

SUNROAD PLAZA

11770 BERNARDO PLAZA COURT, SAN DIEGO, CA 92128

FOR LEASE



**CUSHMAN &
WAKEFIELD**

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PRACTICES ON SITE

ORTHOPEDIC SURGERY
PSYCHOLOGY
SPEECH PATHOLOGY
DERMATOLOGY
DENTISTRY
OPHTHALMOLOGY
PSYCHIATRY
PHARMACEUTICAL
GENERAL PRACTITIONER
PEDIATRIC DENTISTRY

SUNROAD PLAZA

CLASS "A" MEDICAL & OFFICE PROJECT

- 71,575 SF Class "A" Medical & Office project located in the heart of Rancho Bernardo
- Freeway visibility with convenient access to Interstate 15
- Located adjacent to many amenities including several restaurants, hotels, shopping and parks
- Showers and lockers
- Beautiful mountain views
- Immaculately maintained grounds
- Recently completed common area renovations
- Executive conferencing facilities available to all tenants at no additional charge
- 5.33/1,000 SF parking ratio (additional parking may be available if required)
- Signage available
- Professionally managed by Sunroad Enterprises
- **MEDICAL LEASE RATE: \$2.75/SF + ELECTRICITY**
- **OFFICE LEASE RATE: \$2.35/SF + ELECTRICITY**



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MEDICAL LEASE RATE \$2.75/SF + ELECTRICITY
OFFICE LEASE RATE \$2.35/SF + ELECTRICITY

Click on suite # to view floor plans

SUITE #	SQUARE-FEET	CONDITION	COMMENTS
102	588 RSF	As-Built	Reception/lobby and 2 private offices.
300	1,493 RSF	As-Built	Reception, 1 private office and open area.
300	1,493 RSF	Conceptual	Reception, 2 offices, conference room and open office area for approx. 4 desks/worksations
305/310	4,120 RSF	As-Built	Reception, 8 private offices, storage, kitchen and open area.
305/310	4,120 RSF	Conceptual	Reception, 6 offices, conference room, copy/fax/mail room, IT/storage room, open office area for approx. 12 desks/worksations, kitchen and break room
305	2,356 RSF	Divisible Conceptual	Reception, 3 offices, conference room, copy/fax/mail room, IT/storage room, open office area for approx. 3 desks/worksations, kitchen and break room
310	1,764 RSF		Reception, 3 offices, storage, open area for approx. 4 desks/worksations
300/305/310	5,613 RSF	Contiguous Conceptual	Reception with double door entry, 11 offices, open office area for approx. 32 desks/worksations, conference room, open office collaboration/meeting areas, kitchen and break room



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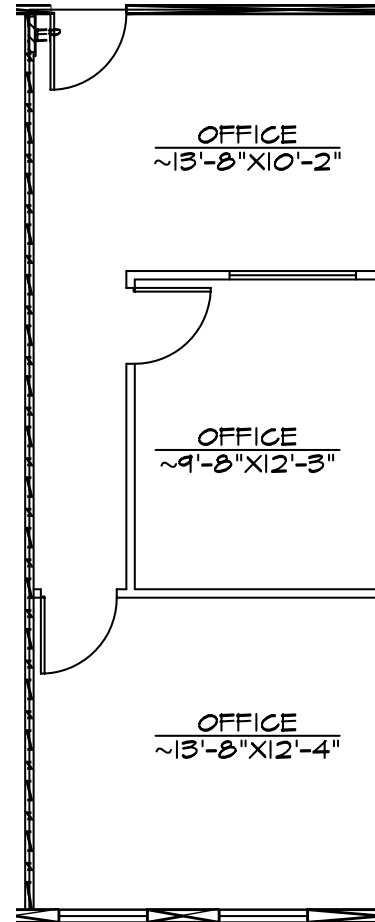
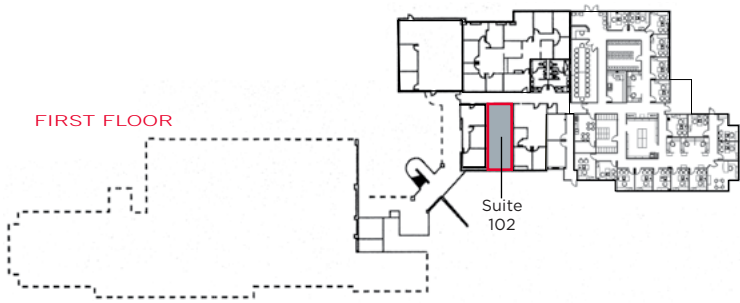
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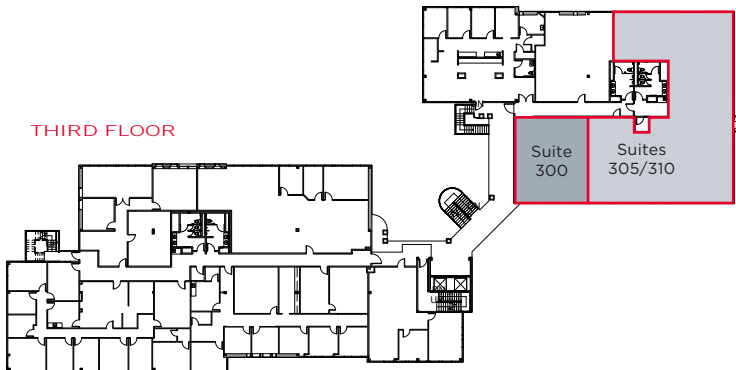
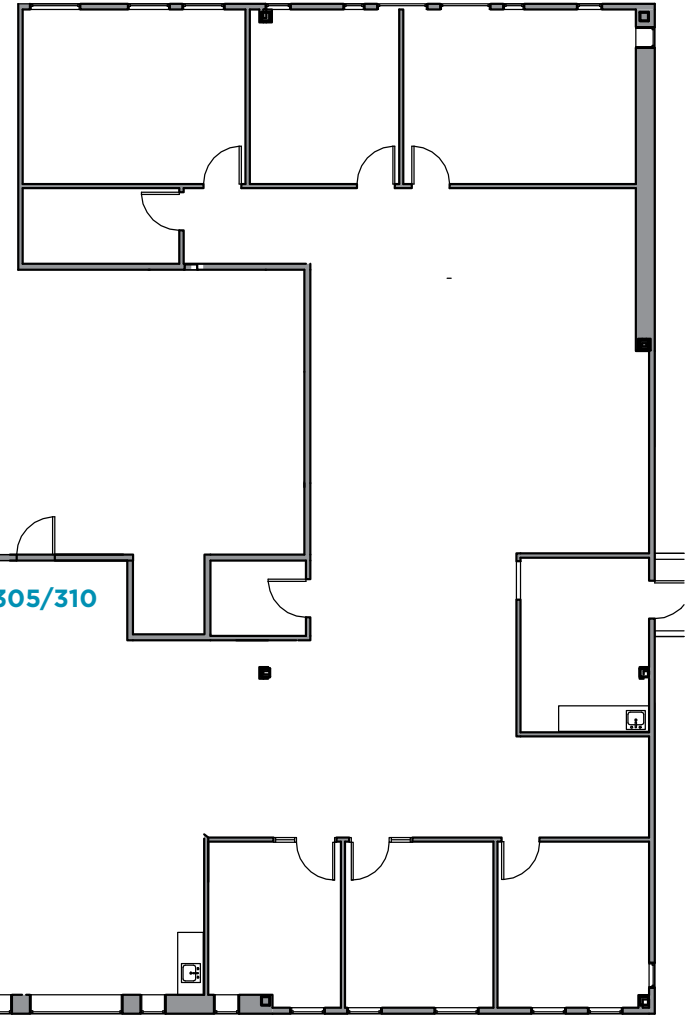
SUITE #	SQUARE-FEET	COMMENTS
102	588 RSF	Reception/lobby and 2 private offices.



AS-BUILT PLANS

SUITE #	SQUARE-FEET	COMMENTS
300	1,493 RSF	Reception, 1 private office and open area.
305/310	4,120 RSF	Reception, 8 private offices, storage, kitchen and open area.

**CONTIGUOUS AND DIVISIBILITY CONCEPTUAL PLANS (1,493 to 5,613 RSF)
NEXT PAGE >>>**



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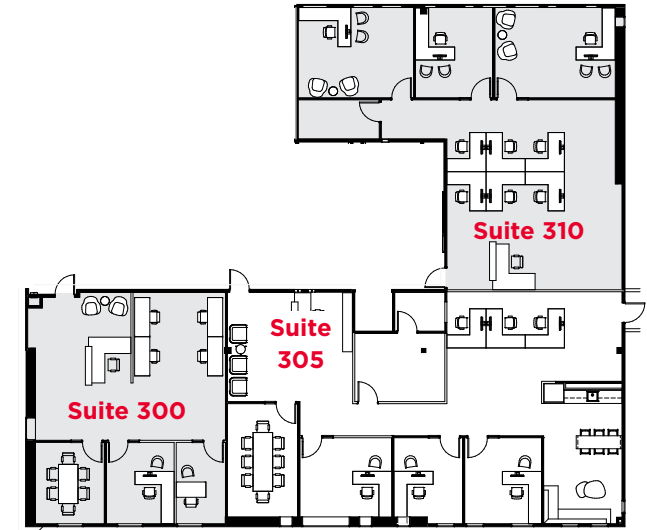
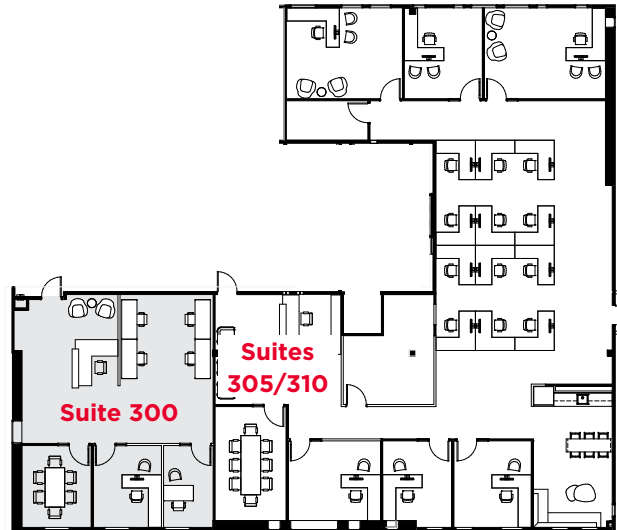
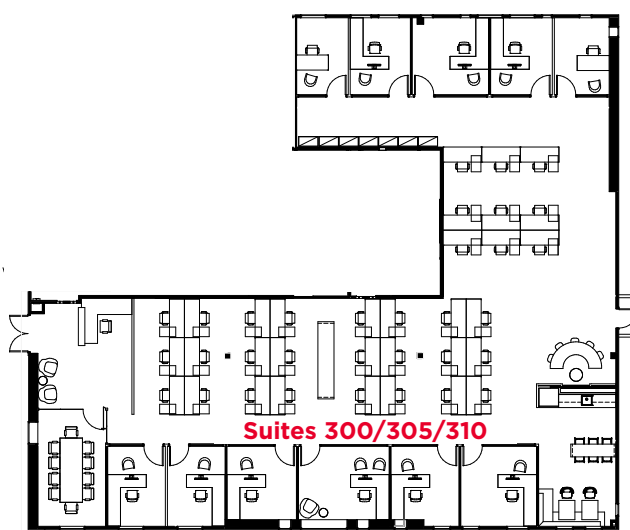
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CONTIGUOUS AND DIVISIBILITY CONCEPTUAL PLANS

SUITE #	SQUARE-FEET	COMMENTS
<u>300/305/310</u>	5,613 RSF	Reception with double door entry, 11 offices, open office area for approx. 32 desks/workstations, conference room, open office collaboration/meeting areas, kitchen and break room
<u>300</u>	1,493 RSF	Reception, 2 offices, conference room and open office area for approx. 4 desks/workstations
<u>305/310</u>	4,120 RSF	Reception, 6 offices, conference room, copy/fax/mail room, IT/storage room, open office area for approx. 12 desks/workstations, kitchen and break room
<u>305</u>	2,356 RSF	Reception, 3 offices, conference room, copy/fax/mail room, IT/storage room, open office area for approx. 3 desks/workstations, kitchen and break room
<u>310</u>	1,764 RSF	Reception, 3 offices, storage, open area for approx. 4 desks/workstations

AS-BUILT PLANS

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HOME

FEATURES

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CONTACT



- 1 U.S. Naval Medical Center - San Diego (Balboa)



- 1 Kaiser Foundation Hospital



- 1 Sharp Coronado Hospital & Healthcare Center
- 2 Sharp Memorial Hospital
- 3 Sharp Mary Birch Hospital For Women
- 4 Grossmont Hospital
- 5 Sharp Chula Vista Medical Center



- 1 Scripps Memorial Hospital Chula Vista
- 2 Scripps Mercy Hospital
- 3 Scripps Memorial Hospital La Jolla
- 4 Scripps Memorial Hospital Encinitas



- 1 Rady Children's Hospital



- 1 UCSD Thornton Hospital
- 2 UCSD Medical Center Hillcrest



- 1 Palomar Medical Center
- 2 Pomerado Hospital
- 3 Palomar West Medical Center



- 1 Tri-City Medical Center



- 1 Alvarado Hospital Medical Center
- 2 Paradise Valley Hospital



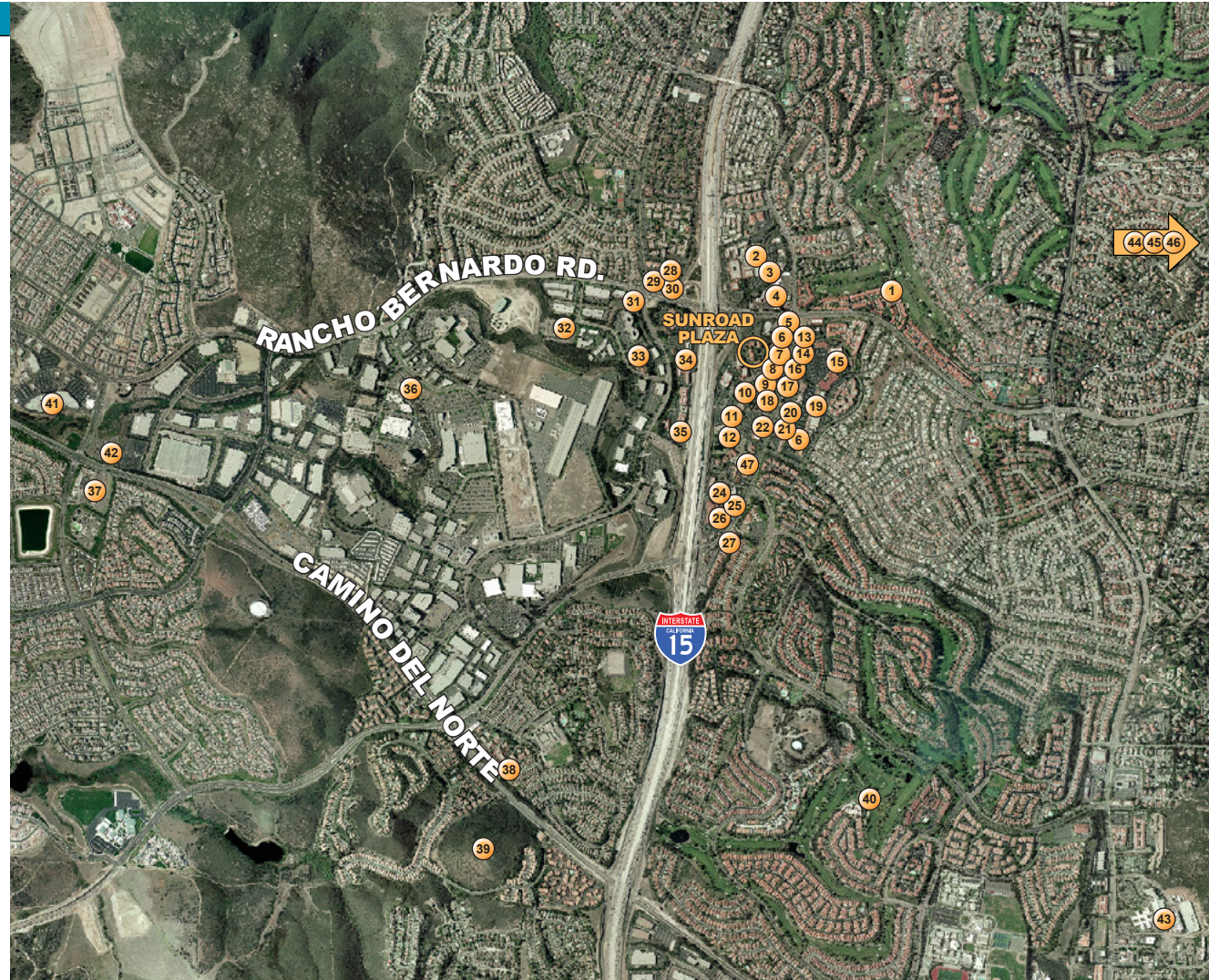
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AREA AMENITIES

1. Rancho Bernardo Inn / Rancho Bernardo Inn Golf Course
2. Park Terrace: Rancho Bernardo Public Library, Courtyard by Marriott, 24-Hour Fitness, Souplantation, Stir Fresh Mongolian Grill
3. The Mercado: Baron's Marketplace, Kinko's, Nanelle's Flowers, Incredible Egg Restaurant, Submarina, Taco Shop, Mr. Charlie's Fortune Cookie Restaurant
4. Gas Station
5. Gas Station
6. Post Office
7. Union Bank Of California
8. Citibank
9. World Savings
10. California Bank and Trust
11. Sheraton 4 Points
12. Webb Park
13. Wells Fargo Bank
14. Washington Mutual
15. Vons Town Center: Vons, Postal Annex, Baja Fresh, Starbucks Coffee, Town Center Cleaners, Pizza Hut, Quik Wok, Subway, Women's Fitness World
16. Bank of America
17. San Diego National Bank - Rancho Bernardo
18. Downey Savings and Loan Association
19. The Plaza Shopping Center: Sav-On, Big 5 Sporting Goods, RadioShack, Round Table Pizza
20. Gas Station / Car Wash
21. Food Court: Carl's Jr. Restaurant, Coco's Restaurant, Pegasus Café, Ginza, Hunan, Jack in the Box
22. Denny's Restaurant
23. Rancho Bernardo Chamber of Commerce
24. Rancho Bernardo Automotive Center
25. Strip Mall: Supercuts, Nextel, Bonelli's Pizza and Pasta, Rubio's, Bruegger's Bagels
26. Burger King Restaurant
27. Bernardo Center: Rancho Bernardo Community Bank, Point Loma Credit Union, Wells Fargo Home Mortgage, Fitness Together, El Torito, Passage to India, Shiro's, Spices Thai Café
28. Holiday Inn
29. Gas Station
30. Elephant Bar
31. Gas Station
32. Sharp Rees-Stealy
33. Radisson Inn and Suites
34. Travelodge Hotel
35. Omega Deli
36. NMI Building Deli
37. 4S Ranch Village: Union Bank of California, Postal Annex, Dry Cleaners, Dentist, Gas Station, Los Primos, Subway, Red Brick Pizza, Gourmet China, St. Tropez, Starbucks
38. High Country Plaza: Computer Doctor, 7-11, Togo's Eatery, Viktor's Greek Café, Rice King, McKee's Tavern, NY Gourmet Pizza, Sushi
39. Carmel Highlands Golf Course
40. Bernardo Heights Golf Course
41. 4S Ranch Commons: Ralphs, Jimbos Natural Foods, CVS Pharmacy, Bed Bath & Beyond, World Market, The UPS Store, Bank of America, Wells Fargo, Point Loma Credit Union, Chase, Chili's, Daphnie's Greek, Pei-Wei, Panera, Wahoo's Fish Tacos
42. LA Fitness
43. Pomerado Hospital
44. Maderas Golf Course
45. Blue Sky Preserve
46. Lake Poway Recreational Area



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Information contained herein has been obtained from sources that we deem reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

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