



RANCHO VISTA

CORPORATE CENTER

ROBUST POWER
498,651 RSF CLASS A OFFICE AND R&D SPACE
AVAILABLE FOR SUBLEASE

CAMPUS AMENITIES

16399 W Bernardo Dr. is the largest plug-and-play sublease opportunity in San Diego County with excellent access to the I-15 freeway and best-in submarket amenities, this is a one-of-one opportunity.



2.5 / 1,000
parking ratio



Full-service
cafeteria



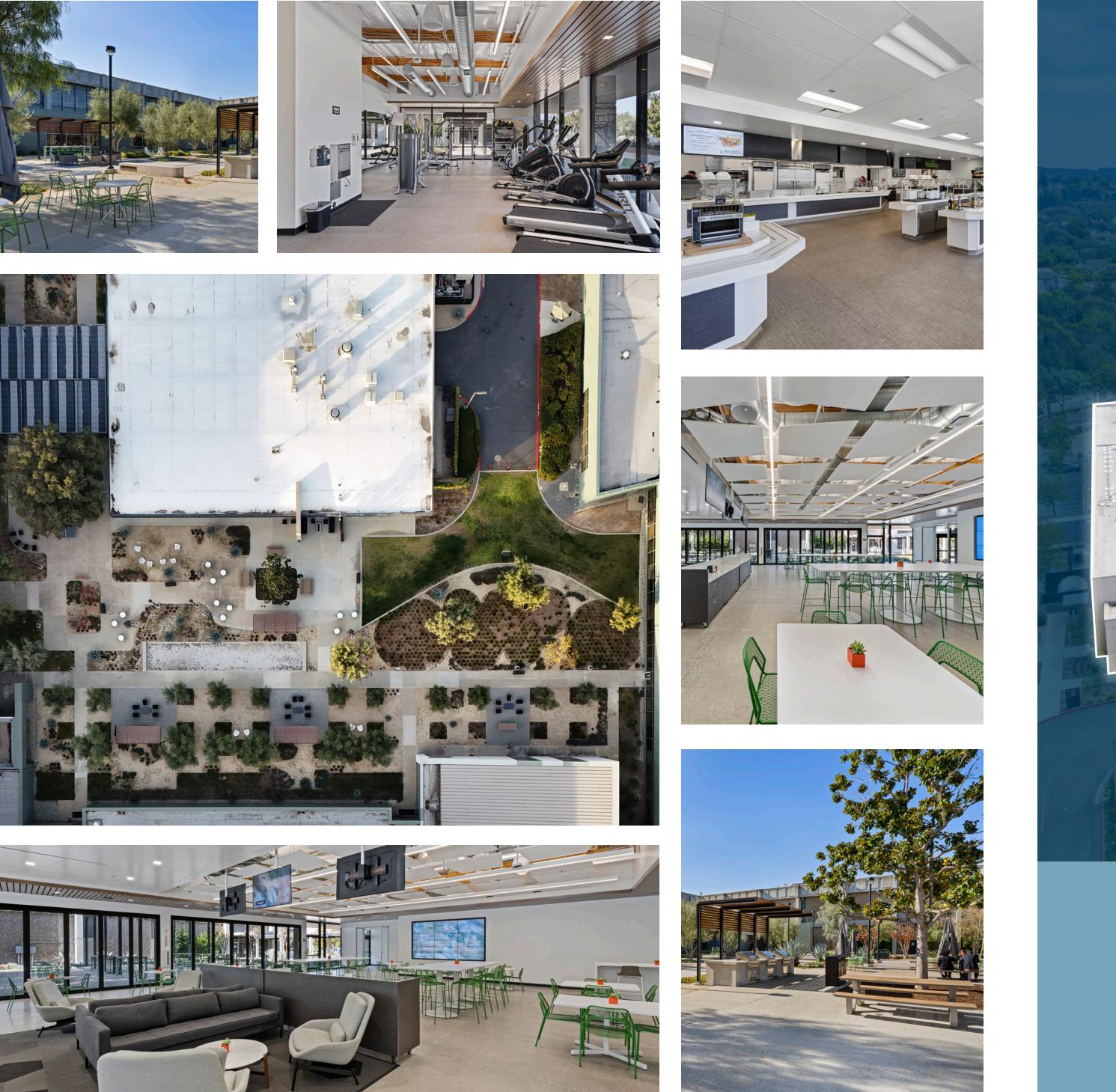
High-image fitness center with showers and lockers



beach volleyball & basketball courts



Numerous
outdoor seating areas



16399 WEST BERNARDO DRIVE
BUILDING 65
154,123 RSF
480V/277V, 6000A (LC-9)

16399 WEST BERNARDO DRIVE
BUILDING 61B
74,586 RSF
B61B SUPPLIED FROM B65

16399 WEST BERNARDO DRIVE
BUILDING 61A
128,936 RSF
480V/277V, 7500A (LC-4)

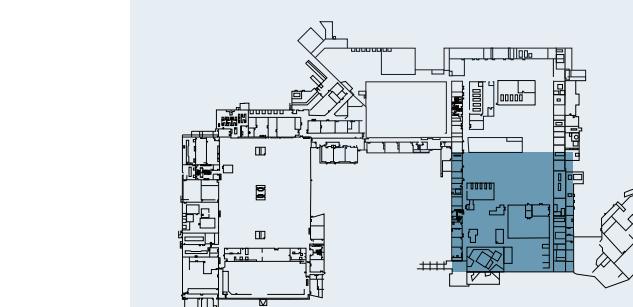
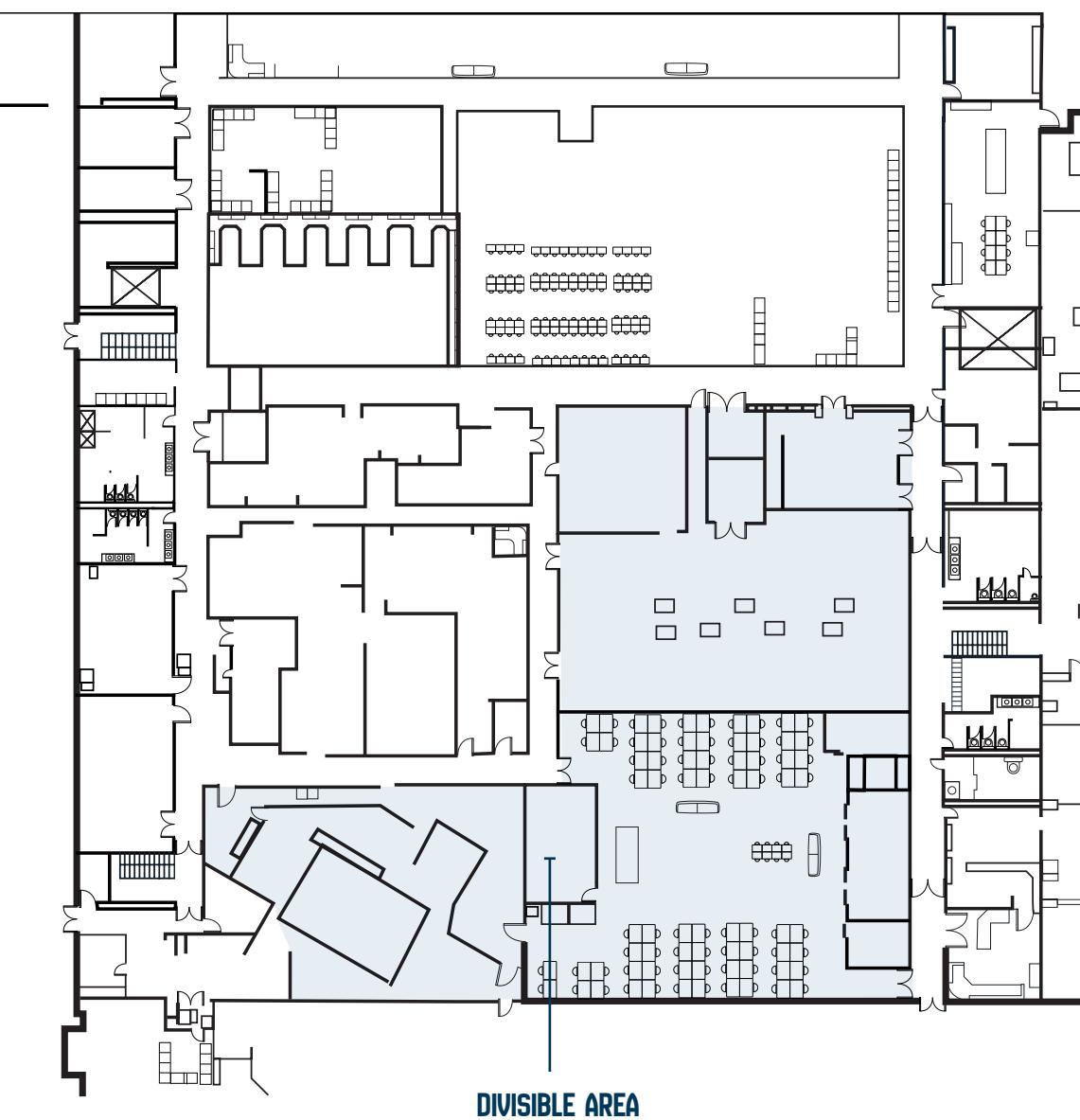
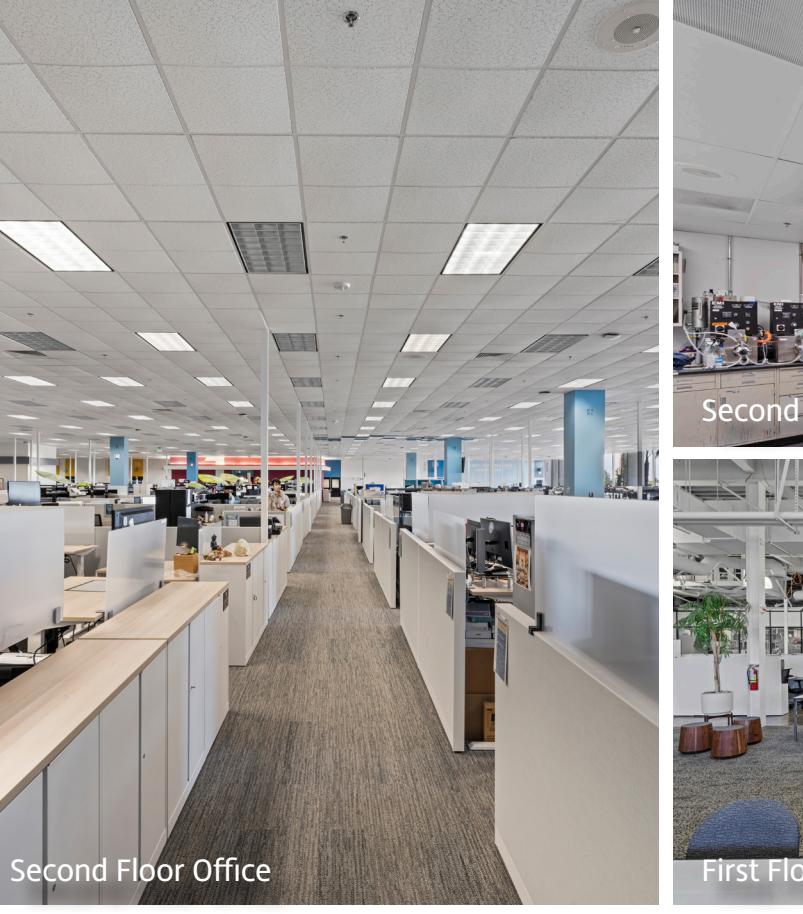
498,651
Total square feet

CLASS A
campus

4
buildings

17,500 AMPS
@480v/277v plus several hundredamps of 15Kvfees

*All measurements are approximate



BUILDING 61
73,268 SF
FLOOR 1

DIVISIBLE TO 22,498 SF

8 cubicles
4 conference rooms
Open office area
Open flex lab area
Clean room
Showroom
Shared portion is separate divisible area

BUILDING 61

**67,738 SF
FLOOR 2**

490 cubicles

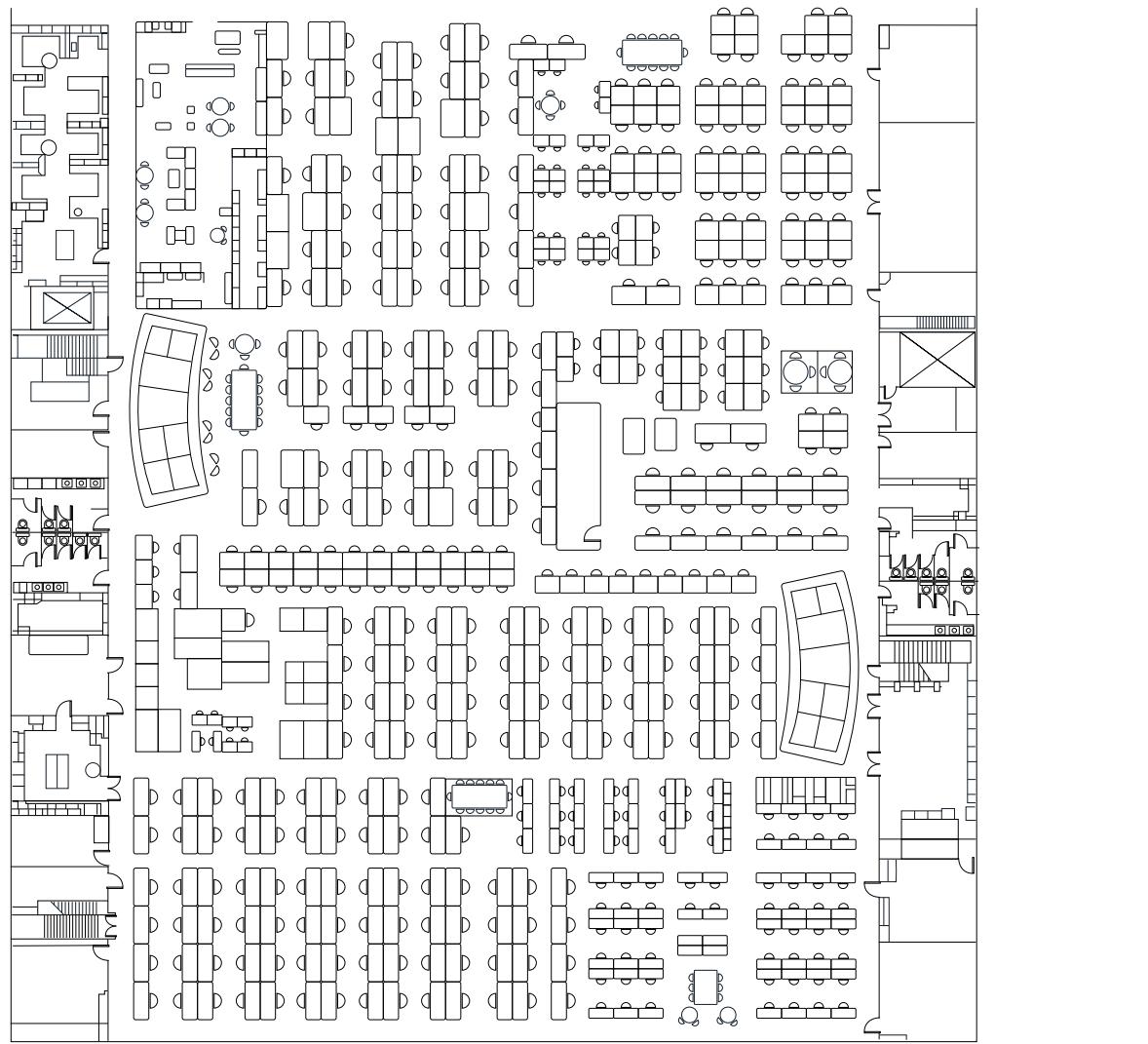
4 large lab rooms

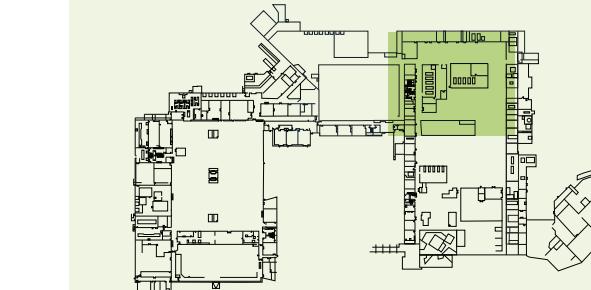
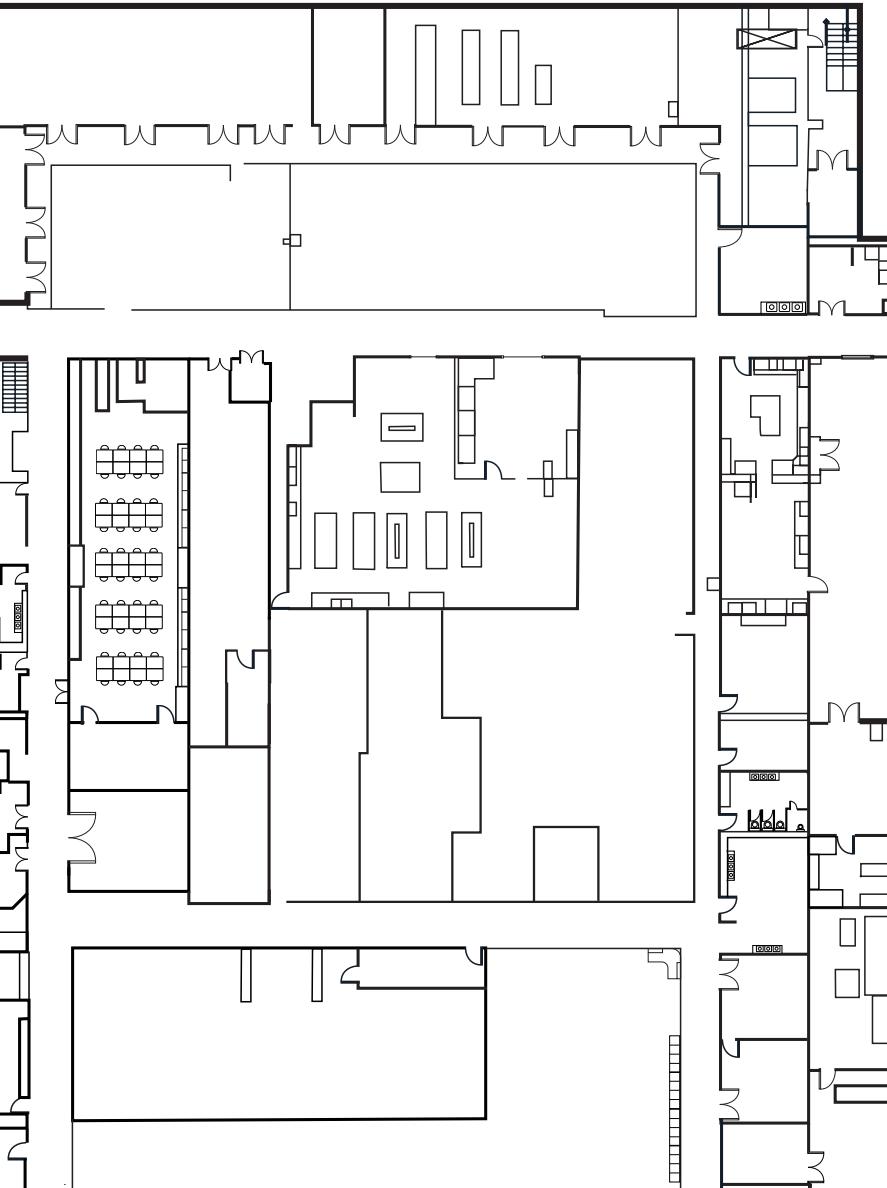
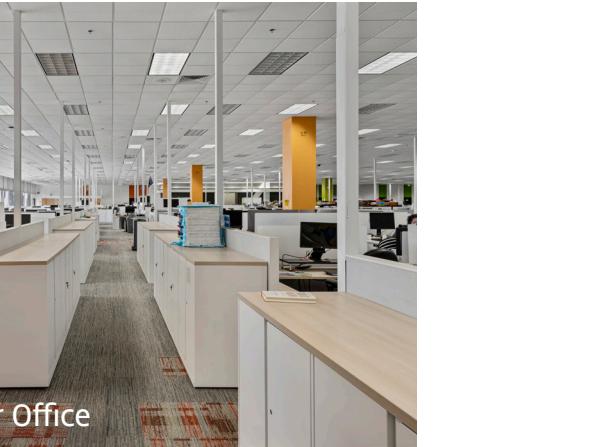
4 lab support rooms

5 large conference rooms

14 focus rooms

1 break/lounge





BUILDING 61A
66,035 SF
FLOOR 1

Open flex/lab area
9 labs
1 conference room



BUILDING 61A

**62,901 SF
FLOOR 2**

488 cubicles

5 large lab rooms

2 lab support rooms

6 conference rooms

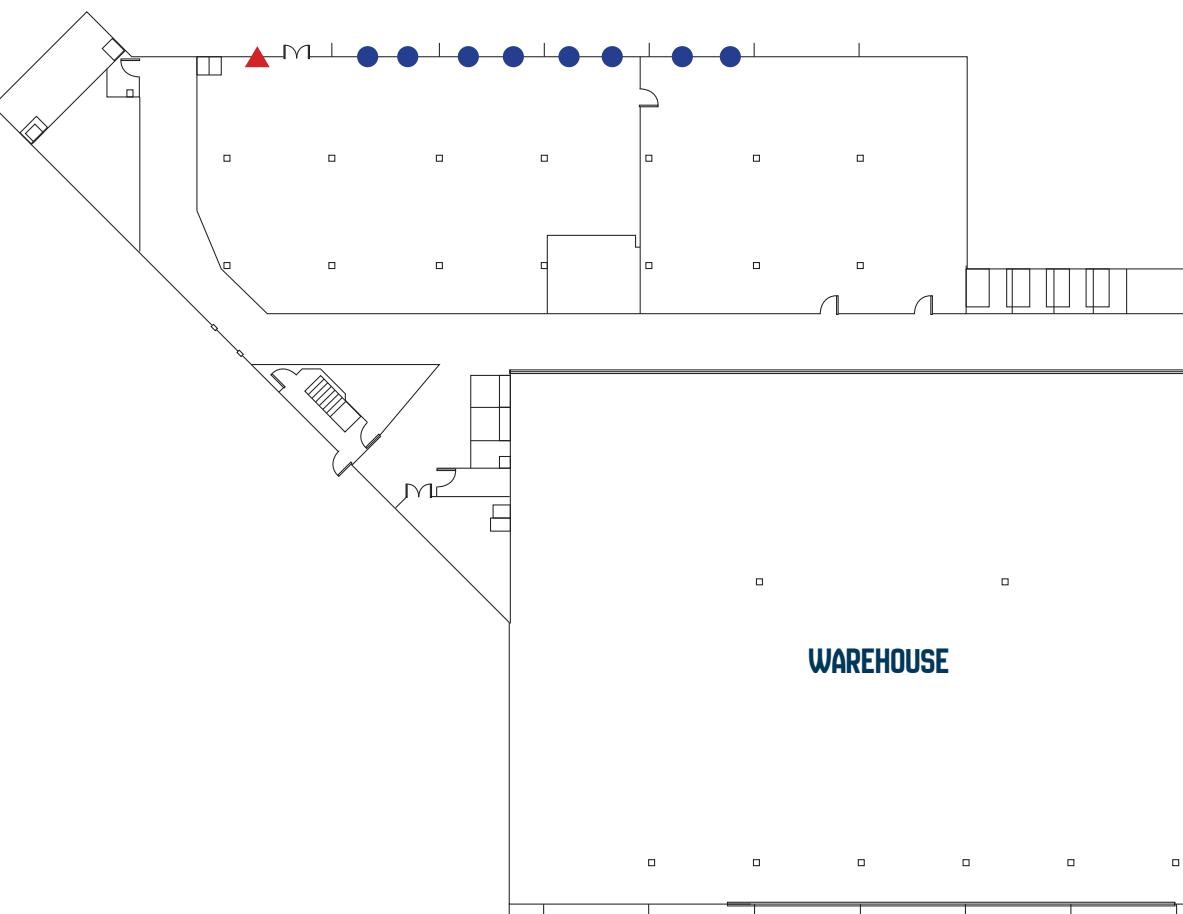
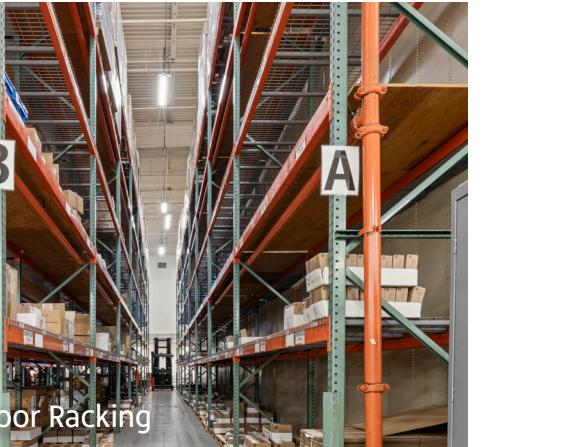
4 huddle rooms

1 central lounge area

1 break area

15 focus rooms

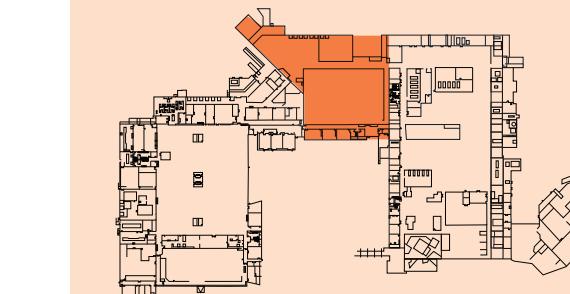




● DOCK DOORS
▲ GRADE LEVEL DOORS

BUILDING 6B
47,013 SF
FLOOR 1

Shipping and receiving area
Warehouse area with racking
8 dock level doors
1 grade level door



FLOOR 2

BUILDING 61B

27,573 SF

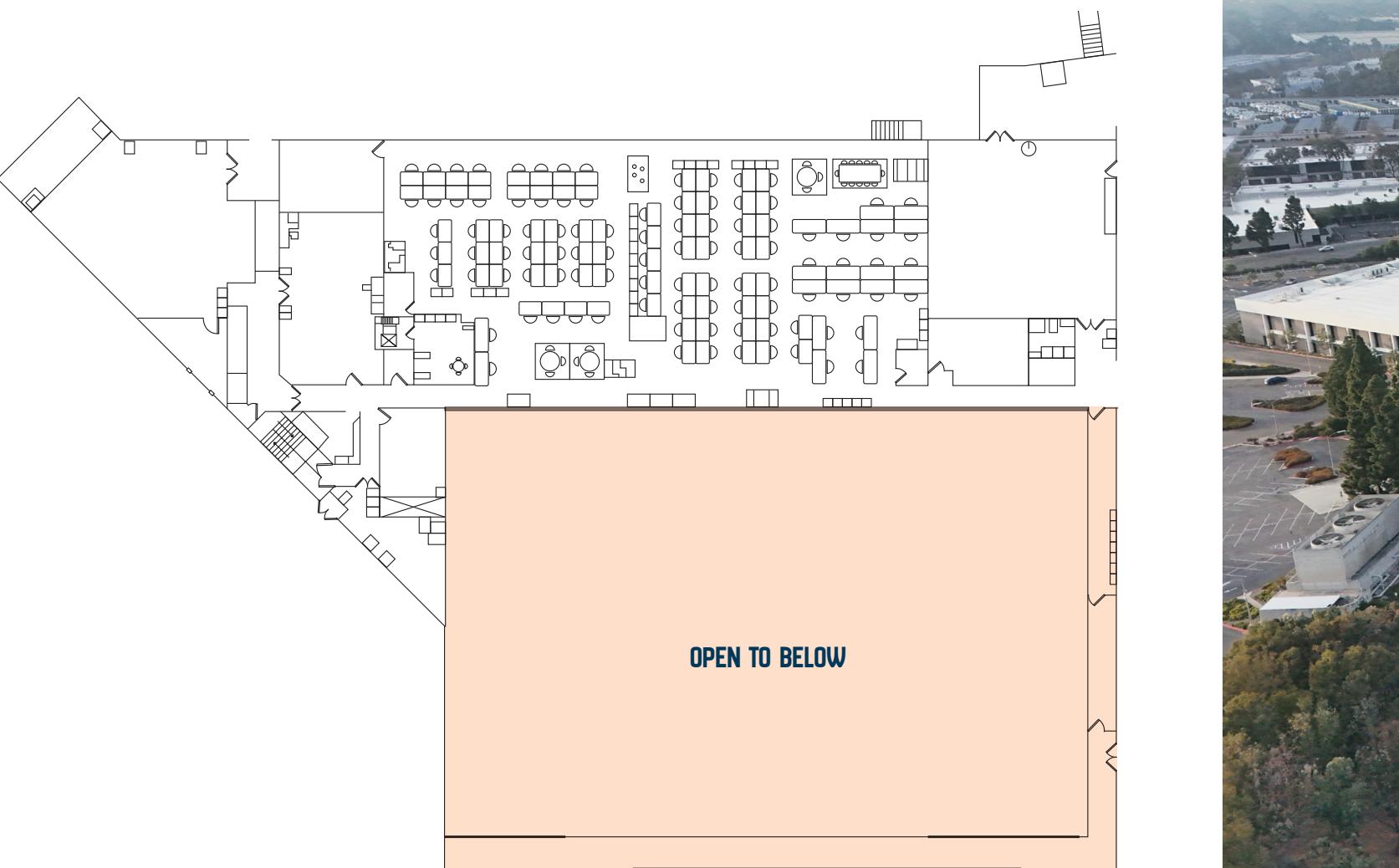
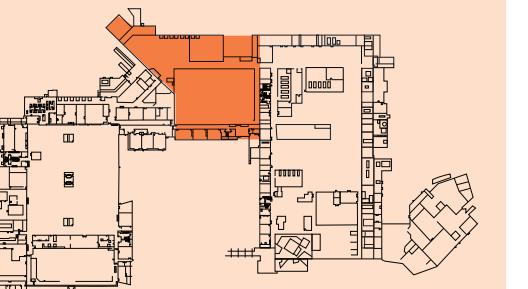
100 cubicles

4 large lab rooms

1 lab support room

2 large conference rooms

5 huddle rooms



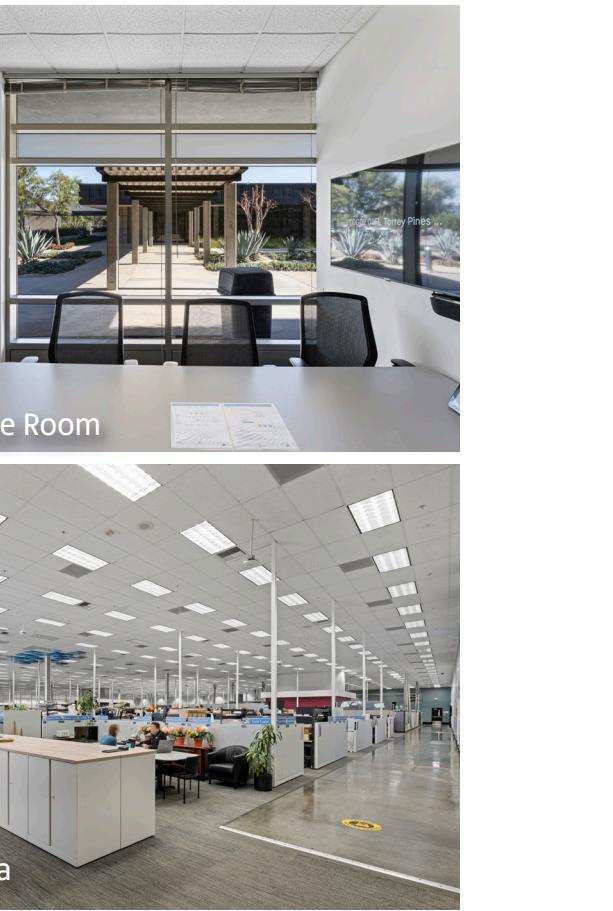
FLOOR 1
BUILDING 65
154,123 SF



Call Rooms



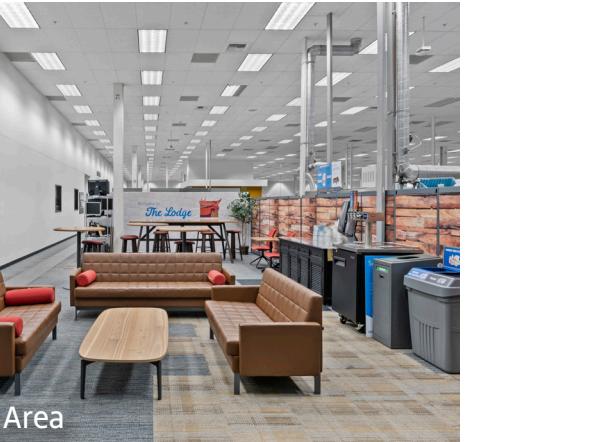
Lobby



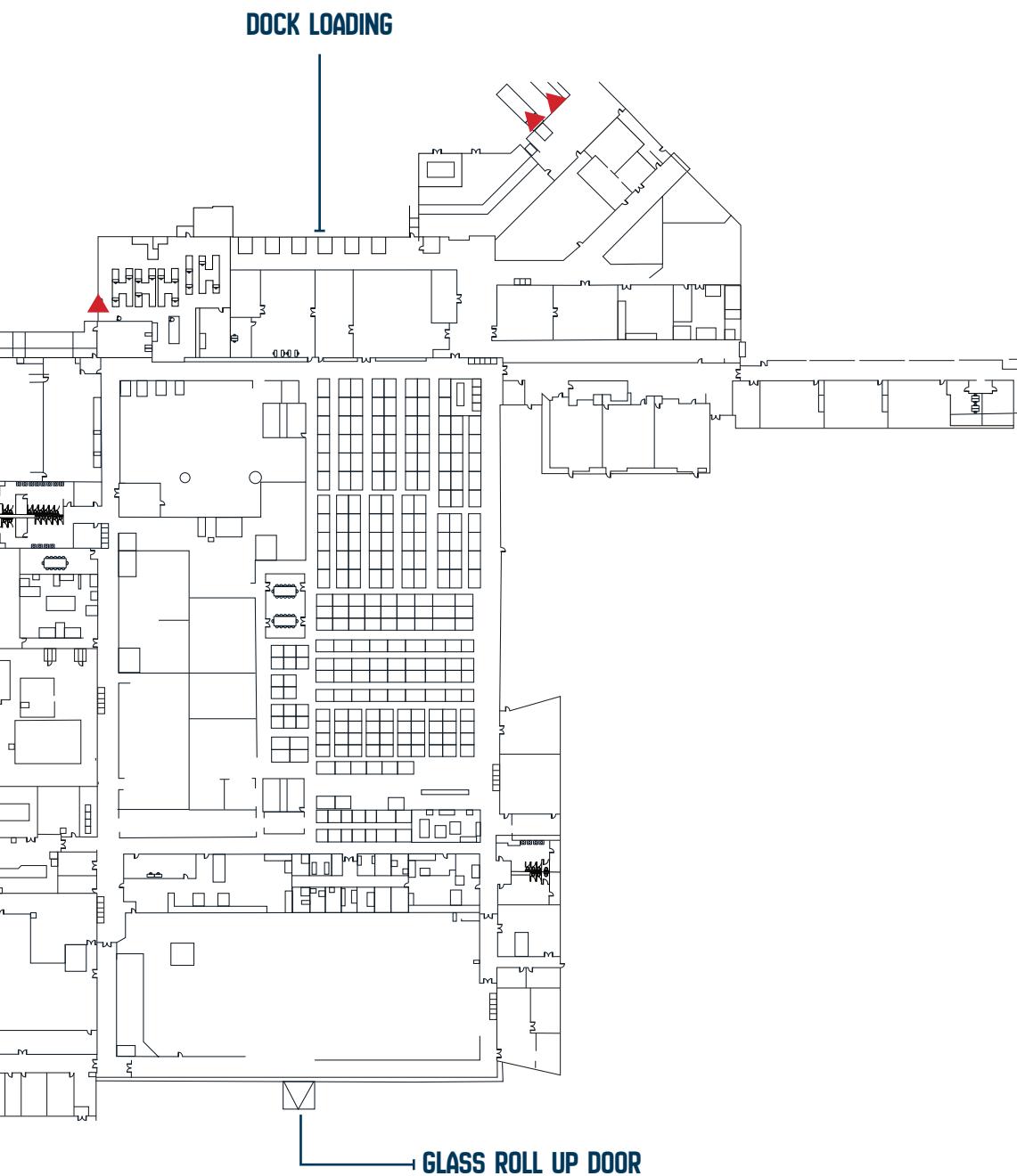
Conference Room



Office Area

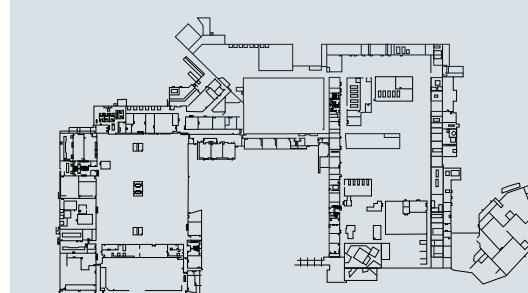


Gathering Area



BUILDING 6
154,123 SF
FLOOR 1

26 cubicles
8 focus rooms
9 conference rooms
Open office and flex/allo area
1 glass roll up door
5 lab rooms
5 Dock / Grade Doors
Fitness center



AREA AMENITIES



Restaurants

1. AVANT Restaurant
2. Veranda Restaurant
3. Stir Fresh Mongolian Grill
4. Cotija's Taco Shop
5. Kangnam Korean BBQ
6. Pha Ca Dao & Grill
7. Golden Spoon
8. Carvers Steaks & Chops
9. The Kebab Shop
10. Casa Lahori
11. Burma Place
12. IHOP
13. Rubio's Coastal Grill
14. Chicken Charlie's Table
15. RB Sushi
16. Hoorah Breakfast Cafe & Bar
17. Flippin' Pizza
18. Hakumaru

Coffee

1. Elmisa Cafe
2. New York Bagels & Cafe
3. Starbucks
4. D's Coffee
5. Compa Coffee Roasters

Hotels

1. Courtyard San Diego Rancho Bernardo
2. Hilton Garden Inn
3. Rancho Bernardo Inn
4. Sonesta ES Suites San Diego
5. Sonesta ES Suites Carmel Mountain



RANCHO VISTA

CORPORATE CENTER

LOCATION AND DRIVE TIMES

SURROUNDING SUBMARKETS

IMMEDIATE
access to
I-15
freeway

CLOSE PROXIMITY
to
SR-56
freeway

ACCESS
to
I-5
freeway

DOWNTOWN
access
30
minutes

UTC
access
24
minutes

AIRPORTS

MCCELLAN-PALOMAR AIRPORT
access
35
minutes

SD INTERNATIONAL AIRPORT
access
40
minutes



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498,651 RSF CLASS A OFFICE AND R&D SPACE
AVAILABLE FOR SUBLEASE

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