



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

16705
VIA DEL CAMPO COURT



± 16'
Ceiling Heights



4/1,000
Parking



± 28K SF
Floorplates



High Quality
Construction



16705

VIA DEL CAMPO COURT

- Quiet & highly secure location at the end of Via Del Campo Ct.
- Close proximity to amenities
- High-quality construction & lobby finishes
- Lab ready
- Architectural entry feature
- Abundance outdoor areas due to 11 acre plus site

Building Specs

Zoning: IP-2-1 (allows a mix of light industrial and office uses)

Power: 3-Phase, 4 Wire, 277/408 V pad mounted Transformer. 4,000A service. 3,000 amps is allocated for tenant improvements and 1,000 amps is allocated for the building house mechanical system.

Gas: Stubbed to the building

Parking: 320 Spots (19 EV Spots)

Live Load (Floor): 120 pounds pressure per square foot

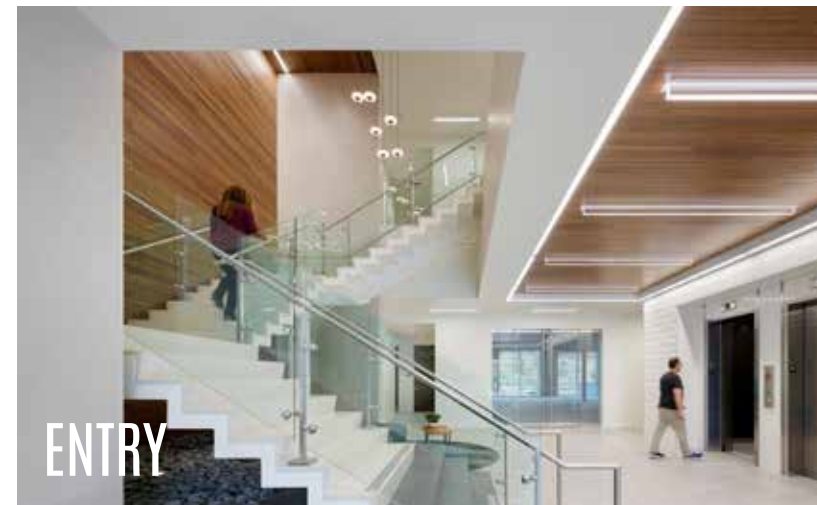
Interior Ceiling Height: 16' floor-to-floor (allows 11' dropped ceilings)

HVAC: Downstream.(3) three Packaged VAV rooftop unit with hot water coil at unit for the heating, (1) one 100 Ton for the first floor, (1) one 100 Ton for the 2nd floor and (1) one 110 Ton for the 3rd floor

Structural Bay: Varies, 35' X 35'

Structure & Floor Construction: Steel framing with concrete on metal deck

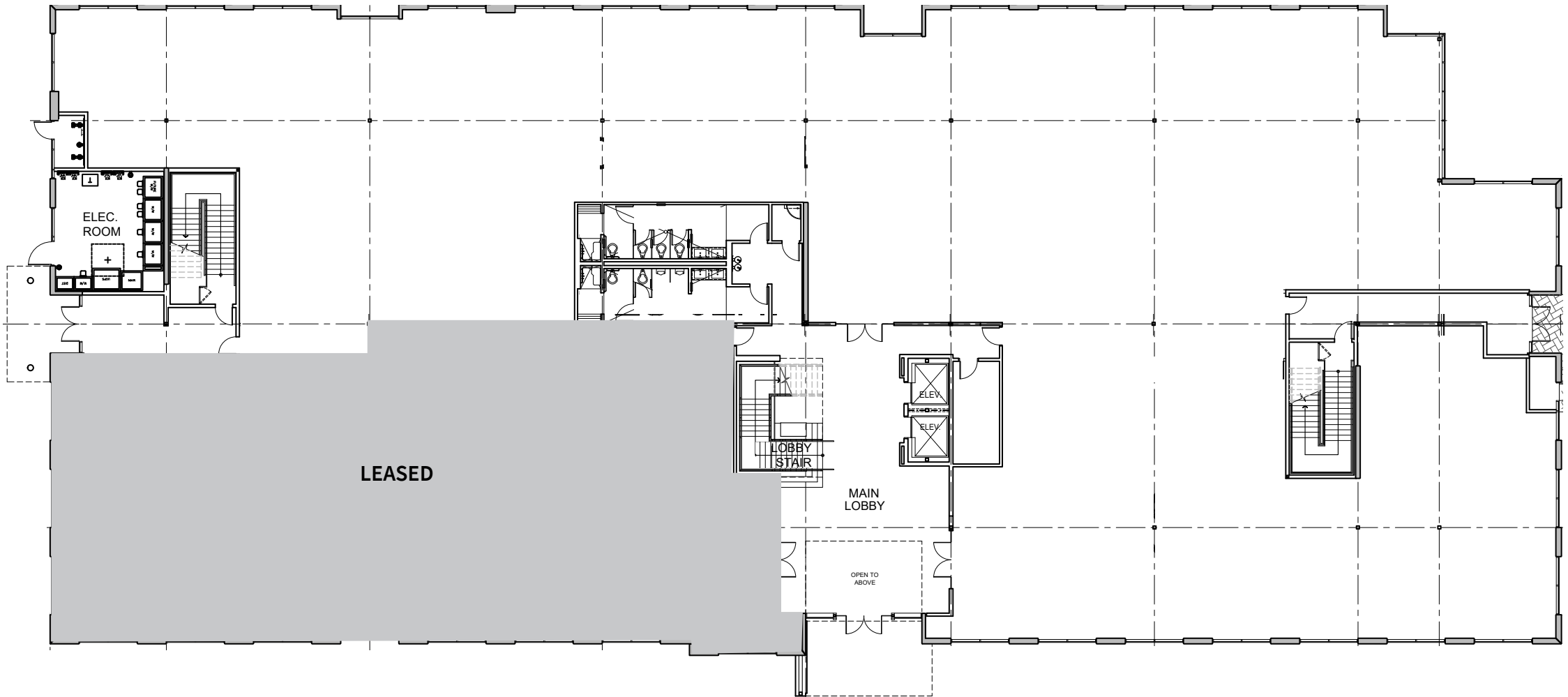
Roof Construction: Single-ply TPO o/ cover board o/ rigid insulation o/ metal deck



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1st Floor | 19,727 SF



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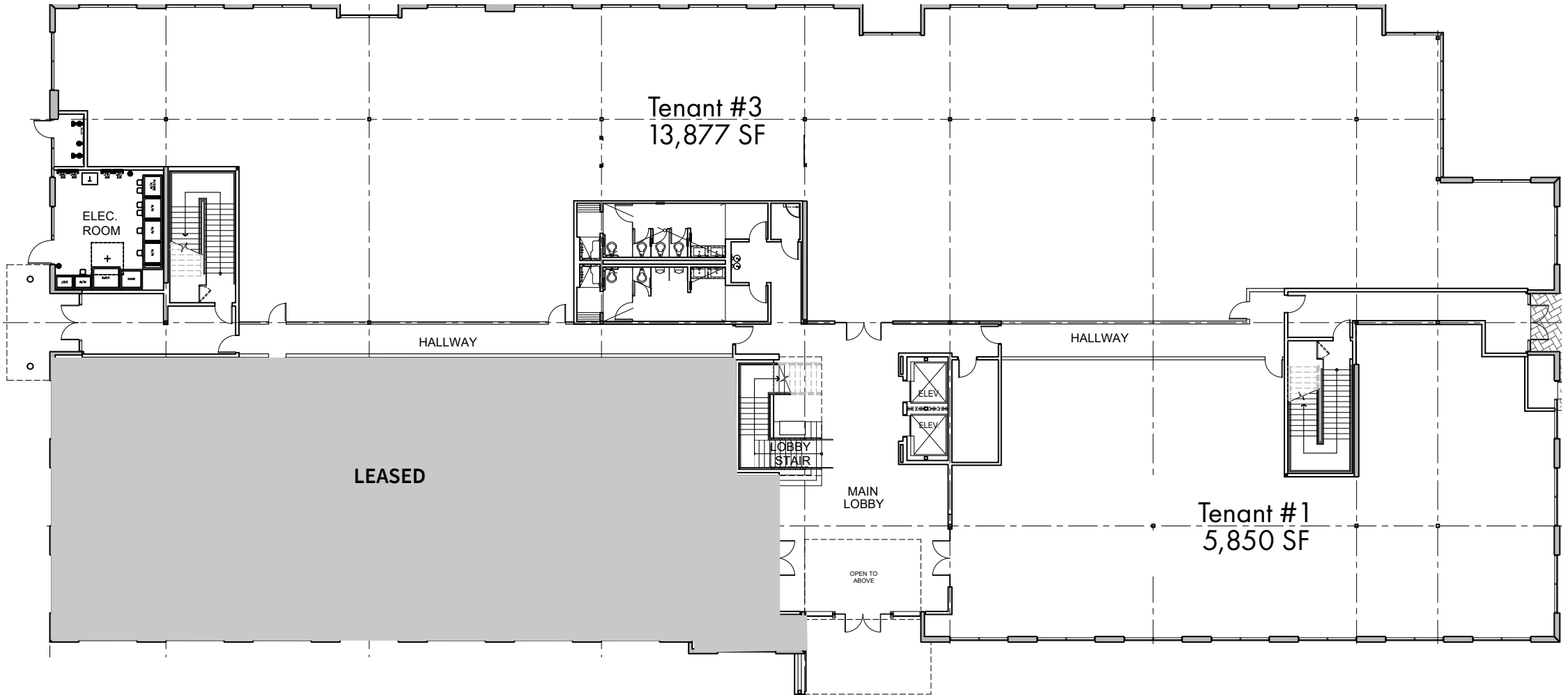
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1st Floor | Potential Multi-Tenant Plan | ± 5k - 14k SF (contiguous up to 19,727 SF)



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+ Virtual Tour

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Option 1A | 1st Floor Hypothetical Plan | Lab & Office

Offices	10
Small Conference rooms	2
Medium Conference room	1
Large Conference rooms	1
Breakrooms	2
Workstations	73
Electronics Lab	5



Office Workstation Open Collab Closed Collab Reception Electronics Lab Break Room

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Option 1B | 1st Floor Hypothetical Plan | 100% Office



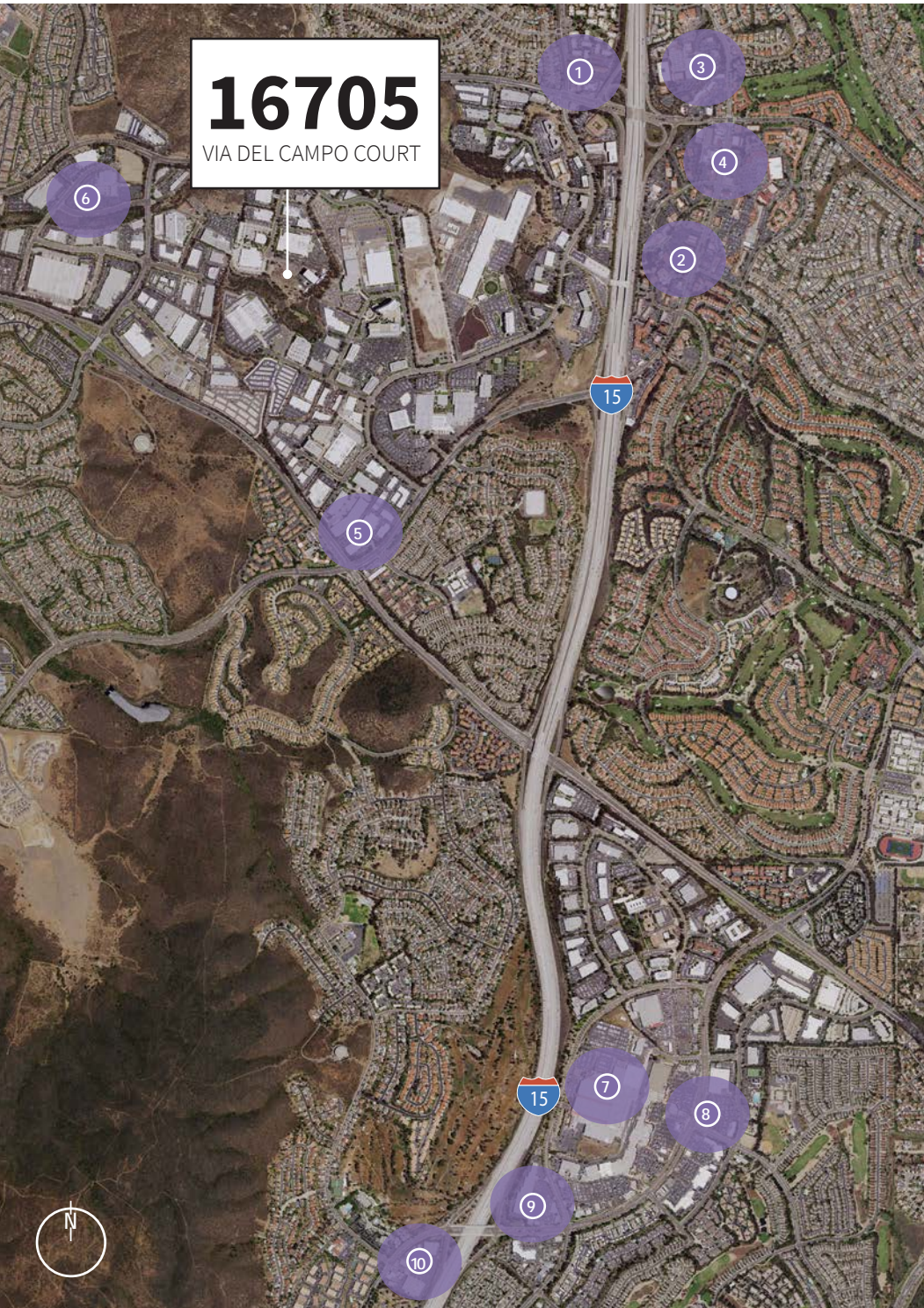
Offices	11
Small Conference rooms	3
Medium Conference room	6
Large Conference room	1
Breakrooms	2
Workstations	87



- Office
- Workstation
- Open Collab
- Closed Collab
- Reception
- Service Areas
- Break Room

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1. Holiday Inn Express
Radisson Hotel
Starbucks Coffee
Phil's BBQ

2. Courtyard by Marriott
The Plaza Shopping Center
CVS Pharmacy, San Diego National Bank,
New Panda Buffet, Coco's Restaurant,
Urge American Gastropub, Pegasus
Café, Ginza, Hunan, Jack in the Box,
Akai Hana, Kabob House, Barrel Room,
Los Primos, Big 5, Aaron Brothers Art
& Framing, Round Table Pizza, Nextel,
Bonelli's Pizza and Pasta, Rubio's,
Bruegger's Bagels, Chevron, Draper's &
Damon's

3. Park Terrace
Rancho Bernardo Public Library, Hilton
Garden Inn, 24-Hour Fitness, Souplan-
tation, Stir Fresh Mongolian Grill

The Mercado
Barons Marketplace, Submarina, Trend
Cuts, Cotija's Mexican Food, Golden
Spoon, Domino's Pizza, Pho Ca Dao &
Grill, Pars Persian Cuisine, Navy Federal
Credit Union, Circle K, Incredible Cafe,
FedEx Office Print & Shop Center

4. Rancho Bernardo Town Center
Wells Fargo, Chase Bank, Chuze Fit-
ness, Vons, Postal Annex, Starbucks
Coffee, Towne Center Cleaners, Pizza
Hut, Iron Wok, Subway, Sidney's Deli

5. Bernardo Center
Pacific Western Bank, Little Caesars
Pizza, Spices Thai Cafe, Pho Hoang Ex-
press, RB Sushi Japanese, Pro Barber

6. 4S Commons
Karl Strauss Brewery & Restaurant,
Miguel's Cocina, Chipotle, Daphne's,
Wendy's, Bretty's BBQ, Wells Fargo, Bank
of America, Cost Plus, ACE Hardware,
Ralph's, CVS, Bed Bath and Beyond

7. Athens Market Cafe, Banana Republic,
Barnes & Noble
Boston Market, Broker Yolk Cafe, Califor-
nia Pizza Kitchen, Chick-Fil-A, Citibank,
Claim Jumper, Comerica
Costco, Firehouse Pizza, GNC, In-N-Out,
Islands' Fine Burgers, Marshalls, Mi-
chale's, Panda Express, Panera Bread

8. Bank of America, Champagne French,
Chico's, Colony Cleaners, Dairy Queen,
Delhi Kitchen, Dragon Chinese, El Pollo
Loco, Game Stop, Greek Corner Cafe,
Hallmark, Home Depot, Jessie's Bake
Shop, Kindercare, McDonald's, O's Amer-
ican Kitchen, Otool Frozen Yogurt, Radio
Shack, Ralphs, Rite Aid, Shell, Sprint,
Starbucks, Submarina, Trader Joe's,
UPS, Wings N Things, Yesenia's Mexican
Food, ZPizza

9. Baskin Robbins, Best Buy, Bevmo!, Carl's
JR., Carwash of America, Conway's Irish
Pub, Golf Galazy, Marie Callender's, Olive
Garden, PETCO, Residence Inn, SD Car
Care, Sesame Donuts, Sombrero Mexi-
can, Staples, Subway, TJ Maxx, Verizon
Wireless

10. Albertonson's, Big Tires, Chevron, Great
Clips, Jack In The Box, Office Depot,
Starbucks, University Cleaners

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