

# BPC

## BERNARDO PLAZA COURT

PROFESSIONAL OFFICE & MEDICAL SPACE

11818-11858 BERNARDO PLAZA COURT  
SAN DIEGO, CALIFORNIA 92128



# CBRE

5780 Fleet Street, Suite 100  
Carlsbad, CA 92008  
[cbre.com/sandiego](http://cbre.com/sandiego)

For more information, please contact:

**BOB COWAN**

+1 760 438 8510

[bob.cowan@cbre.com](mailto:bob.cowan@cbre.com)

Lic. 01838109



# PROPERTY FEATURES

- Professional Office & Medical Space available for lease
- **Lease Rate Office:** \$2.35/RSF + E | **Lease Rate Medical:** Negotiable
- Flexible lease terms
- Five buildings totaling 52,206 SF located on 5.52 acres of landscaped grounds, creating a unique campus-like setting
- Project located in the heart of Rancho Bernardo
- Freeway visibility with convenient access to Interstate 15
- Located adjacent to many amenities including restaurants, hotels, shopping, and parks
- Over 4.0/1,000 RSF parking ratio
- Beautiful mountain views
- Signage available
- Professionally managed by Reef Real Estate Services



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# AVAILABILITY

**LEASE RATE: \$2.35/RSF + E | MEDICAL: NEGOTIABLE**

*(MEDICAL LEASES INCLUDE \$80/RSF TI ALLOWANCE ON A 10 YEAR LEASE TERM)*

## FLEXIBLE LEASE TERMS AVAILABLE

BLDG-SUITE #	SQUARE-FEET	AVAILABLE	COMMENTS
<a href="#">11818 BLDG</a>	8,064 RSF	Vacant / Now	Entire two-story building   Prominent location, signage, flexible floor plan.
<a href="#">11848-260</a>	1,025 RSF	Vacant / Now	Reception area, front desk, kitchen/storage, treatment room, 1 private office
<a href="#">11858-220</a>	1,640 RSF	Vacant / Now	Reception area, 3 private offices, loft, open office area with kitchenette
<a href="#">11858-200/220</a>	2,819 RSF	Contiguous Option	Contact listing broker for conceptual plan
<a href="#">11858-230</a>	1,338 RSF	Vacant / Now	Reception area, 2 private offices, open office area with kitchenette
<a href="#">11858-240</a>	2,511 RSF	Vacant / Now	Reception area, 6 private offices, loft, open office area with kitchenette



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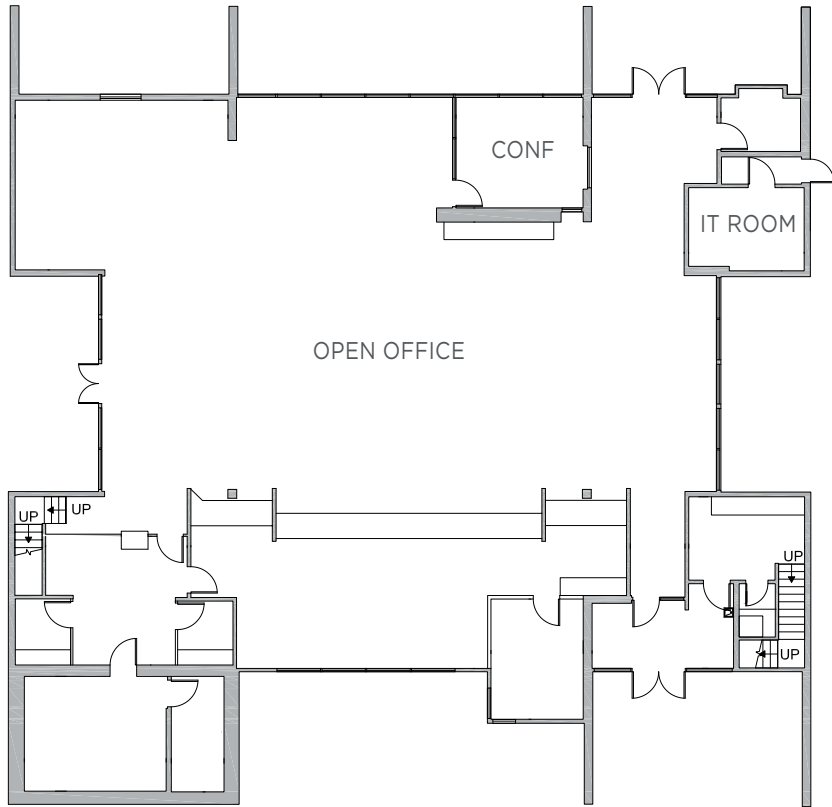
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# AVAILABILITY | 11818 BLDG

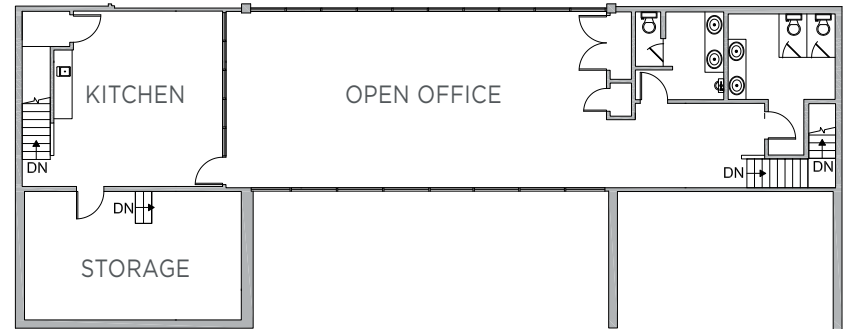
## FIRST FLOOR | 5,856 SF

Entry level | Open area with conference room



## SECOND FLOOR | 2,208 SF

Mezzanine Level | Restrooms, open office, kitchen, storage



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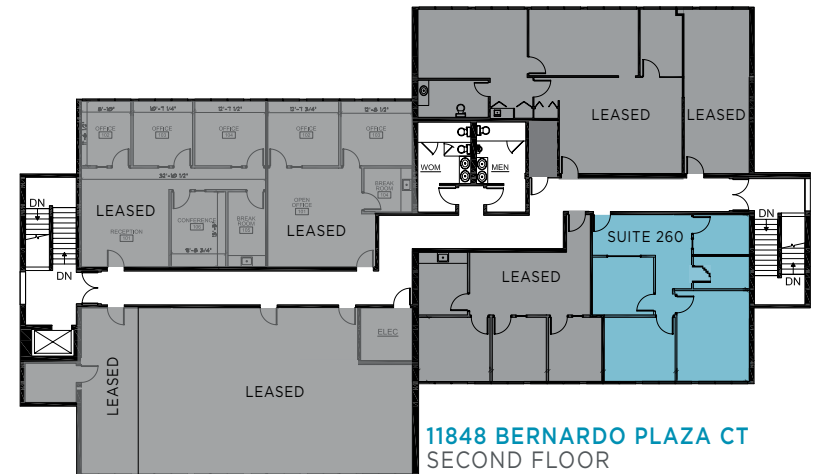
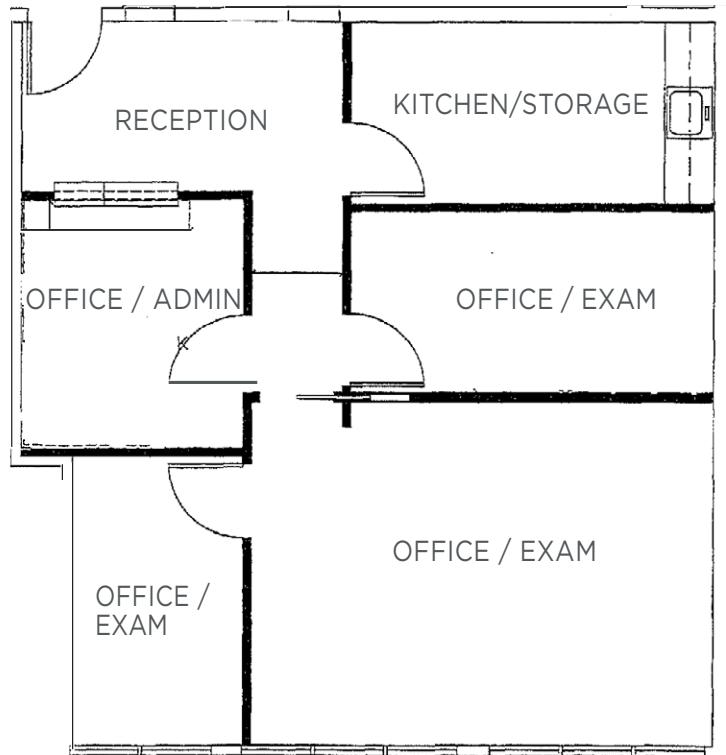
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# AVAILABILITY | 11848 BLDG

**SUITE 260 | 1,025 SF**  
Reception area, front desk, kitchen/storage, treatment room, 1 private office



**11848 BERNARDO PLAZA CT**  
SECOND FLOOR



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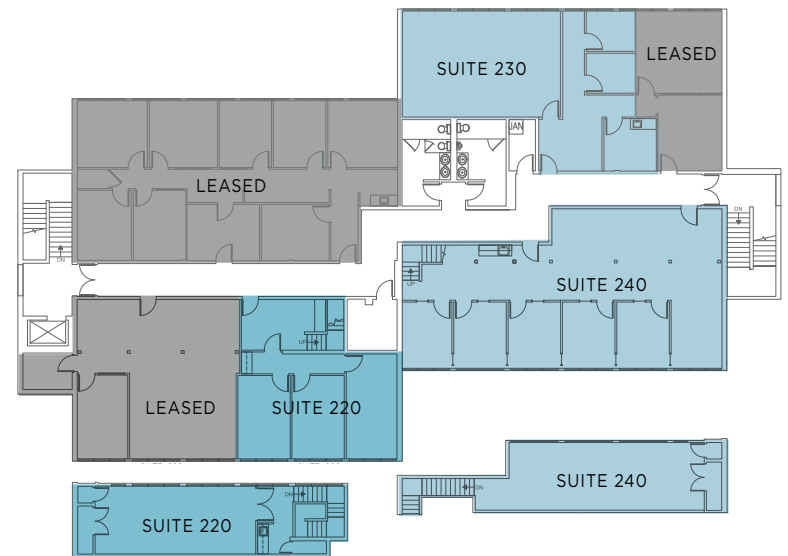
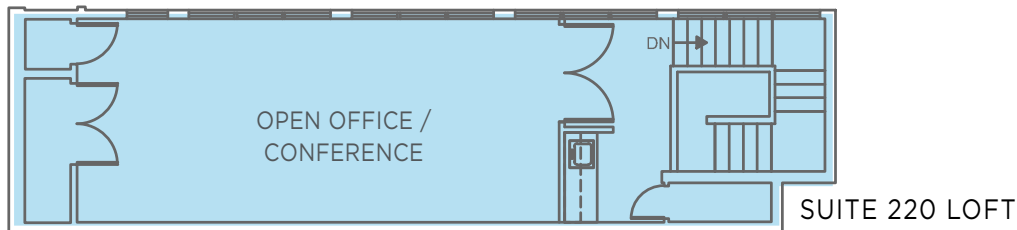
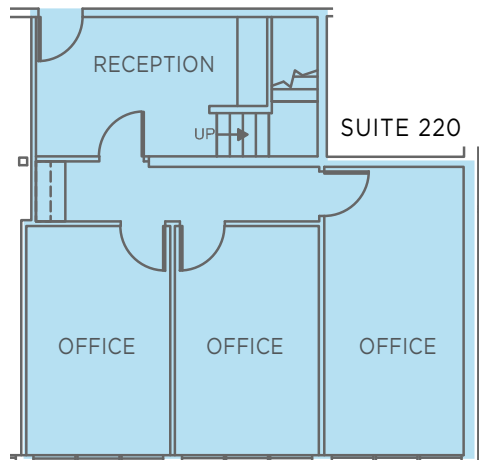
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# AVAILABILITY | 11858 BLDG

## SUITE 220 | 1,640 SF

Reception area, 3 private offices, loft, open office area with kitchenette



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SECOND FLOOR & LOFT



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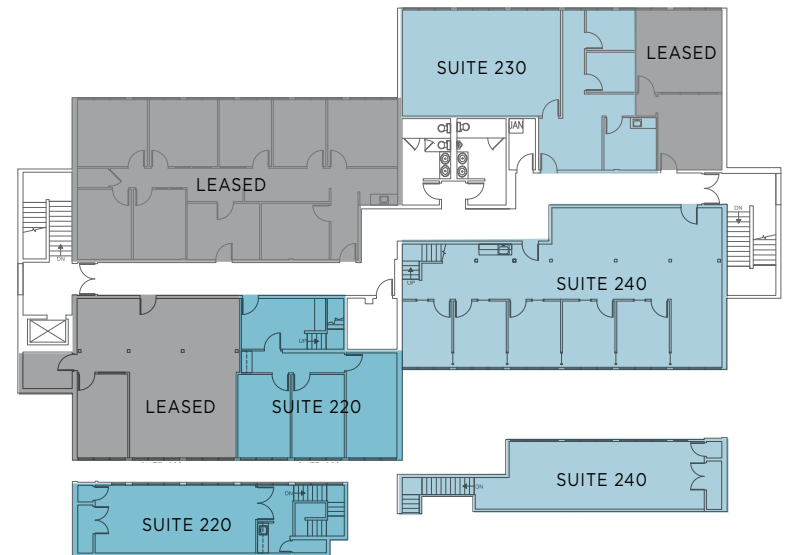
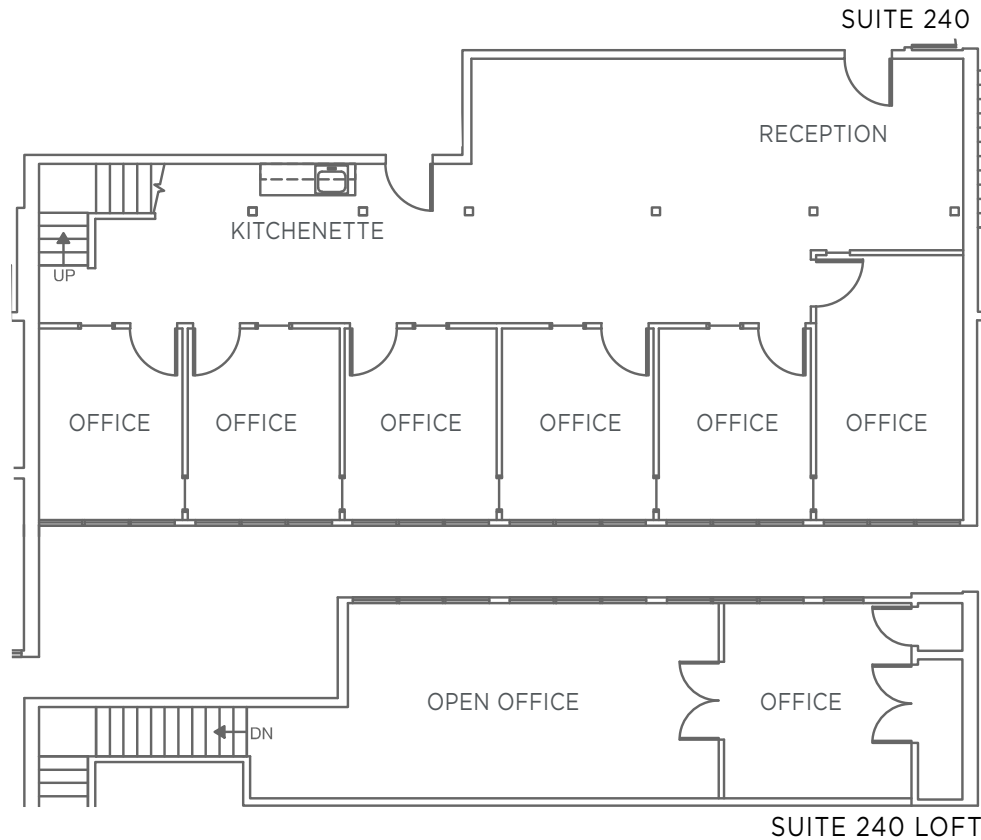
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# AVAILABILITY | 11858 BLDG



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SECOND FLOOR & LOFT

## SUITE 240 | 2,511 SF

Creative Office Space, Reception area, 6 private offices, loft, open office area with kitchenette



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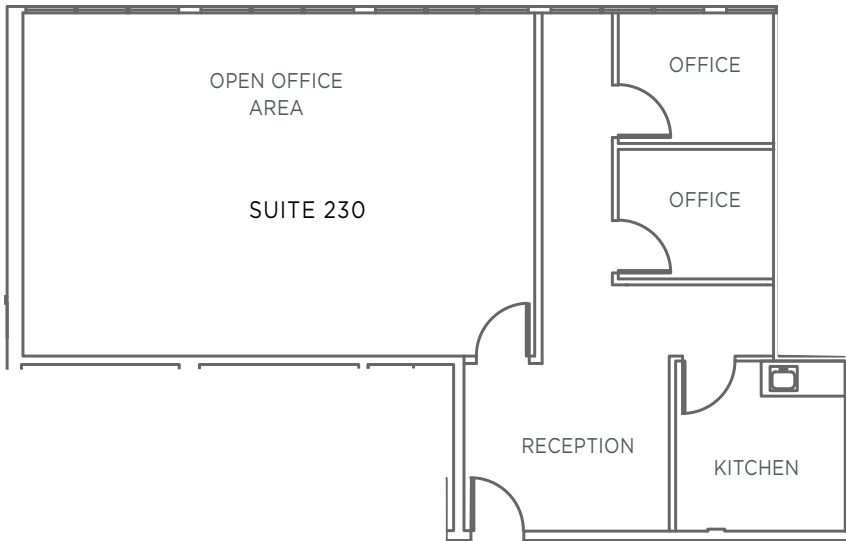
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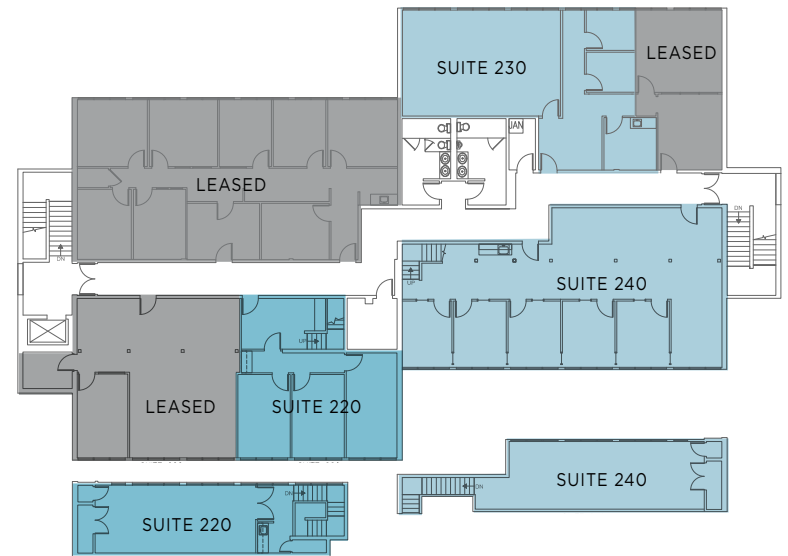


# AVAILABILITY | 11858 BLDG



## SUITE 230 | 1,338 SF

Reception area, 2 private offices, open office area with kitchenette



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# PROJECT PHOTOS



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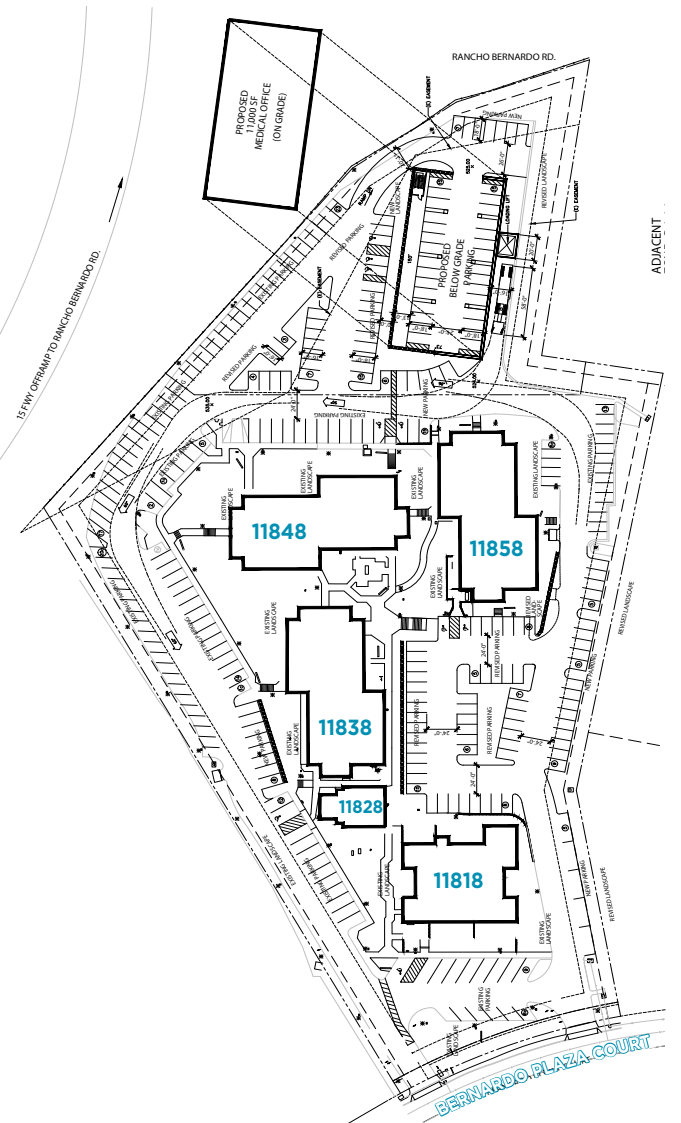
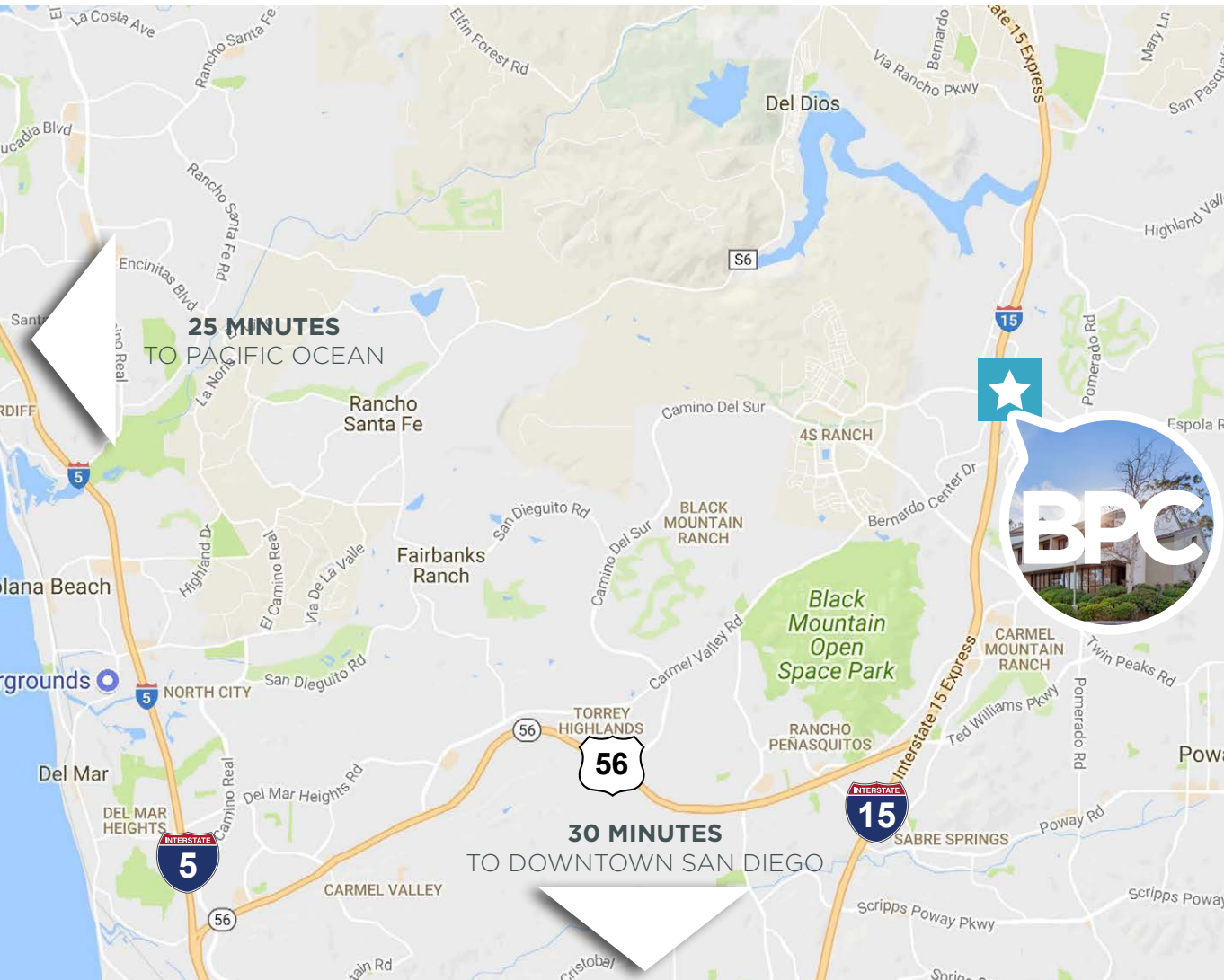
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# LOCATION & SITE PLAN



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# NEARBY RETAIL AMENITIES



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