

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



CAMINO SANTA FE

DOVE CANYON ROAD

45 COMMONS TOWN CENTER



CAMINO DEL NORTE



ACCESS, LOCATION AND SURROUNDING AMENITIES



NEW EXTERIOR LANDSCAPING



OUTDOOR AMENITY PAVILION



NEWLY RENOVATED LOBBIES

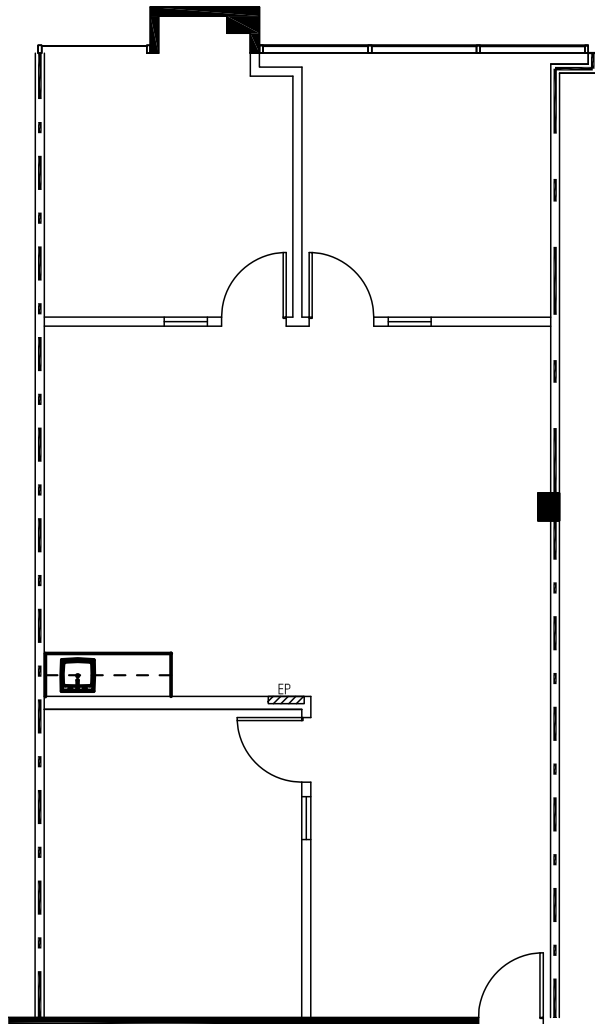
SITE PLAN



AVAILABILITY

BUILDING	SUITE	RSF	AVAILABILITY
10805	145	1,298	5/1/2018
10805	255	1,422	VACANT
10815	102	3,168	VACANT
10815	320	5,000 - 9,927	11/1/2018
10815	390	2,169	VACANT

AS-BUILT FLOOR PLAN



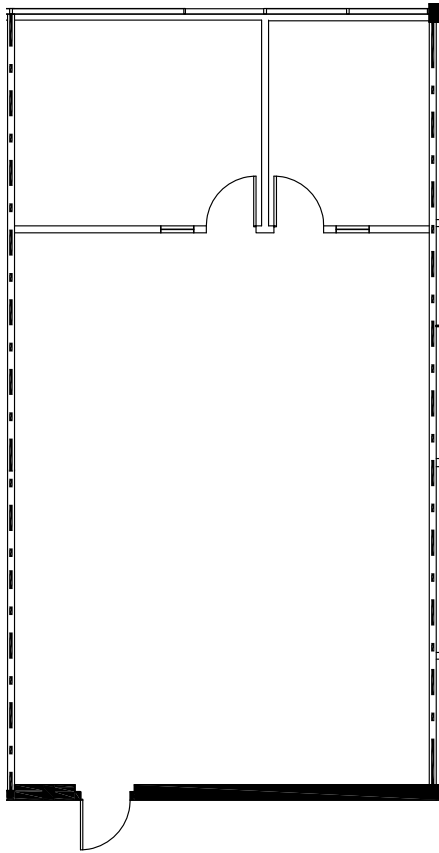
10805 RANCHO BERNARDO ROAD

Suite 145: 1,298 SF
Available 5/1/2018

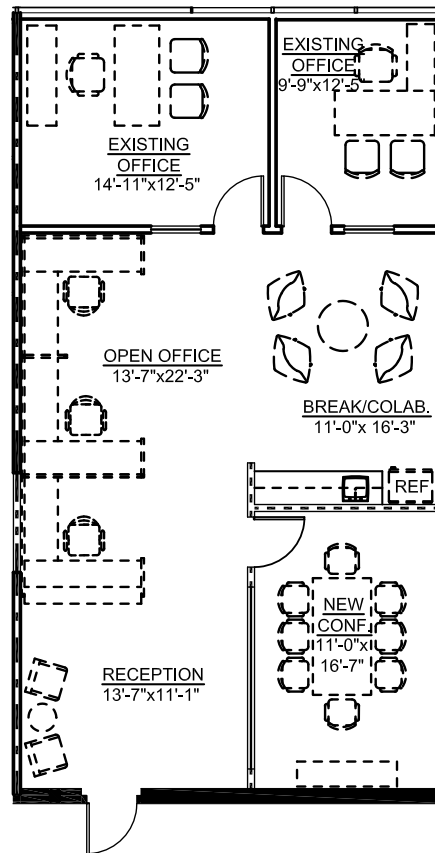


Existing build out includes 2 window line private offices, conference room, kitchenette and open area for work stations.

AS-BUILT FLOOR PLAN

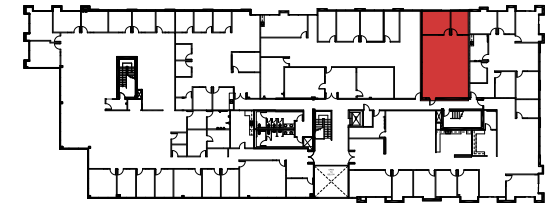


HYPOTHETICAL FLOOR PLAN



10805 RANCHO BERNARDO ROAD

Suite 255: 1,422 SF
VACANT



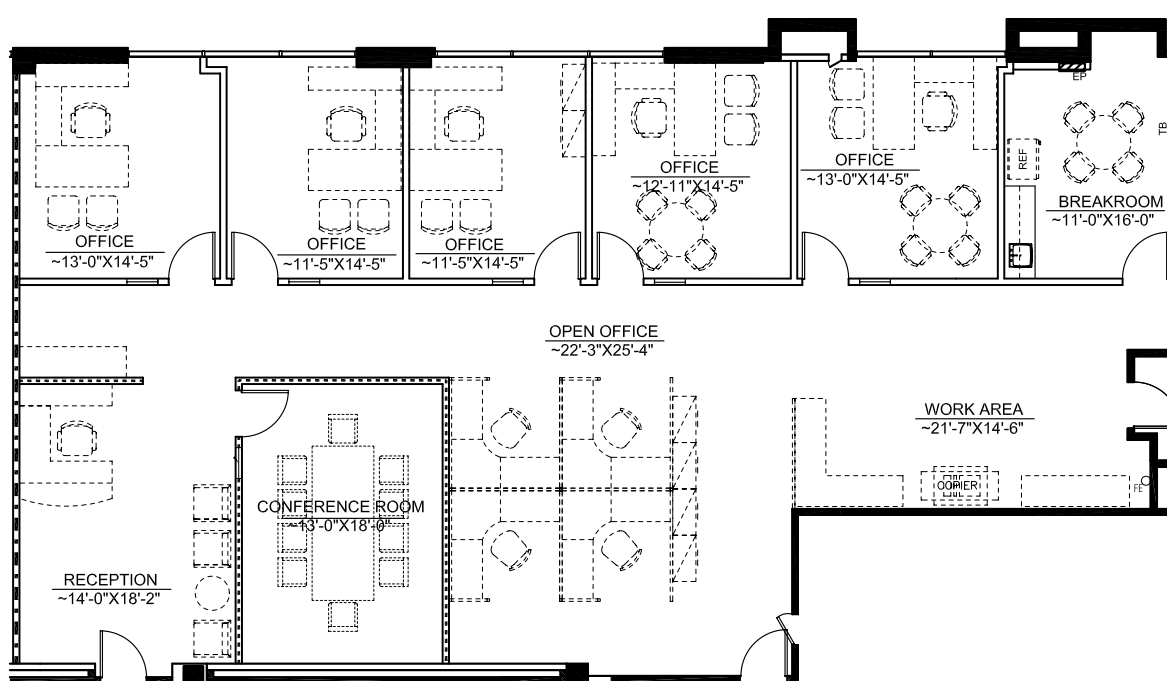
Ocean view suite. Hypothetical plan to include 2 window line private offices, conference room, kitchenette and open area for work stations.

FLOOR PLANS

AS-BUILT FLOOR PLAN

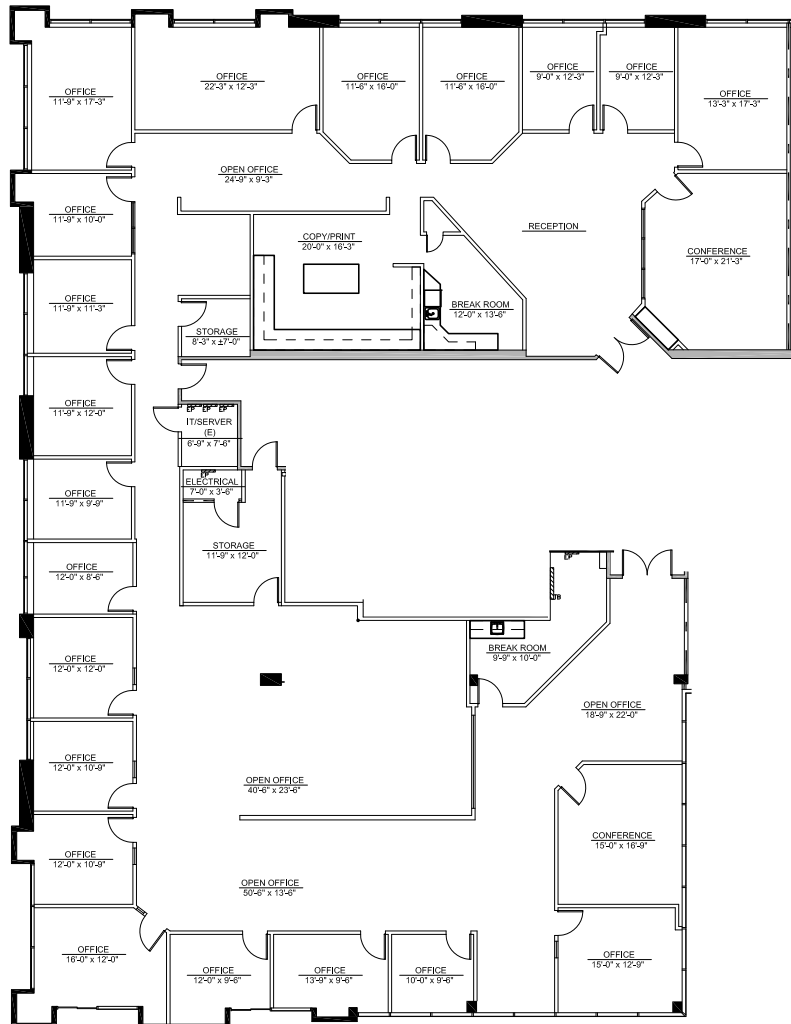
10815 RANCHO BERNARDO ROAD

Suite 102: 3,168 SF
VACANT



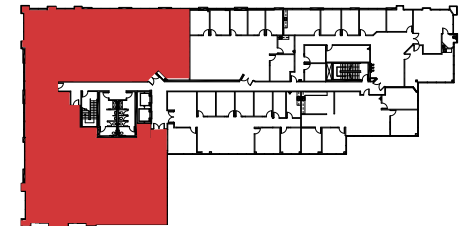
Existing build out includes 5 window line private offices, conference room, break room and open area for work stations.

AS-BUILT FLOOR PLAN



10815 RANCHO BERNARDO ROAD

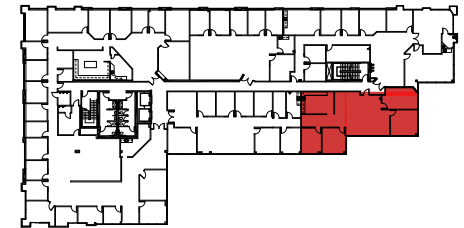
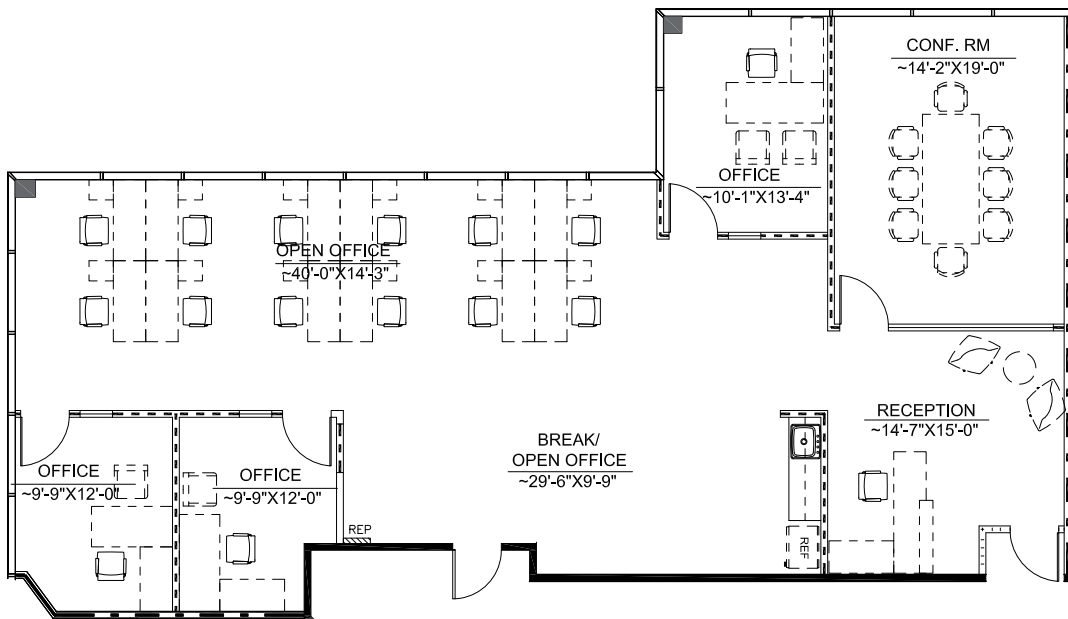
Suite 320: 9,927 SF
Available 11/1/2018



Perimeter private offices with interior space for work stations. Double door entry off the 3rd floor lobby. 4 sides of glass. Divisible to approximately 5,000 SF.

AS-BUILT FLOOR PLAN

10815 RANCHO
BERNARDO ROAD
Suite 390: 2,169 SF
VACANT



Former spec suite. Corner unit with floor to ceiling glass. Reception, 3 private offices, kitchenette and large open area for work stations.