



CLASS A OFFICE SPACE
FOR SUBLEASE

THE BLUFFS

16870 WEST BERNARDO DRIVE
SUITE 360
2,115 RSF

CHRIS WILLIAMS
Associate Vice President
760 930 7952
chris.williams@colliers.com
Lic# 01791013



COLLIERS INTERNATIONAL
5901 Priestly Drive
Suite 100
Carlsbad, CA 92008
colliers.com/sandiego

16870 WEST BERNARDO DRIVE, SUITE 360

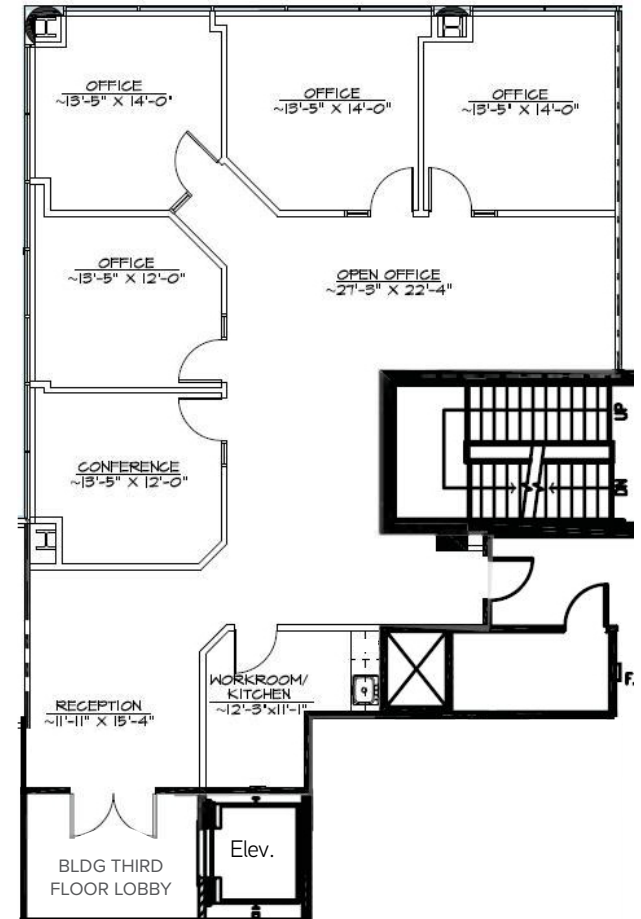
Highlights/Floorplan

SUITE 360 - 2,115 RSF

- » Third floor double-door entry off the elevator lobby
- » High quality existing improvements including: reception, kitchen, five (5) perimeter offices with view and open office area
- » Recently renovated class "A" office building, 4 stories totaling 68,708 RSF
- » Key corner location with immediate access to I-15 via Rancho Bernardo Rd and Bernardo Center Dr.
- » Close proximity to numerous hotels, restaurants and retail services
- » Ample parking ratio of 4.00/1,000 RSF
- » Corporate neighbors include Sony, BAE, Hewlett Packard, Northrop Gumman, General Atomics, NCR, and Chase Mortgage
- » State of the art building security system with cameras
- » Shower and locker room in building

LEASE RATE: \$2.50/SF + ELECTRIC
(includes 5 day-per-week janitorial)

AVAILABLE JANUARY 1, 2019
SUBLEASE TERM EXPIRES MARCH 14, 2022



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