



Perspective

AT 4S RANCH



16885 Via Del Campo Court

THREE-STORY OFFICE BUILDING TOTALING 48,832 SF

 **Intersection**

Property Features

THREE-STORY OFFICE BUILDING TOTALING 48,832 SF
AVAILABLE SUITES RANGING FROM 935 - 4,887 SF



Perspective
AT 4S RANCH

- » High visibility corner location at the intersection of Del Campo Road and Via Del Campo Court
- » Situated at the epicenter of San Diego's tech hub, amongst some of the world's leading innovation companies.
- » Easy access to I-15 on/off ramps makes this location ideal for companies who serve San Diegans throughout the county.
- » Several walkable amenities nearby including North Island Credit Union, postal drop box, and a convenient on-site deli.
- » Extensive walking trails surround the project and neighboring buildings.
- » Recent upgrades include building signage, electronic directory, enhanced tenant signage, common area Wi-Fi, enhanced security systems, and updated elevator





Perspective AT 4S RANCH

Property Address

16885 Via Del Campo Court, San Diego, CA 92127

Property Type

Office

Property Size

48,832 SF

Min. Divisible

935 SF

Max Contiguous

4,887 SF

Tenant Amenities

Shared Conference Rooms,
Kitchen/Lounge, & Deli

Lease Rates

\$2.50/SF +Electricity

Availability

First Floor	970 - 1,527 SF	Available Now
Second Floor	1,100 - 4,887 SF	Available Now
Third Floor	935 - 2,337 SF	Available Now

First Floor



Perspective
AT 4S RANCH

Availability

SUITE	RSF	AVAILABLE
125	±1,527	Now
135	±970	Now

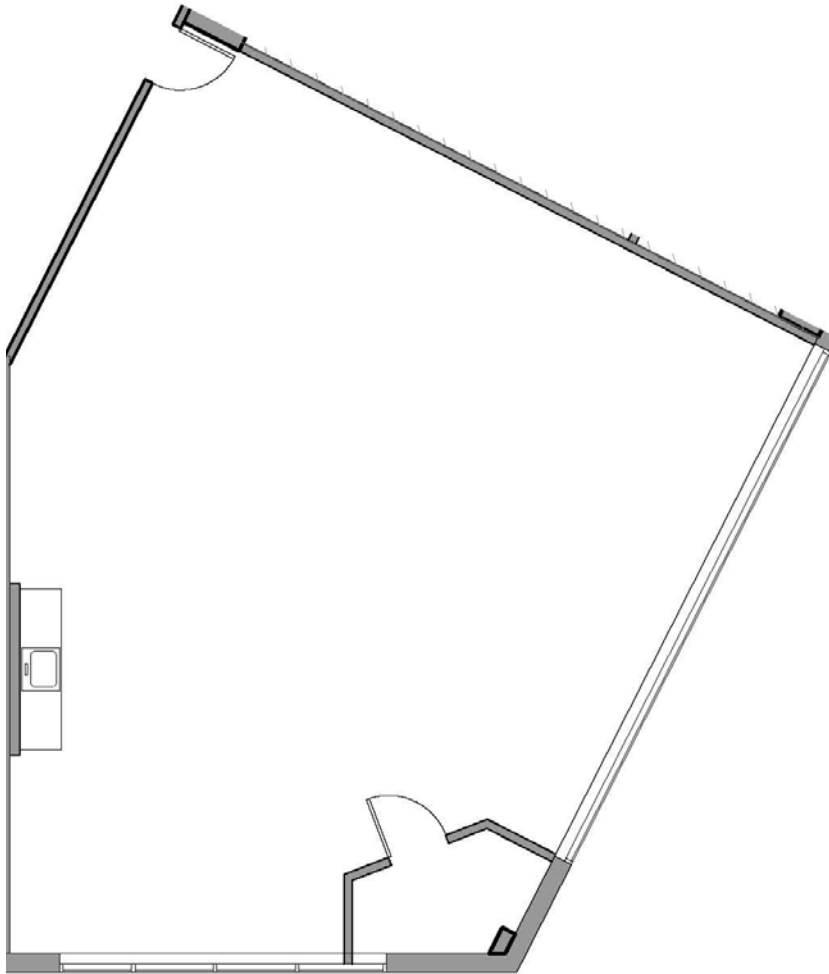


Floor plans and space plans are not to scale; for reference purposes only

Suite 125

Approx. 1,527 SF

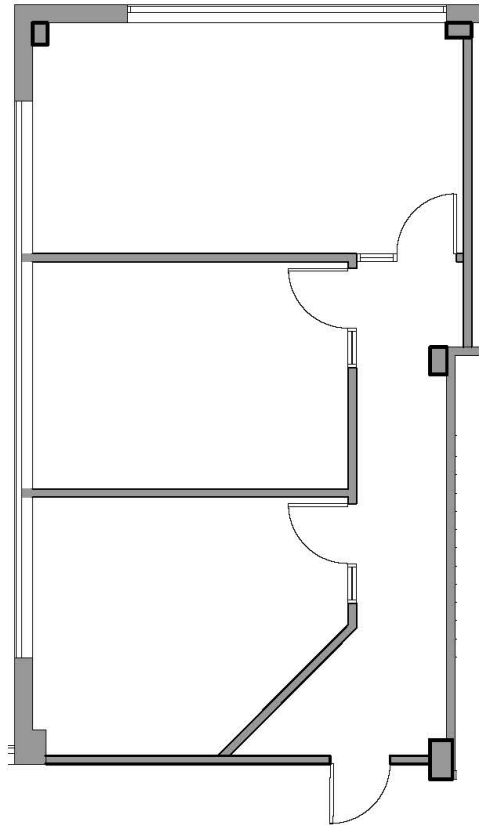
Open plan with storage/server closet



Suite 135

Approx. 970 SF

Two private offices, plus large office/conference room with direct lobby access



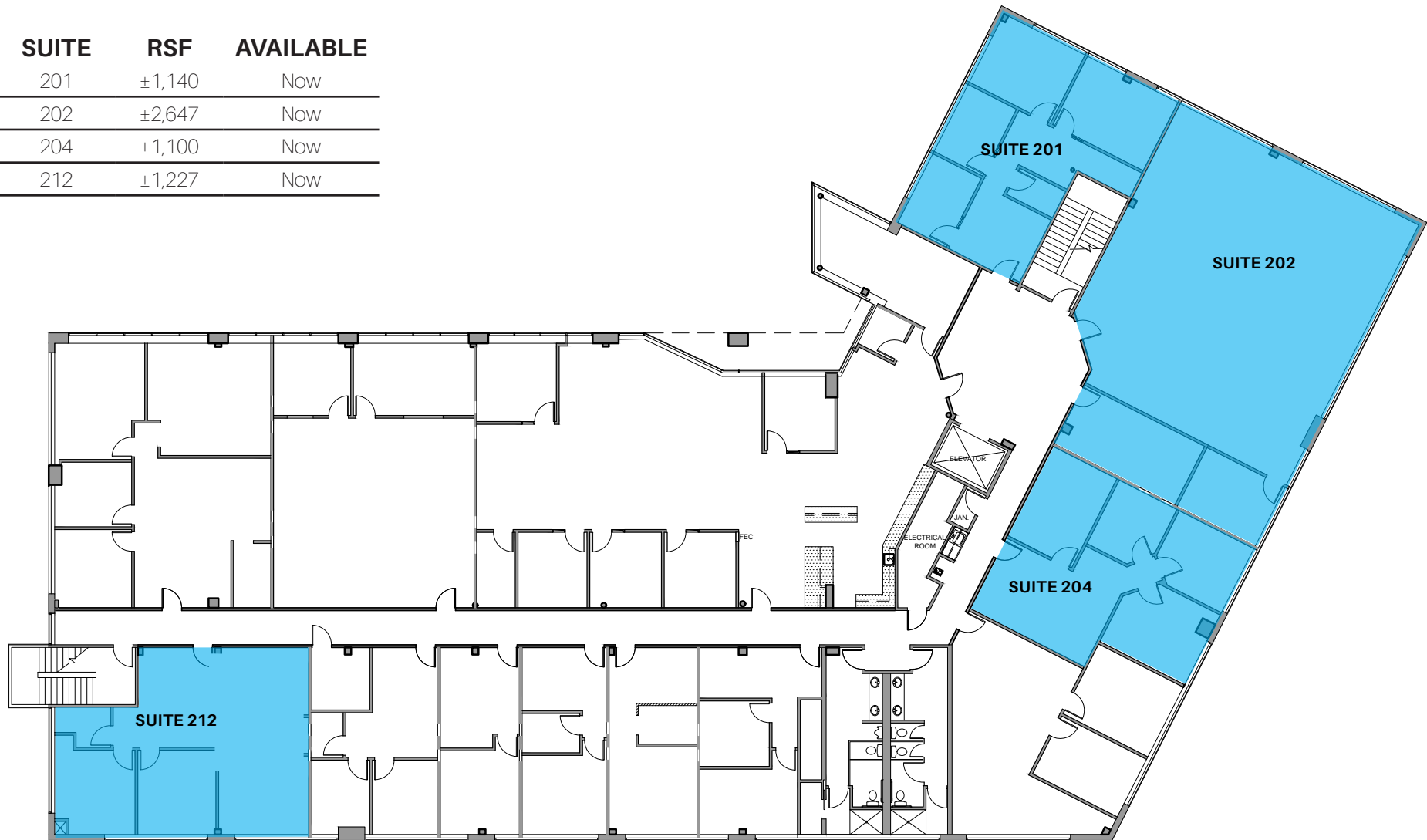
Second Floor



Perspective
AT 4S RANCH

Availability

SUITE	RSF	AVAILABLE
201	±1,140	Now
202	±2,647	Now
204	±1,100	Now
212	±1,227	Now

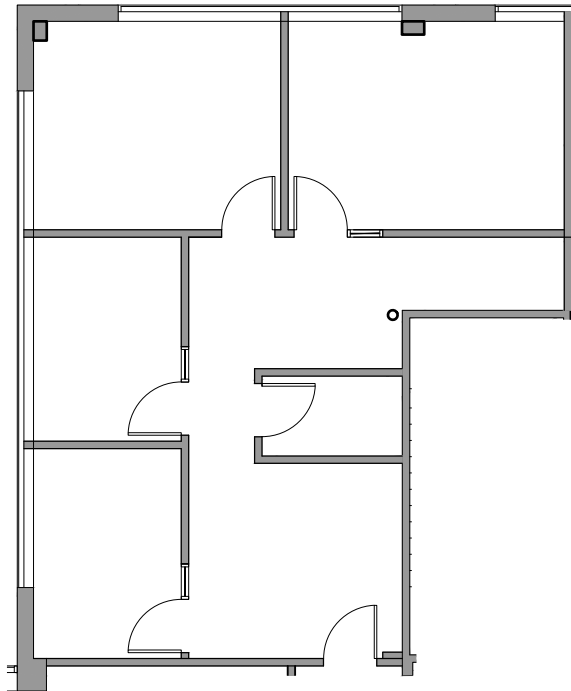


Floor plans and space plans are not to scale; for reference purposes only

Suite 201

Approx. 1,140 SF

Three private offices plus conference room, extensive window line, direct elevator access

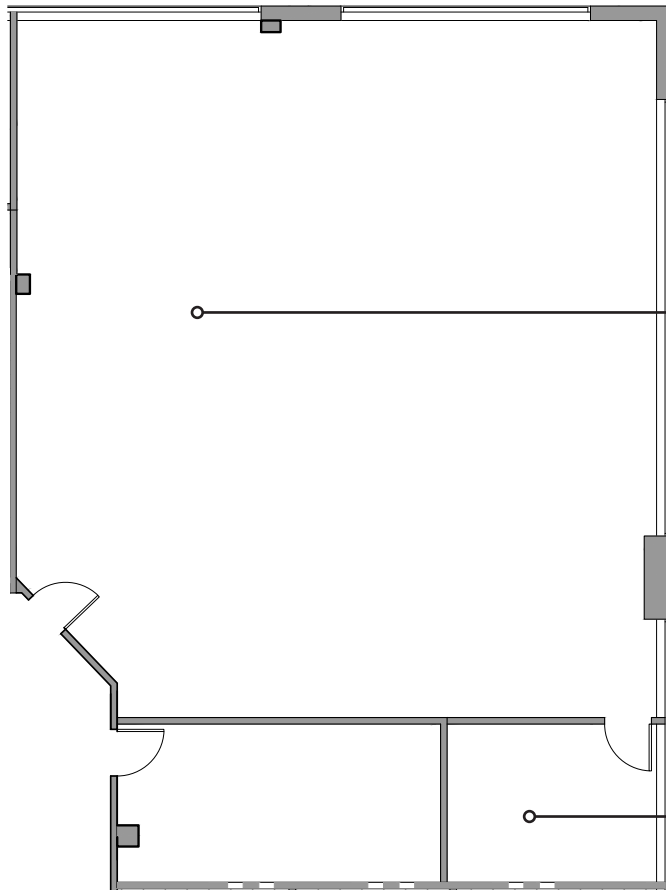


**Can be combined with Suite 202 for 3,787 SF, or Suite 202 & 204 for 4,887 SF*

Suite 202

Approx. 2,647 SF

Two private offices plus large open office, extensive window line, direct elevator access

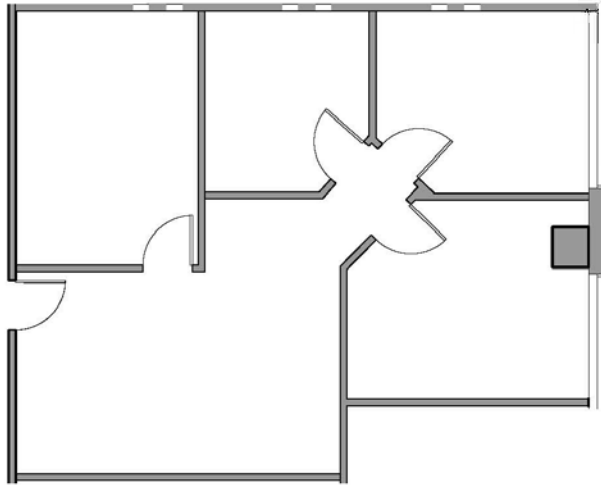


**Can be combined with Suite 201 for 3,787 SF, or Suite 201 & 204 for 4,887 SF*

Suite 204

Approx. 1,100 SF

Four private offices and reception/open area

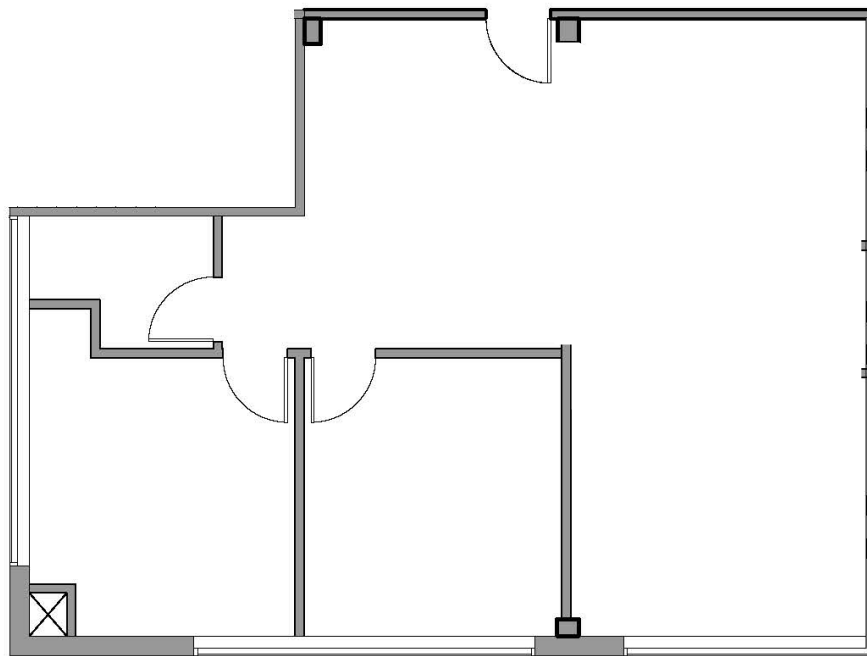


**Can be combined with Suite 202 for 3,747 SF, or Suite 202 & 201 for 4,887 SF*

Suite 212

Approx. 1,227 SF

Two private offices, open office/reception area, storage/copy room



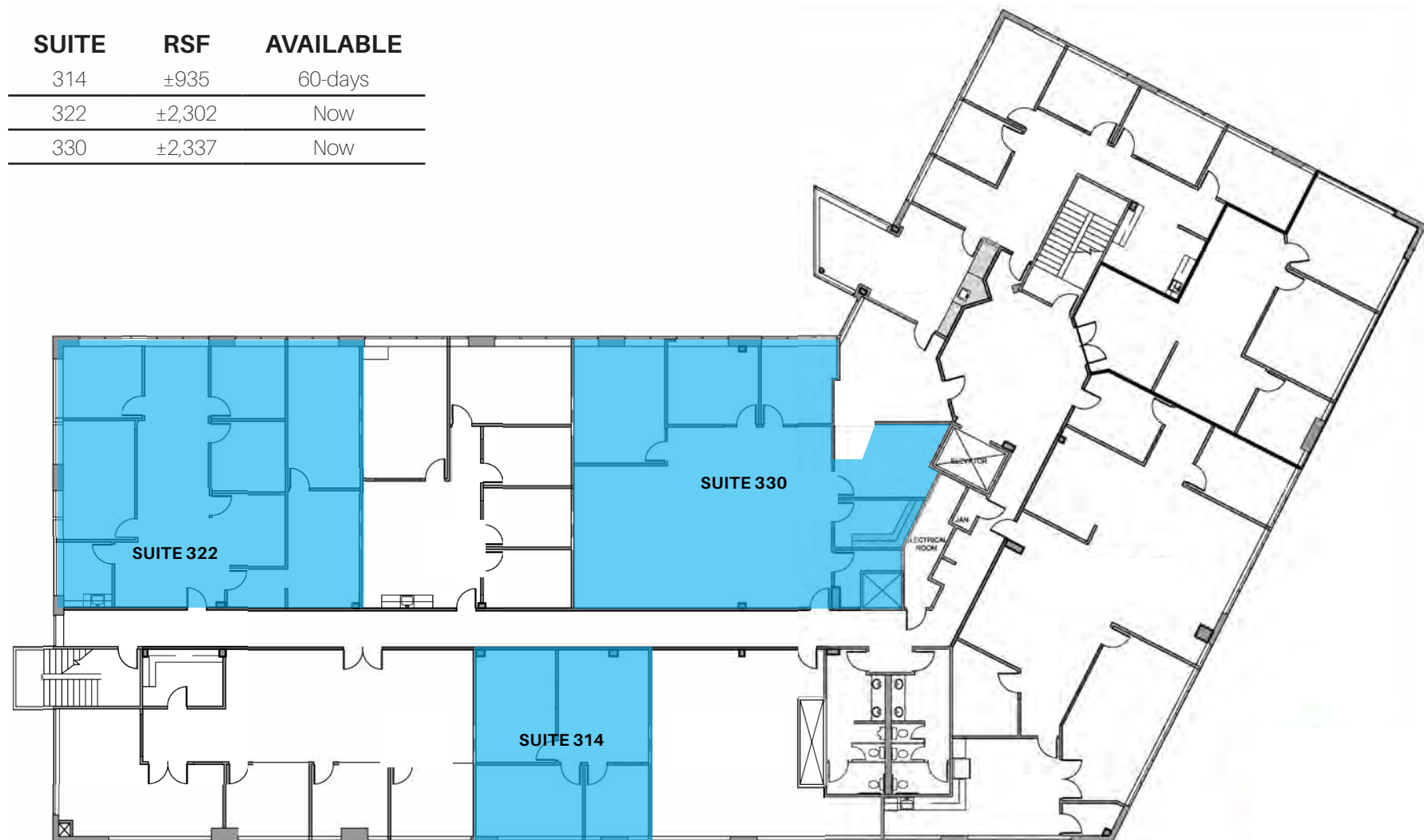
Third Floor



Perspective
AT 4S RANCH

Availability

SUITE	RSF	AVAILABLE
314	±935	60-days
322	±2,302	Now
330	±2,337	Now

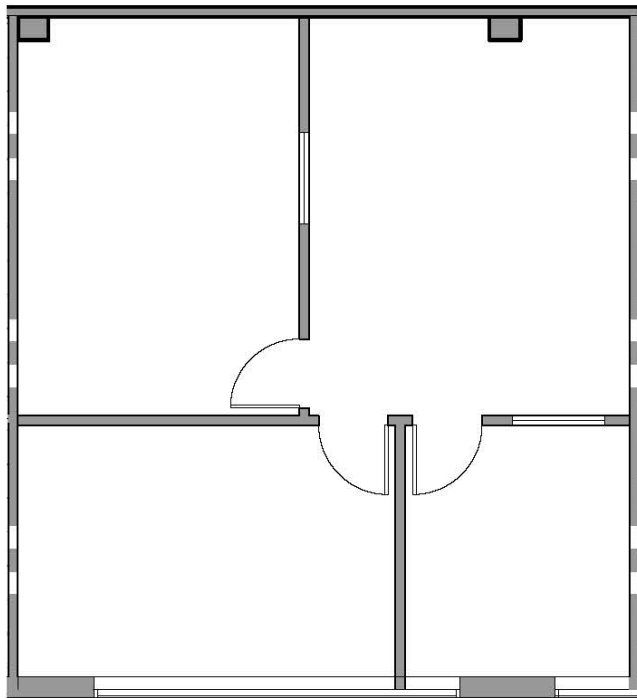


Floor plans and space plans are not to scale; for reference purposes only

Suite 314

Approx. 935 SF

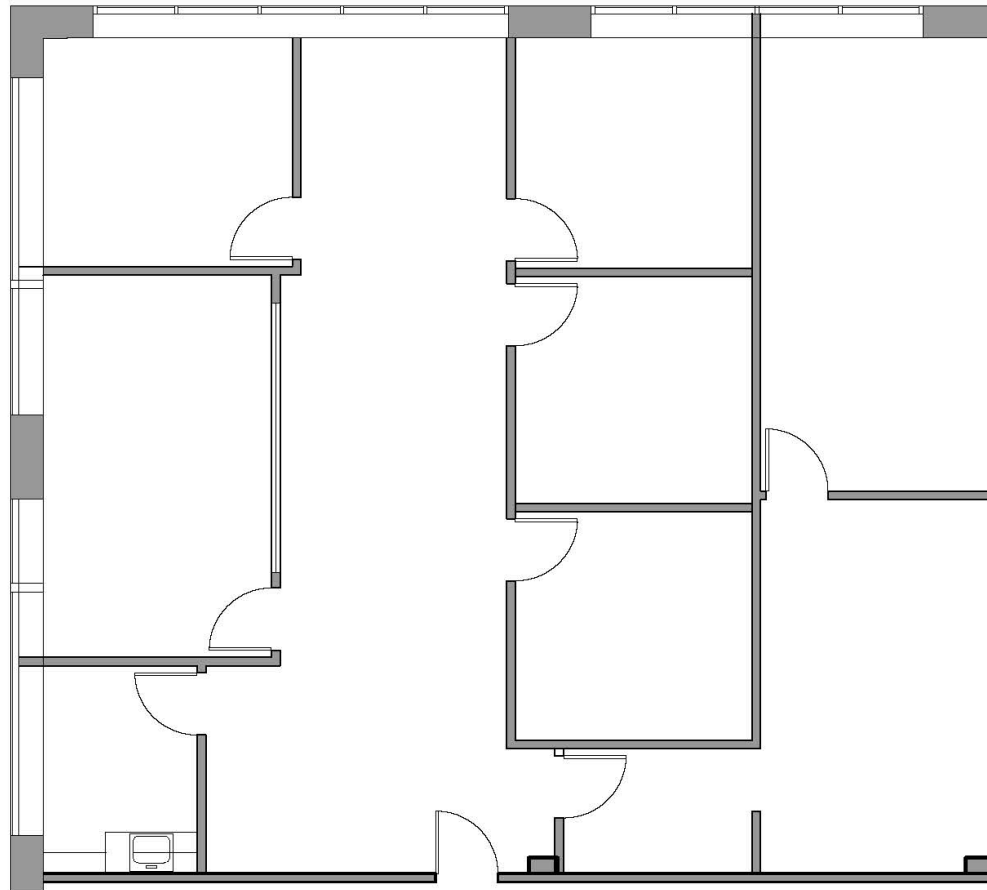
Two private offices, reception/open work area and interior conference room



Suite 322

Approx. 2,302 SF

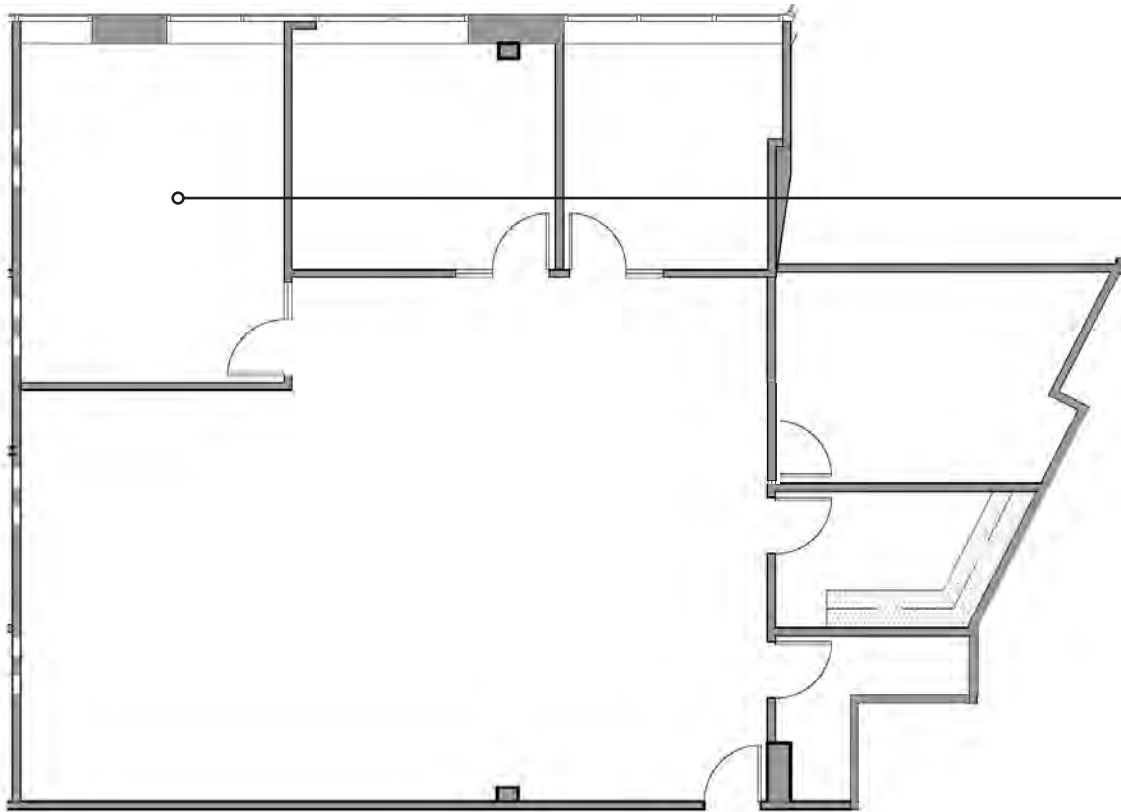
Five private offices, reception/open work area, conference room and break room



Suite 330

Approx. 2,053 SF

Two private offices, conference room open work area, and storage



Property Photos



Perspective
AT 4S RANCH



- » Abundant Natural Light
- » Extensive Window Line
- » Convenient On-site Deli



 Intersection



CONVENIENT
SPACIOUS
APPROACHABLE

Property Photos



Perspective
AT 4S RANCH



UPGRADED
COMMON
AREAS



 **Intersection**

TENANT AMENITY SPACE

Property Photos



Perspective
AT 4S RANCH



Location Features

4S RANCH/RANCHO BERNARDO, CA

4S Ranch is home to some of the world's leaders in tech and innovation, including Apple and Sony --the majority located within the 685 acre business park between Bernardo Center Drive and Rancho Bernardo Road, just west of the I-15. Being one of the largest office submarkets in San Diego, combined with its master planned residential communities and proximity to a major arterial freeway has made this edge city an employment hub.

PROXIMITY

San Diego Int'l Airport - 26 miles

McClellan-Palomar Airport - 20 miles

US/Mexico Border - 45 miles



Get in Touch.

Nate White

Senior Director
DRE Lic. #02108142

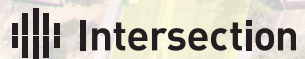
OFFICE 619.880.4650
nwhite@intersectioncre.com



Disclosure

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice.

DRE Lic #02208857



©2025 Intersection.

PHONE
619.239.1788

ADDRESS
110 West A St, Suite 1125
San Diego, CA 92101

WEBSITE
www.intersectioncre.com