

innovation  
CORPORATE CENTER

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WORKSPACE



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# INNOVATION



Innovation Corporate Center is a Class A office/corporate headquarters campus in the heart of Rancho Bernardo. This unique opportunity incorporates a modern design, campus amenities and flexible floorplates to generate a highly collaborative work environment. The building can accommodate office, R&D or Biotech.

- + Eight (8) building campus totaling ±467,000 rsf
- + The largest high quality corporate headquarters campus in Rancho Bernardo
- + Strategically located immediately off I-15 (Camino Del Norte and Carmel Mountain Road exits)
- + Master-planned corporate environment
- + Large floorplates with an efficient mix of private and open work areas
- + Configured for office, R&D, Life Science and lab space

15051 - 15333 Avenue of Science & 15378 - 15445 Innovation Drive

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Camino Del Norte





15051

15073

15231

15253

15333

15378

15435

15445

Camino Del Norte



# Availability Summary

Building - Suite	RSF	Details
15231 – Suite 150	± 18,149	Available now. Prominent double-door entrance directly off lobby with 11 private offices, 1 conference room, storage room, IT room, and break area. Polished concrete floors with 11' drop ceiling. Ability to add roll-up door to accommodate loading.
15333 – Suite 100	± 36,617	Available now. Prominent double-door entrance directly off lobby with 29 private offices, 1 conference room, storage room, IT room, and break area. Partial exposed ceiling with polished concrete and remainder of the space is 11' drop ceilings. Potential to add loading.
15333 – Suite 250	± 8,441	Available now. 4 Private Offices, 2 Meeting Rooms, IT Room, Breakarea, and open cube space. 11' ceilings, double-door glass entrance and ample natural light.
15435 – Suites 200 & 225	± 18,495 (contiguous)	Available now. High-image space with efficient balance between private and open area.
15435 – Suite 200 (SUBLEASE)	± 11,130	CONTIGUOUS WITH SUITE 225 FOR ±18,495 RSF. Available now. High-image space with efficient balance between private and open area. Space has board-room, break-room and great glass-line.
15435 – Suite 225	± 7,365	CONTIGUOUS WITH SUITE 200 FOR ± 18,495 RSF. Available now. Brand new spec suite! 4 offices, conference room, 3 huddle rooms, IT room and break area. Exposed ceiling and polished concrete in walkways and break area.



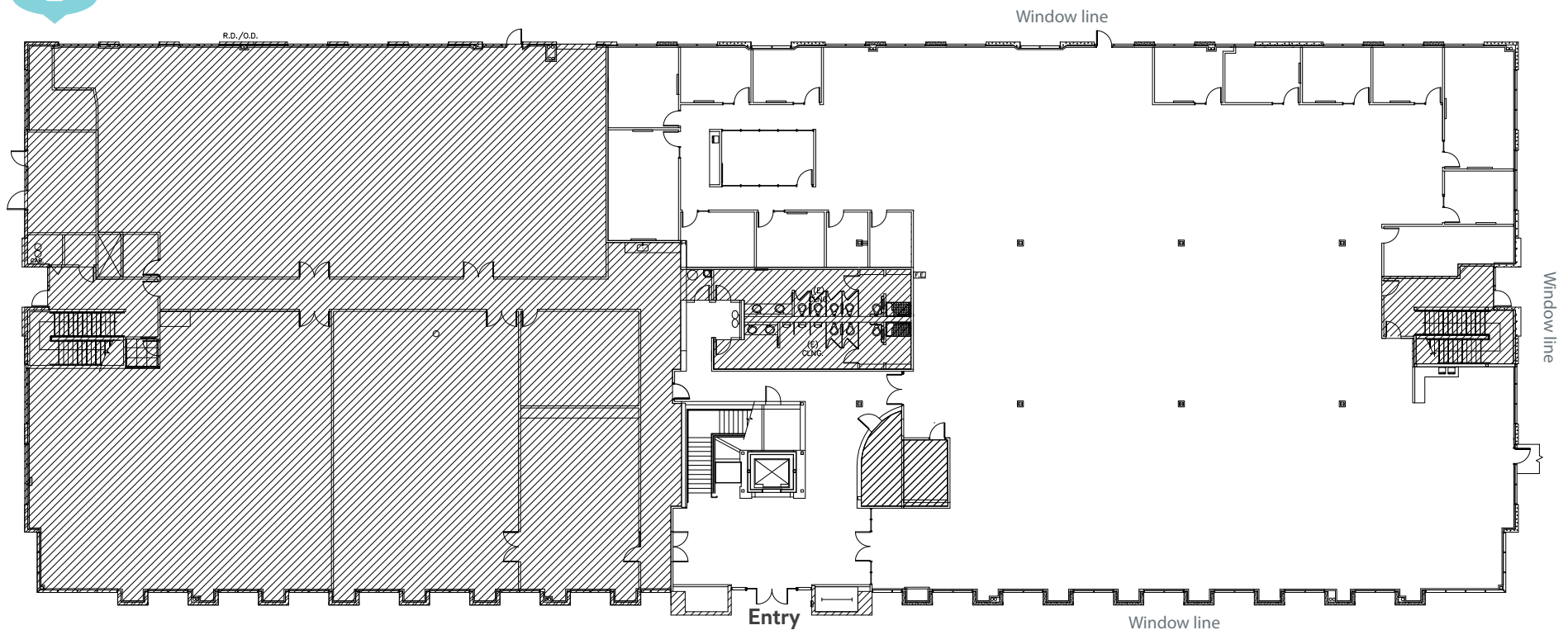
# 15231 - First Floor

## 18,149 rsf

Suite 150 - Prominent double-door entrance directly off lobby with 11 Private Offices, 1 Conference Room, Storage Room, IT Room, and break area. Polished concrete floors with 11' drop ceiling. Ability to add roll-up door to accommodate loading.



click icon to take  
suite 150 virtual tour



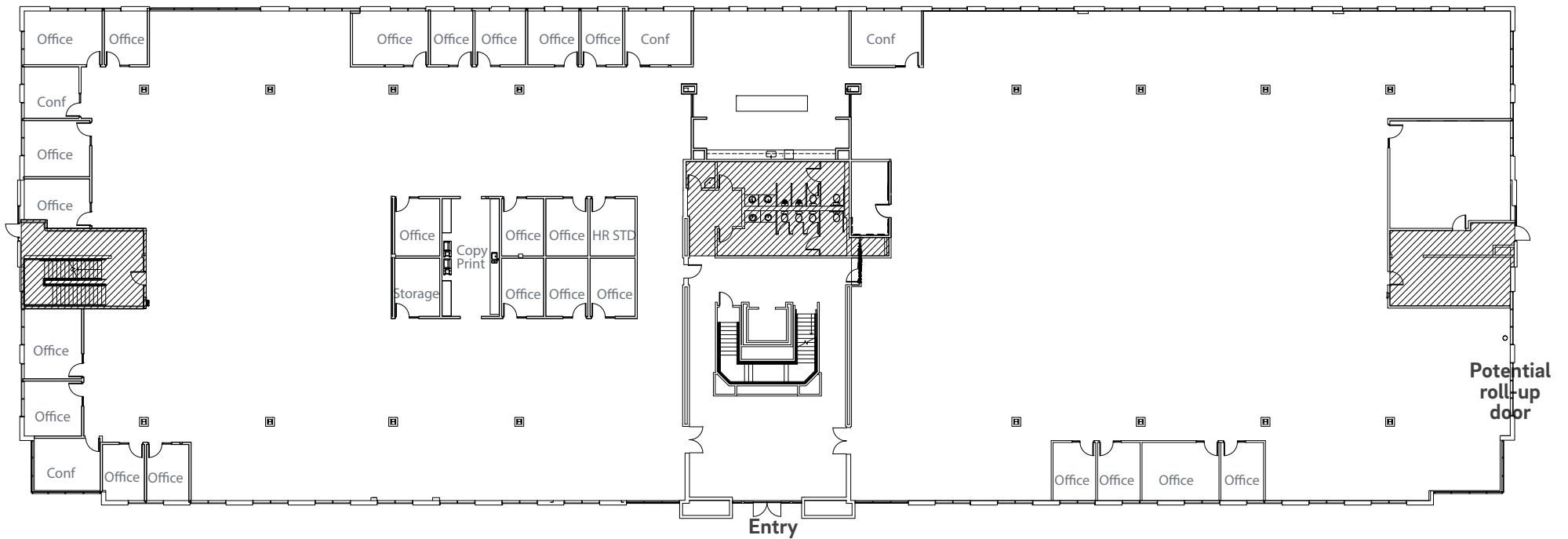
# 15333 - First Floor

## 36,617 rsf

Suite 100 - Prominent double-door entrance directly off lobby with 29 Private Offices, 1 Conference Room, Storage Room, IT Room, and break area. Partial exposed ceiling with polished concrete and remainder of the space is 11' drop ceilings. Potential to add loading.



click icon to take suite 100 virtual tour





# 15333 - Second Floor

## 8,441 rsf

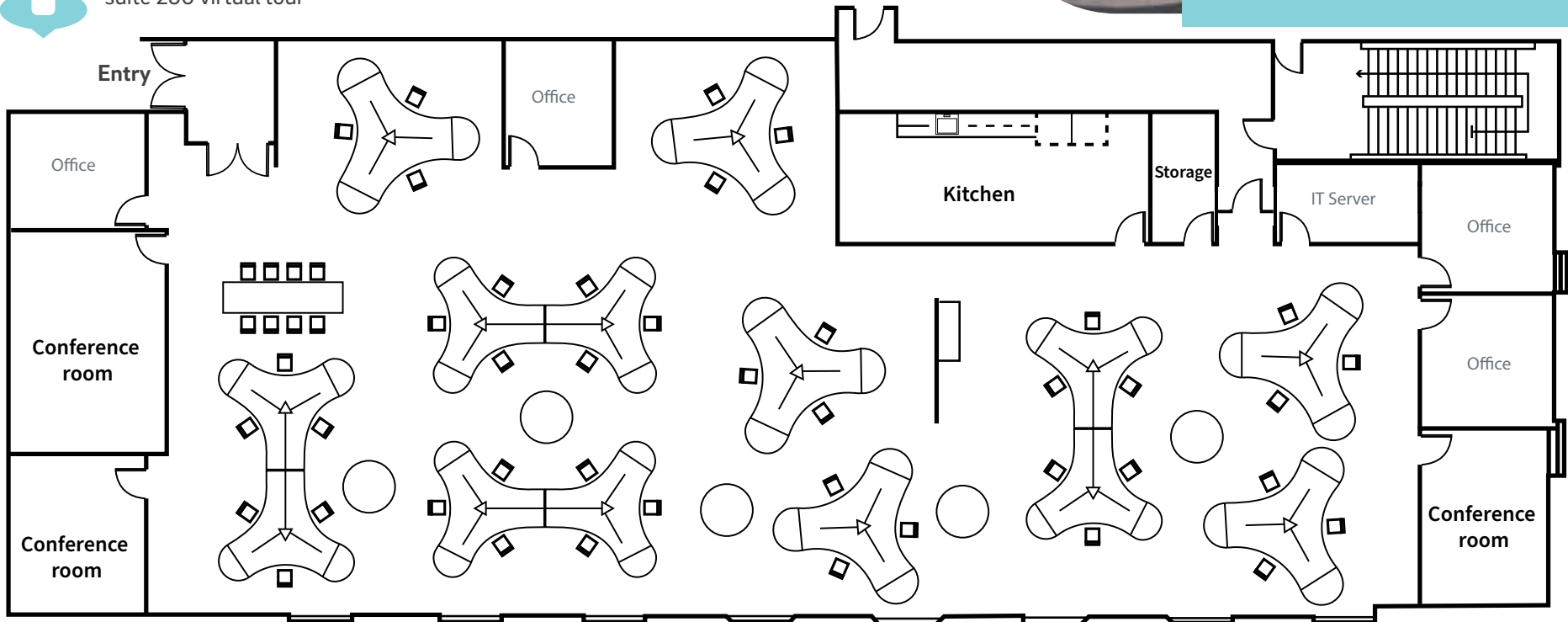
Suite 250 - 4 Private Offices, 2 Meeting Rooms, IT Room, Breakarea, and open cube space.  
11' ceilings, double-door glass entrance and ample natural light.



15333 Avenue of Science



click icon to take  
suite 250 virtual tour



# 15435 - Suite 200/225

±18,495 rsf (contiguous)

Suite 200 - 11,130 rsf | 12 offices, break-area, reception, IT/storage and open area for ±30-40 cubicles. For sublease.

Suite 225 - 7,365 rsf | Brand new spec suite! 4 offices, conference room, 3 huddle rooms, breakroom. Exposed ceiling, polished concrete, upgraded material and finishes with ample natural light.



15435 Avenue of Science



click icon to take Suite 225 virtual tour

Suite 225  
7,365 rsf

Window line

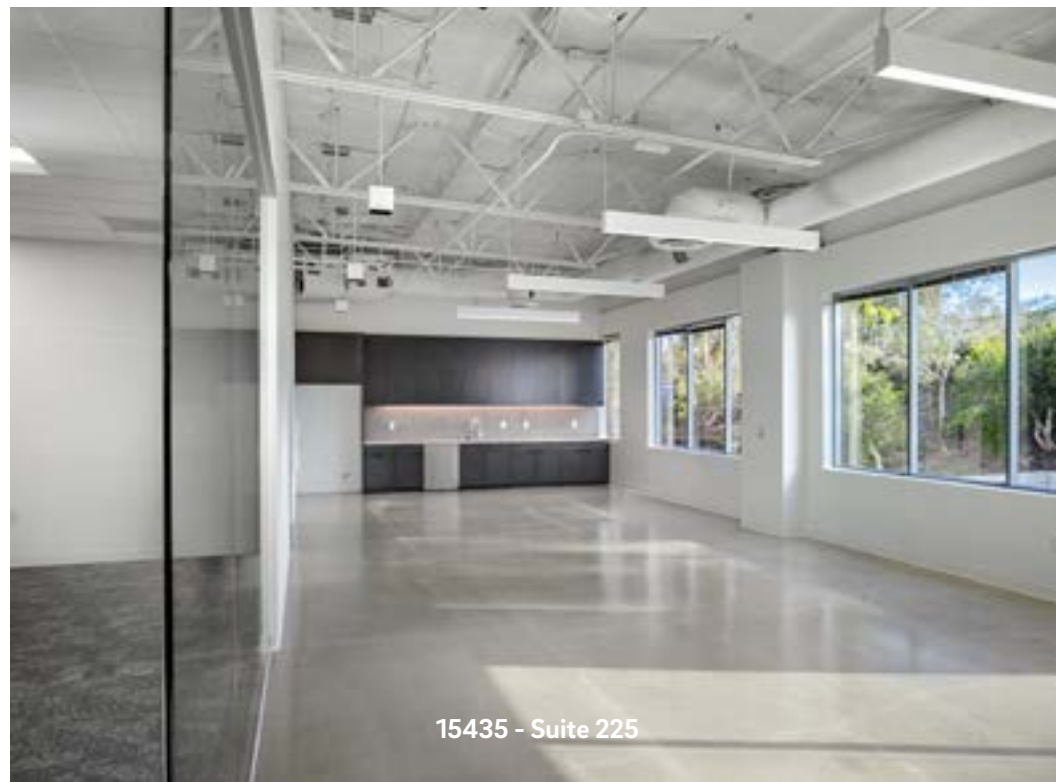
Suite 200  
11,130 rsf



15435 - Suite 225

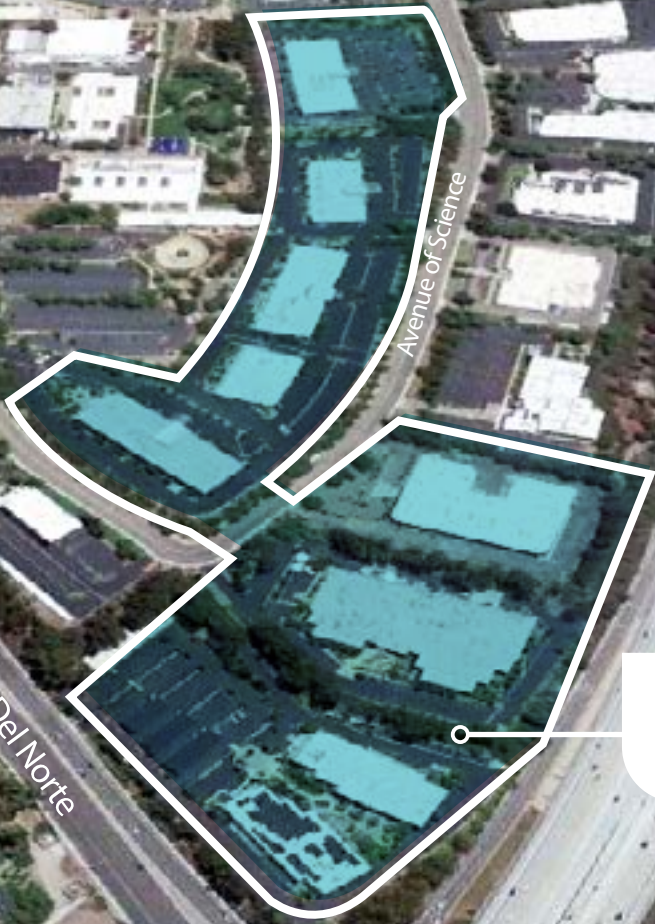


15435 - Suite 225



15435 - Suite 225

1 million square feet of adjacent retail



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## Nearby Amenities

- + Carmel Mountain Plaza
  - Pacific Theatres
  - Target
  - Marshalls
  - In-N-Out
- + Shops @ Costco Plaza
  - Costco
  - Claim Jumper
  - Islands Restaurant
- + Carmel Mountain Ranch Town Center
  - Ralphs
  - Rite-Aid
  - Bank of America
- + Carmel Courtyard
  - California
  - Pizza Kitchen
  - Borders
  - Staples
- + Staybridge Suites

RANCHO BERNARDO

Marriott



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I-15 Access

Palomar Medical  
Center Poway

Camino Del Norte

Costco Wholesale

1 million SF of retail

Back Mountain  
Open Space Park

Target

24 hour fitness

I-15 Access



Freeway 56 Access

56

56



# INNOVATION



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