

BERNARDO REGENCY CENTRE



48,027 SF OFFICE BUILDING FOR LEASE | 11545 WEST BERNARDO COURT SAN DIEGO, CA 92127



HIGHLY VISABLE OFFICE BUILDING located in the heart of the **RANCHO BERNARDO**

OMNINET

AVAILABILITIES & FEATURES

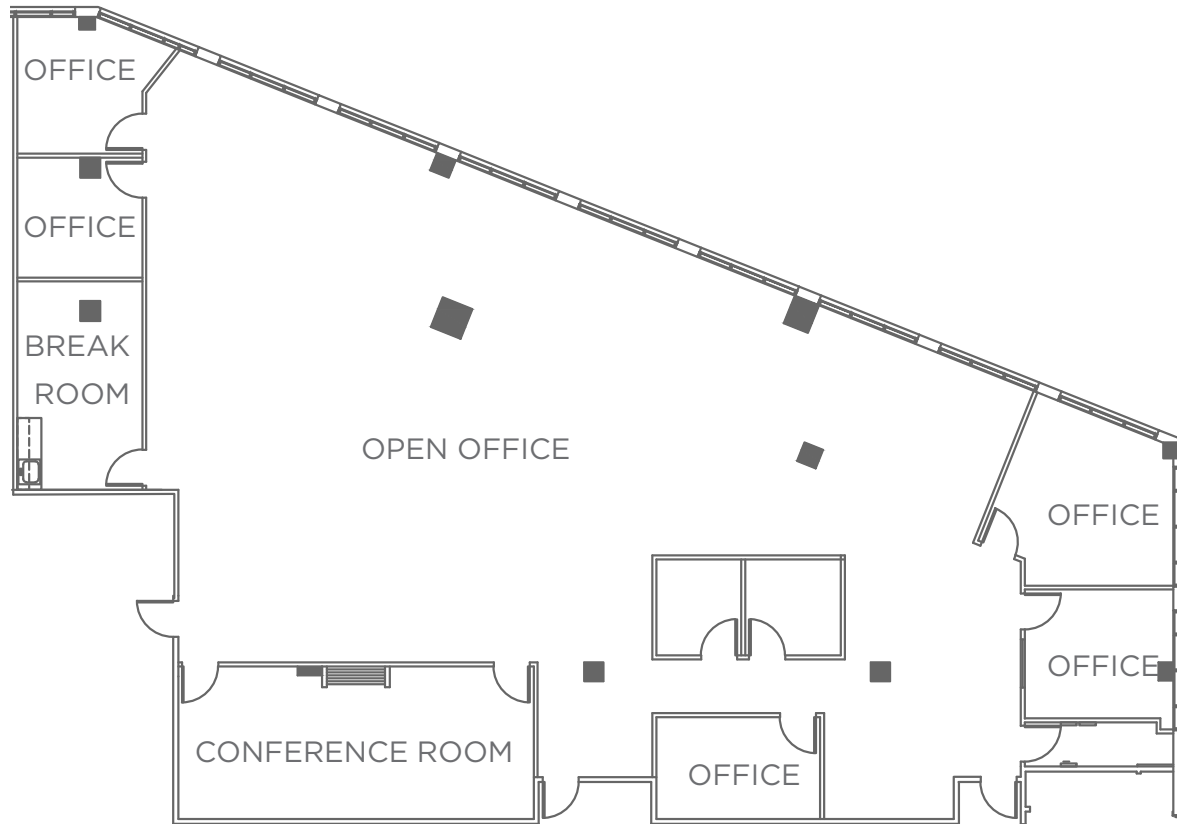
SUITE	SIZE	AVAILABLE	LEASE RATE (SF)	DESCRIPTION
100	5,073 SF	6/1/18	\$2.60 + E	7 private offices, conference room, break room, and open area.
200	2,290 SF	9/1/18	\$2.60 + E	5 private offices, break room, conference room and reception. Contiguous with Suite 202 for 3,862 RSF
202	1,572 SF	Vacant	\$2.60 + E	3 private offices, break room and reception. Contiguous with Suite 200 for 3,862 RSF
206	3,401 SF	Vacant	\$2.60 + E	Spec Suite! 2 private offices, break room and open office. Includes two private patios! Contiguous with Suite 211 for 4,574 RSF
211	1,173 SF	6/1/18	\$2.60 + E	5 private offices and reception area. Contiguous with Suite 206 for 4,574 RSF
300	11,532 SF	Vacant	\$2.60 + E	Window line private offices with excellent views, interior offices, break room and conference rooms. Can be demised to 4,000 SF
301	3,204 SF	Vacant	\$2.60 + E	7 window line private offices, open area, break area and conference room.
3 rd Floor	16,487 SF	Vacant	\$2.60 + E	Full floor available. Call broker for details.

PROPERTY FEATURES

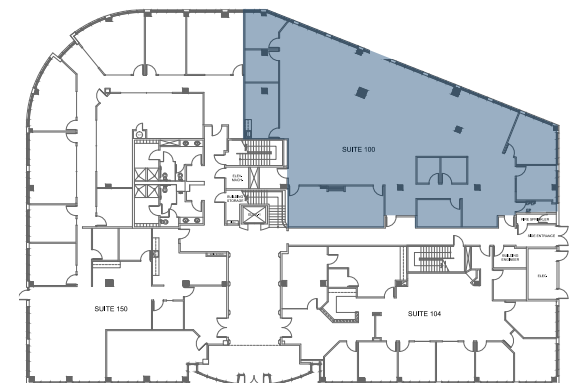
- High image professional office building with excellent glass line
- Re-imaged lobby and common areas
- Features outdoor garden terrace with seating overlooking panoramic mountain views
- Building signage opportunity
- Numerous local retail amenities and convenient freeway access
- 4.0 / 1,000 USF parking
- Showers & lockers on-site

FLOOR PLANS

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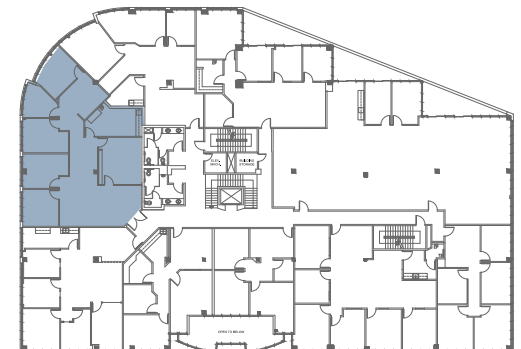
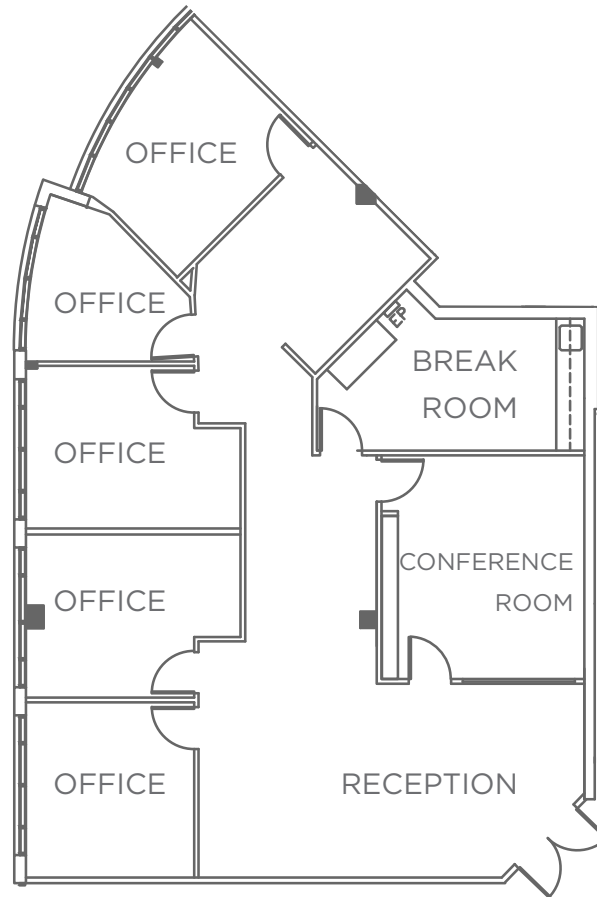


SUITE
100
5,073 SF
AVAILABLE 6/1/18



FLOOR PLANS

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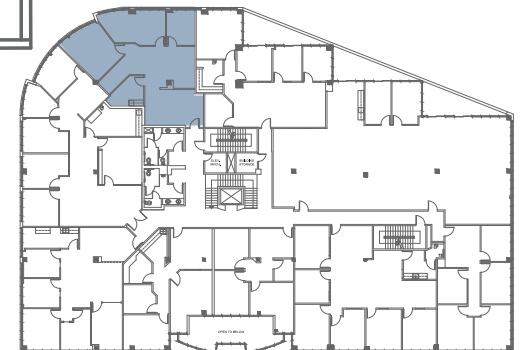
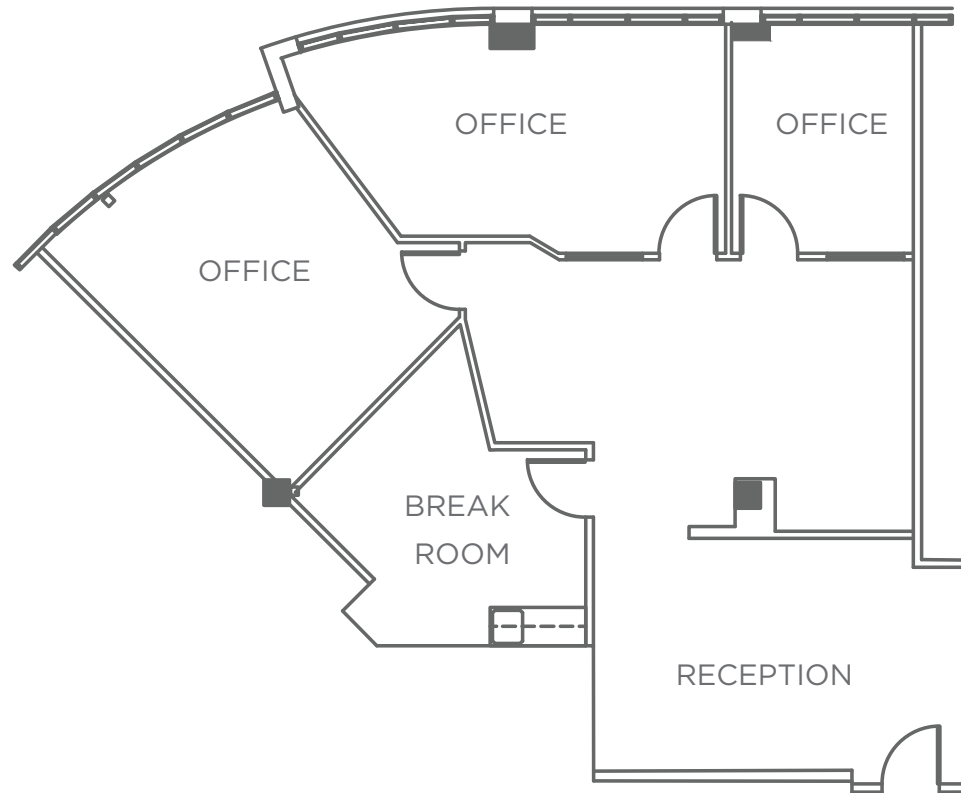


SUITE
200

2,290 SF
AVAILABLE 9/1/18

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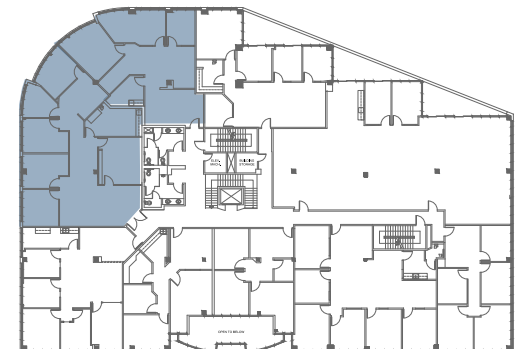
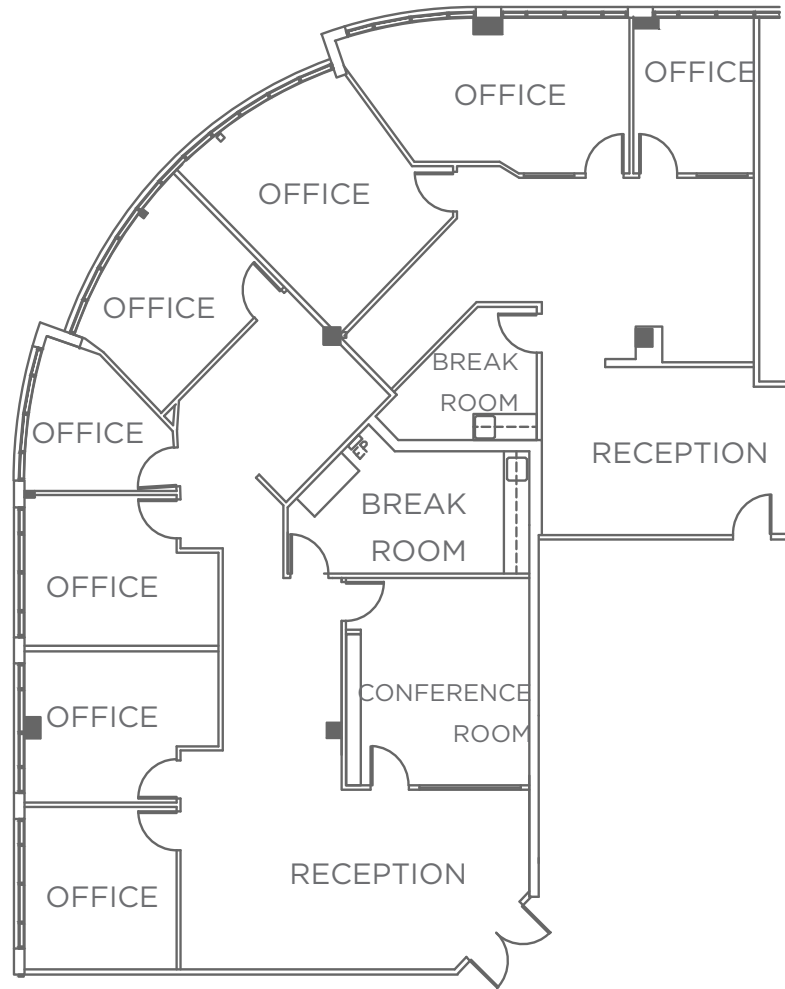


SUITE
202

1,572 SF
AVAILABLE NOW

FLOOR PLANS

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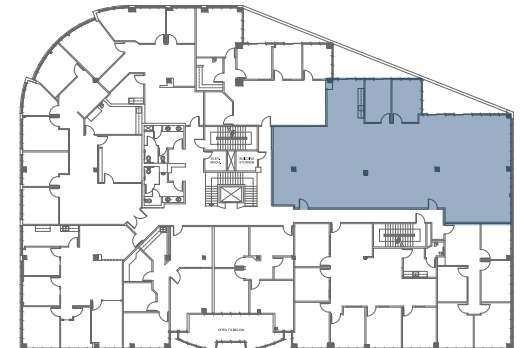
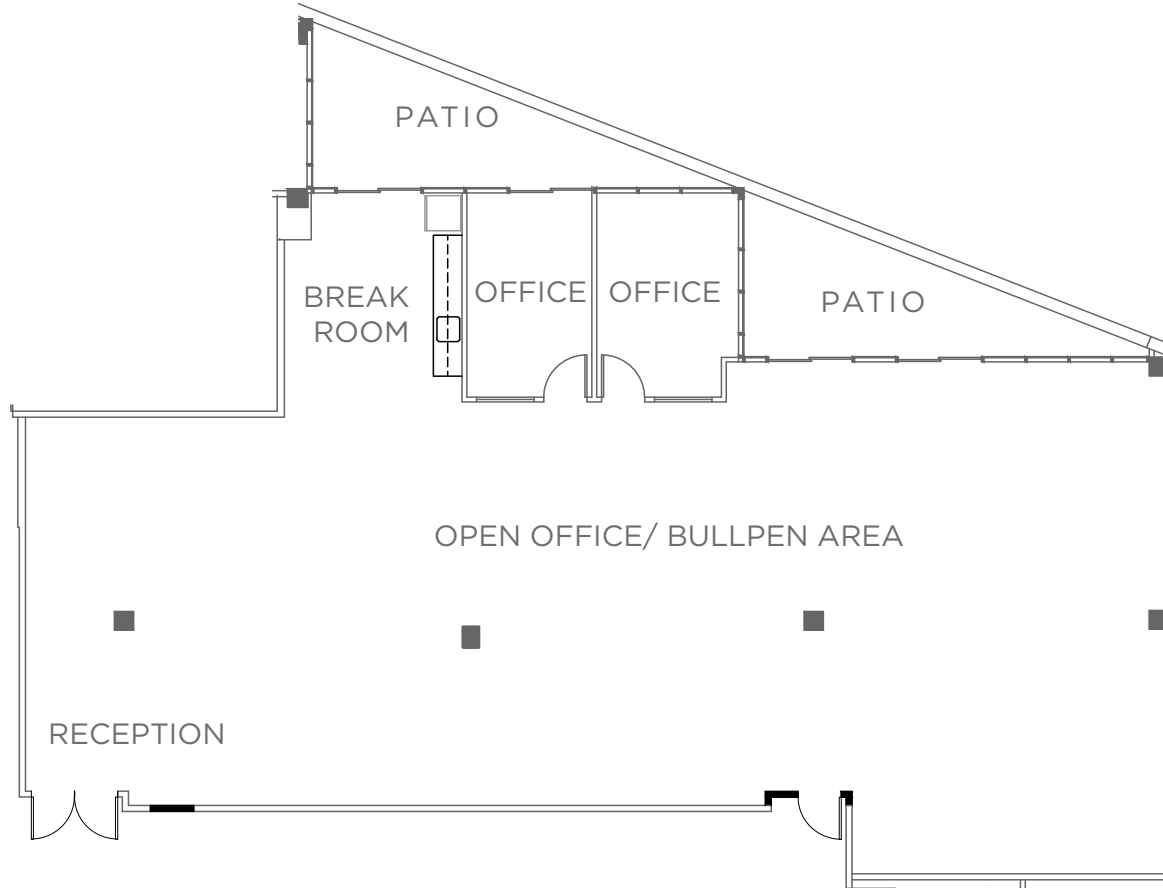


SUITES 200 & 202

3,862 SF
AVAILABLE 9/1/18

FLOOR PLANS

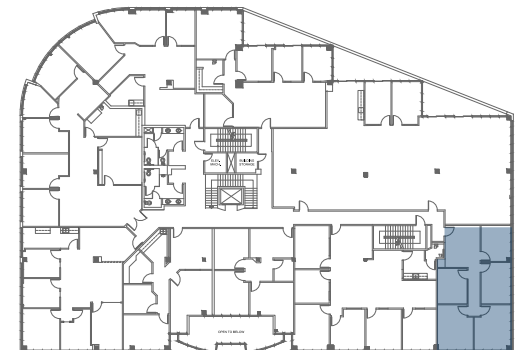
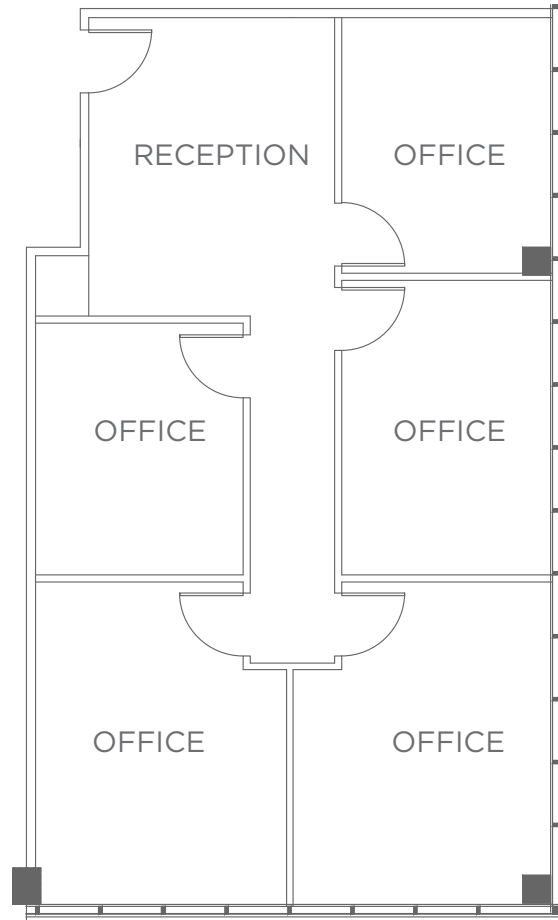
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SUITE
206 - *SPEC SUITE*
3,401 SF
AVAILABLE NOW

FLOOR PLANS

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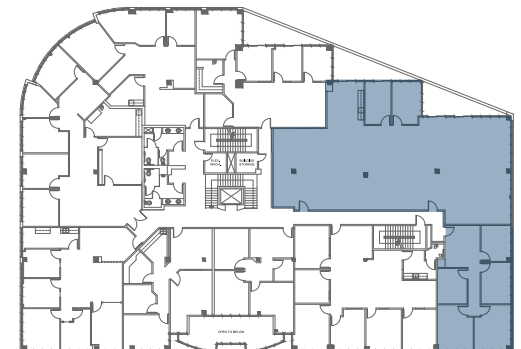
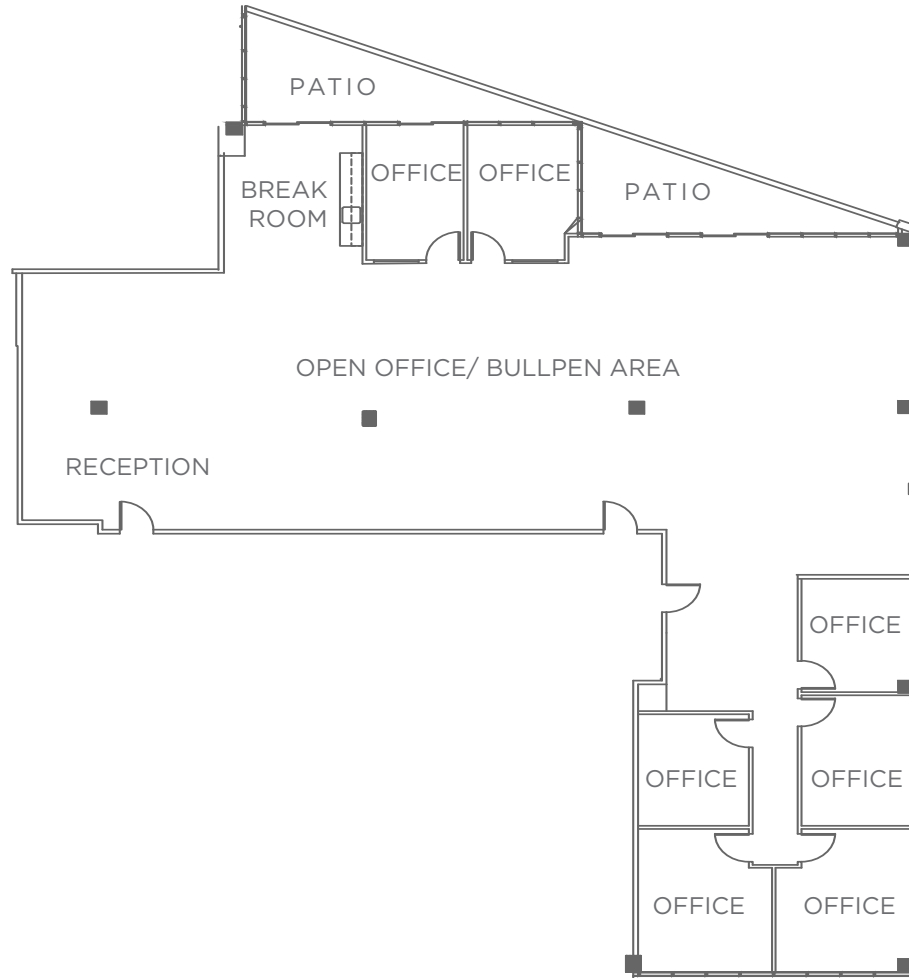


SUITE
211

1,173 SF
AVAILABLE 6/1/18

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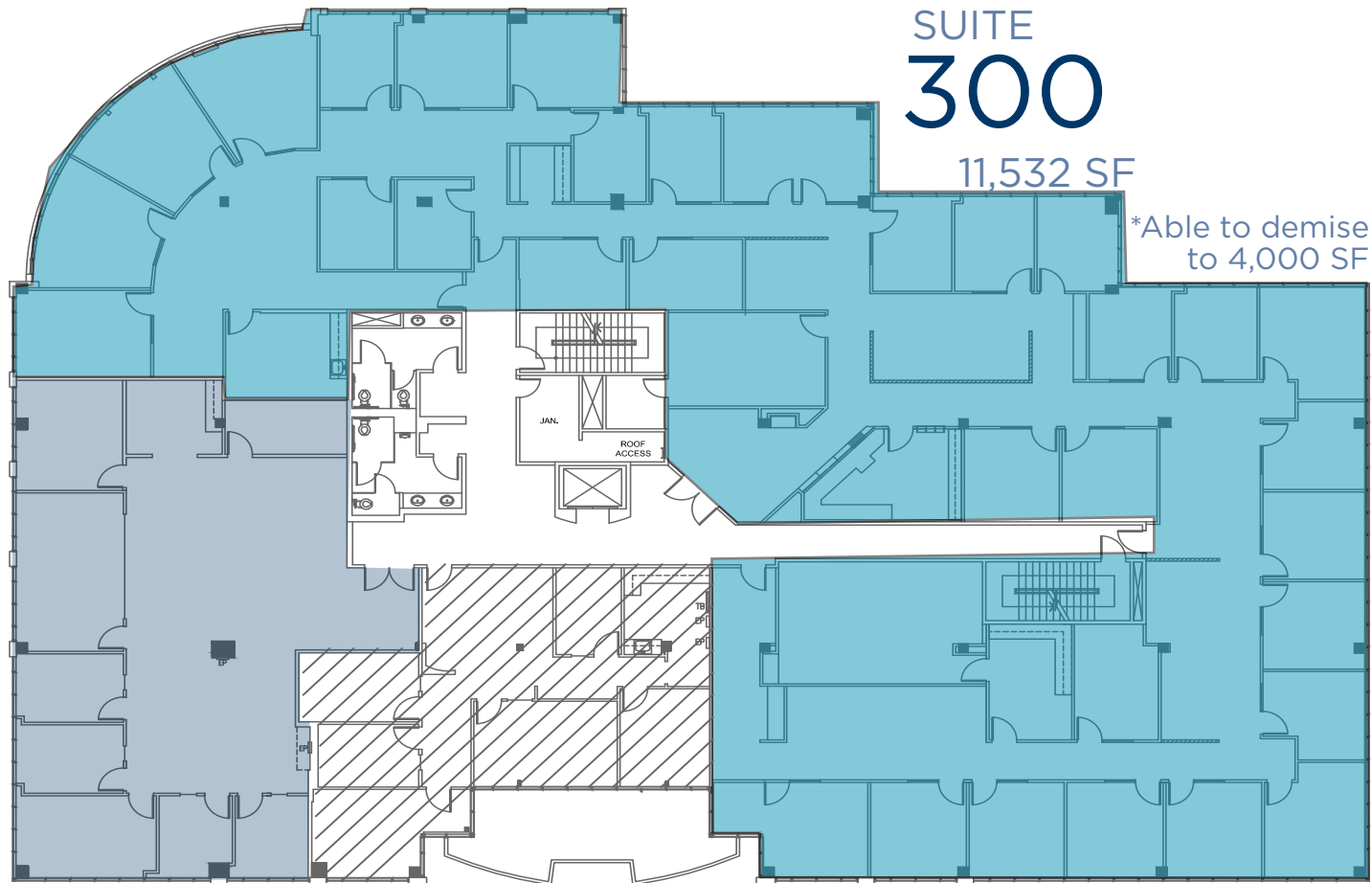


SUITES
206 & 211

4,574 SF
AVAILABLE 6/1/18

FLOOR PLANS

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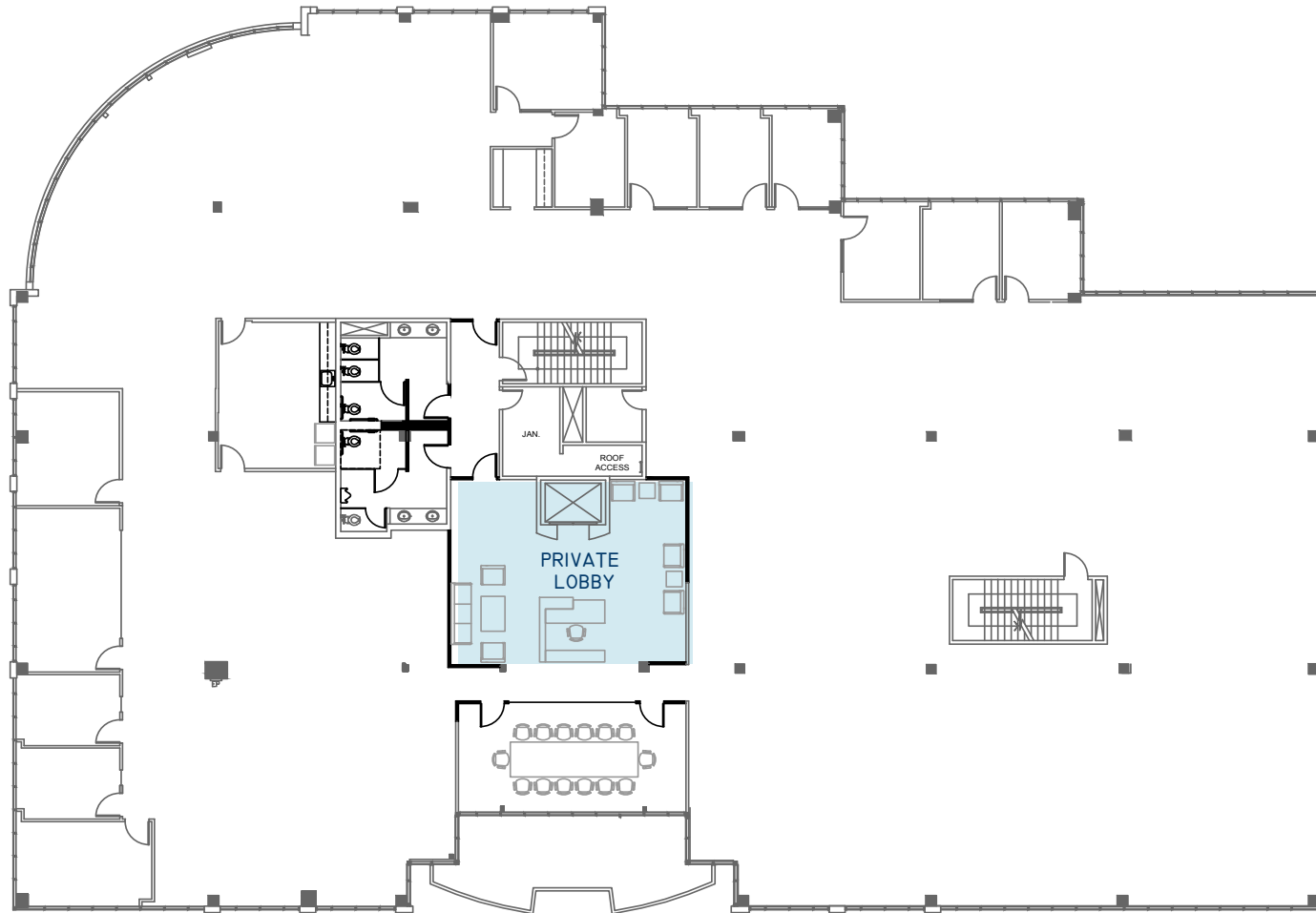


SUITE
301
3,204 SF

SUITE
300
11,532 SF

*Able to demise
to 4,000 SF

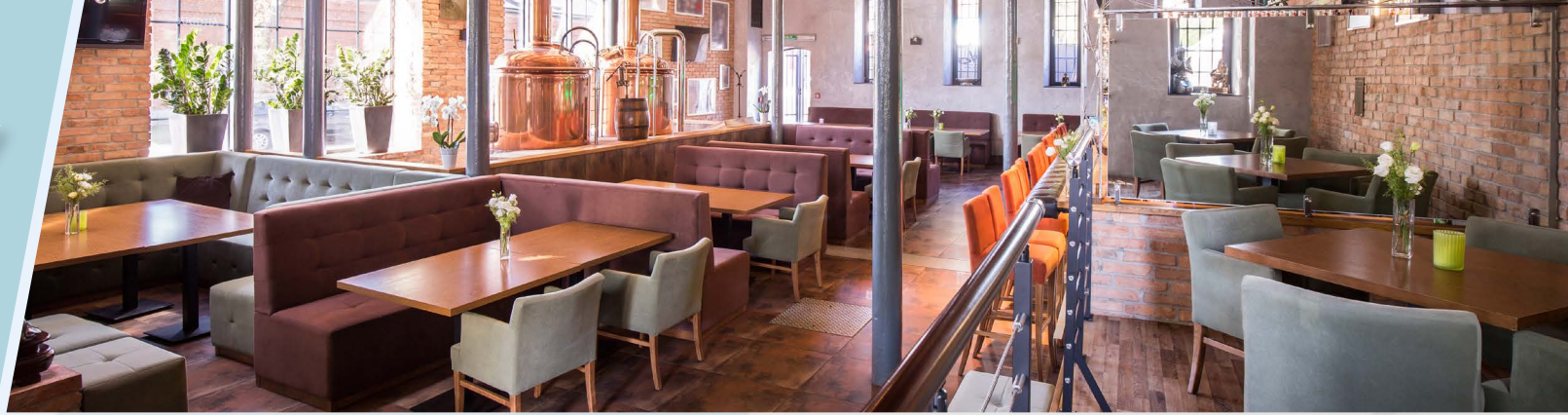
3RD FLOOR - *AS-BUILT FLOOR PLAN*
AVAILABLE NOW



3RD FLOOR - FULL FLOOR HYPOTHETICAL FLOOR PLAN

16,487 SF

AMENITY MAP



1 | 4S RANCH COMMONS

Ralphs, Jimbo's Natural Foods, CVS Pharmacy, Bed Bath & Beyond, World Market, The UPS Store, Bank of America, Wells Fargo, Point Loma Credit Union, Chase, Ace Hardware, Miguel's Cocina, Daphne's Greek Café, Pei-Wei, Panera Bread, Zocalo Grill, Wahoo's, Karl Strauss, Chipotle, Jamba Juice, Great Clips, Sublime Pizza

2 | 4S RANCH VILLAGE

Union Bank of California, Postal Annex, Dry Cleaners, Subway, Starbucks, Red Brick Pizza, Samurai Sam's, Dentist, Gas Station

3 | LA FITNESS

4 | HIGH COUNTRY PLAZA

7-Eleven, Togo's Eatery, Viktor's Greek Café, NY Pizza, Sushi, McKee's Tavern

5 | DELI

6 | RADISSON INN & SUITES

7 | PHIL'S BBQ

8 | HOLIDAY INN

9 | PARK TERRACE

Rancho Bernardo Public Library, Courtyard by Marriot, 24-Hour Fitness, Souplantation, Stir Fresh Mongolian Grill

10 | THE MERCARDO

Baron's Marketplace, FedEx Kinko's, Nanelle's Flowers, Incredible Egg Restaurant, Submarina

11 | RANCHO BERNARDO INN & GOLF COURSE

12 | VONS TOWN CENTER

Postal Annex, Baja Fresh, Starbucks, Dry Cleaners, Pizza Hut, Quick Wok, Subway, Women's Fitness World

13 | SHERATON FOUR POINTS

14 | THE PLAZA SHOPPING

Sav-On, Big 5 Sporting Goods, Radio Shack, Round Table Pizza, Urge American Gastropub

15 | POST OFFICE

16 | BERNARDO CENTER

El Torito, Spices Thai Café, RB Community Bank, Point Loma Credit Union, Wells Fargo Home Mortgage, Fitness Together

17 | BERNARDO HEIGHTS GOLF COURSE



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OMNINET



FOR MORE INFORMATION PLEASE CONTACT:

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