



15373 INNOVATION DRIVE

±77,559 RSF Class A Office/Medical Building

One of the only IL-2-1 zoned buildings
in the Ranch Bernardo area

Rancho Bernardo Office/Medical Space for Lease





3

1

4

2

15

Camino Del Norte

Property Specifications

- 77,559 RSF, three-story class "A" building
- Convenient access to I-15
- Building signage opportunity
- Covered parking available
- On-site fitness facility with shower (3rd floor)
- Exterior dining area for staff and employee's use
- In close proximity to restaurants, hotels and other retail amenities
- Zoned for professional or medical office
- Fiber equipped - Cox and AT&T

Nearby Amenities

- 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 Ctr
 - Ralphs
 - Rite-Aid
 - Bank of America
- 4** Carmel Courtyard
 - California
 - Pizza Kitchen
 - Borders
 - Staples



Building size
±77,559 RSF



±1M SF
of retail within
walking distance



Strong corporate
neighborhood



Hands-on
local ownership

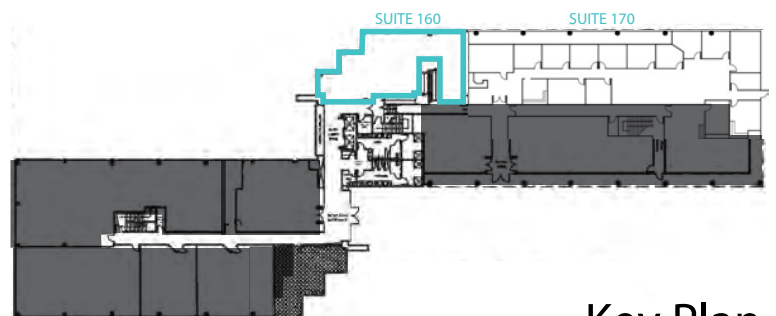
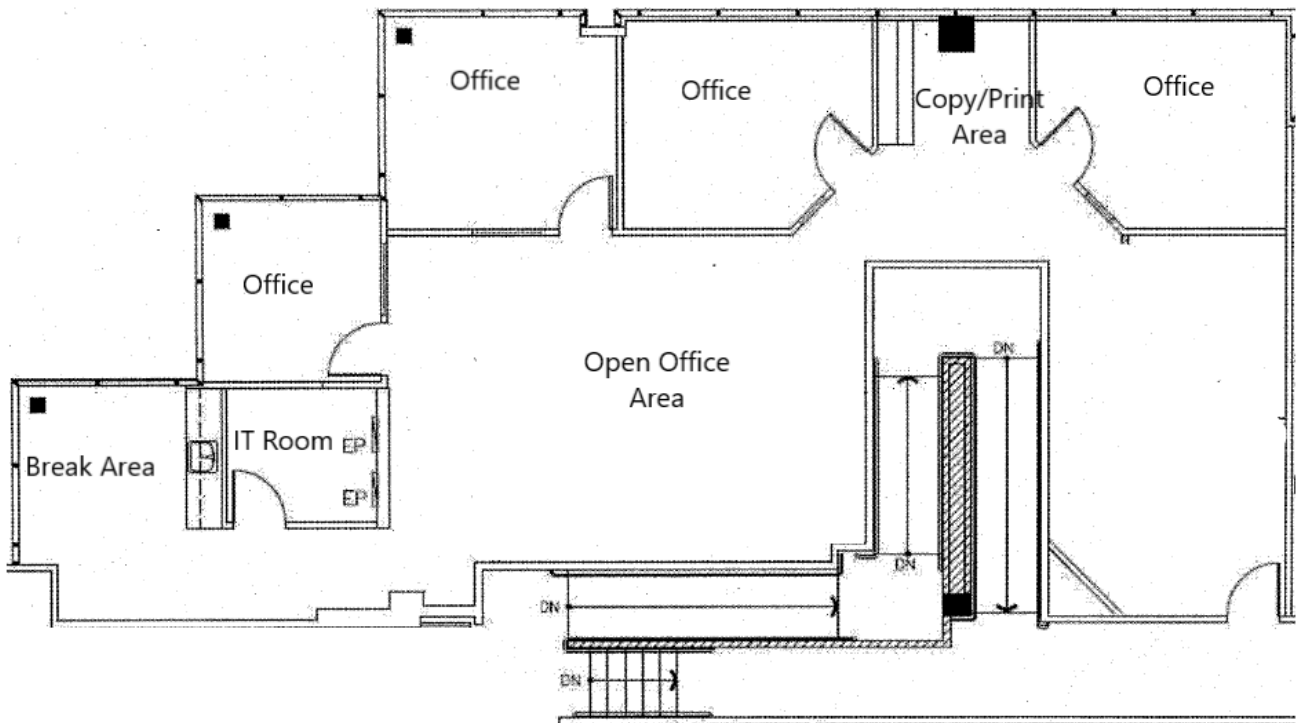


Floor plan

Suite 160 - 2,259 rsf (available now)

*Can be combined with Suite 170 for 7,636 SF

- 4 Private Offices
- 1 IT Room
- Breakroom
- Open Office
- Reception
- Above-market ceiling heights



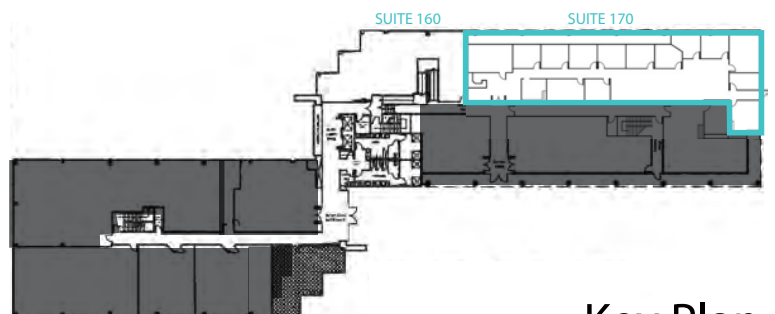
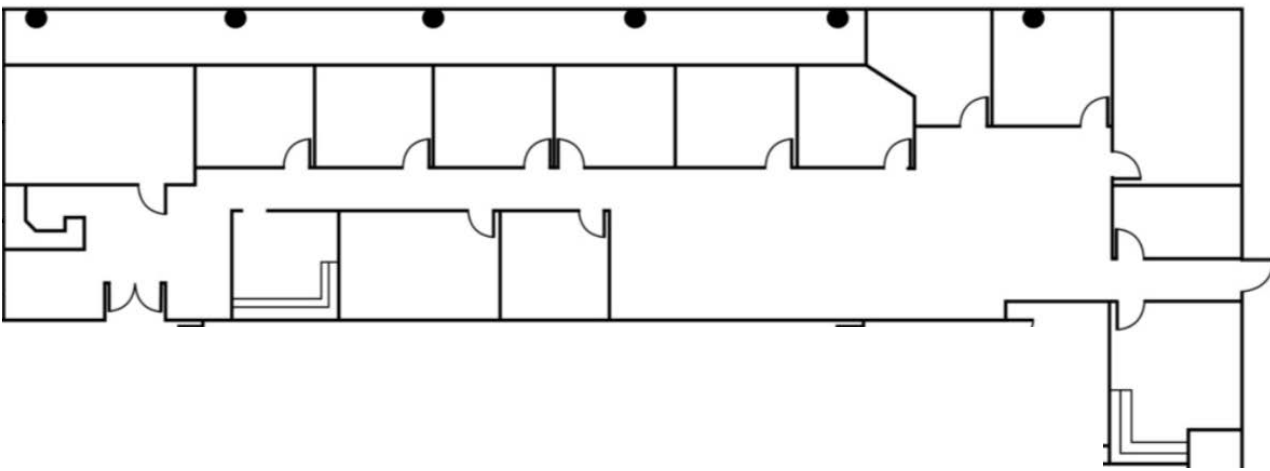
Key Plan

Floor plan

Suite 170 - 5,377 rsf (available now)

*Can be combined with Suite 160 for 7,636 SF

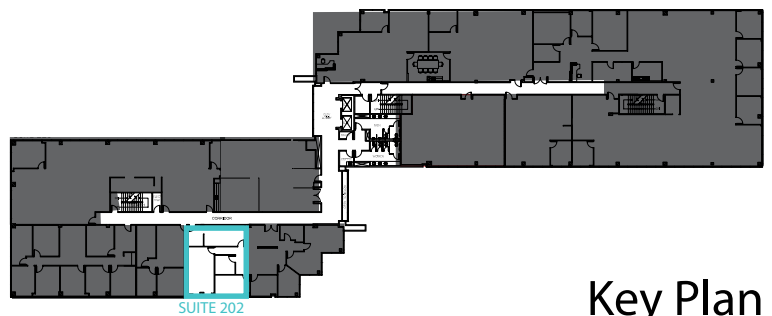
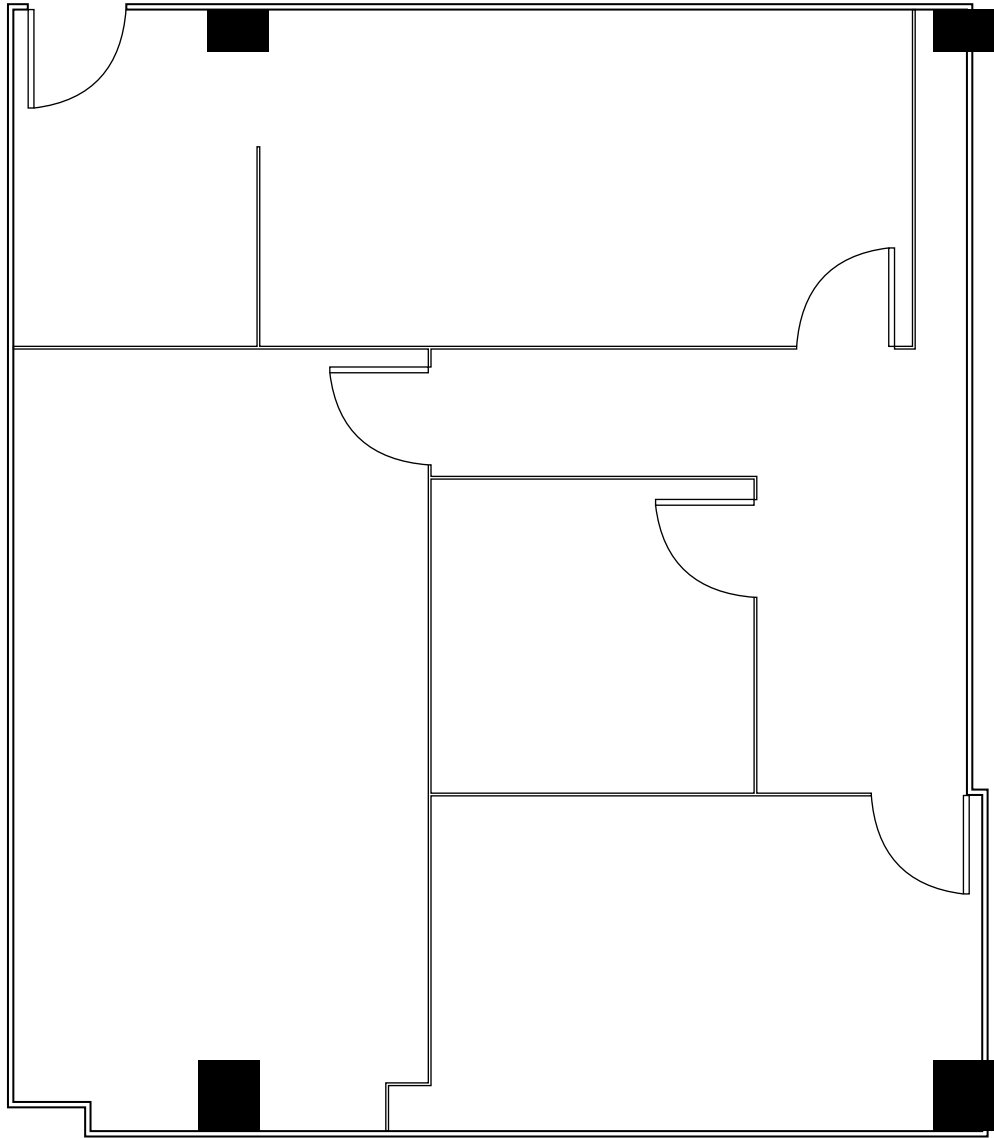
- 10 Private Offices
- 2 Conference Rooms
- 1 Breakroom
- Reception
- Copy/Print/Production Room
- Open Office



Key Plan

Floor plan

Suite 202 - 1,260 rsf (available now)



Key Plan

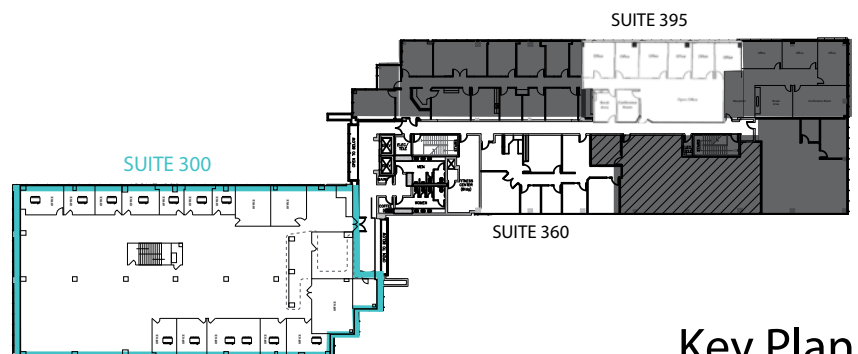
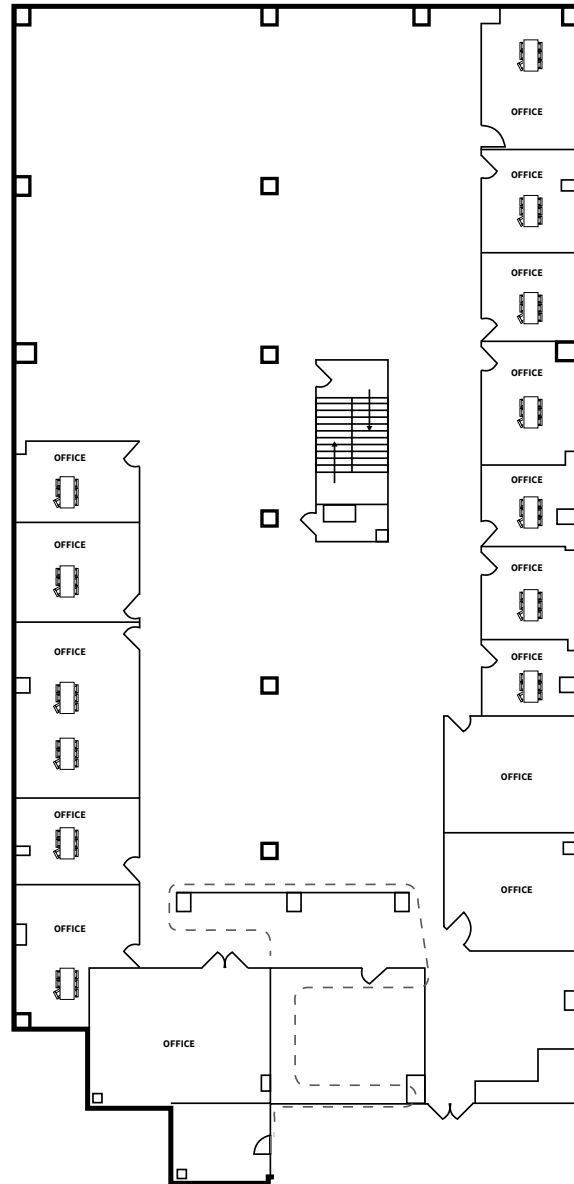
Floor plan



click icon to take virtual tour

Suite 300 - 12,373 rsf (available now)

- 13 Private Offices
- 2 Conference Rooms
- Open area
- Reception area
- Great window-line

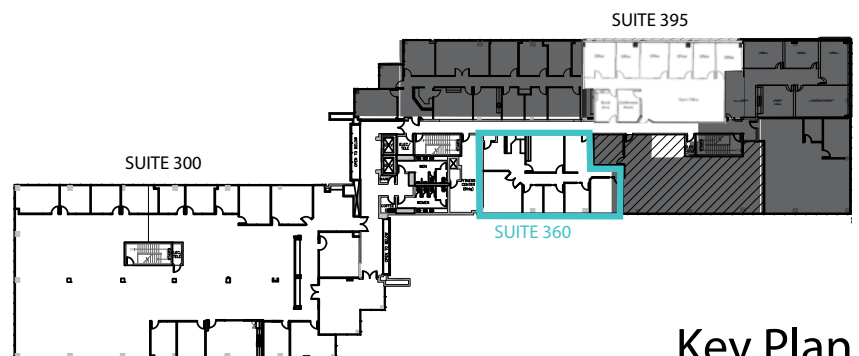
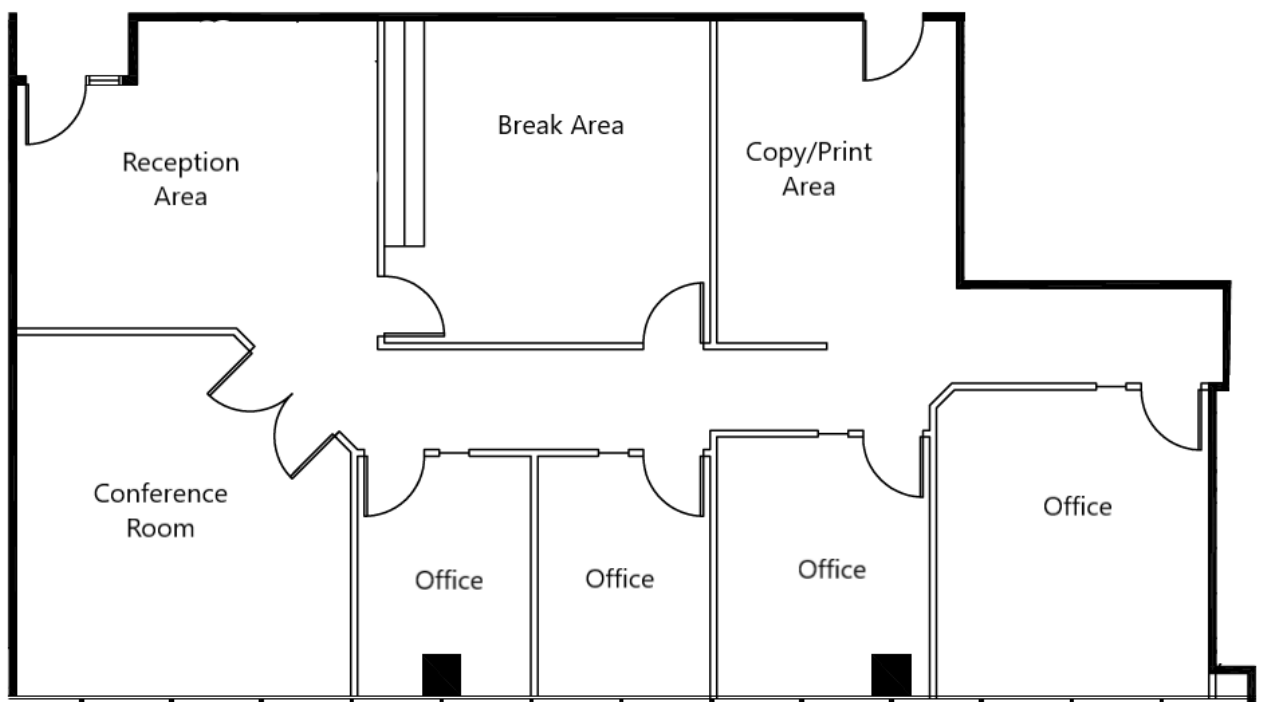


Key Plan

Floor plan

Suite 360 - 2,159 rsf (available now)

- 4 window-lined private offices
- Conference room
- Copy/print area
- Break-area

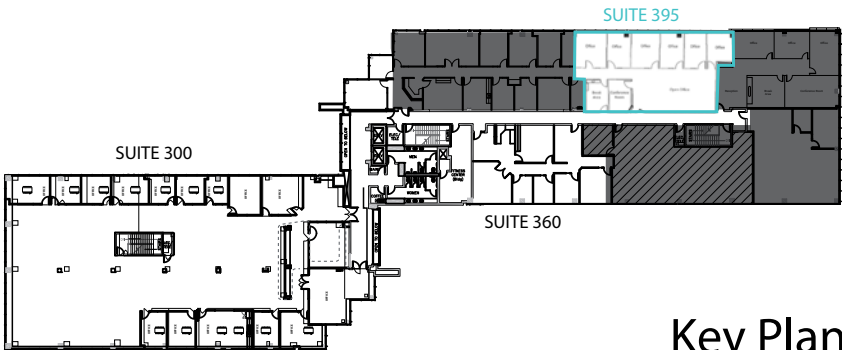
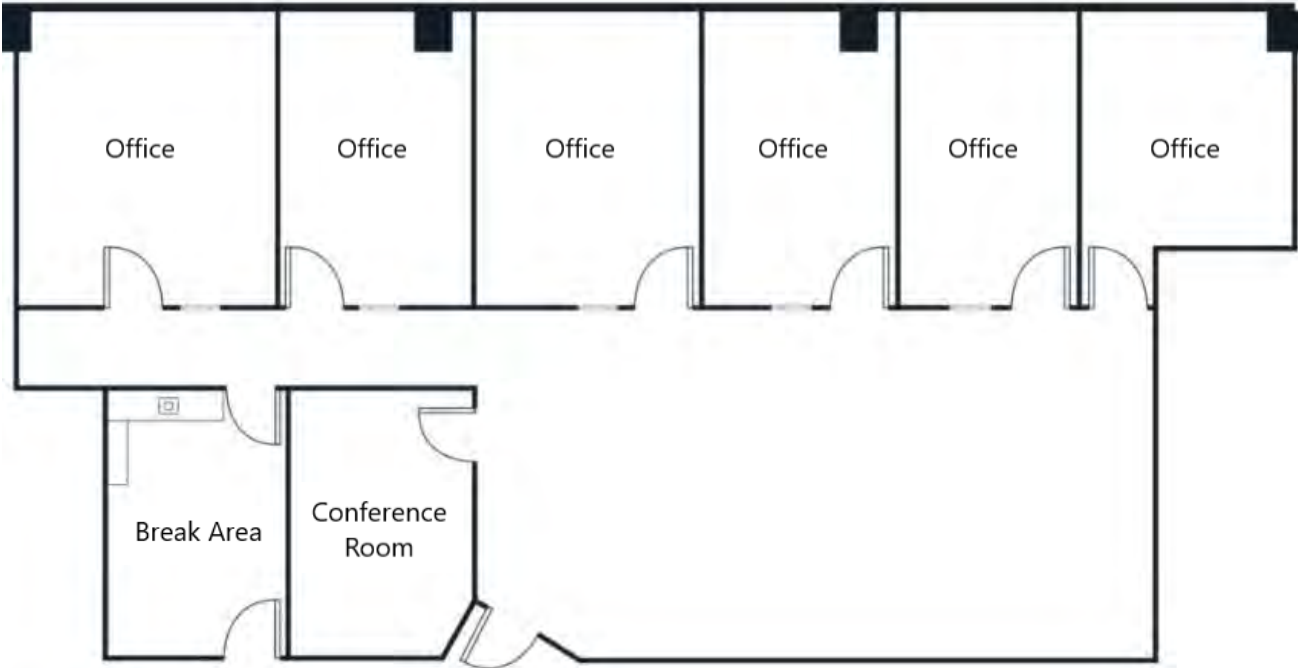


Key Plan

Floor plan

Suite 395 - 2,541 rsf (available now)

- 6 Private Offices
- 1 Conference Room
- Open Office
- Breakroom



Key Plan

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