

PROMONTORY

CLASS A OFFICE SPACE WITH PANORAMIC VIEWS

CBRE



11440 WEST BERNARDO COURT SAN DIEGO, CA 92127

PROPERTY OVERVIEW

11440 WEST BERNARDO COURT SAN DIEGO, CA 92127 // P2



Iconic hilltop location
with panoramic views



New common area
lobby renovations



New outdoor atrium
areas with seating & wifi



Common area
conference room



Excellent freeway
access to I-15



4/1,000 parking ratio



Exercise room with
showers & lockers on
ground floor



On-site day porter



Close proximity to retail
& other amenities of
Rancho Bernardo



Scenic walking trail
and wildlife
conservation
designation



Solar powered
electric vehicle
charging stations



Class "A" construction
made of steel and
concrete with a red
sandstone finish

AVAILABILITY

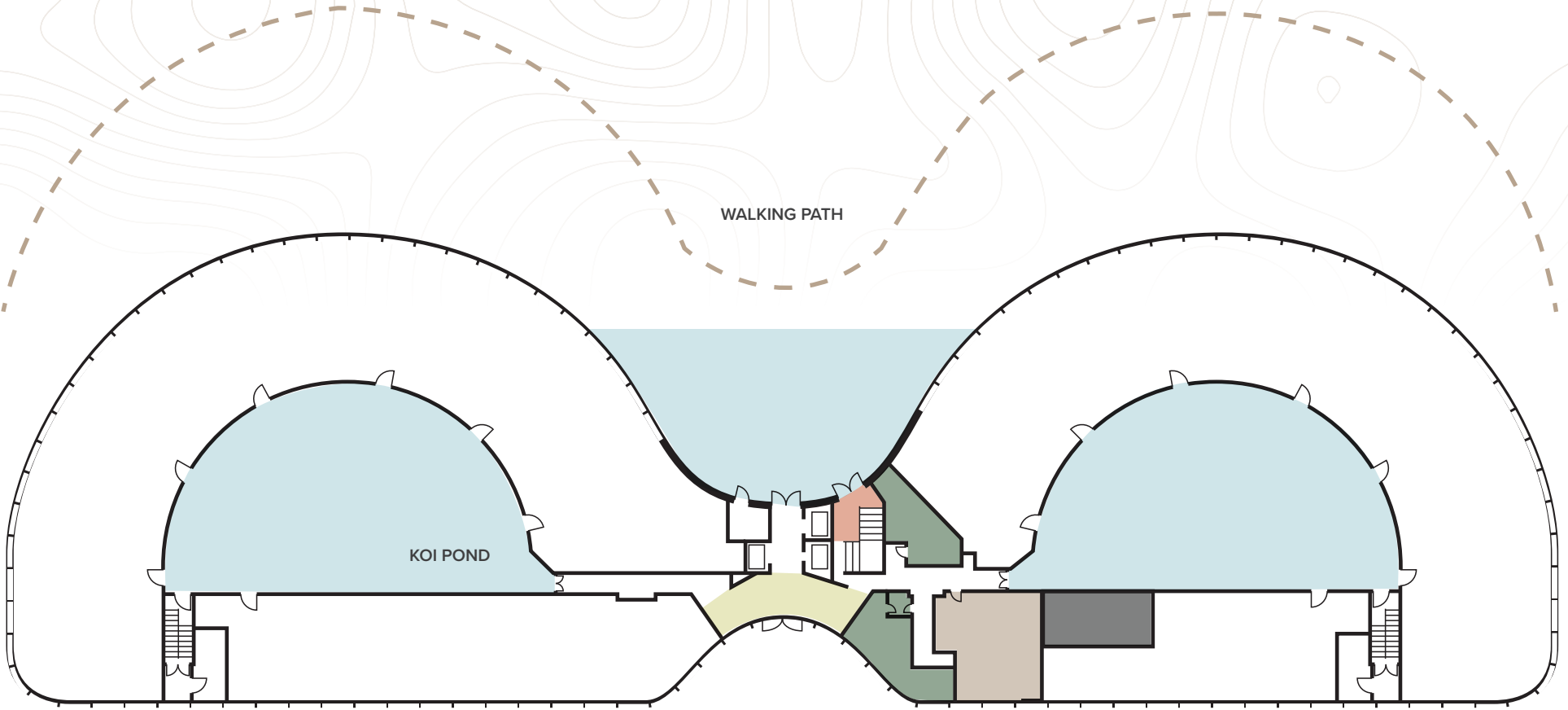
11440 WEST BERNARDO COURT SAN DIEGO, CA 92127 // P3

SUITE #	SF	RENTAL RATE	COMMENTS
Suite 106	1,283 RSF	\$3.15/SF + Electric	Available March 2026. Suite features reception area, 3 private offices, small conference room and a storage area.
Suite 170	2,590 RSF	\$3.45/SF + Electric	View side space with exposed ceilings, 3 private offices, kitchen/break area, and open office area. Suite 170 and 172 are contiguous to 5,353 SF.
Suite 172	2,763 RSF	\$3.45/SF + Electric	View side space with exposed ceilings, 3 private offices, conference room, storage/IT room, and open office area. Suite 170 and 172 are contiguous to 5,353 SF.
Suite 208	967 RSF	\$3.15/SF + Electric	Suite features 3 private offices, a storage closet, and open office area.
Suite 216	685 RSF	\$3.15/SF + Electric	Suite features 2 private offices, a storage closet, and open office area.
Suite 220	2,620 RSF	\$3.25/SF + Electric	Suite features 8 private offices, conference room, a storage closet, and open office area.



ONSITE AMENITIES

11440 WEST BERNARDO COURT SAN DIEGO, CA 92127 // P4



Outdoor Seating with Wifi



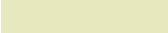
Shower & Locker Rooms



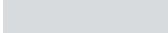
2nd Floor Conference Room



Gym



Lobby



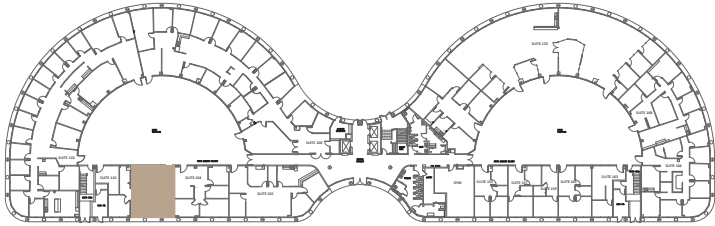
Solar Charging Stations



Vending, FedEx, & UPS

FLOOR PLAN

11440 WEST BERNARDO COURT SAN DIEGO, CA 92127 // P5

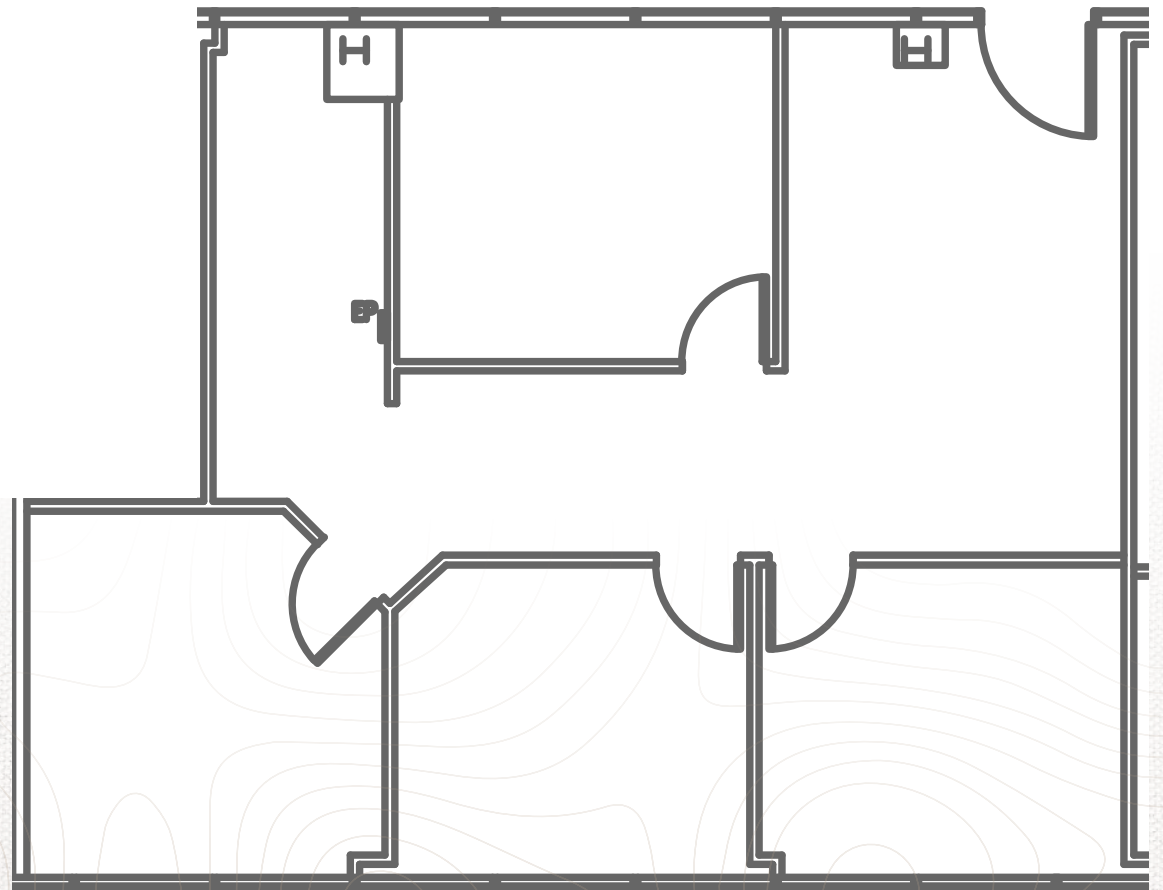


Suite 106

Available March 2026

1,283 RSF

NORTH COURTYARD



FLOOR PLAN

11440 WEST BERNARDO COURT SAN DIEGO, CA 92127 // P6

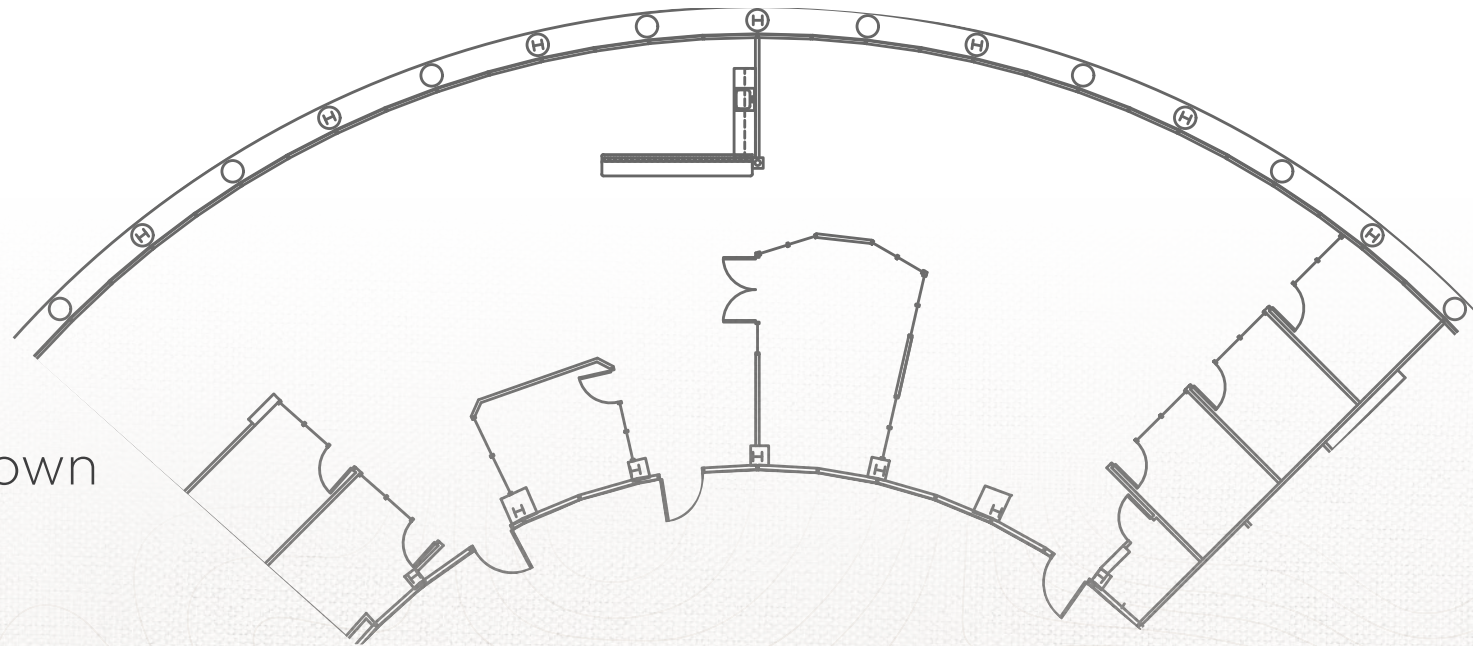


PANORAMIC VIEWS

Suite 170

5,353 RSF

*Demise plan shown
on page 7



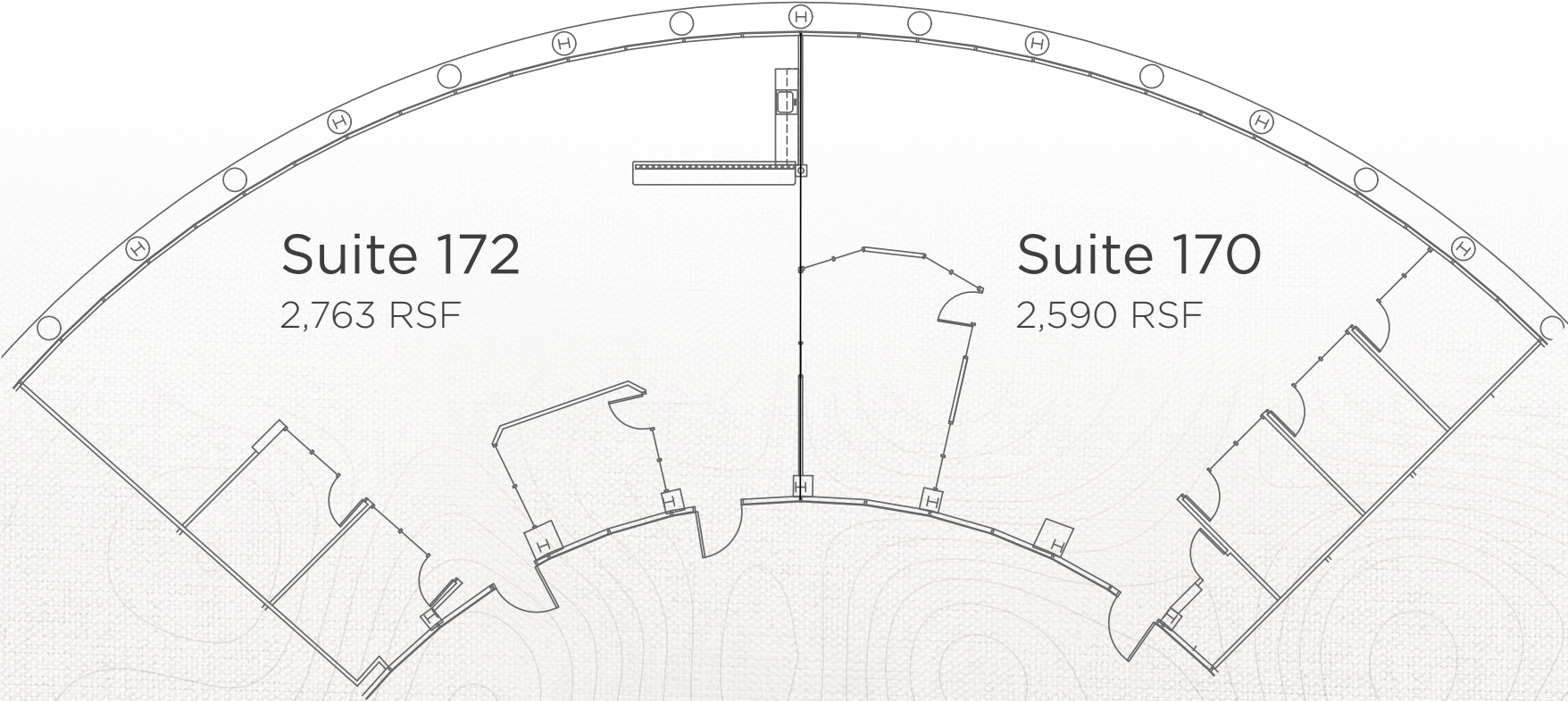
VIRTUAL TOUR

FLOOR PLAN

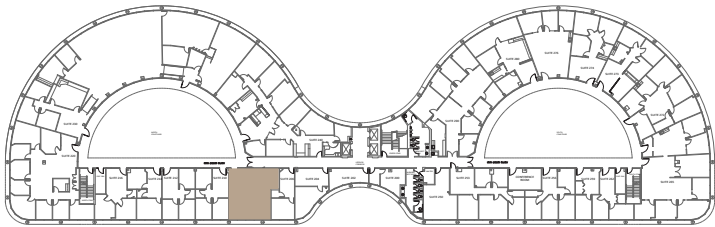


As-Built Plans

PANORAMIC VIEWS

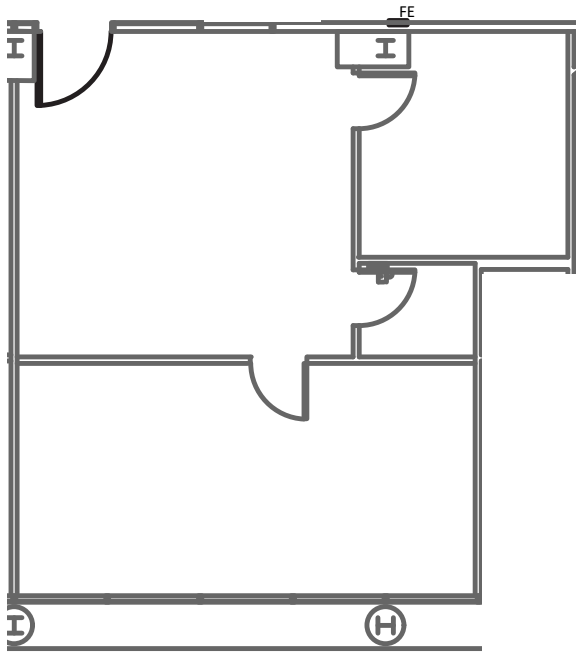


FLOOR PLAN

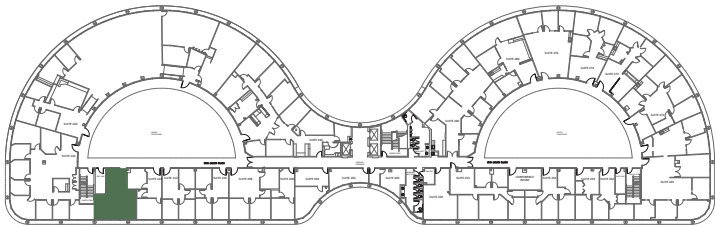


Suite 208
967 RSF

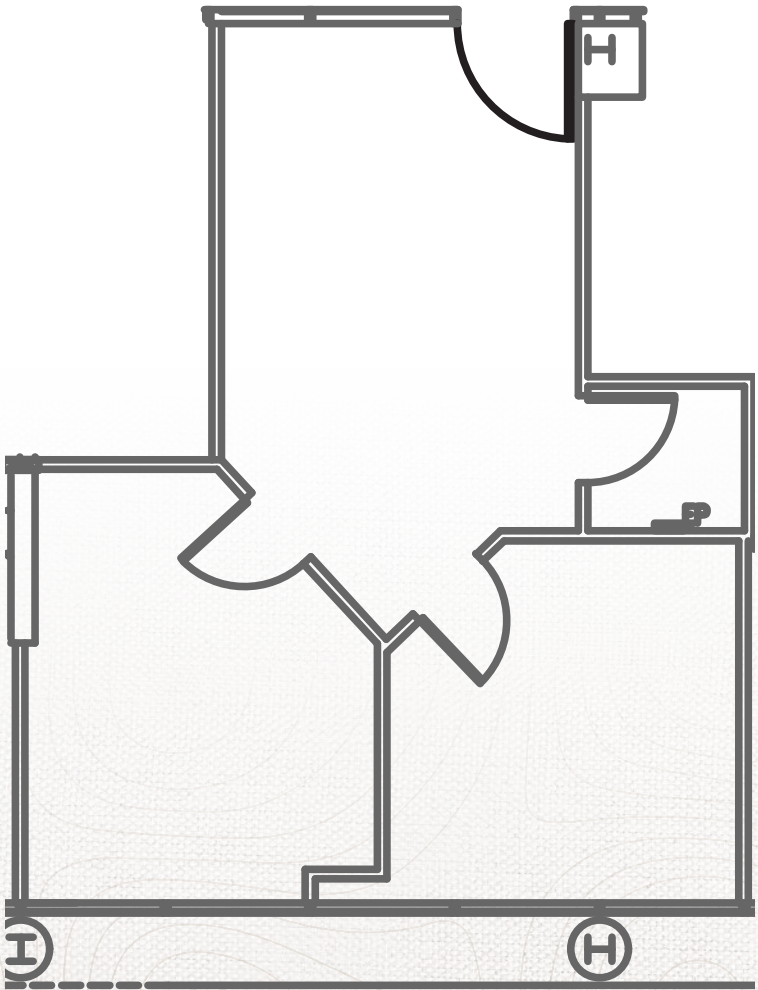
COURTYARD VIEWS



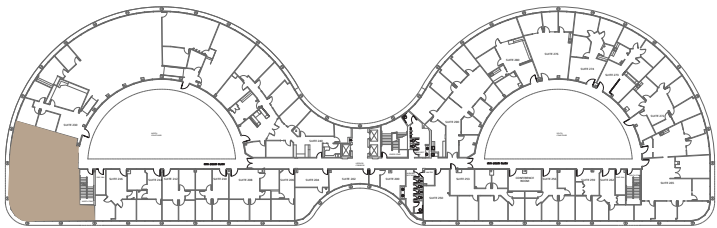
FLOOR PLAN



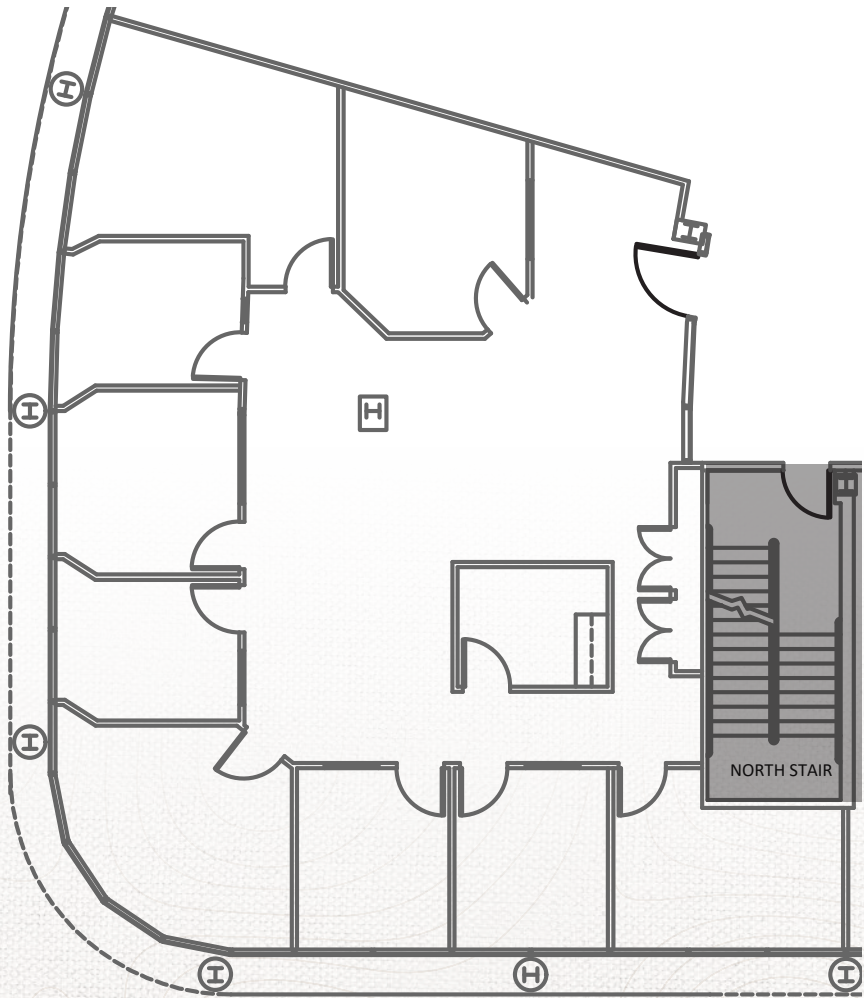
Suite 216
685 RSF



FLOOR PLAN



Suite 220
2,620 RSF



STRATEGIC LOCATION

DRIVE TIMES

22 Minutes

to Ocean

25 Minutes

to San Diego Airport

25 Minutes

to Downtown San Diego

30 Minutes

to McClellan Palomar Airport

46 Minutes

to US-Mexico Border

55 Minutes

to Orange County

120 Minutes

to Los Angeles

PROMONTORY



CORPORATE NEIGHBORS

11440 WEST BERNARDO COURT SAN DIEGO, CA 92127 // P12



1 High Country Plaza

High Country Barbershop, Jersey Mike's Subs, Victors Greek Cuisine, El Patron Mexican Grill, Herring Chiropractic, Eden Spa, Westside Cleaners, New York Giant Pizza, Kelly's Pub, 7-Eleven

2 Bernardo Center

McDonald's, Rubio's Coastal Grill, Denny's, Borrelli's Pizza & Pasta, Robucks, New York Bagels & Cafe, Pearl Chinese Cuisine, RB Sushi Japanese Restaurant, SynFast Oil Change, Passage to India, Hoang Express, Rancho Viejo Mexican, Pailin Thai Cafe

3 4S Commons

Panera Bread, Bahar Indian Restaurant & Cate, Taste Of Thai, Kwail Strauss Brewing Company, Miguel's, Wendy's, Chipotle Mexican Grill, Baskin Robbins, Teaspoon, Nick The Greek, Mumu Sushi & K-food, Mostra Coffee, Mendocino Farms, Jamba Juice, Sweetgreen, Ralphs, Jimbo's, Cost Plus World Market, 8 Fine Men's Salon, Mathnasium, Kahoots, Restoration Hardware Outlet, 4s Eyecare & Optometry, Great Clips, The Ups Store, Grace Threading, Premier Cleaners, Gloss Beauty Boutique & Salon, Nails 2000 + Spa, Ace Hardware, Chase Bank, European Wax Center, The Hot Spot, Bodyrok, Perlman Clinic, Massage Heights, Kids Care Club, Perspire Sauna Studio, Ulta, C2 Education Center, Del Norte Animal Hospital, Dental Treatment Center, Laseraway, Corepower Yoga, Melanie Wang, Dds, Bank Of America, Wells Fargo Bank, Jeune Vitality Boutique, Icryo, The Avenue Home Collective, CVS.

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, Sidney's Bagels & Deli, Peet's Coffee & Tea, Wells Fargo, PostalAnnex, Chuze Fitness, Subway, Vons, Starbucks, Panda Express

6 The Plaza Shopping Center

Carl's Jr., 7-Eleven, Citibank, Jack in the Box, CVS, Round Table Pizza, Subway, Baja Fresh, Bank of America, US Post Office, Massage Envy Spa, Urge Gastropub, The Barrel Room, Hunan Chinese, Mamma Cella's, IHOP, Which Wich, Akai Hana,

AMENITIES

PROMONTORY

CBRE

11440 WEST BERNARDO COURT SAN DIEGO, CA 92127



For more information, please contact: _____

CHRIS WILLIAMS

Senior Vice President

Lic. 01791013

+1 858 761 7376

chris.williams1@cbre.com

VICTORIA SOTO

Associate

Lic. 02139846

+1 858 546 2675

victoria.soto@cbre.com

© 2026 CBRE, Inc. All rights reserved. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.