

Newly Renovated Suites  
(Move In Condition)

&

\*New Rent Structure:

Year 1: \$1.95/RSF FS

Year 2: \$2.25/RSF FS

Year 3: \$2.55/RSF FS

# FOR LEASE RANCHO BERNARDO CENTRE

16959/16969 BERNARDO CENTER DR  
& 11939 RANCHO BERNARDO RD  
SAN DIEGO, CA 92128



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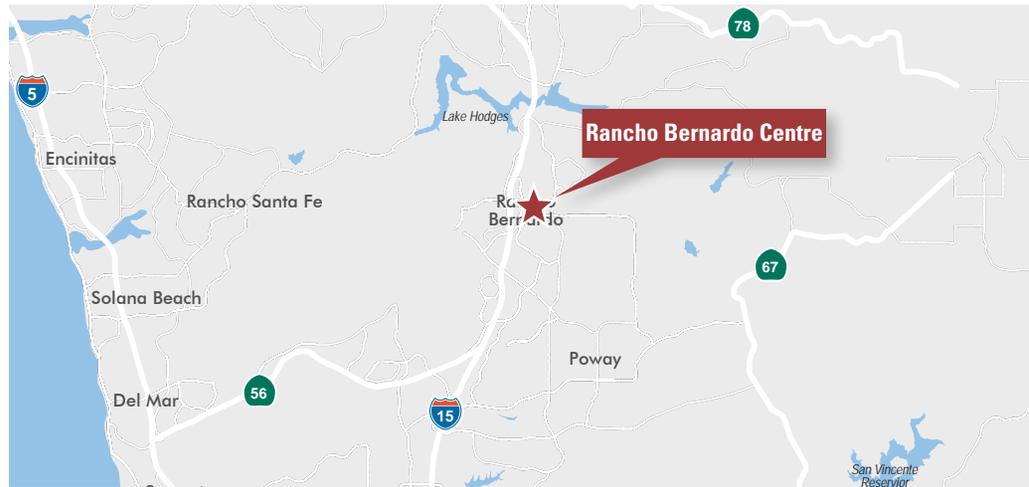
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San Diego, CA 92122

**CBRE**

# PROJECT INFORMATION

ADDRESSES:	16959/16969 Bernardo Center Dr & 11939 Rancho Bernardo Rd
PROJECT SIZE:	57,352 SF
PROJECT:	Three building campus comprises of two, 2-story elevator served multi-tenant office buildings and one 1-story office building
LOCATION:	Located at the most visible intersection in Rancho Bernardo at Rancho Bernardo Road and Bernardo Center Drive
AMENITIES:	Shared conference room, wired for fiber optic service
FIBER OPTICS:	AT&T and Spectrum
PARKING:	5.0/1,000 SF leased, majority covered (2-level parking garage under 11939 Building & 1 level parking garage under 16959 Building) Secured parking after business hours
YEAR BUILT:	1984, recently renovated
ZONING:	CC-2-3 accommodates both medical and office users
PUBLIC TRANSIT:	Walking distance
ATM:	Existing ATM location available for lease *Please see location on the right
SIGNAGE:	Building and monument signage facing Bernardo Center Dr. (25,000 ADT) and Rancho Bernardo Rd. (39,000 ADT) available





1

**Park Terrace**

Hilton Garden Inn

2

**The Mercado Rancho Bernardo**

Barons Market, The Incredible Cafe, Mission Federal Credit Union, Navy Federal Credit Union, Mobil 1, Pizza Hut, Olleh Korean BBQ, Cotijas Mexican Grill, Golden Spoon, Poke Go, Submarina, Curry & More Indian Bistro and Pho Ca Dao & Grill

3

**Rancho Bernardo Food Center**

Carl's Jr, 7-Eleven, Citibank, Peet's Coffee & Tea, Wells Fargo, Chuze Fitness, Vons, Subway, Starbucks and The Shop: Pizza + Cocktails

4

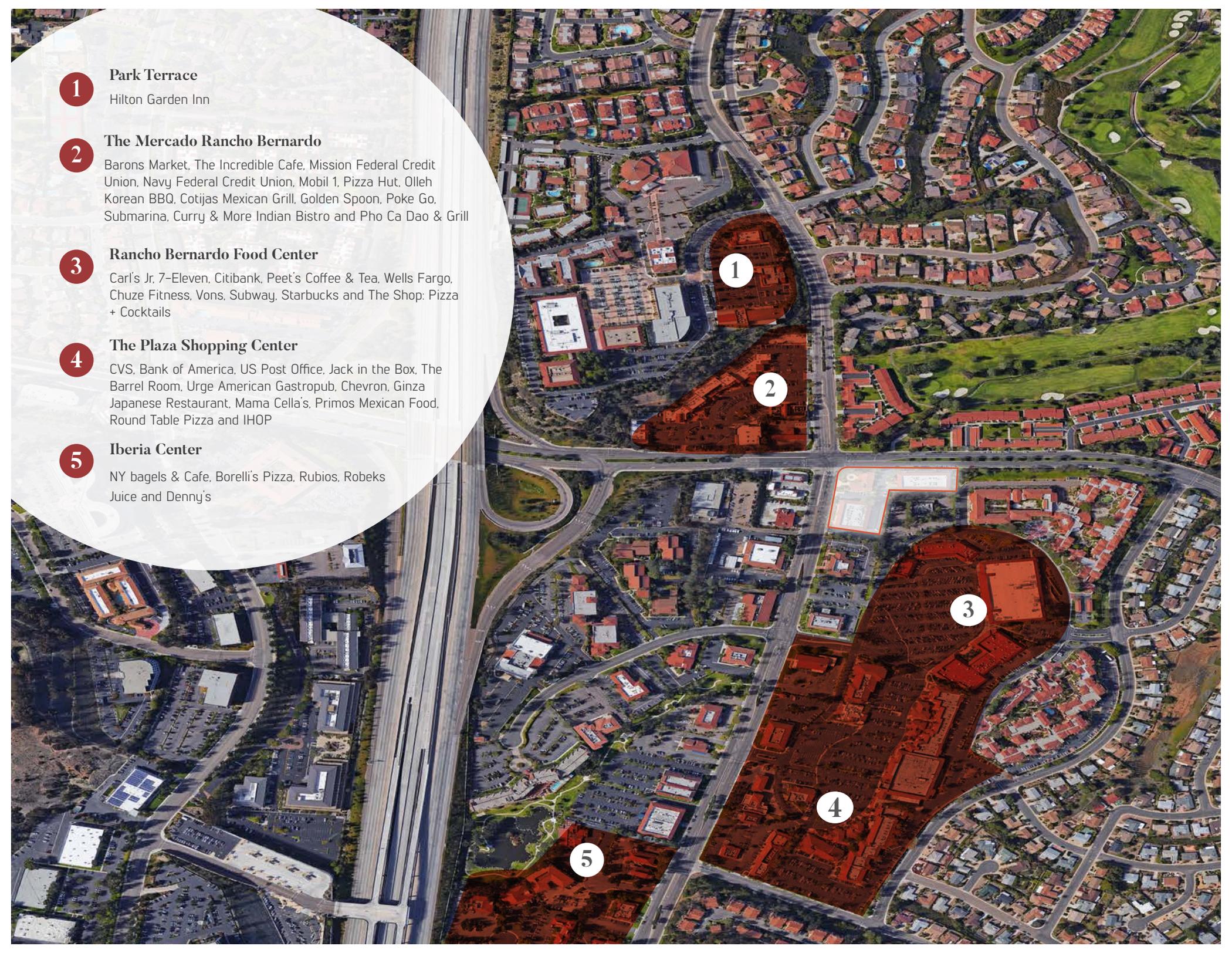
**The Plaza Shopping Center**

CVS, Bank of America, US Post Office, Jack in the Box, The Barrel Room, Urge American Gastropub, Chevron, Ginza Japanese Restaurant, Mama Cella's, Primos Mexican Food, Round Table Pizza and IHOP

5

**Iberia Center**

NY bagels & Cafe, Borelli's Pizza, Rubios, Robeks Juice and Denny's



# CURRENT AVAILABILITY

SUITE	SIZE (RSF)	LEASE RATE*	AVAILABLE	DESCRIPTION
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## 11939 Rancho Bernardo Road

100% Leased

## 16959 Bernardo Center Drive

214	427	\$1.95/RSF Full Service*	Immediately	Interior suite features private office, storage room and open office area.
221	1,450	\$1.95/RSF Full Service*	Immediately	Large open area for workspaces. Three private offices with interior glass, a conference room, and a storage room.

## 16969 Bernardo Center Drive

100% Leased

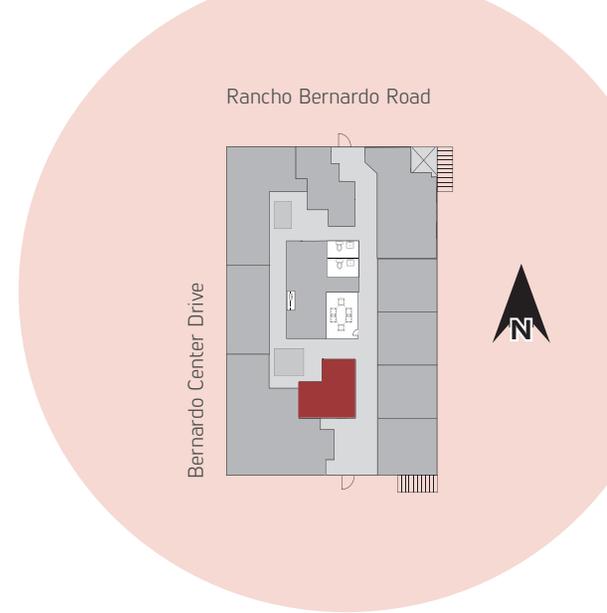
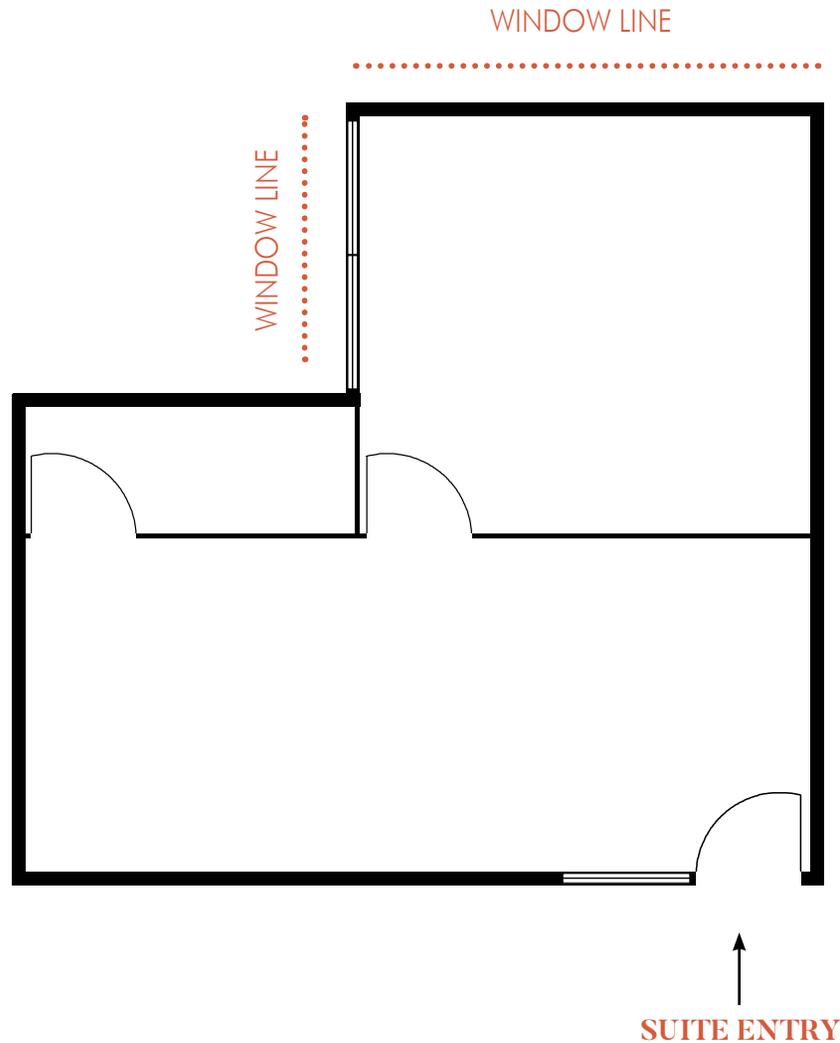
## Free-standing ATM

Call brokers to discuss availability

\*Tenant must lease space in an "as-is" condition, for a 3-year minimum. Other exclusions may apply, please call brokers for more details. New rent structure is \$1.95/RSF FS in year one, \$2.25/RSF FS in year two, and \$2.55/RSF FS in year three.

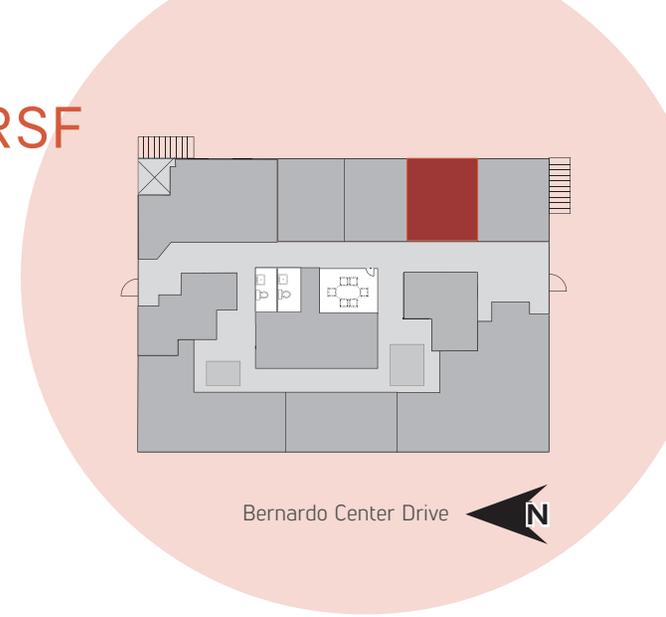
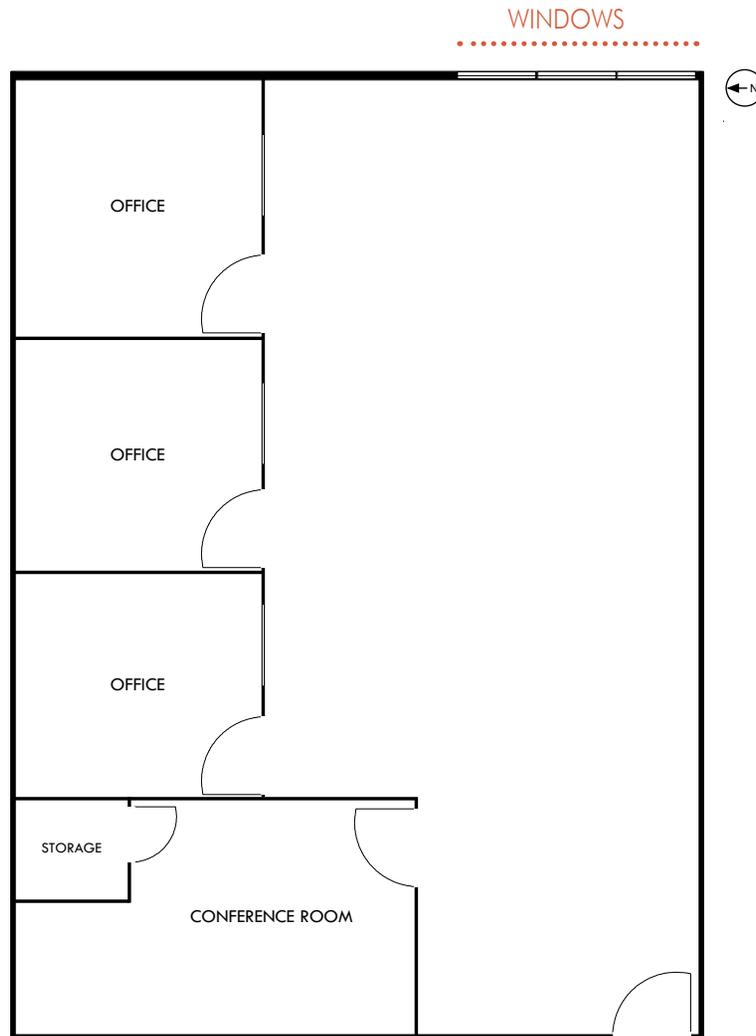
# 16959 BERNARDO CENTER DRIVE | SUITE 214 | 427 RSF

Interior suite features private office, storage room and open office area.  
Available now.



# 16959 BERNARDO CENTER DRIVE | SUITE 221 | 1,450 RSF

Large open area for workspaces. Three private offices with interior glass, a conference room, and a storage room.  
Available now.



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Rancho Bernardo | San Diego, CA

# RANCHO BERNARDO CENTRE

**For more information, contact:**

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