

MONTADURA BUSINESS PARK

11415 WEST BERNARDO COURT
SAN DIEGO, CA 92127

FOR LEASE



7,708 SF TWO-STORY FLEX BUILDING IN RANCHO BERNARDO | 5,781 - 7,708 SF AVAILABLE

LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

11415 WEST BERNARDO COURT



7,708 SF two-story flex condo



5,781 - 7,708 SF available



Tenant improvements available



Built in 1991



Extensive windowline



One grade-level loading door (expandable)



100% climate controlled



Heavy power



Parking: ± 3.0 / 1,000 SF



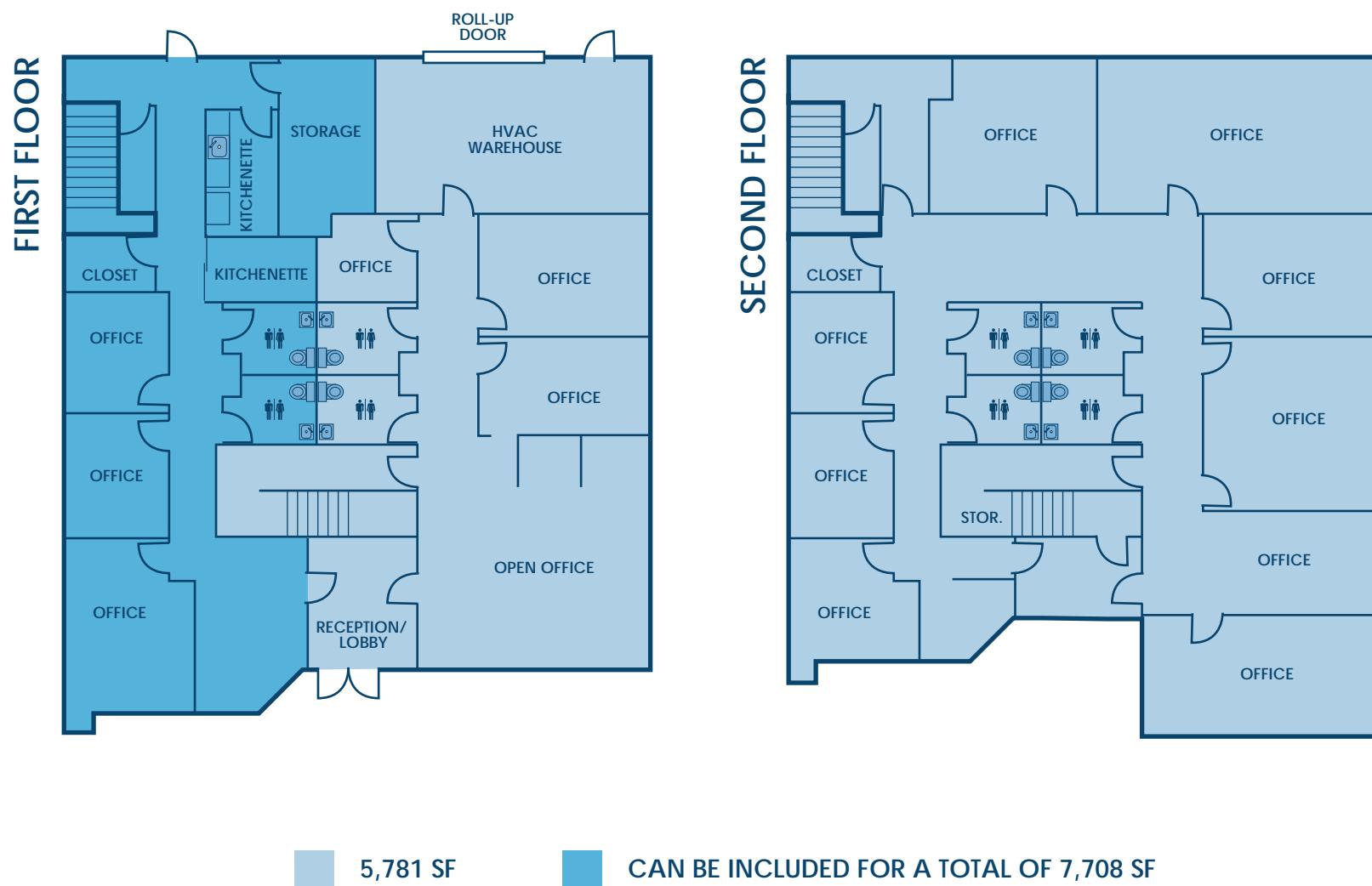
Zoning: IP-2-1



LEASE RATE | \$1.70 / SF NNN



FLOORPLAN



Floorplans not to scale, for reference only.

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AREA AMENITIES

RANCHO BERNARDO



MONTADURA BUSINESS PARK

RANCHO BERNARDO

Rancho Bernardo's central location and accessibility to several arterial freeways, including Interstate 15, provide relatively easy commutes for residents from across San Diego, not to mention distribution routes through the region, both to the coast and Inland Empire. Its proximity to—and discount to—neighboring employment nodes in the UC San Diego area (UTC and Torrey Pines) and Sorrento Mesa make the submarket an attractive alternative for tenants who might be priced out of those areas. One-quarter of Rancho Bernardo residents hold a graduate degree, many with a STEM degree according to census data, and median annual household incomes are above \$100,000.



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For more information or to tour the property, please contact:

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