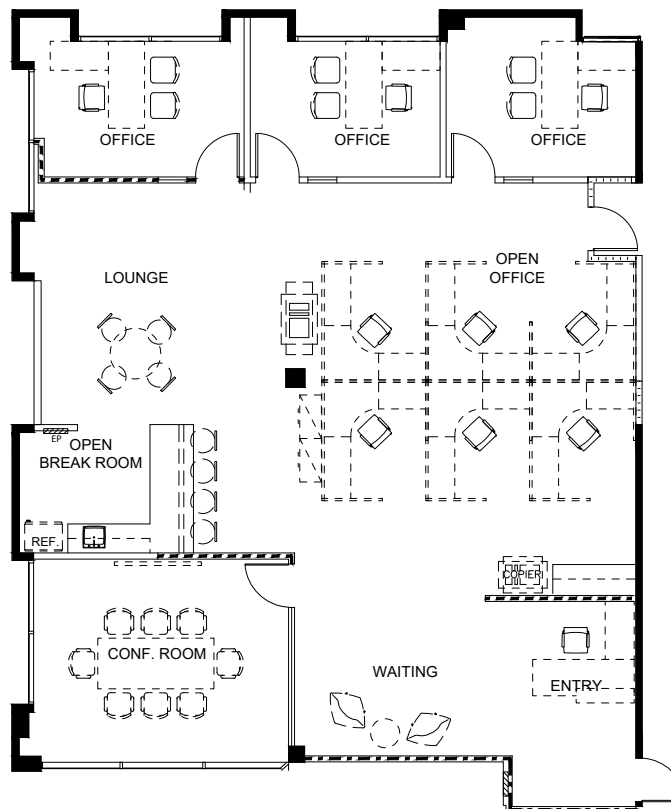
AVAILABILITY

BUILDING	SUITE	RSF	AVAILABILITY
10805	130	2,578	VACANT
10815	101	2,198	4/1/2020
10815	105	3,183	VACANT
10815	205	3,399	VACANT
10815	270	2,217	5/1/2020
10815	380	4,045	VACANT

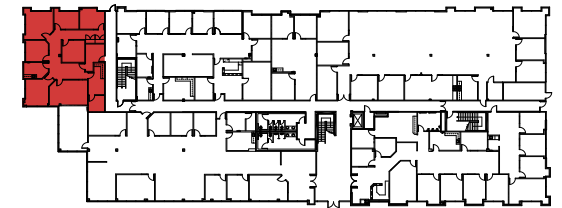
AS BUILT FLOOR PLAN



HYPOTHETICAL FLOOR PLAN

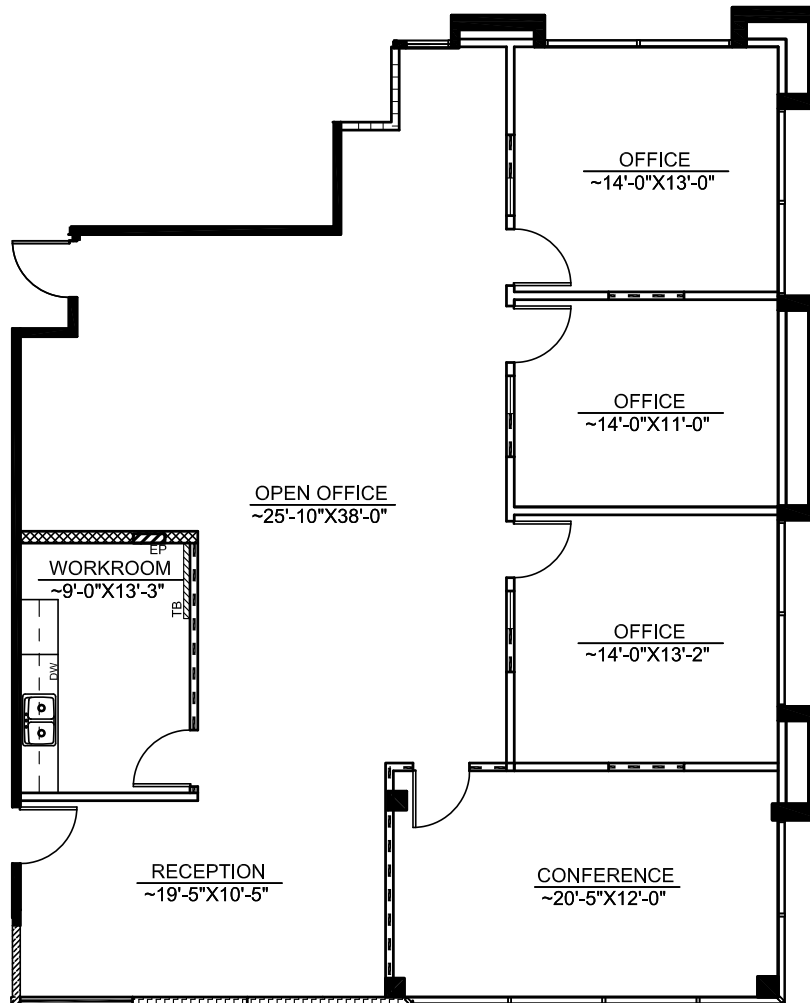


10805 RANCHO
BERNARDO ROAD
Suite 130: 2,578 SF
VACANT



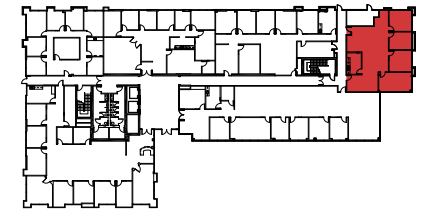
Existing buildout includes reception area, 5 window line offices, 1 internal office, conference room, storage room, and break room.

AS-BUILT FLOOR PLAN



10815 RANCHO BERNARDO ROAD

Suite 101: 2,198 SF
4/1/2020

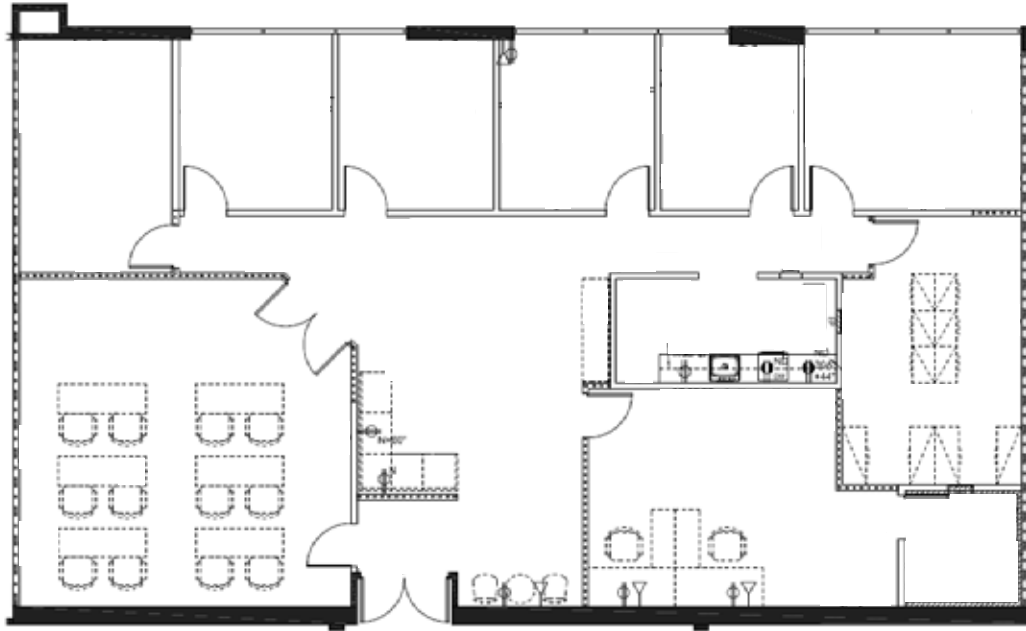


Existing build out includes 3 exterior private offices, reception area, workroom/break room, and open area for work stations.

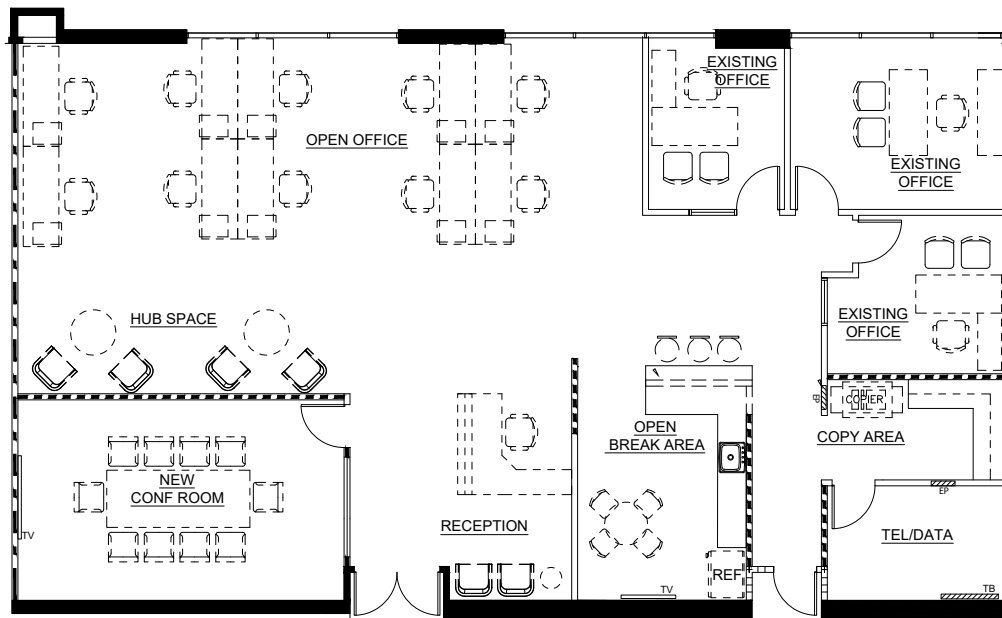
10815 RANCHO
BERNARDO ROAD
Suite 105: 3,183 SF
VACANT



AS BUILT
FLOOR PLAN



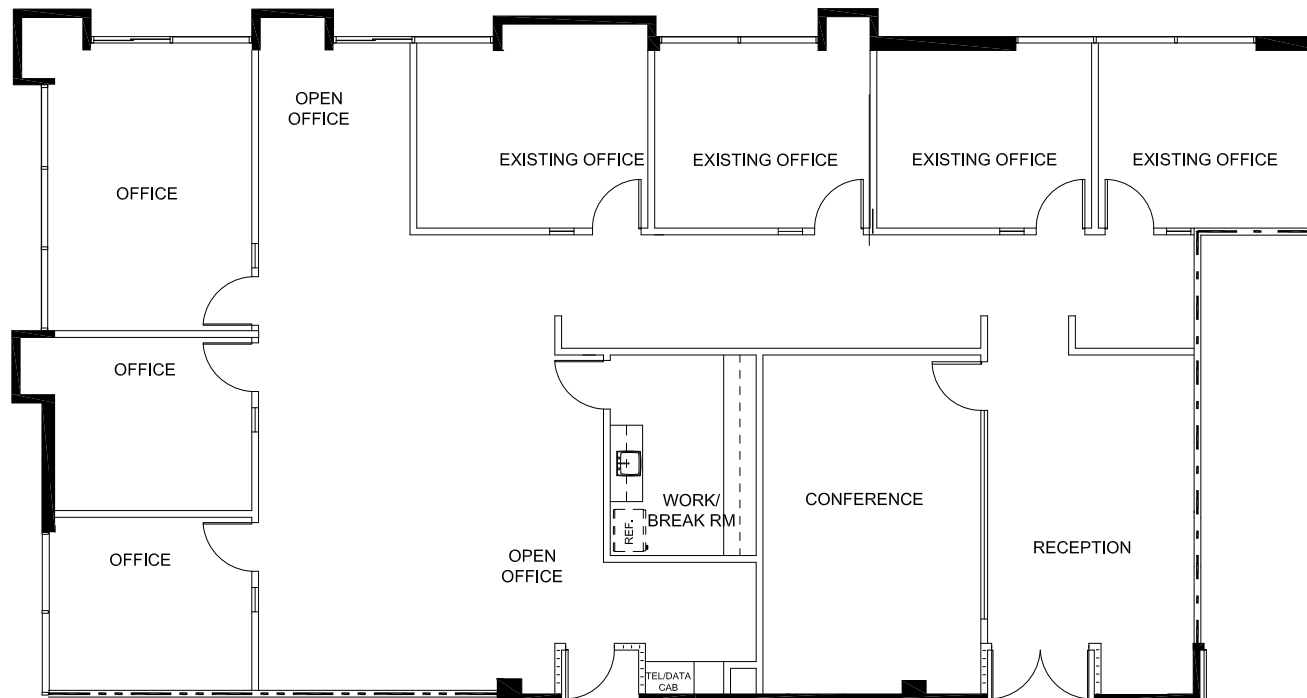
HYPOTHETICAL
FLOOR PLAN



Existing buildout includes 6 exterior private offices, reception area, small conference room, large conference/training room, breakroom, and file/storage room. Double door entry directly off the 1st floor lobby.

10815 RANCHO
BERNARDO ROAD
Suite 205: 3,399 SF
VACANT

AS BUILT FLOOR PLAN

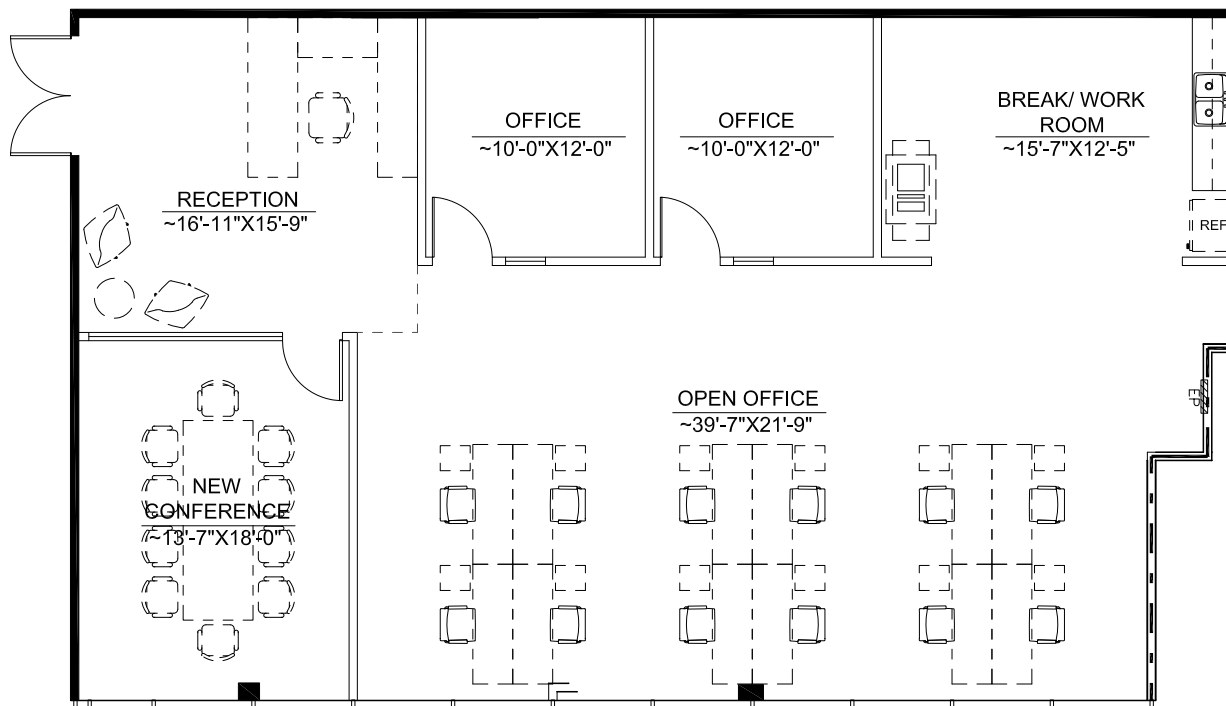


Double door entry with 7 perimeter private offices, conference room, break room, storage area and room for workstations.

10815 RANCHO BERNARDO ROAD

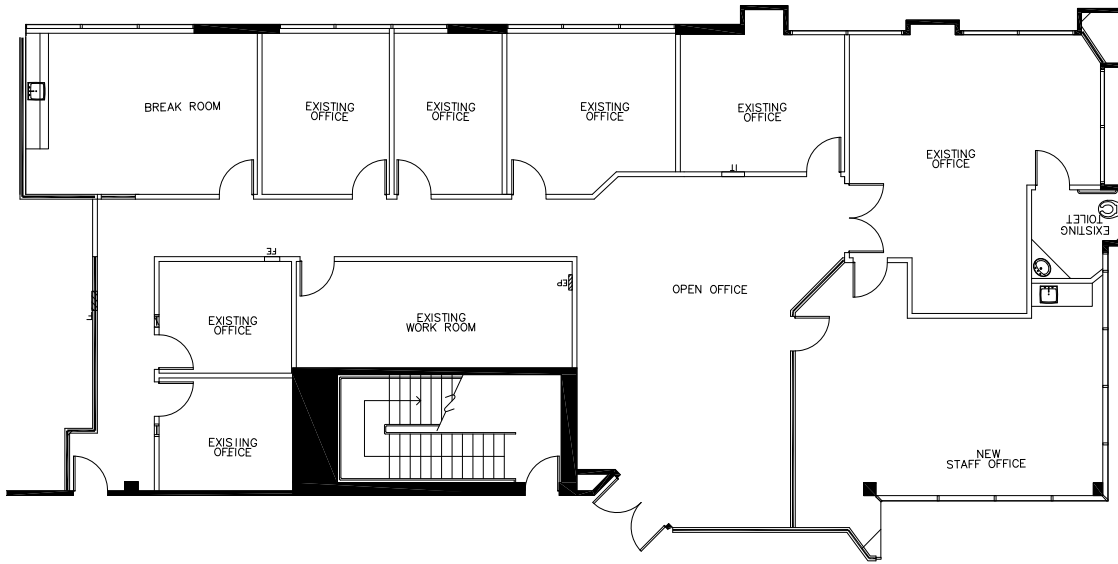
Suite 270: 2,217 SF
VACANT

AS BUILT FLOOR PLAN

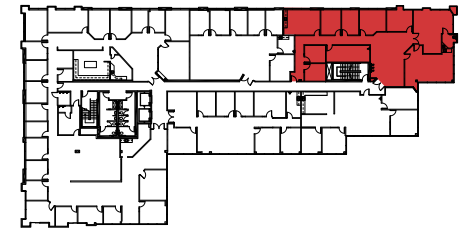


Double door entry with separate reception area, 2 private offices, open area for work stations, conference room, and break room.

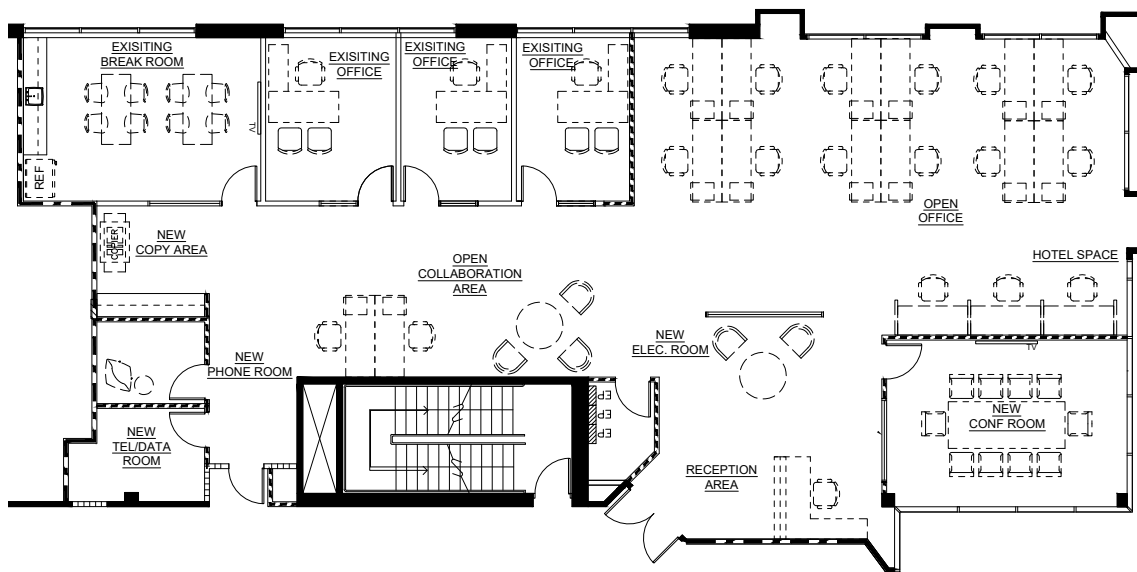
AS BUILT FLOOR PLAN



10815 RANCHO
BERNARDO ROAD
Suite 380: 4,045 SF
VACANT



HYPOTHETICAL FLOOR PLAN



Corner unit with excellent natural light. Existing build out includes conference room, 5 window line private offices, 2 interior private offices, break room, work room and small open area for reception or work stations.