

11440 WEST BERNARDO COURT

PROMONTORY

SAN DIEGO, CA 92127

PROMONTORY

CLASS A OFFICE SPACE

WITH PANORAMIC VIEWS

CBRE

PROPERTY

OVERVIEW



Iconic hilltop location with panoramic views



New common area lobby renovations



New outdoor atrium areas with seating & wifi



Common area conference room



Exercise room with showers & lockers on ground floor



On-site property management and ownership



Excellent freeway access to I-15



Close proximity to retail & other amenities of Rancho Bernardo



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



4/1,000 parking ratio



Scenic walking trail and wildlife conservation designation



Solar powered electric vehicle charging stations

NEW

LOBBY



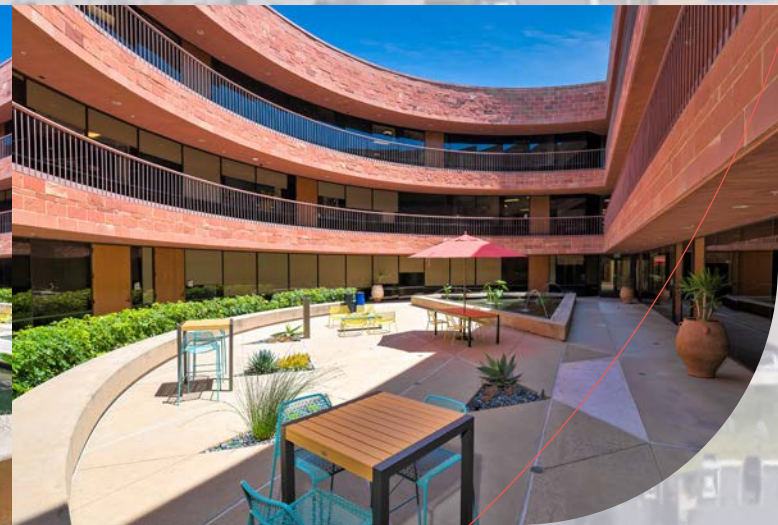
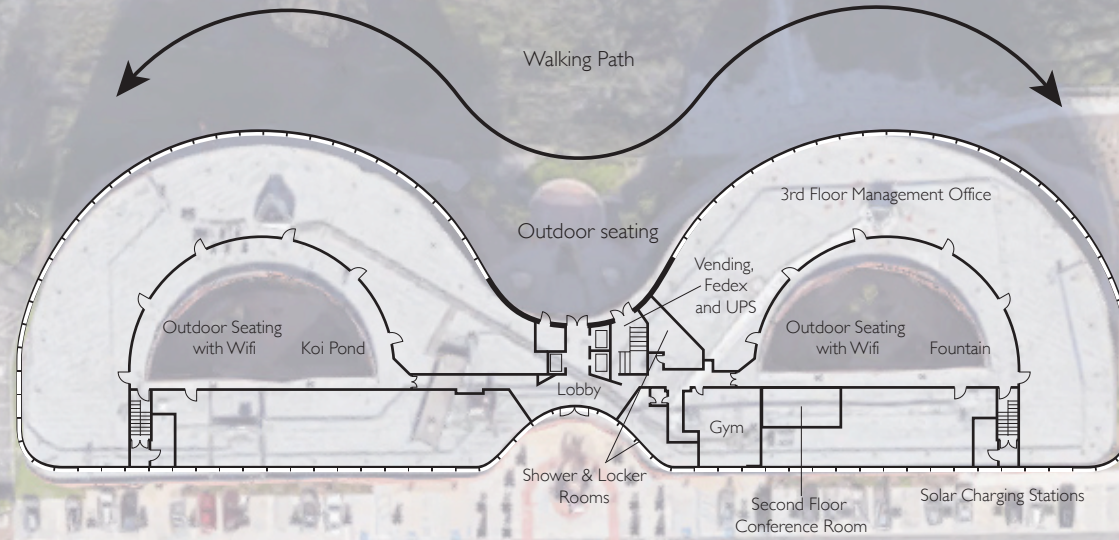
AVAILABILITY

SUITE #	SF	RENTAL RATE	COMMENTS
Suite 106	1,283 RSF	\$3.15/SF + Electric	Suite features reception area and 4 private offices.
Suite 170	5,353 RSF	\$3.45/SF + Electric	View side space with exposed ceilings, 5 private offices, kitchen/break area, conference room, storage/IT room, and open office area.
Suite 240	3,355 RSF	\$3.35/SF + Electric	View side space with access off 2nd floor elevator lobby. Reception, conference, 9 private offices, break room, open space
Suite 358	1,285 RSF	\$3.15/SF + Electric	Suite features 4 private offices, conference room, and a storage/IT room with views of the South Courtyard.



ONSITE

AMENITIES

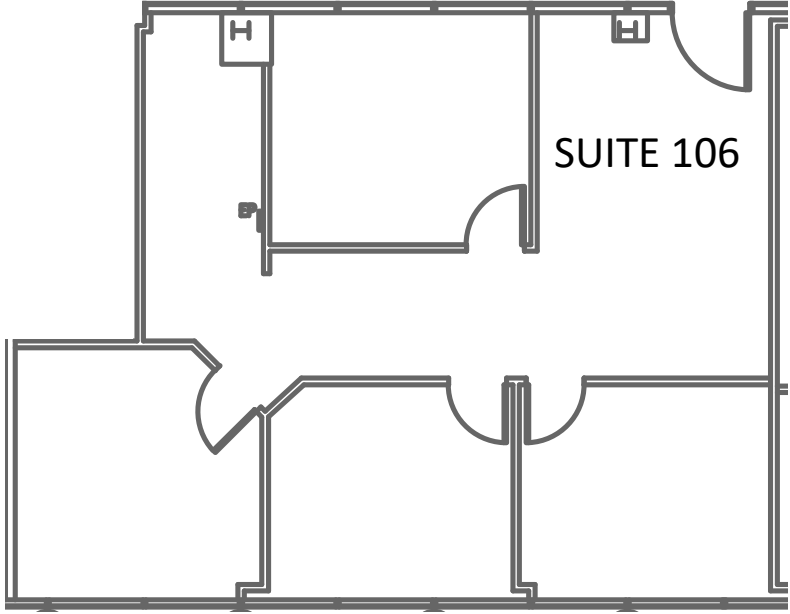


FLOOR

PLAN

Suite 106
1,283 RSF

North Courtyard



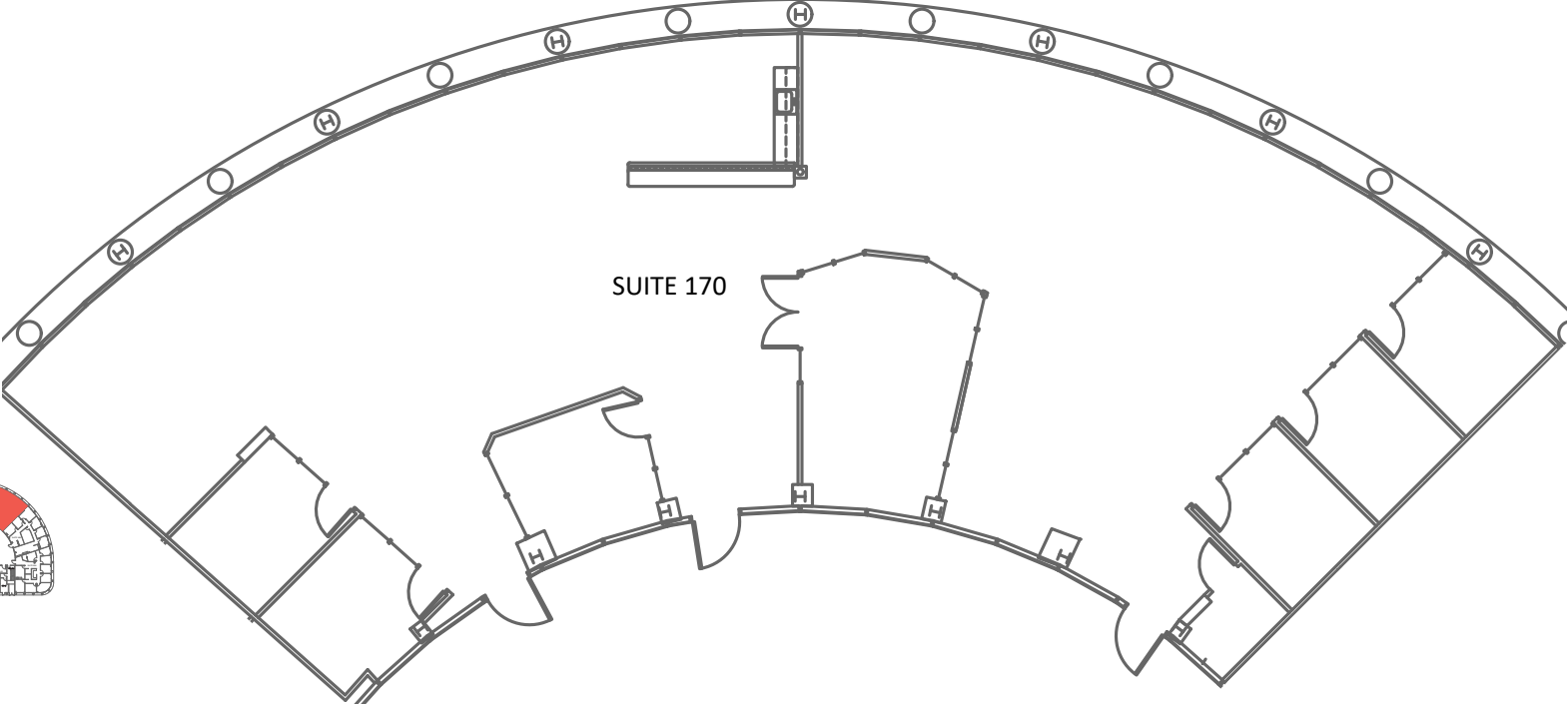
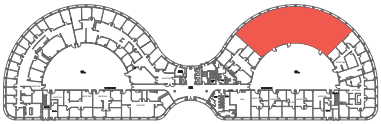
FLOOR

PLAN

VIRTUAL TOUR

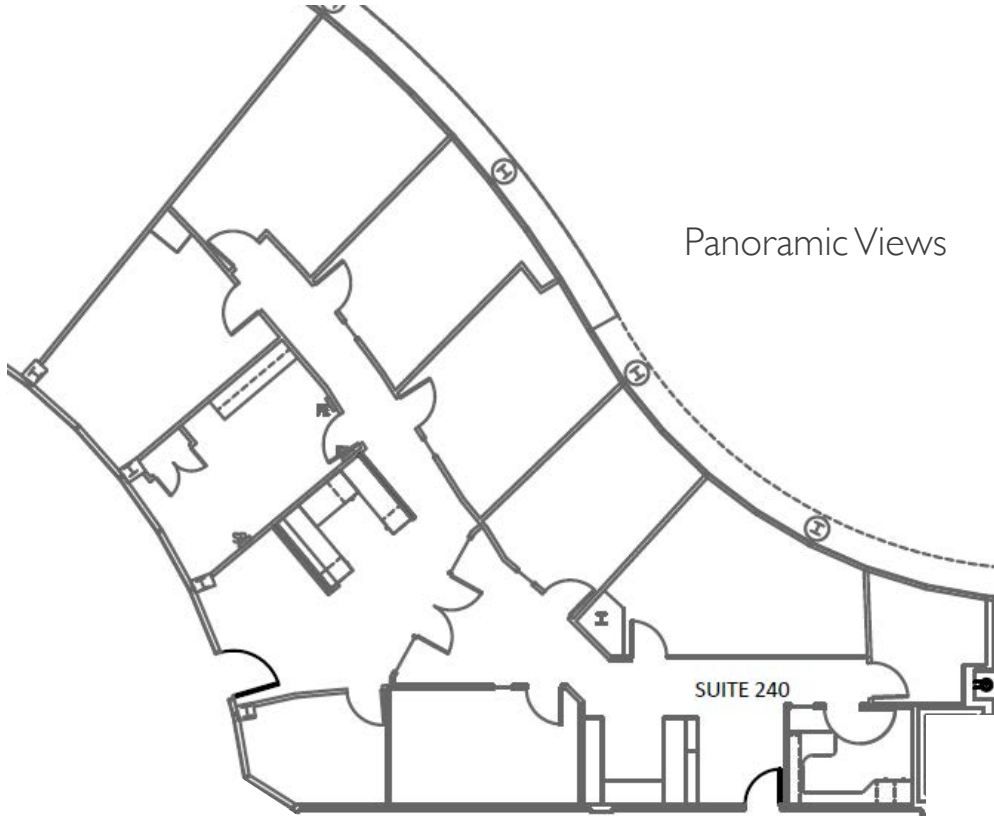
Suite 170
5,353 RSF

Panoramic Views



FLOOR

PLAN



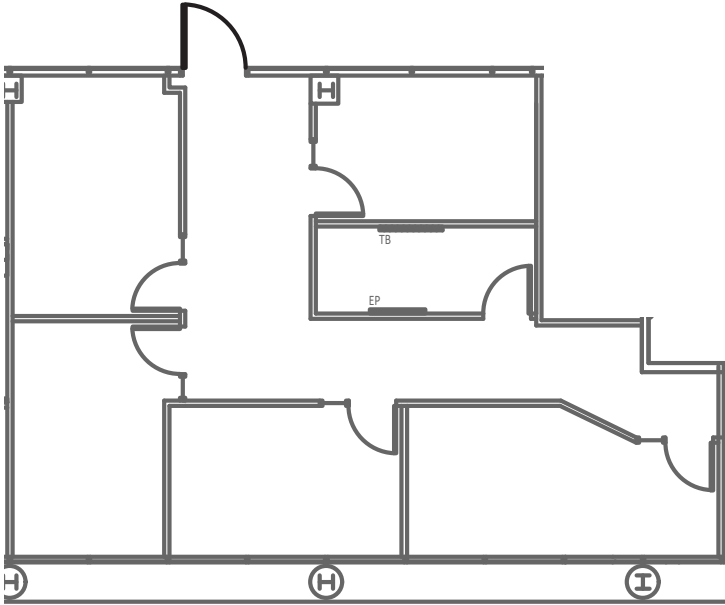
Suite 240
3,355 RSF



FLOOR

PLAN

South Courtyard



Suite 358
1,285 RSF



STRATEGIC

LOCATION

PROMONTORY

DRIVETIMES

25 Minutes
to San Diego Airport

30 Minutes
to McClellan Palomar Airport

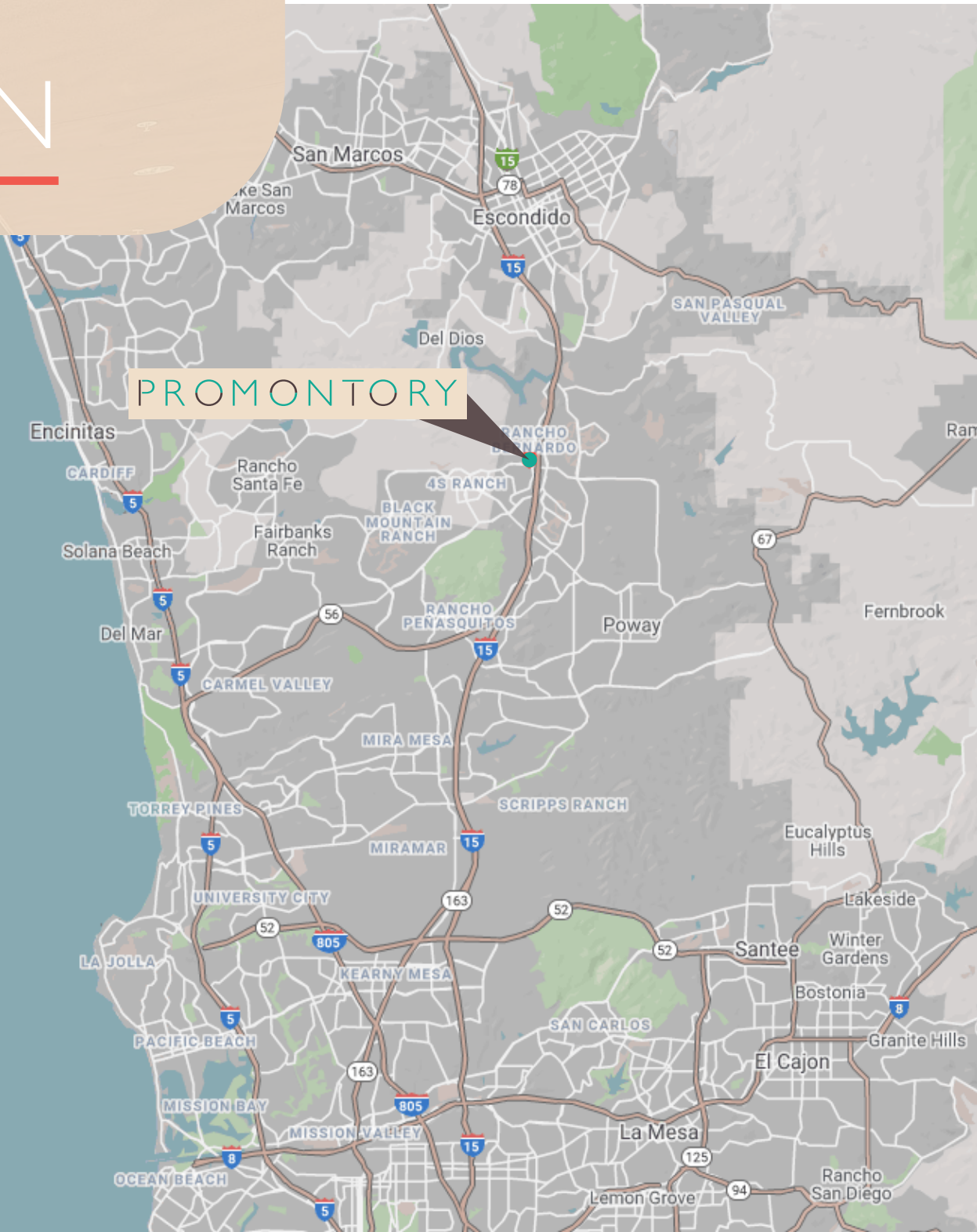
22 Minutes
to Ocean

25 Minutes
to Downtown San Diego

55 Minutes
to Orange County

46 Minutes
to US-Mexico Border

120 Minutes
to Los Angeles



NEIGHBORS



AMENITIES

- 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, Pallin Thai Cafe
- 3 Park Terrace**
 Souplantation, 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, Postal Annex, 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,

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