

FOR LEASE Rancho Bernardo's Premier Office Campus



BERNARDO EXECUTIVE CENTER

16835-16875 W Bernardo Dr | San Diego, CA 92127

[CBRE.COM/BEC](https://www.cbre.com/bec) →

OWNED & MANAGED BY:



CHRIS WILLIAMS
+1 858 646 4743
chris.williams1@cbre.com

JEB BAKKE
+1 858 546 4603
jeb.bakke@cbre.com



AVAILABILITIES

16835 W. Bernardo Dr.

1st Floor

Suite 120	1,197 SF	\$2.55/SF + E
Suite 130	2,600 SF	\$2.55/SF + E

2nd Floor

Suite 212	3,321 SF	\$2.55/SF + E
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16855 W. Bernardo Dr.

1st Floor

Suite 110	6,412 SF*	\$2.55/SF + E
Suite 112	7,306 SF*	\$2.55/SF + E
Suite 125	4,211 SF	\$2.55/SF + E

*Contiguous to 13,718 SF

2nd Floor

Suite 270**	20,417 SF	\$2.55/SF + E
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**Divisible / Contact Broker for Details

16875 W. Bernardo Dr.

2nd Floor

Suite 280	1,576 SF	\$2.55/SF + E
Suite 285	1,761 SF	\$2.55/SF + E

Bernardo Executive Center (BEC) is Rancho Bernardo's **most amenitized** office campus. The on-site amenity package, flexible suite availabilities, expansive views, and prominent location attract office users seeking a unique campus experience.

Rancho Bernardo takes full advantage of its **central location**, and consists of majestic canyons and rolling hills. It is a sprawling community, with shopping malls, golf courses, and office parks, typical of San Diego development.

Rancho Bernardo is home to several **corporate tenants** including Apple, Broadcom, Hewlett-Packard, General Atomics, Teradata, LSI Corporation, BAE Systems, ASML, Northrop Grumman, and Amazon. There are approximately 50,000 workers employed by these companies.

HIGHLIGHTS

- > Three (3) building campus totaling approximately 173,146 RSF
- > Fitness center
- > Shower/lockers
- > On-site cafe
- > Underground and secured parking
- > Rancho Bernardo's most flexible office campus environment
- > Excellent freeway visibility - over 217,000 cars per day
- > Panoramic mountain views to the east
- > Adjacent to the new I-15 Fast Track entrance
- > On-site property management

SITE PLAN



- C** Café
- G** Garage Entrance
- F** Fitness Center
- O** On-site Property Management
- P** Outdoor Park

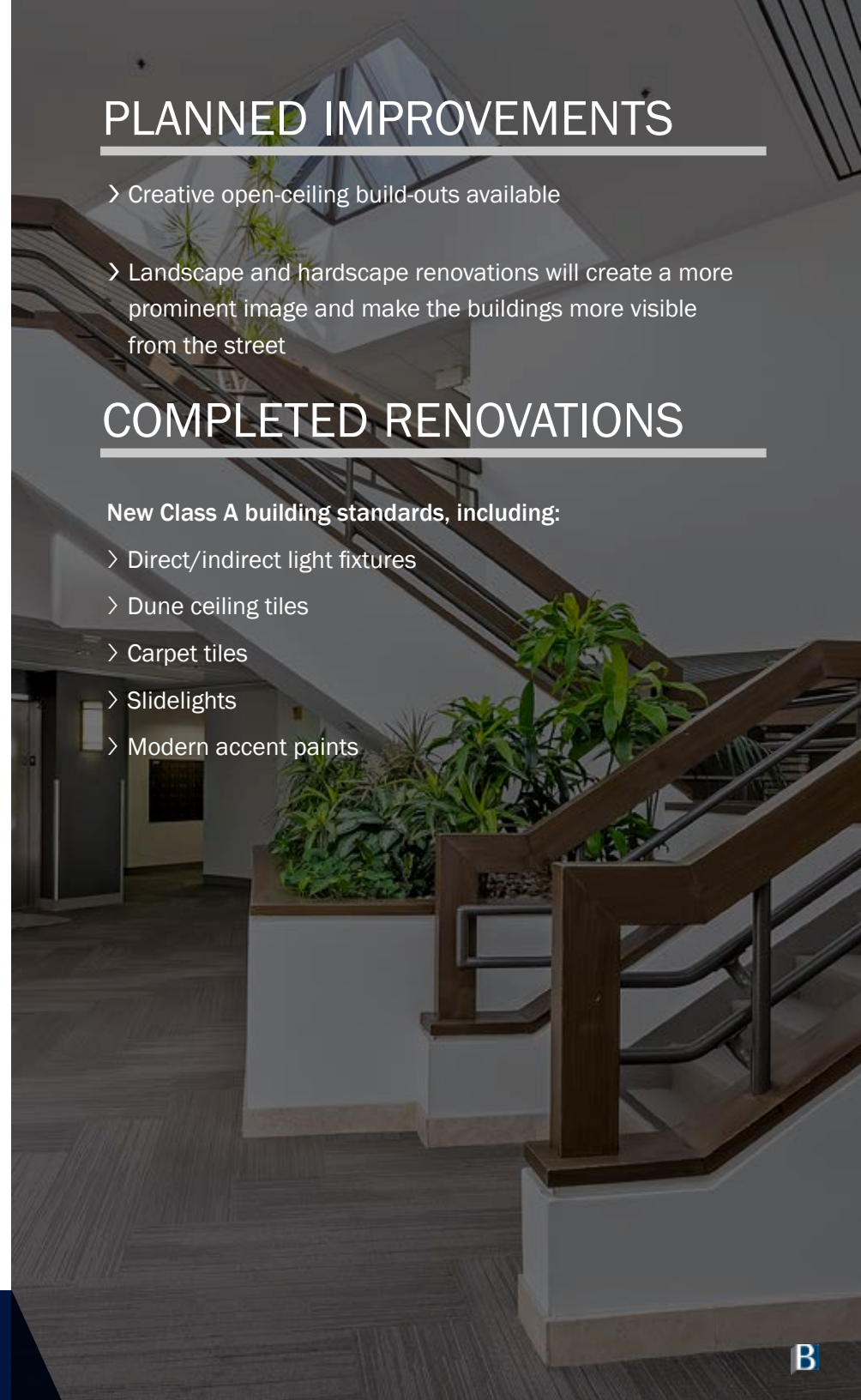
PLANNED IMPROVEMENTS

- > Creative open-ceiling build-outs available
- > Landscape and hardscape renovations will create a more prominent image and make the buildings more visible from the street

COMPLETED RENOVATIONS

New Class A building standards, including:

- > Direct/indirect light fixtures
- > Dune ceiling tiles
- > Carpet tiles
- > Slidelights
- > Modern accent paints



COMPLETED RENOVATIONS

Achieve your fitness goals at BEC! New modern gym offering state-of-the-art fitness equipment, which includes cardio, circuit and weights. Enjoy our designer-infused finishes throughout the gym, locker and showers.



Enjoy the RB Deli! Servicing Rancho Bernardo since 2003, this new deli at BEC offers freshly baked bagels, premium coffee, breakfast, lunch, dine-in, grab-n-go, catering and a new improved dining area.



COMPLETED RENOVATIONS

Unplug and unwind. Enjoy the comfortable and modern outdoor sitting areas around the campus and free WiFi in the courtyard and cafe.





New Class A lobby design, including:

- › Architectural entry canopy
- › Expanded spandrel glass at entry
- › Two-story lobby with glass-rail balcony feature
- › Feature stairwell
- › Modernized lobby furniture, and directory sign



PROJECT SPECIFICATIONS



Size:
 16835 | 26,310 SF - 2 floors
 16855 | 91,688 SF - 3 floors
 16875 | 55,267 SF - 2 floors



Typical Floor Plate:
 16835 | 13,155 SF | 8-12 ft ceiling
 16855 | 30,532 SF | 8-12 ft ceiling
 16875 | 16,875 SF | 8-12 ft ceiling



Core Factor: 15%



Parking: 4.0/1,000 SF
 w/ 40% underground parking



Building Hours:
 Mon-Fri | 7 am to 6 pm;
 Sat | 8am to 1pm
 Key card access after-hours



Internet:

- Fiber service provided by AT&T and Spectrum
- Cafe and courtyard offer free wifi



HVAC:
 16835 | water source heat pump
 16855 | fan coil
 16875 | fan coil



Elevators:
 16835 | 1 passenger cab
 16855 | 2 passenger cabs
 16875 | 2 passenger cabs



Fitness Center: **New modern gym** offers state-of-the-art fitness equipment, including cardio, circuit and weights and designer finishes, showers and locker room. Located in the 16855 building. Open from 6am until 9pm



On-site Cafe: **New operator servicing Ranch Bernardo since 2003.** Indoor and outdoor seating. Breakfast and lunch served daily from 7:30am - 2:30pm



Ownership: Brookwood Financial Partners



Year Built: 1984

AMENITIES



- 1 High Country Plaza**
 High Country Barbershop, Jersey Mike's Subs, Victors Greek Cuisine, Herring Chiropractic, Domino's Pizza, Kelly's Pub, 7-Eleven, Senor Burro
- 2 Bernardo Center**
 McDonald's, Rubio's Coastal Grill, Denny's, Borrelli's Pizza & Pasta, Robucks, New York Bagels & Cafe, RB Sushi Japanese Restaurant, Hoang Express, Rancho Viejo Mexican, Pailin Thai Cafe, Bernardo Massage Center
- 3 Park Terrace**
 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, Subway, Vons, Starbucks
- 6 The Plaza Shopping Center**
 Carl's Jr., 7-Eleven, Jack in the Box, CVS, Round Table Pizza, Subway, Bank of America, US Post Office, Urge Gastropub, The Barrel Room, Hunan Chinese, Mamma Cella's, IHOP, Akai Hana, Round Table Pizza

BEC

16835-16875 W Bernardo Dr

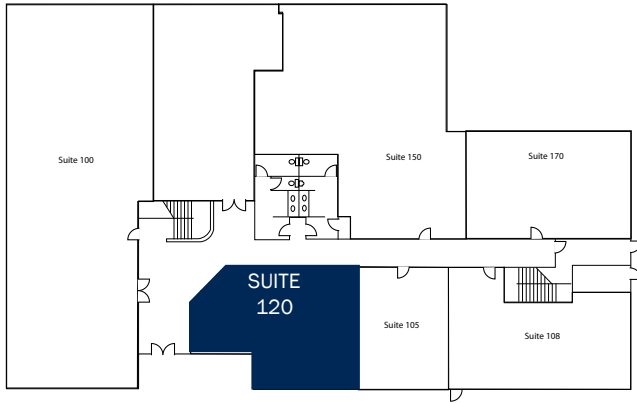




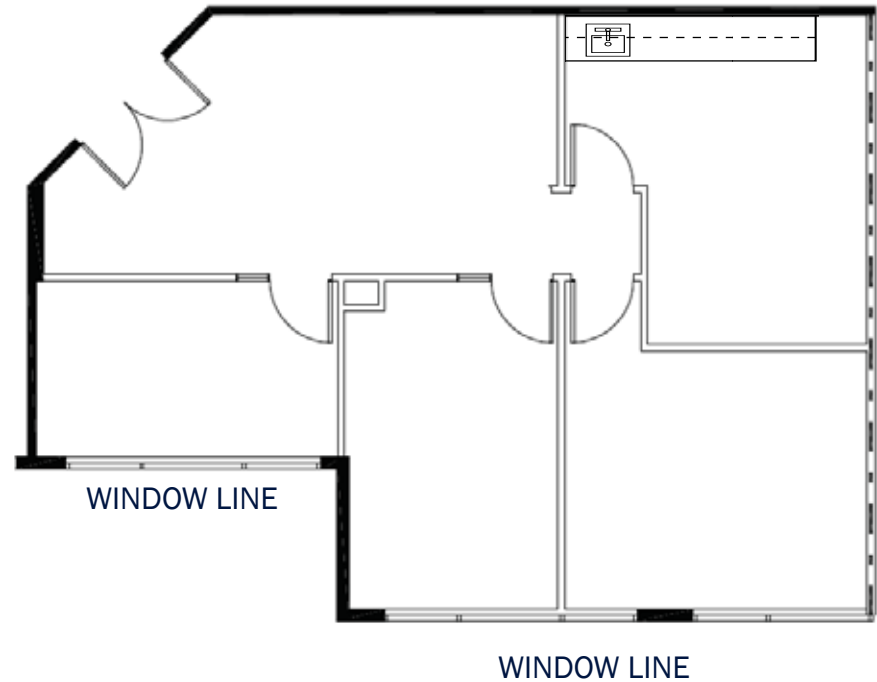
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16835 BUILDING: SUITE 120

Key Map



Floor Plan

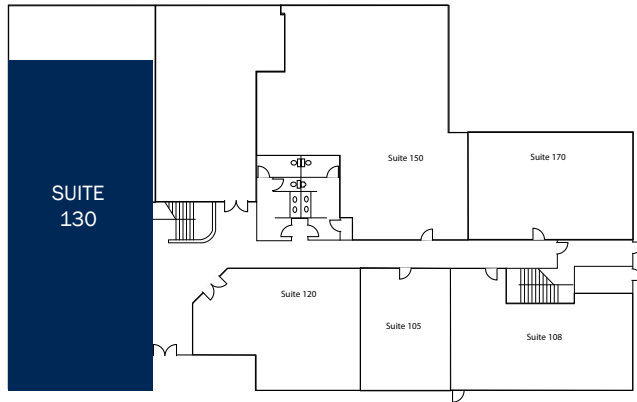


**Available 9/1/22. Prestigious double door entry off main lobby featuring open reception/office area, three private offices, and a large storage room/IT/Kitchen.*

1,197 SF

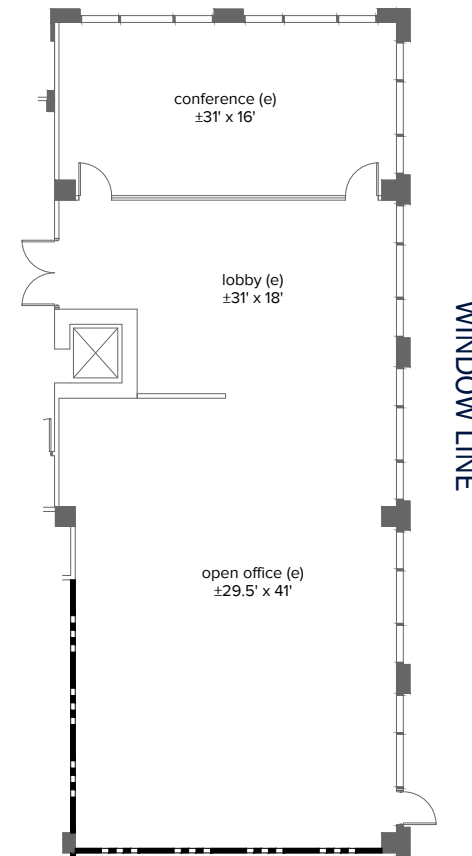
16835 BUILDING: SUITE 130

Key Map



Floor Plan

WINDOW LINE



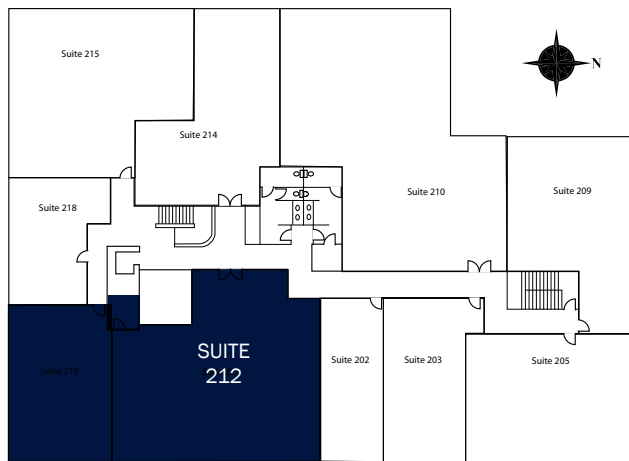
**Prestigious double door entry located off main lobby, corner suite featuring exterior glass on two sides, open office area, and one conference room.*

2,600 SF

16835 BUILDING: SUITE 212

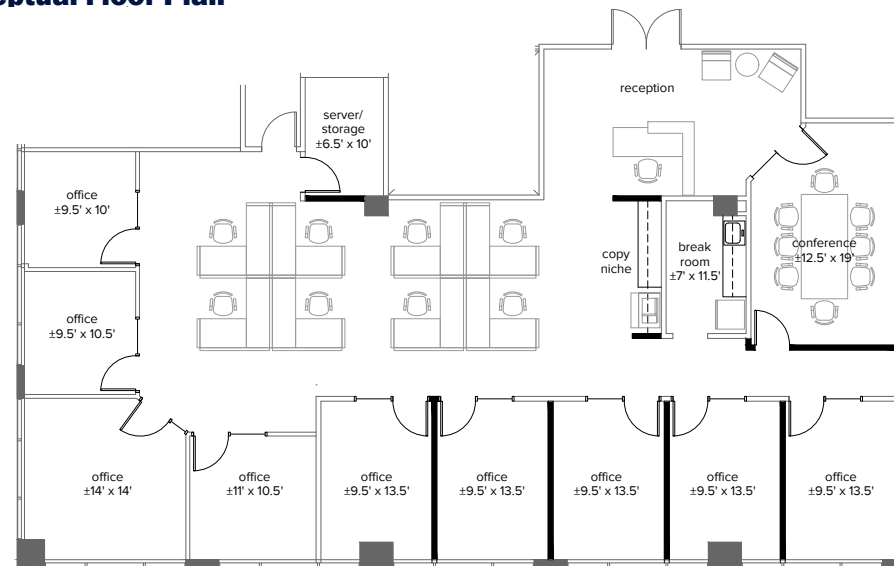


Key Map



3,321 SF

Conceptual Floor Plan



WINDOW LINE

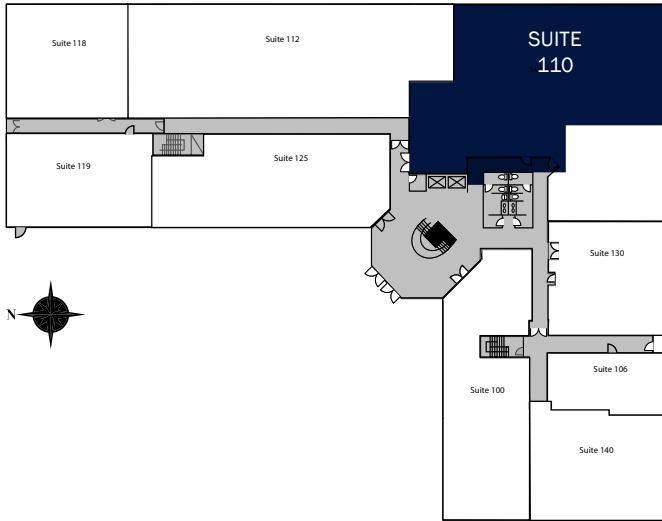
**Corner suite with double door entry with reception, conference, kitchen/break room, copy nook, large open area, 9 offices on windows with interior glass*



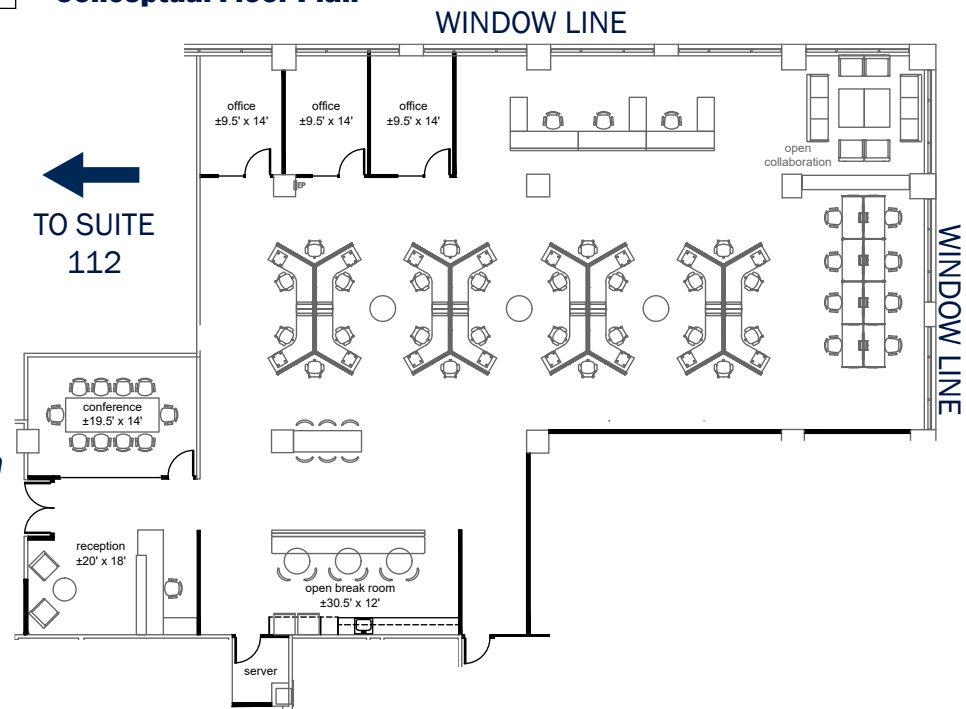
be
fit.

16855 BUILDING: SUITE 110

Key Map



Conceptual Floor Plan



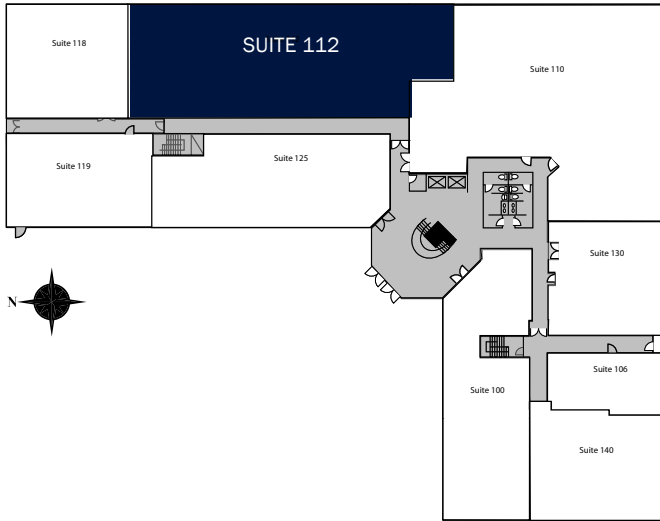
*Conceptual Plan shown, current configuration is 100% open office

**Contiguous with Suite 112 for 13,718 RSF

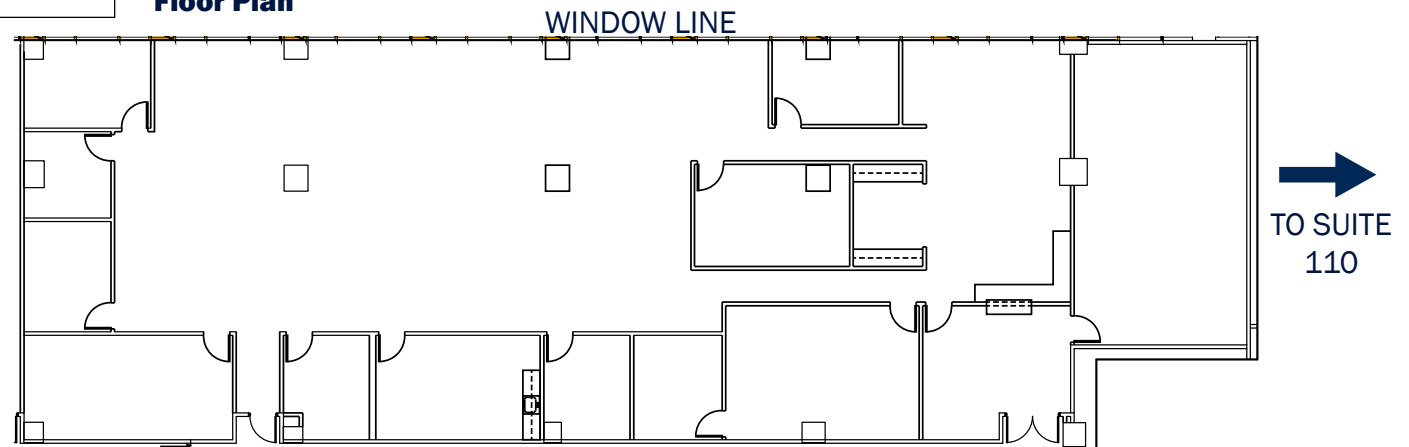
6,412 SF

16855 BUILDING: SUITE 112

Key Map



Floor Plan



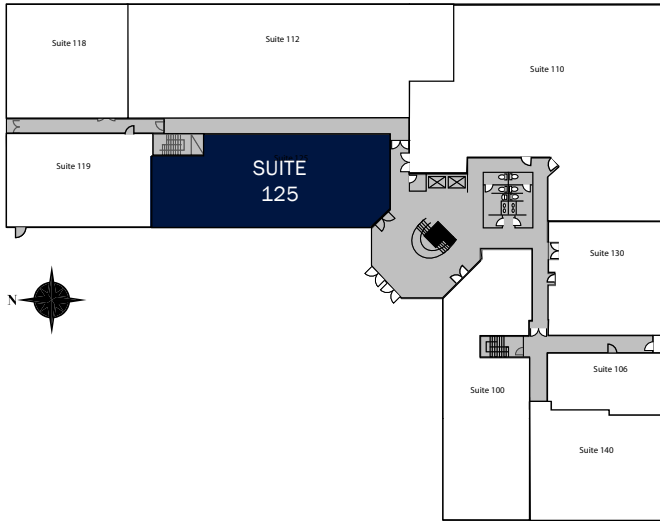
**Prestigious double door entry featuring 4 conference rooms, 7 private offices, kitchen/break area, reception area, and open office area.*

***Contiguous with Suite 110 for 13,718 RSF*

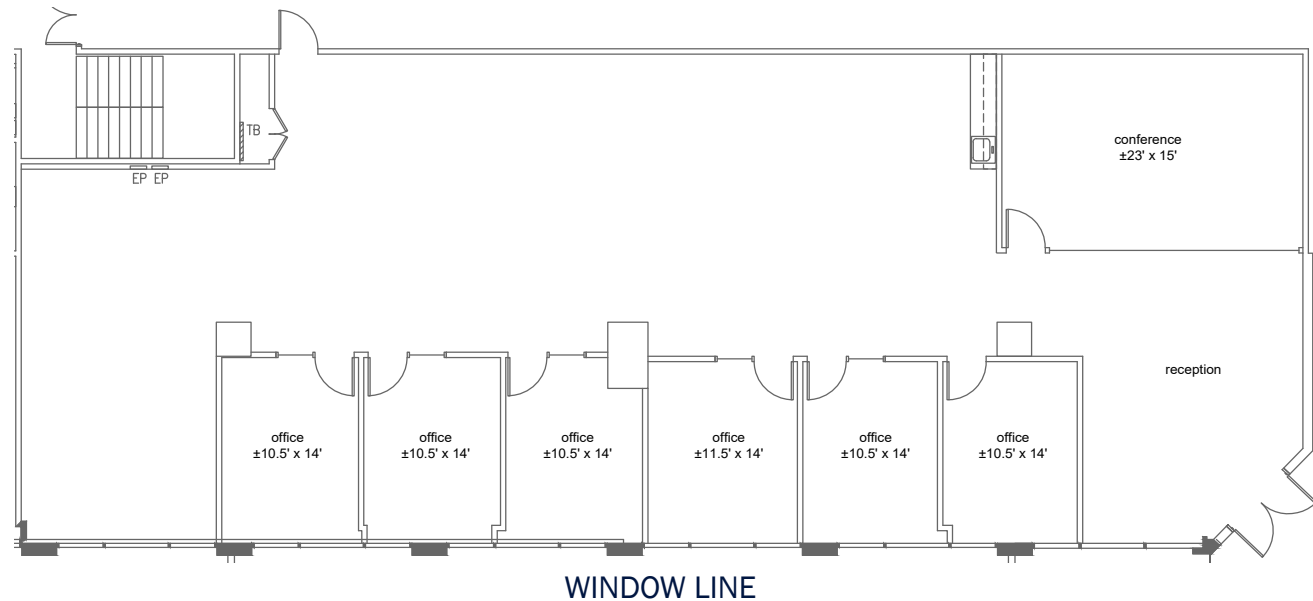
7,306 SF

16855 BUILDING: SUITE 125

Key Map



Floor Plan

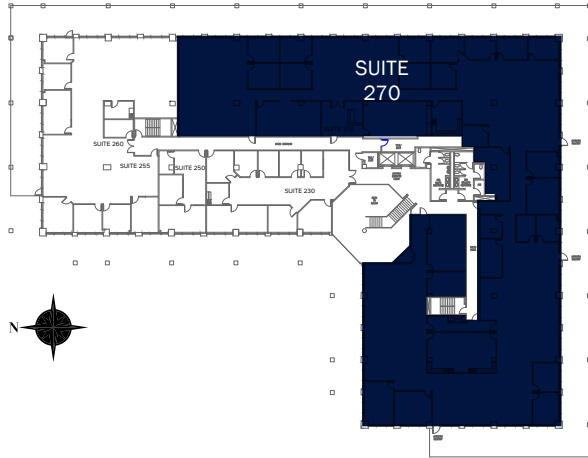


**Prestigious double door entry off main lobby featuring reception area with large bull pen/ open office, six private offices, conference room, and open kitchenette/break area*

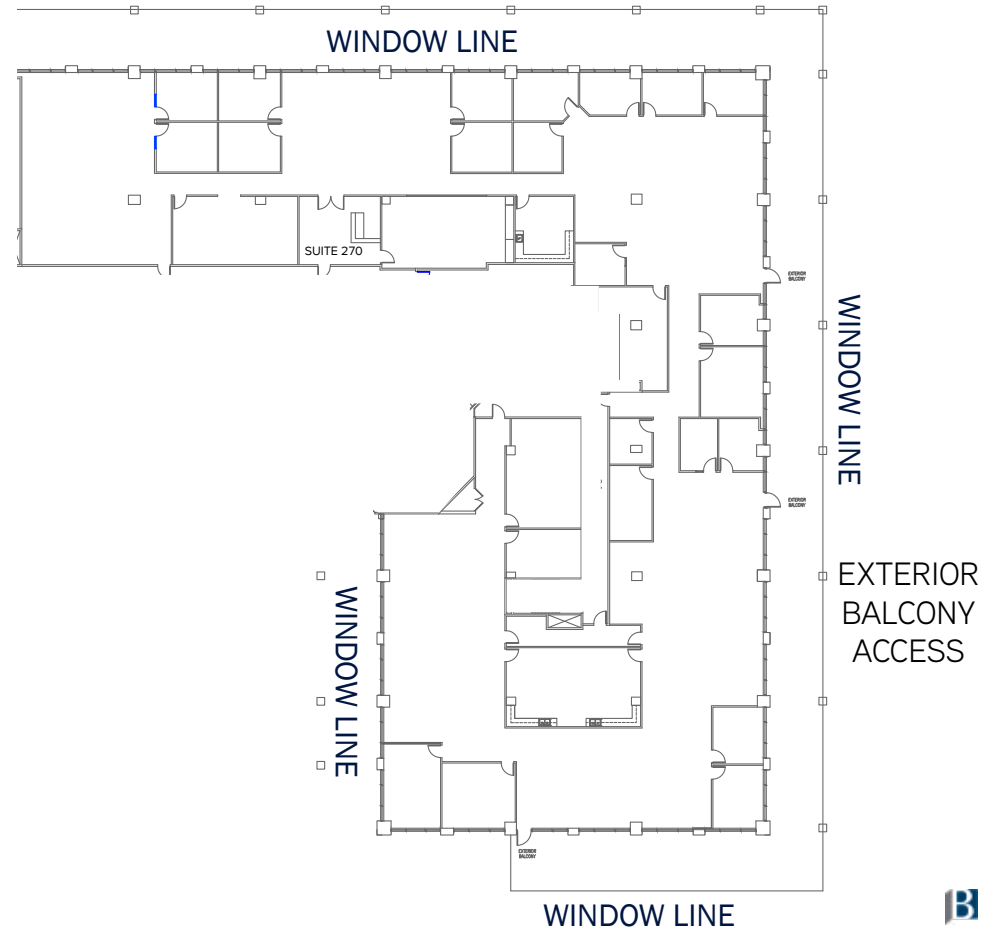
4,211 SF

16855 BUILDING: SUITE 270

Key Map



Floor Plan



**Largest floor plan available. Mountain views. Combination of open bull pen areas, private offices, phone rooms and conference rooms. Two break areas. Exterior patios.*

20,417 SF

**Divisible / Call Broker to Discuss*

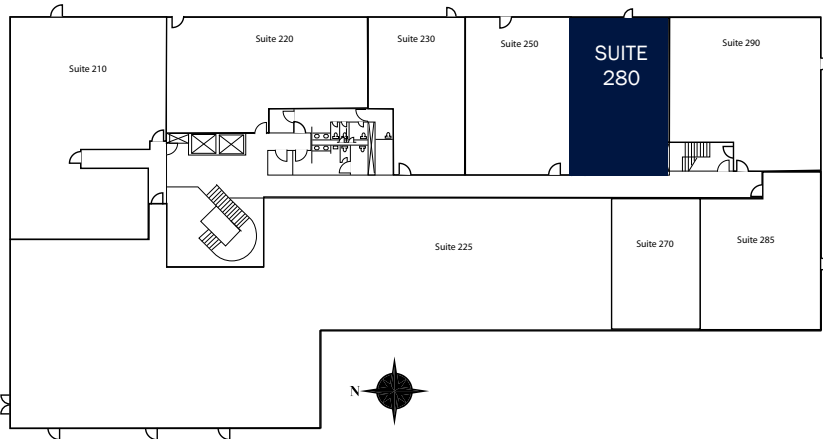


be
happy.

16875 BUILDING: SUITE 280



Key Map

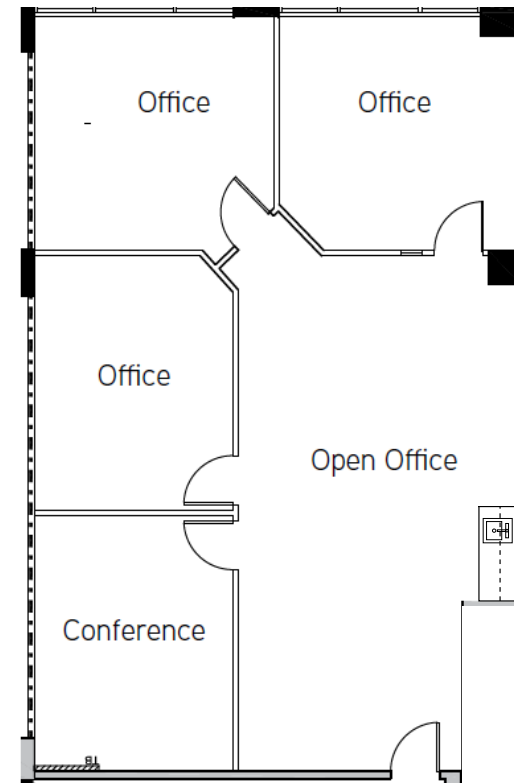


**Open reception area with a sink and cabinets, three private offices and one conference room.*

1,576 SF

Floor Plan

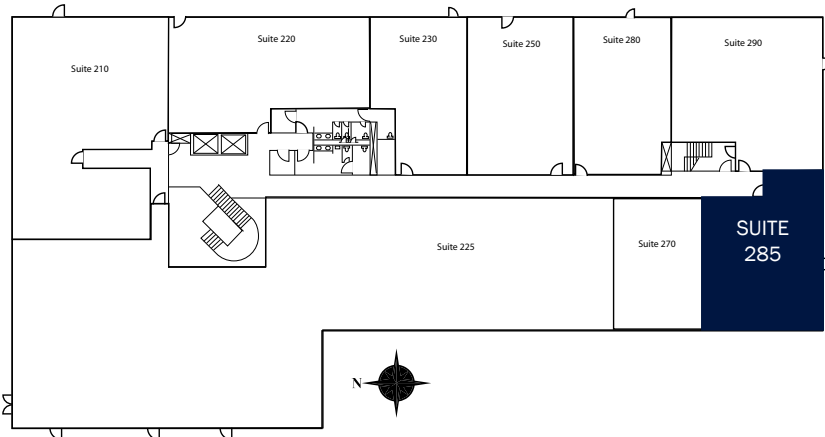
WINDOW LINE (VIEWS)



16875 BUILDING: SUITE 285



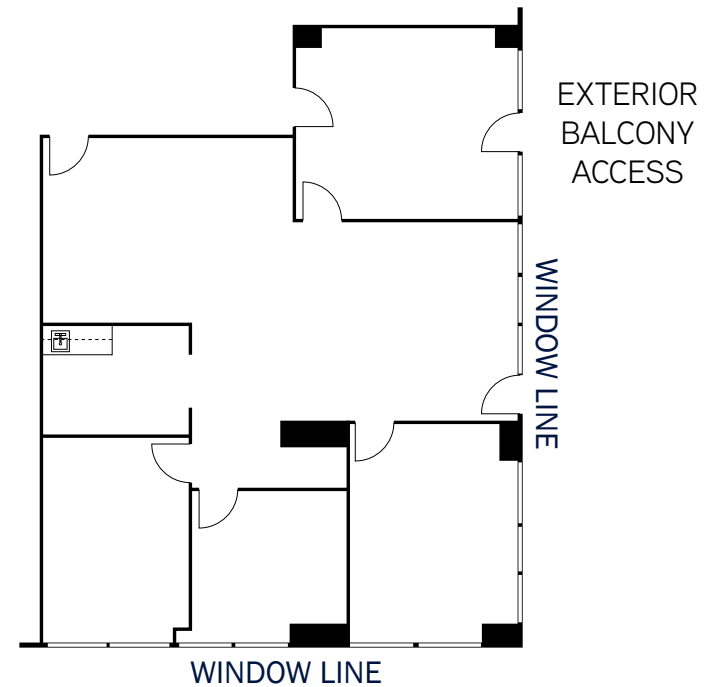
Key Map

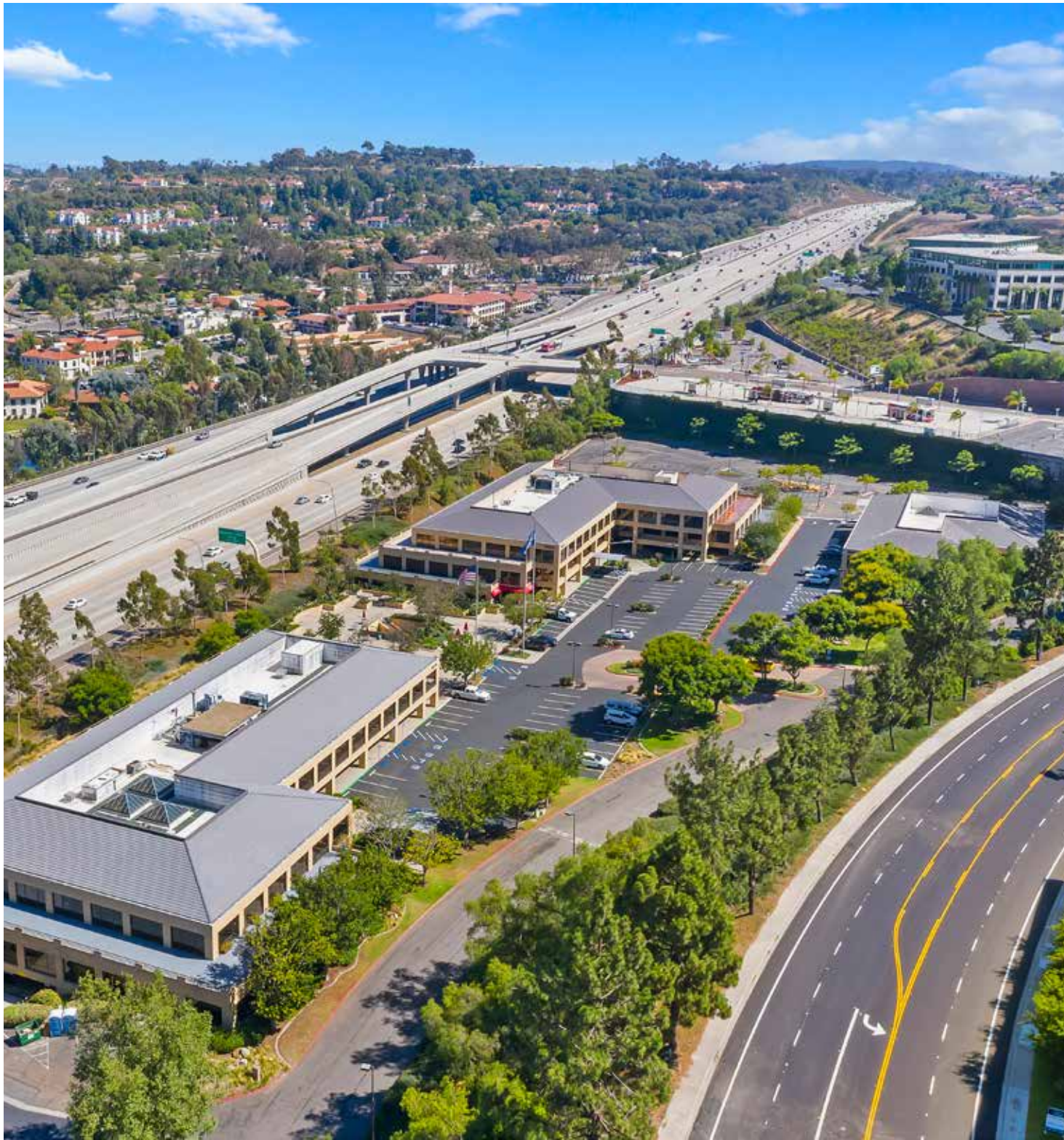


**Corner suite with open reception area with three private offices, conference room with two entrances for flexibility, break room and exterior balcony.*

1,761 SF

Floor Plan





be
here.

be able. be fit. be happy. **be here.**

CHRIS WILLIAMS

First Vice President

Lic. 01791013

+1 858 646 4743

chris.williams1@cbre.com

JEB BAKKE

Senior Vice President

Lic. 00872363

+1 858 546 4603

jeb.bakke@cbre.com

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16835-16875 W Bernardo Dr | San Diego, CA 92127

4301 La Jolla Village Drive, #3000, San Diego, CA 92122 | +1 858 646 4600 | cbre.us

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