

15010-15050

AVENUE OF SCIENCE

rancho bernardo office for lease



CARMEL
POINT



For additional information:



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AVENUE OF SCIENCE

Carmel Point is a three-building campus located at the southern end of Rancho Bernardo and just one exit north of Highway 56 along Interstate 15. Shaded by a thick canopy of Ponderosa pines, Carmel Point offers a campus setting with fantastic golf course views. Located within walking distance are a multitude of restaurant and retail amenities which provide unparalleled convenience and proximity.

Features:

- 120,703 RSF, three, two-story buildings
- Corporate campus environment
- Excellent I-15 access from both Carmel Mountain Road and Camino Del Norte
- Golf course views
- Freeway Visibility
- 4.0/1000 USF Parking ratio (431 stalls)
- Within walking distance to over 1,000,000 square feet of retail amenities
- Fiber providers are Cox, Time Warner and AT&T

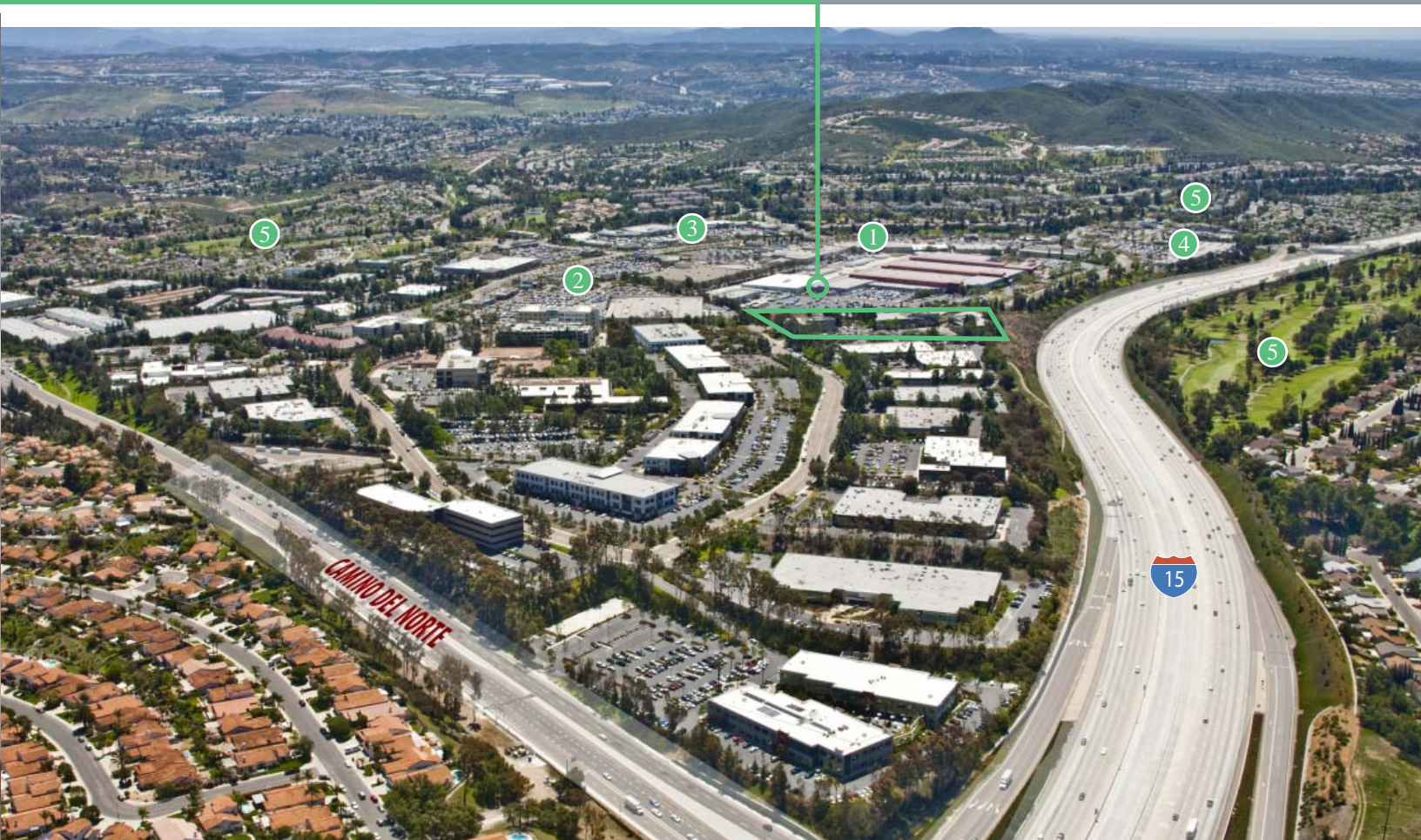
CARMEL POINT



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- 1 Carmel Mountain Plaza
 - Pacific Theatres
 - Target
 - Marshalls
 - In-N-Out

- 2 Shops @ Costco Plaza
 - Costco
 - Claim Jumper
 - Islands Restaurant

- 3 Carmel Mountain Ranch Town Center
 - Ralphs
 - Rite-Aid
 - Bank of America

- 4 Carmel Courtyard
 - California Pizza Kitchen
 - Borders
 - Staples

- 5 Hotels and resorts
 - Double Tree Golf & Tennis Resort
 - Residence Inn
 - Carmel Mtn. Ranch Country Club

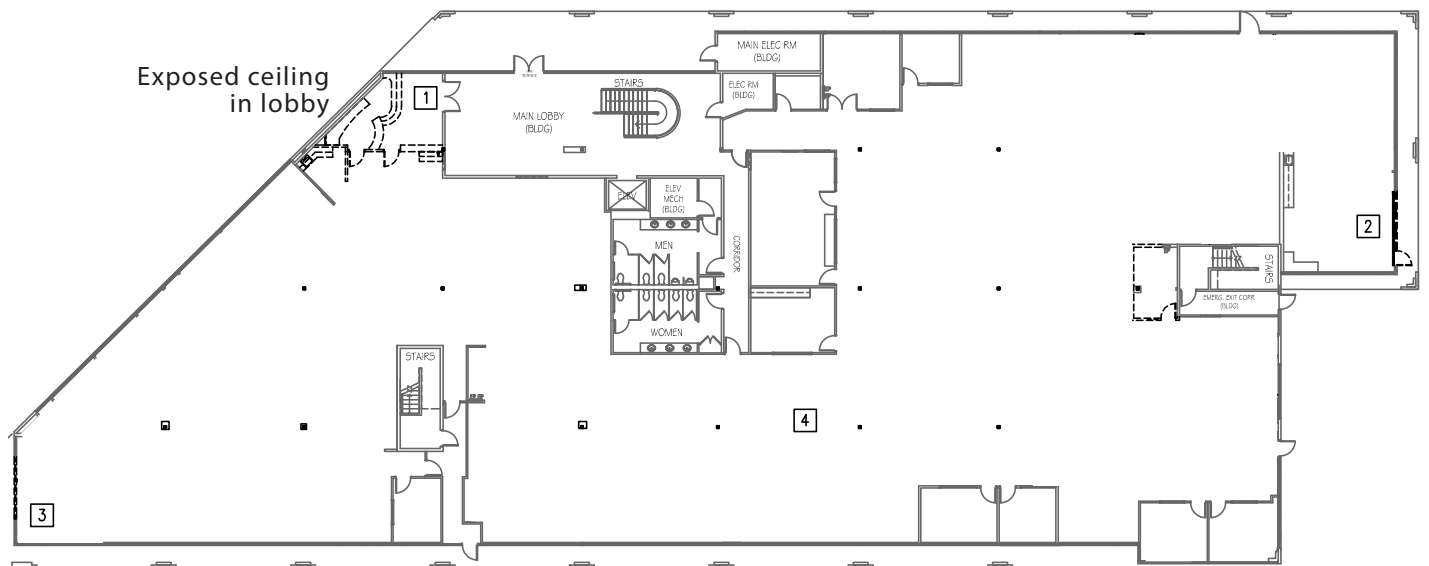
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15030 Avenue of Science
Suite #100 - 23,241 RSF | recently upgraded improvements
\$2.60 psf + Electricity



- 1 Open ceiling with upgraded lights in reception.
- 2 New 15' W Glass roll up door at existing break room. Outdoor eating area.
- 3 New 15' W glass roll up door at South side. Outdoor private deck.
- 4 All new ceiling elements within premises (lights, tiles, etc.).

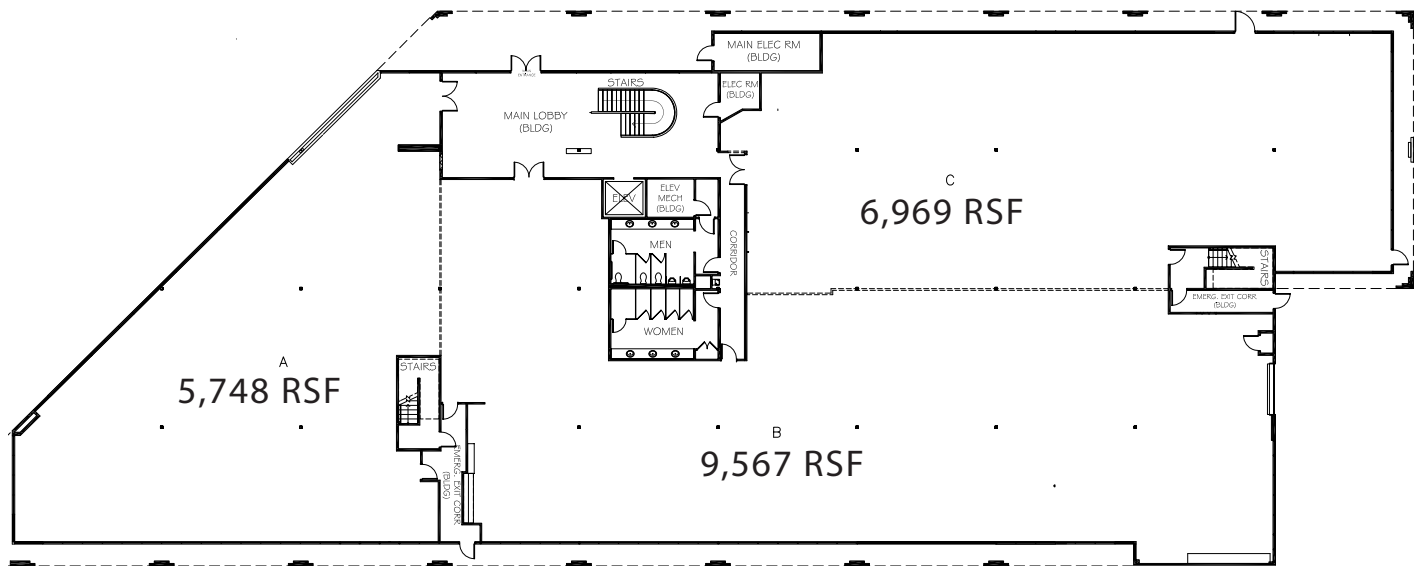
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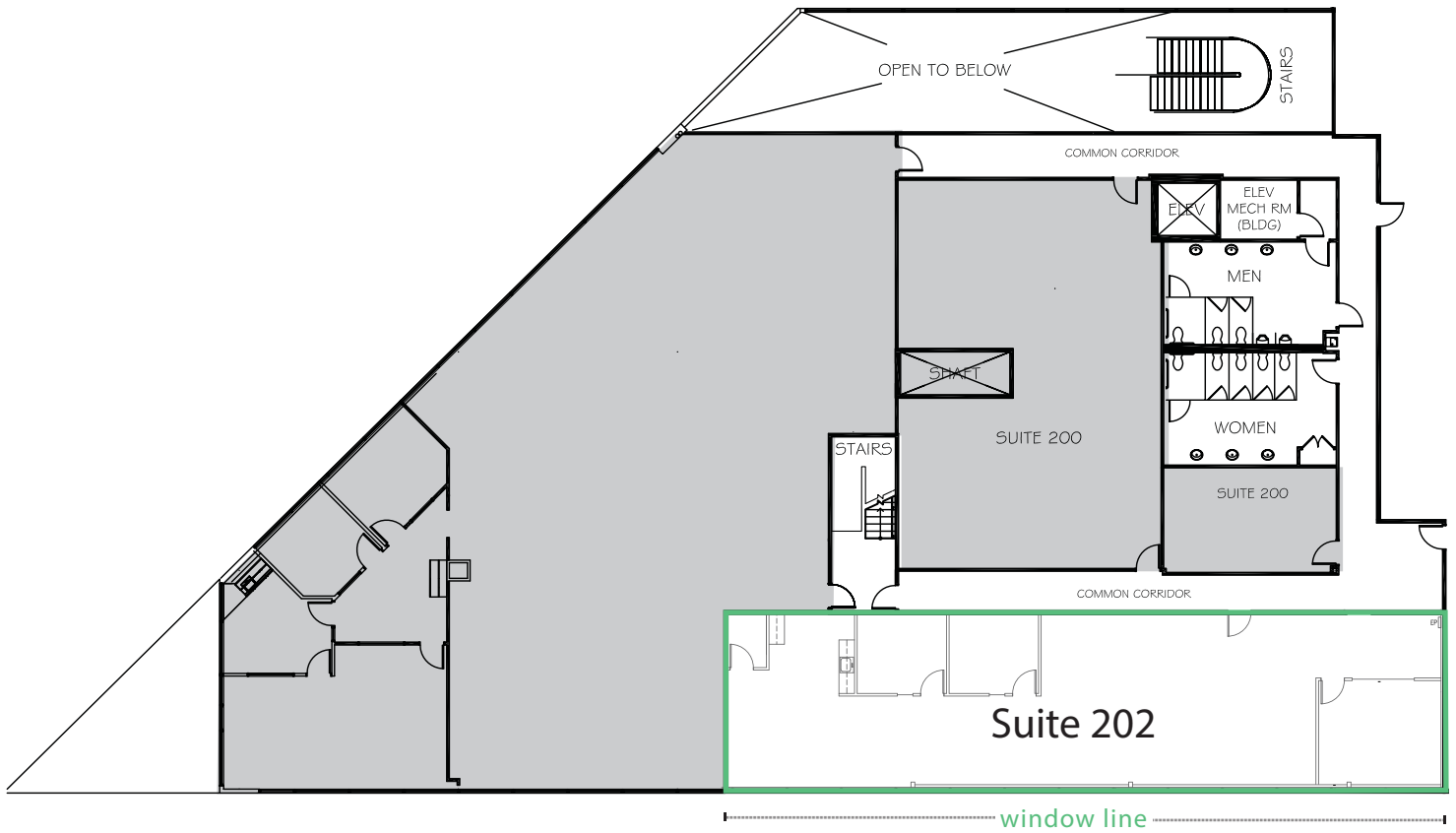
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15030 Avenue of Science
Suite #202 - 2,471 RSF
\$2.60 psf + Electricity
Available Now - recently renovated suite



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