

RANCHO VISTA | CORPORATE CENTER



AVAILABLE NOW – 2 LEVELS, 125,000 SQUARE FEET
16101 WEST BERNARDO DR. | RANCHO BERNARDO
AMENITIZED CAMPUS | BUILD-TO-SUIT OPPORTUNITIES

CBRE

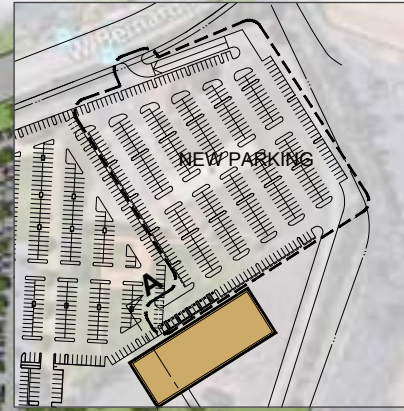


The Campus

LEGEND

- 1 MAIN ENTRY LANDSCAPE ENHANCEMENTS
- 2 SIGNALIZED ENTRY LANDSCAPE ENHANCEMENTS
- 3 14,000 SF FULLY RENOVATED CAFE, FITNESS CENTER AND CONFERENCE FACILITIES
- 4 COURTYARD LANDSCAPE ENHANCEMENTS
- 5 BASKETBALL COURT
- 6 VOLLEYBALL COURT

POTENTIAL BUILD-TO-SUIT SITE



[▶ SEE THE TRANSFORMATION](#)



FITNESS CENTER



CONTEMPORARY CAFE & CONFERENCE CENTER



SPORT COURTS & GAME AREAS



EVENT / YOGA LAWN



OUTDOOR MEETING ROOMS & COLLABORATION SPACES

■ = Available

780,000 SF campus on over 67 acres

Stimulating or Relaxing



Nearby Community Amenities



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 KABOBHOUSE, THE BARREL ROOM, BROTHERS PROVISIONS, URGE AMERICAN CAFÉ, AND YOUR FAVORITE QUICK EATS SPOTS AS WELL



Health, Fitness, and Recreation

MULTIPLE LOCAL GOLF COURSES, NUMEROUS SURROUNDING FITNESS CENTERS, AND MASSAGE THERAPY



Hospitality Options

RANCHO BERNARDO INN, COURTYARD BY MARRIOTT, HILTON GARDEN INN, HOLIDAY INN EXPRESS, RADISSON HOTEL, AND OTHERS



Life's Conveniences

BANKING, GAS AND CAR WASHES, SHIPPING/MAIL SERVICES, AND A WIDE ARRAY OF SHOPPING CHOICES

Neighbors Supporting Neighbors

Corporate Neighbors

RENOVATE AMERICA

NORTHROP GRUMMAN

SONY

GENERAL ATOMICS AND AFFILIATED COMPANIES

CYMER.

BROADCOM

Scripps

BAE SYSTEMS

SHARP

Household Neighbors*



POPULATION
184,666



COLLEGE DEGREE
65.1%



GRADUATE OR PROF. DEGREE
24.0%



WHITE COLLAR EMPLOYEES
79.5%



MEDIAN HOUSEHOLD INCOME
\$102,635



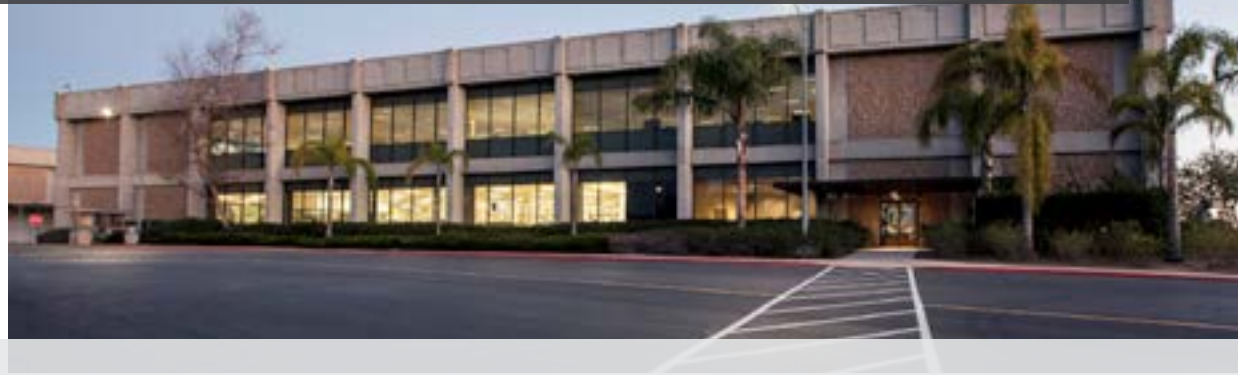
MEDIAN VALUE OF OWNER OCCUPIED HOUSING
\$610,493

*2016 STATISTICS WITHIN 5-MILE RADIUS



16101 West Bernardo Dr.

Rancho Bernardo



SITE PLAN



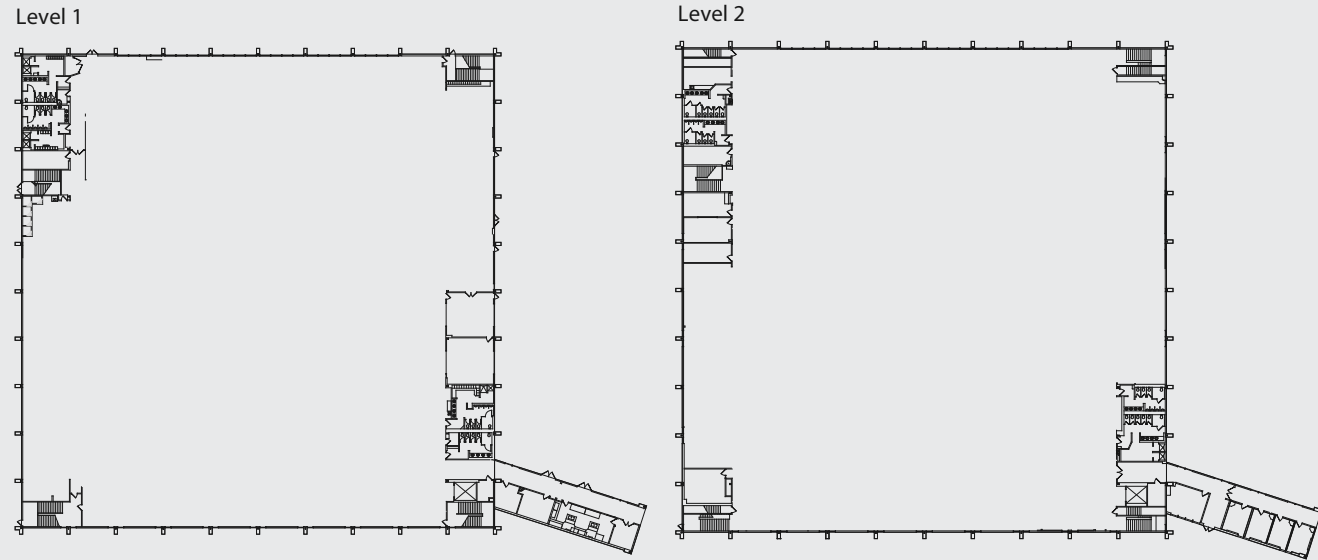
Build-to-Suit Options

LEGEND

- 1 MAIN ENTRY LANDSCAPE ENHANCEMENTS
- 2 SIGNALIZED ENTRY LANDSCAPE ENHANCEMENTS
- 3 14,000 SF FULLY RENOVATED CAFE, FITNESS CENTER AND CONFERENCE FACILITIES
- 4 COURTYARD LANDSCAPE ENHANCEMENTS
- 5 BASKETBALL COURT
- 6 VOLLEYBALL COURT



FLOOR PLANS



- EXTREMELY EFFICIENT FLOOR PLATES
- HIGHLY ADAPTIVE FOR ANY COMBINATION OF OFFICE AND FLEX USES
- 14 FOOT WINDOW LINE COMPLEMENTING LARGE FLOOR PLATES
- NEW BUILDING SYSTEMS
- IMPRESSIVE IDENTITY POTENTIAL
- EXPANDABLE PARKING
- REMODEL-TO-SUIT/ENDLESS POSSIBILITIES

[▶ SEE THE TRANSFORMATION](#)

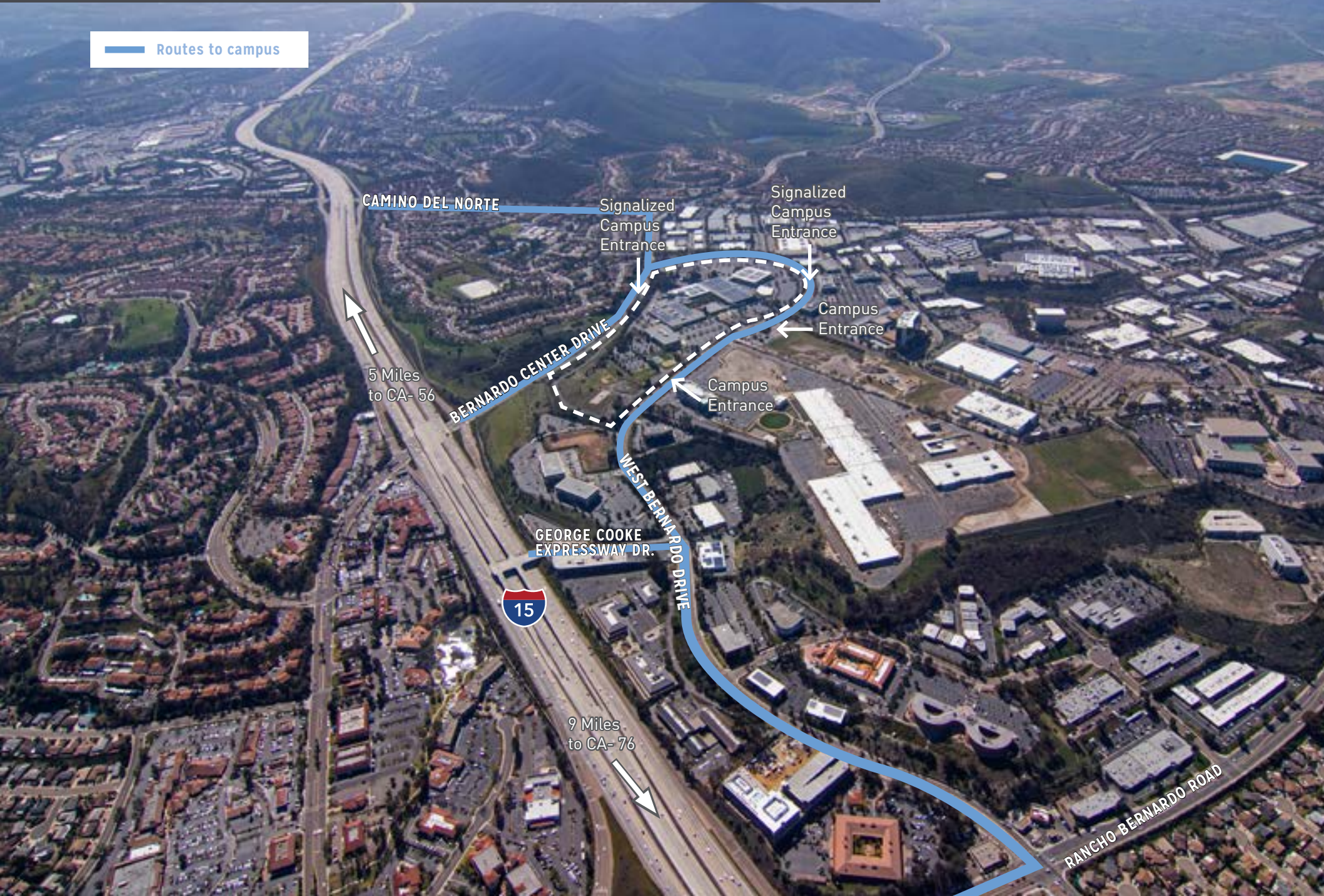
Year Built	Size (SF) # of Floors	Parking	Deck-to-Deck Height	Primary Structure	Loading Grade	Electricity
1981	125,000 2-Story	4.0:1,000	16'	Steel framed with concrete tilt-up and cast-in-place concrete	2	3,000 amps One (1) Load Center

60,000 - 220,000 SF Build-to-Suit

- BUILDING HEIGHT - 2 OR 3 STORY CONSTRUCTION
- BUILDING TYPE - STEEL FRAME OR CONCRETE TILT-UP
- PARKING - 4 TO 5 SPACES PER 1,000 SQUARE FEET
- BEAUTIFUL PANORAMIC VIEWS
- OUTSTANDING FREEWAY IDENTITY

Freeway Close / Campus Quiet

Routes to campus



RANCHO VISTA | CORPORATE CENTER

About Swift Real Estate Partners

Founded in 2010, Swift Real Estate Partners is headquartered in San Francisco with regional offices in Orange County, Portland and the Silicon Valley/East Bay. Swift is an independent and vertically integrated real estate investment management firm with a singular focus on value-add transactions. The Company acquires and repositions office and industrial assets in select West Coast markets, identifying unique opportunities and executing well-defined business plans, which result in exceptional corporate environments and a positive tenant experience. Since inception, Swift through its various funds has purchased approximately 7.5 million square feet of real estate and has over \$1.15 billion of assets under management. The Company's current investment vehicle, Swift Real Estate Partners Fund II, is a \$408 million value-add real estate fund which closed in May 2016.

Brad Black

Lic. 00837099

+1 858 546 4687

brad.black@cbre.com



CBRE, INC

Broker Lic. 00409987

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

