

FOR LEASE Rancho Bernardo's Premier Office Campus



BERNARDO EXECUTIVE CENTER

16835-16875 W Bernardo Dr | San Diego, CA 92127

[CBRE.COM/BEC](https://www.cbre.com/bec)



OWNED & MANAGED BY:



CHRIS WILLIAMS
+1 858 646 4743
chris.williams1@cbre.com

JEB BAKKE
+1 858 546 4603
jeb.bakke@cbre.com



AVAILABILITIES

16835 W. Bernardo Dr.

2nd Floor	SF	Rate	Availability
Suite 209	1,357 SF	\$2.55/SF + E	Vacant
Suite 210	2,970 SF	\$2.55/SF + E	7/1/2026
Suite 214	1,393 SF	\$2.55/SF + E	Vacant

16855 W. Bernardo Dr.

1st Floor	SF	Rate	Availability
Suite 110*	5,944 SF	\$2.55/SF + E	Vacant
Suite 112*	3,174 SF	\$2.55/SF + E	Vacant
Suite 118	2,394 SF	\$2.55/SF + E	Vacant

*Contiguous to 9,118 SF - See page 12

2nd Floor	SF	Rate	Availability
Suite 270**	4,649 SF	\$2.55/SF + E	Vacant

**Divisible to 2,125 SF | 2,524 SF - See page 17

3rd Floor	SF	Rate	Availability
Suite 380	2,274 SF	\$2.55/SF + E	Vacant

16875 W. Bernardo Dr.

2nd Floor	SF	Rate	Availability
Suite 225	2,218 SF	\$2.55/SF + E	Vacant
Suite 285	1,761 SF	\$2.55/SF + E	4/1/2026

Bernardo Executive Center (BEC) is Rancho Bernardo's **most amenitized** office campus. The on-site amenity package, flexible suite availabilities, expansive views, and prominent location attract office users seeking a unique campus experience.

Rancho Bernardo takes full advantage of its **central location**, and consists of majestic canyons and rolling hills. It is a sprawling community, with shopping malls, golf courses, and office parks, typical of San Diego development.

Rancho Bernardo is home to several **corporate tenants** including Apple, Broadcom, Hewlett-Packard, General Atomics, Teradata, LSI Corporation, BAE Systems, ASML, Northrop Grumman, and Amazon. There are approximately 50,000 workers employed by these companies.

HIGHLIGHTS

- > Three (3) building campus totaling approximately 173,146 RSF
- > Fitness center
- > Shower/lockers
- > On-site cafe
- > Two 5G Antennas for great cell phone service
- > Underground and secured parking
- > Rancho Bernardo's most flexible office campus environment
- > Excellent freeway visibility - over 217,000 cars per day
- > Panoramic mountain views to the east
- > Adjacent to the new I-15 Fast Track entrance
- > On-site property management

SITE PLAN



- C** Café
- G** Garage Entrance
- F** Fitness Center
- O** On-site Property Management
- P** Outdoor Park

COMPLETED RENOVATIONS

New Class A building standards, including:

- > Direct/indirect light fixtures
- > Dune ceiling tiles
- > Carpet tiles
- > Slidelights
- > Modern accent paints

New Class A lobby standards, including:

- > Architectural entry canopy
- > Expanded spandrel glass at entry
- > Two-story lobby with glass-rail balcony feature
- > Feature stairwell
- > Modernized lobby furniture, and directory sign

Unplug and unwind. Enjoy the comfortable and modern outdoor sitting areas around the campus and free WiFi in the courtyard and cafe.



COMPLETED RENOVATIONS

Achieve your fitness goals at BEC! New modern gym offering state-of-the-art fitness equipment, which includes cardio, circuit and weights. Enjoy our designer-infused finishes throughout the gym, locker and showers.



Enjoy the RB Deli! Servicing Rancho Bernardo since 2003, this new deli at BEC offers freshly baked bagels, premium coffee, breakfast, lunch, dine-in, grab-n-go, catering and a new improved dining area.



PROJECT SPECIFICATIONS



Size:
 16835 | 26,310 SF - 2 floors
 16855 | 91,688 SF - 3 floors
 16875 | 55,267 SF - 2 floors



Typical Floor Plate:
 16835 | 13,155 SF | 8-12 ft ceiling
 16855 | 30,532 SF | 8-12 ft ceiling
 16875 | 16,875 SF | 8-12 ft ceiling



Core Factor: 15%



Parking: 4.0/1,000 SF
 w/ 40% underground parking



Building Hours:
 Mon-Fri | 7 am to 6 pm;
 Sat | 8am to 1pm
 Key card access after-hours



Internet:

- Fiber service provided by AT&T and Spectrum
- Cafe and courtyard offer free wifi



HVAC:
 16835 | water source heat pump
 16855 | fan coil
 16875 | fan coil



Elevators:
 16835 | 1 passenger cab
 16855 | 2 passenger cabs
 16875 | 2 passenger cabs



Fitness Center: **New modern gym** offers state-of-the-art fitness equipment, including cardio, circuit and weights and designer finishes, showers and locker room. Located in the 16855 building. Open from 6am until 9pm



On-site Cafe: **New operator servicing Ranch Bernardo since 2003.** Indoor and outdoor seating. Breakfast and lunch served daily from 7:30am - 2:30pm



Ownership: Brookwood Financial Partners

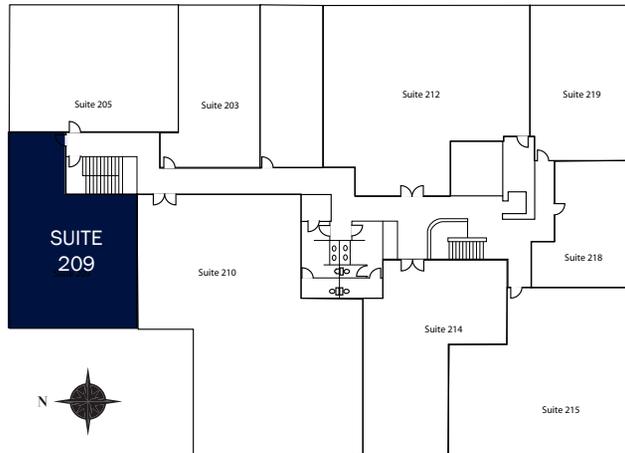


Year Built: 1984

16835 BUILDING: SUITE 209



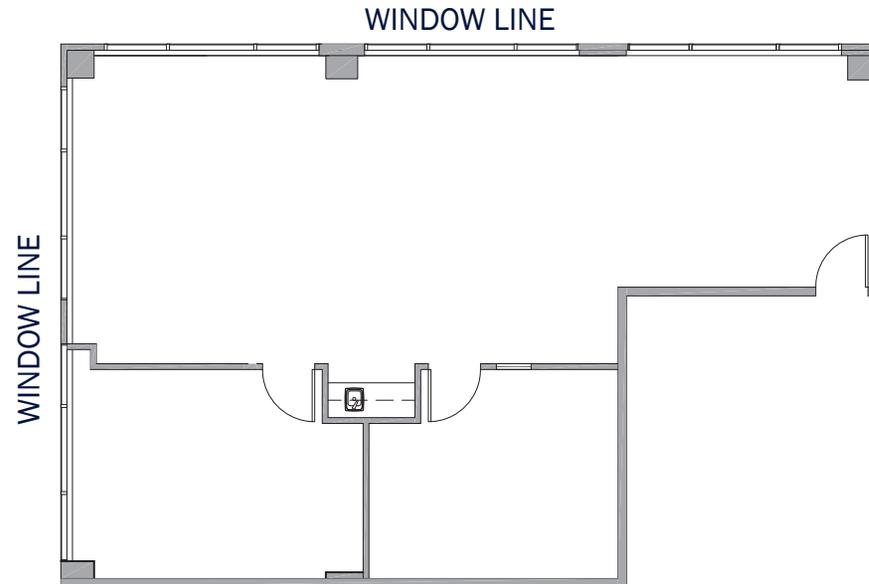
Key Map



Suite features a reception area and 2 private offices.

1,357 SF

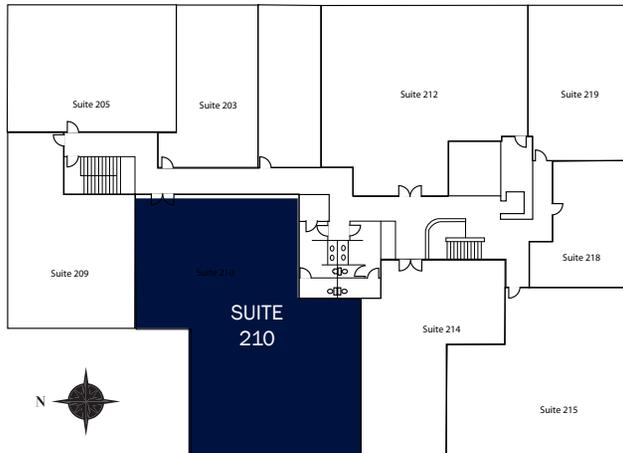
As-Built Floor Plan



16835 BUILDING: SUITE 210



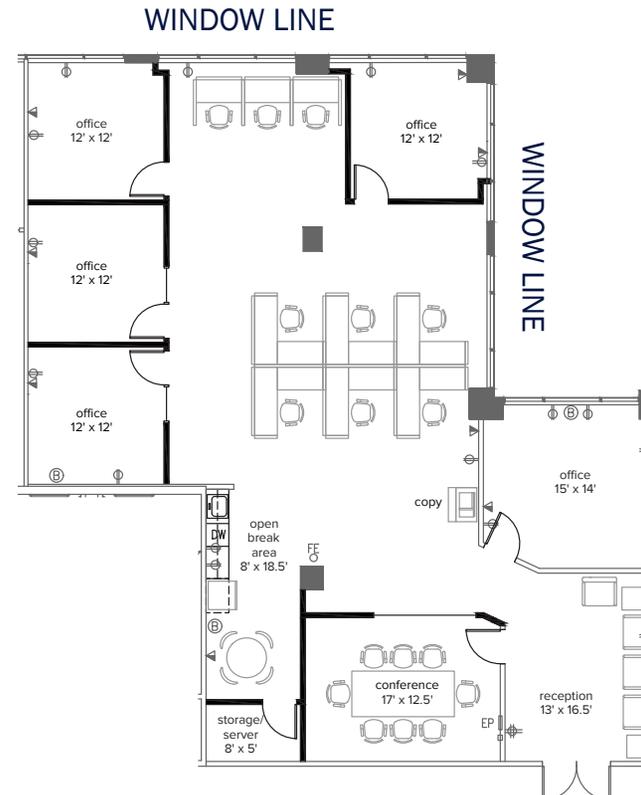
Key Map



Suite features double door entry into a reception area, conference room, storage/server room, break area, 4 private offices, and open office area.

2,970SF

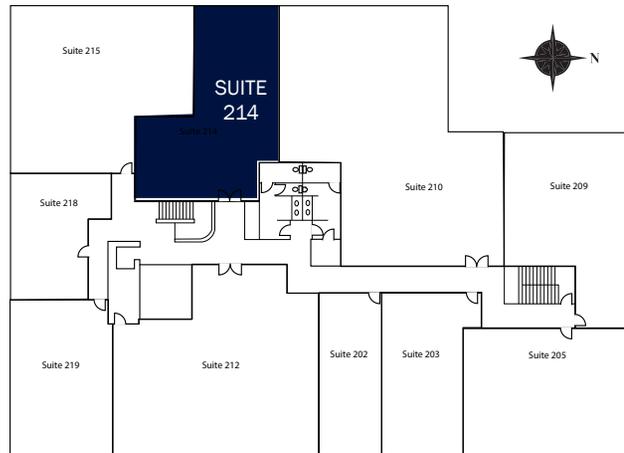
As-Built Floor Plan



16835 BUILDING: SUITE 214



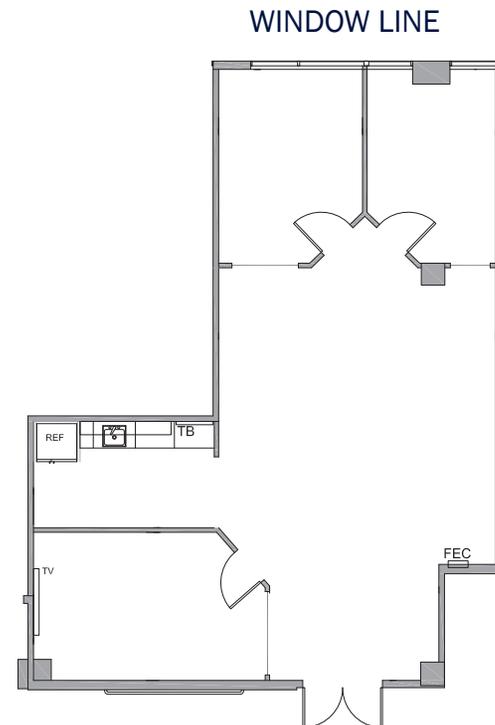
Key Map

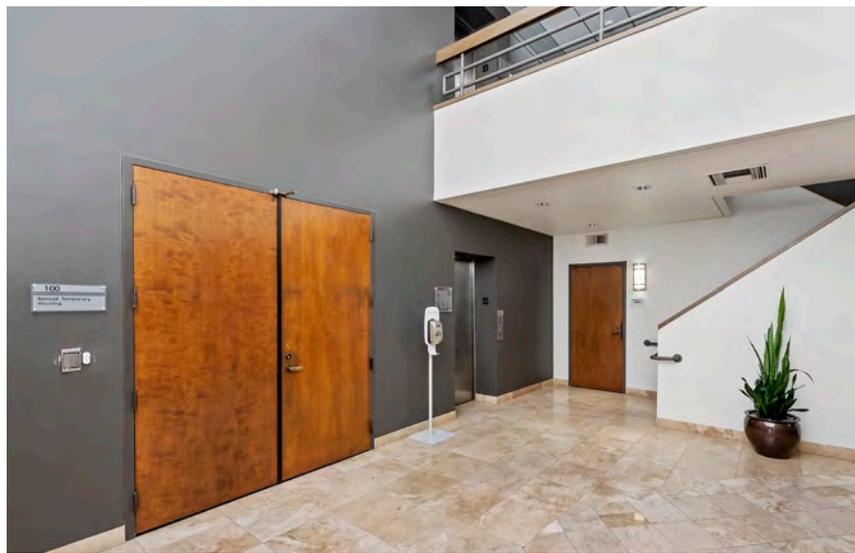


Suite features a reception area, conference room, kitchenette, 2 private offices.

1,393 SF

As-Built Floor Plan

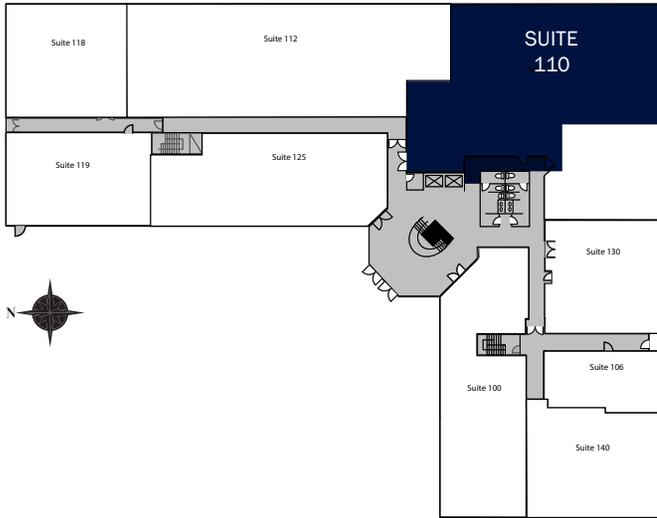




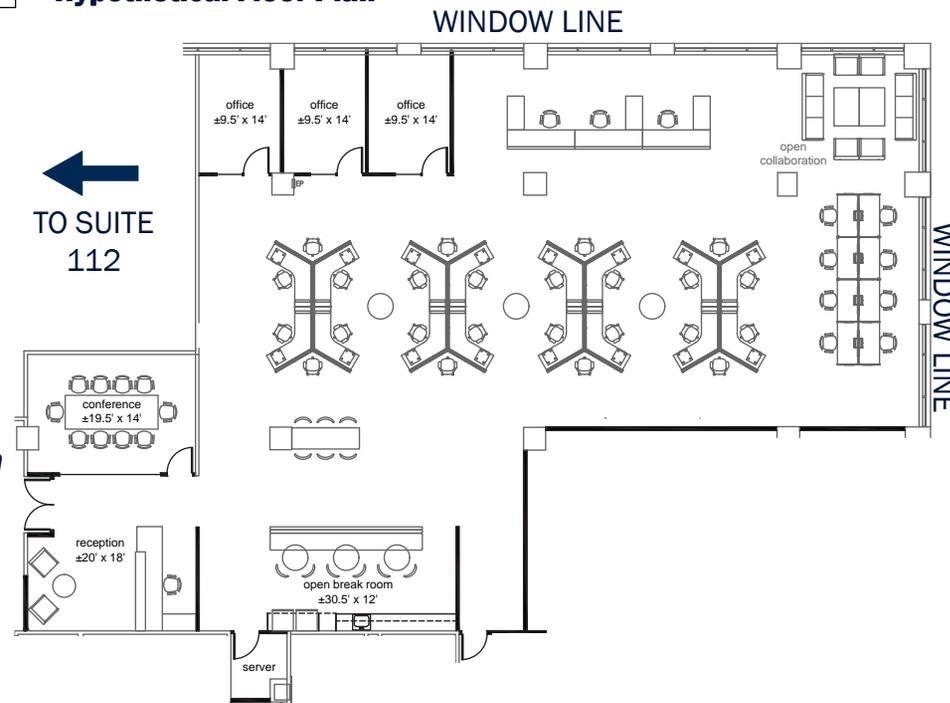
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16855 BUILDING: SUITE 110 - Future Spec Suite

Key Map



Hypothetical Floor Plan



*Conceptual Plan shown, current configuration is 100% open office

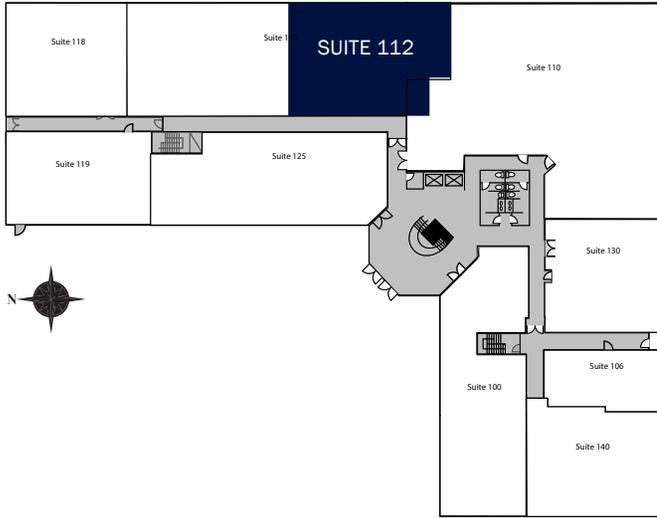
**Contiguous with Suite 112 for 9,118 RSF

5,944 SF

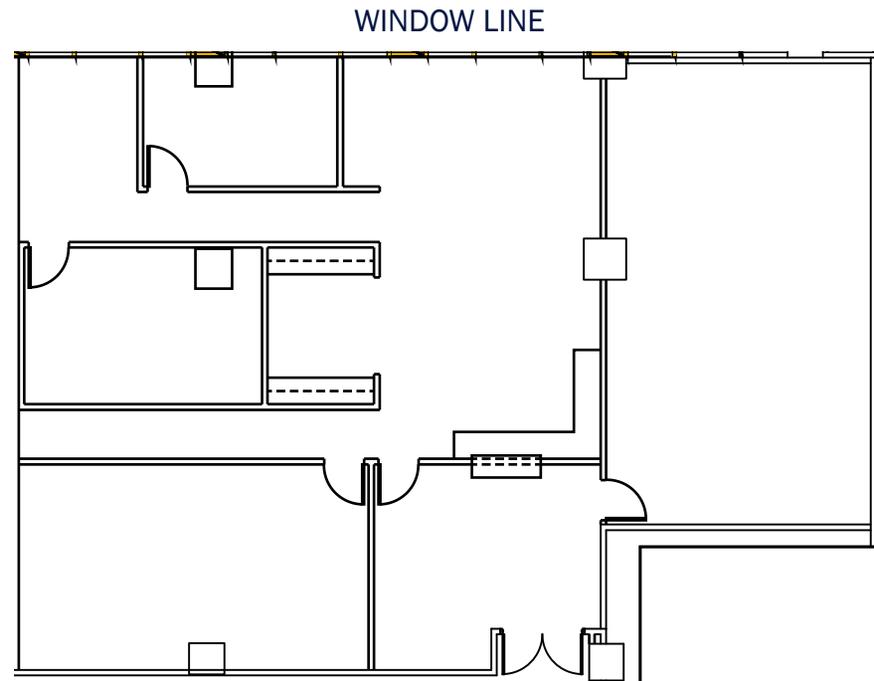


16855 BUILDING: SUITE 112

Key Map



As-Built Floor Plan



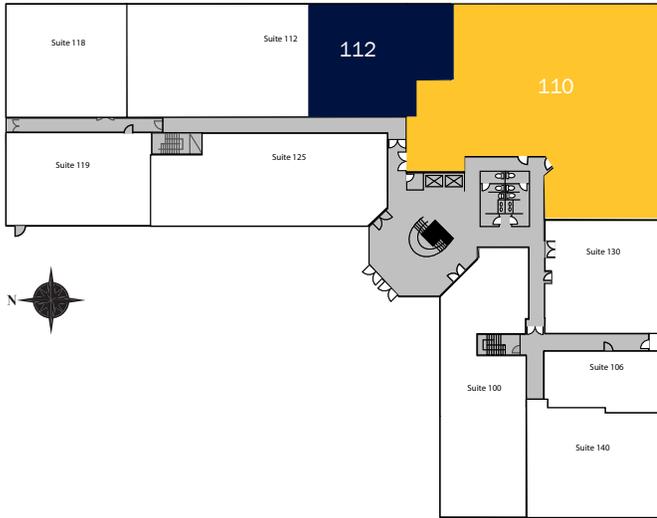
➔
TO SUITE
110

Prestigious double door entry featuring 2 conference rooms, 2 private offices, kitchen/break area, reception area, and open office area.

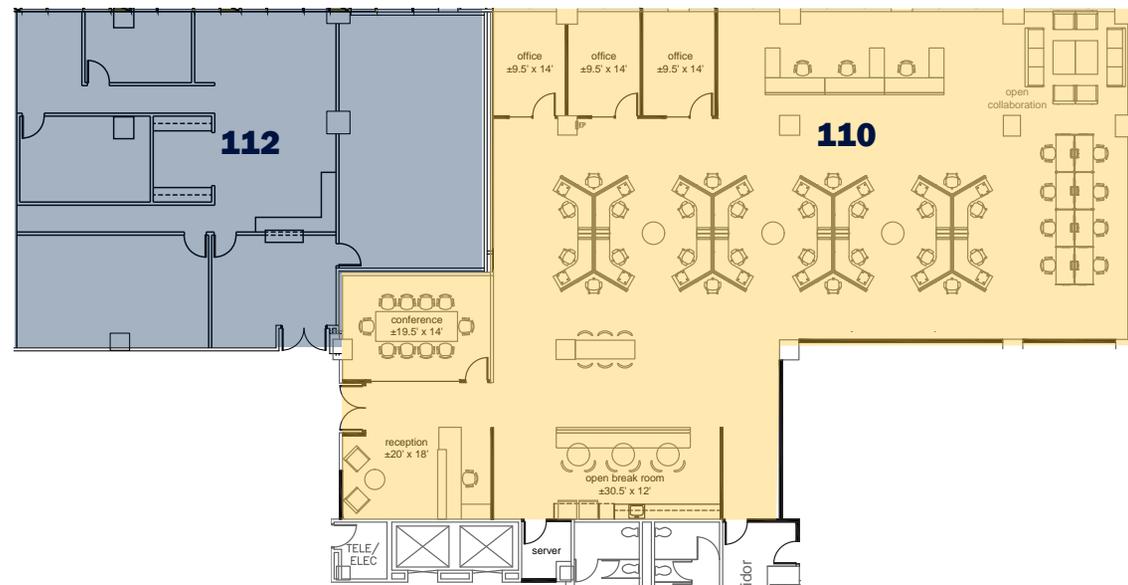
3,174 SF

16855 BUILDING: SUITE 110 & 112

Key Map



WINDOW LINE



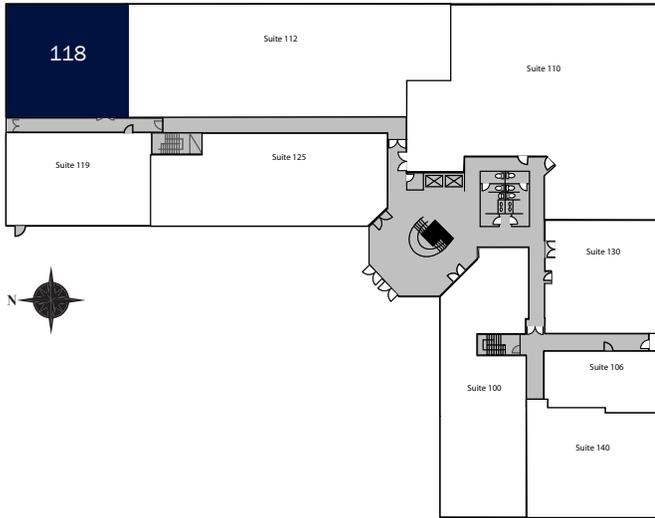
Contiguous for 9,118 RSF

110 - **5,944 SF**

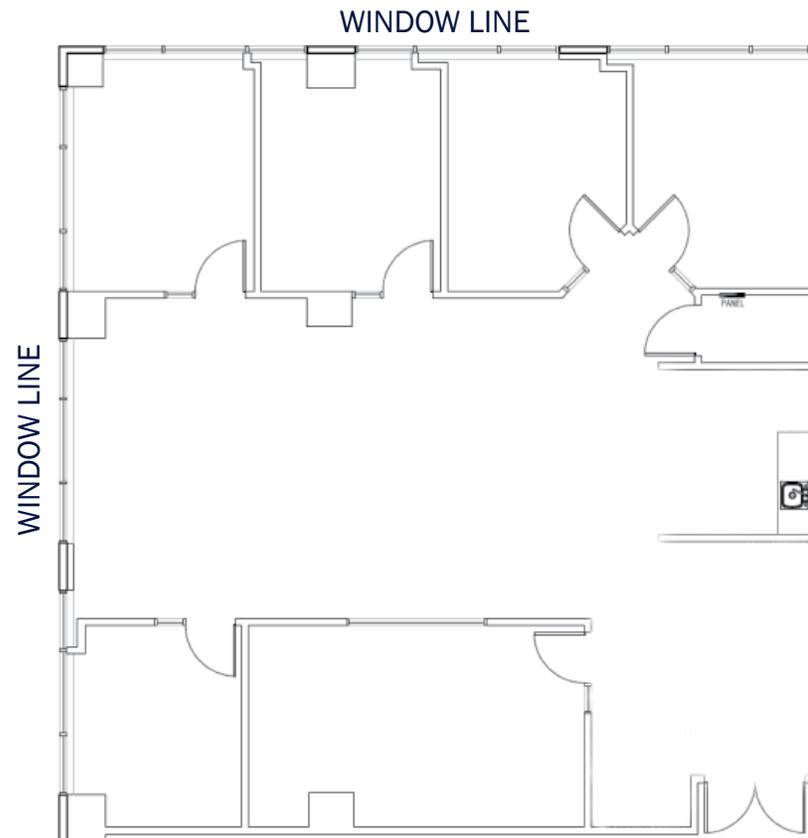
112 - **3,174 SF**

16855 BUILDING: SUITE 118

Key Map

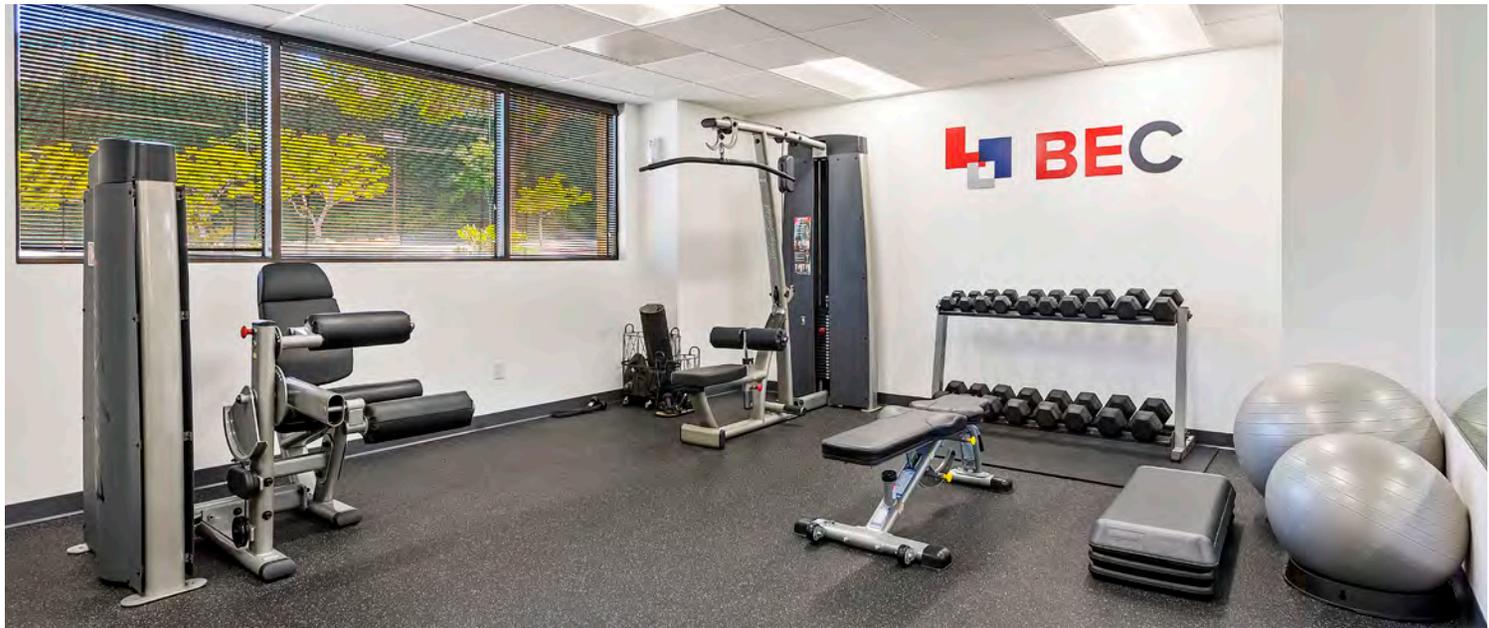
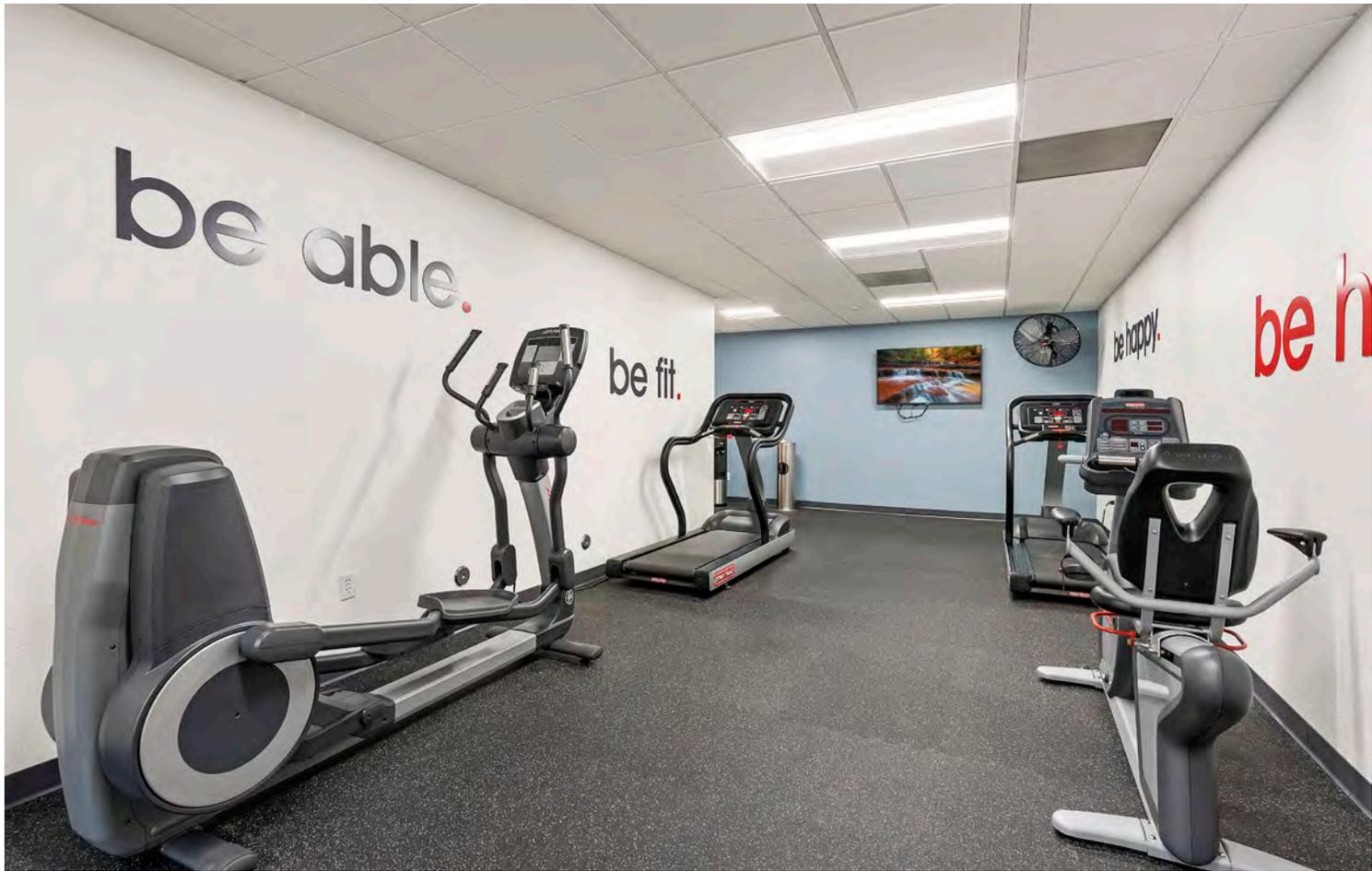


Floor Plan



Suite features double door entry, reception area, conference room, five private offices, storage/IT room, break/kitchen room, and open office area.

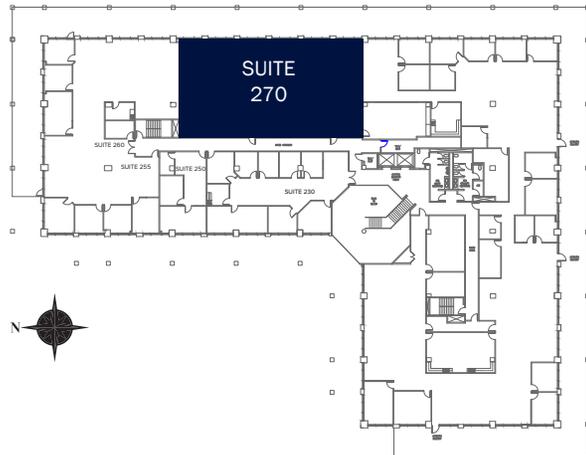
118 - 2,394 SF



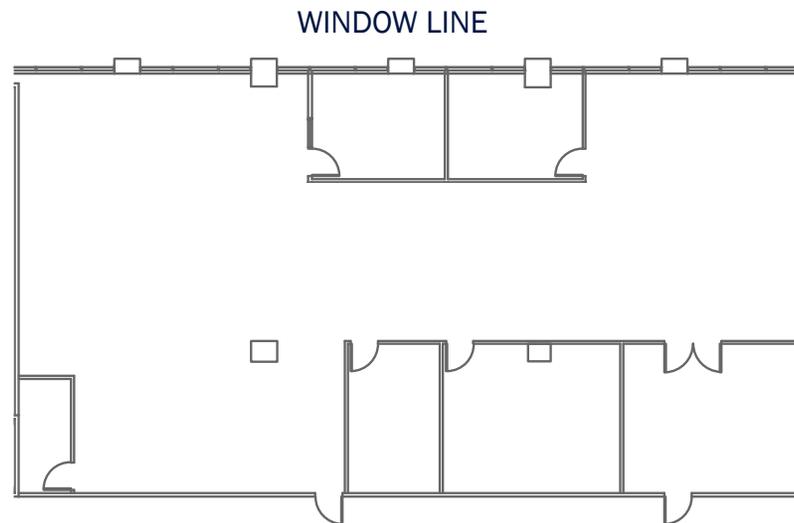
be
fit.

16855 BUILDING: SUITE 270

Key Map



As-Built Floor Plan

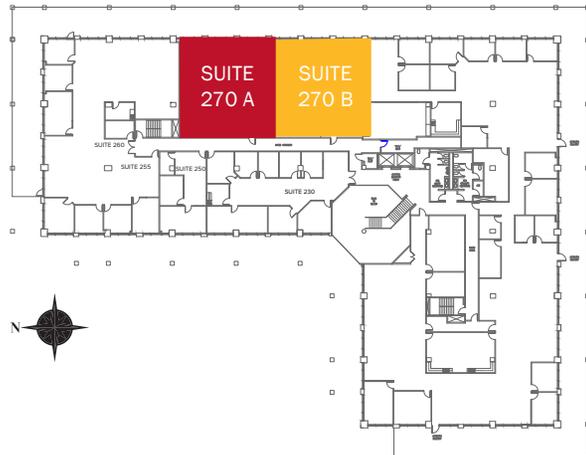


Mountain views. Combination of open bull pen areas, private offices, conference room, and break room.

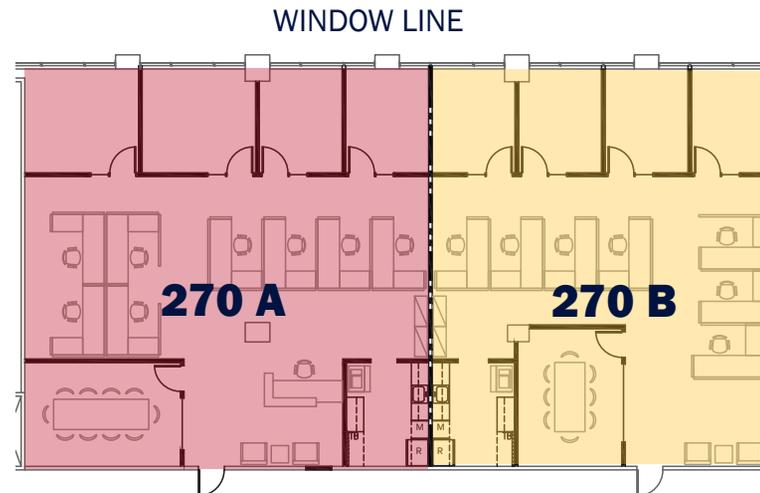
4,649 SF

16855 BUILDING: SUITE 270 - Hypothetical Divisibility

Key Map



Floor Plan Hypothetical Divisibility Plan - Two Tenant



*Contiguous for a total of 4,649 SF

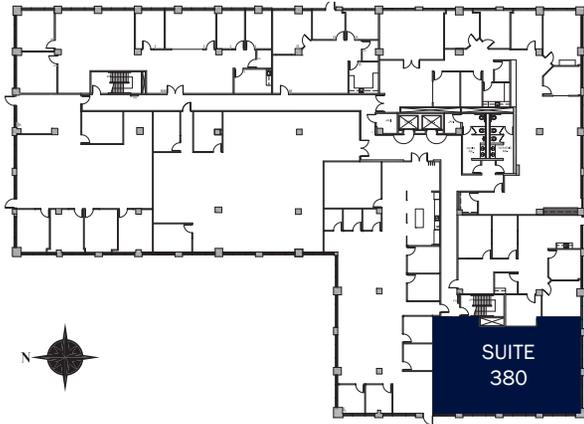
270 A - **2,524 SF** 270 B - **2,125 SF**



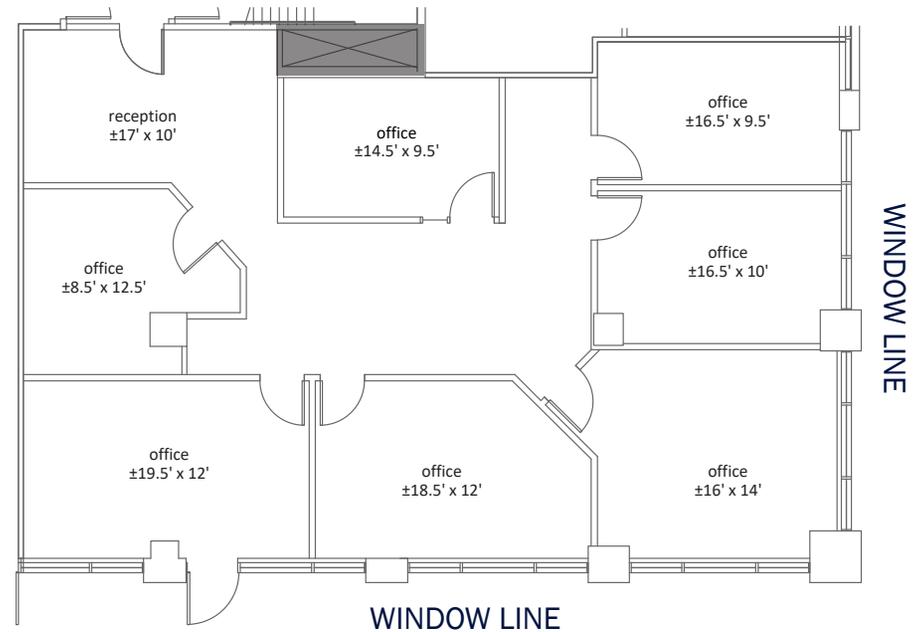
be
happy.

16855 BUILDING: SUITE 380

Key Map



As-Built Floor Plan



Corner suite features reception area, 7 private offices on the window line, and open office area.

2,274 SF

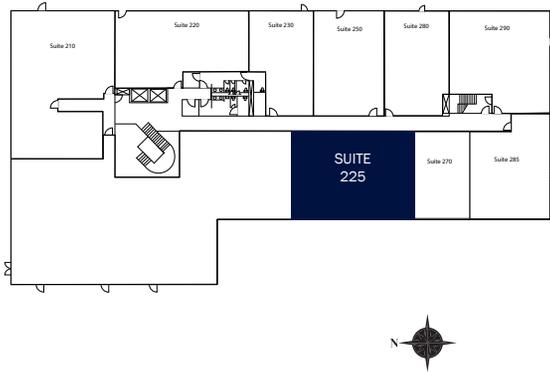


be
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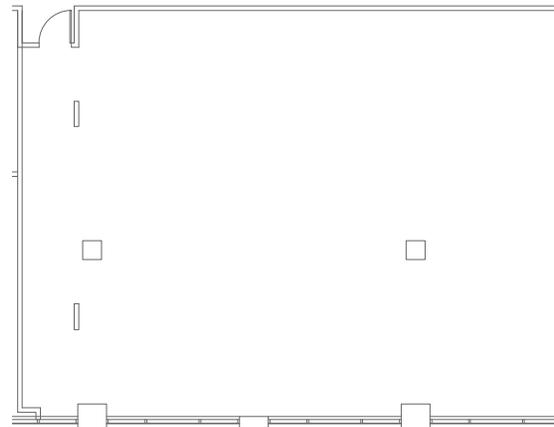
16875 BUILDING: SUITE 225



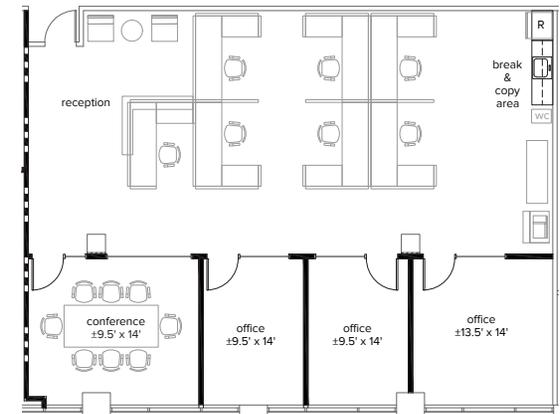
Key Map



As-Built Floor Plan



Hypothetical Floor Plan



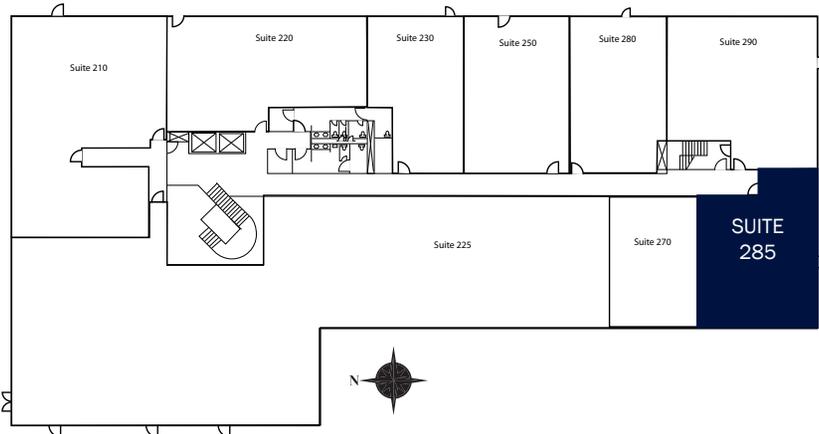
Currently open office area. Hypothetical plan includes a reception area, conference room, three private offices, kitchen/break area, and open office area.

2,218 SF

16875 BUILDING: SUITE 285



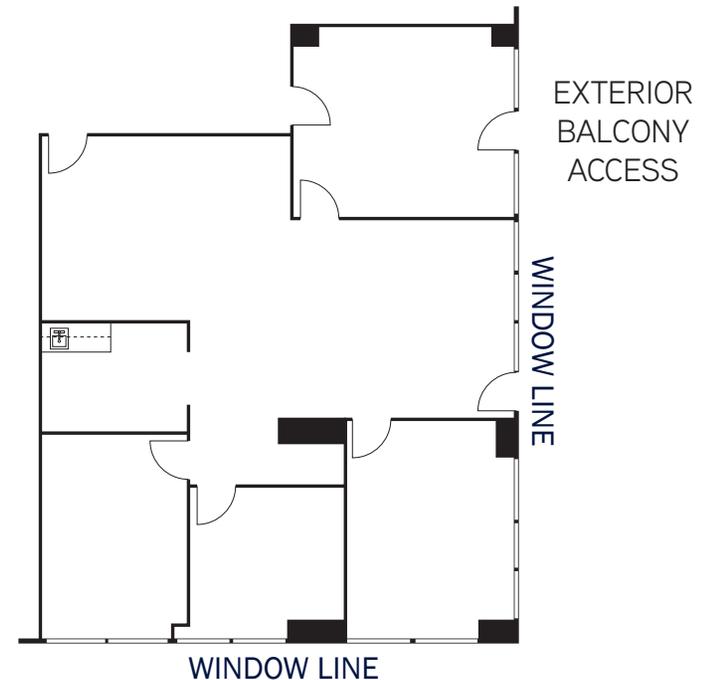
Key Map



**Corner suite with open reception area with three private offices, conference room with two entrances for flexibility, break room and exterior balcony.*

1,761 SF

Floor Plan - Available 4/1/2026



AMENITIES



- 1 High Country Plaza**
 High Country Barbershop, Jersey Mike's Subs, Victors Greek Cuisine, Herring Chiropractic, Domino's Pizza, Kelly's Pub, 7-Eleven, Senor Burro
- 2 Bernardo Center**
 McDonald's, Rubio's Coastal Grill, Denny's, Borrelli's Pizza & Pasta, Robucks, New York Bagels & Cafe, RB Sushi Japanese Restaurant, Hoang Express, Rancho Viejo Mexican, Pailin Thai Cafe, Bernardo Massage Center
- 3 Park Terrace**
 Stir Fresh Mongolian Grill
- 4 The Mercado Rancho Bernardo**
 Pho Ca Dao, The Incredible Cafe, Barons Market, Olleh Korean BBQ, Cotija's Mexican Grill, Mission Federal Credit Union, Navy Federal Credit Union, Submarina, FedEx Office, Pizza Hut
- 5 Rancho Bernardo Food Center**
 The Kebab Shop, Sidny's Bagels & Deli, Peet's Coffee & Tea, Wells Fargo, PostalAnnex, Subway, Vons, Starbucks, North County Credit Union
- 6 The Plaza Shopping Center**
 Carl's Jr., 7-Eleven, Jack in the Box, CVS, Round Table Pizza, Subway, Bank of America, US Post Office, Urge Gastropub, The Barrel Room, Hunan Chinese, Mamma Cella's, IHOP, Akai Hana, Round Table Pizza

be able. be fit. be happy. **be here.**

CHRIS WILLIAMS

Senior Vice President
Lic. 01791013
+1 858 646 4743
chris.williams1@cbre.com

JEB BAKKE

Senior Vice President
Lic. 00872363
+1 858 546 4603
jeb.bakke@cbre.com

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16835-16875 W Bernardo Dr | San Diego, CA 92127

4301 La Jolla Village Drive, #3000, San Diego, CA 92122 | +1 858 646 4600 | cbre.us

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