

PROMONTORY

CLASS A OFFICE SPACE WITH PANORAMIC VIEWS

CBRE



11440 WEST BERNARDO COURT SAN DIEGO, CA 92127

PROPERTY OVERVIEW

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Iconic hilltop location with panoramic views



New common area lobby renovations



New outdoor atrium areas with seating & wifi



Common area conference room



Excellent freeway access to I-15



4/1,000 parking ratio



Exercise room with showers & lockers on ground floor



On-site day porter



Close proximity to retail & other amenities of Rancho Bernardo



Scenic walking trail and wildlife conservation designation



Solar powered electric vehicle charging stations



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

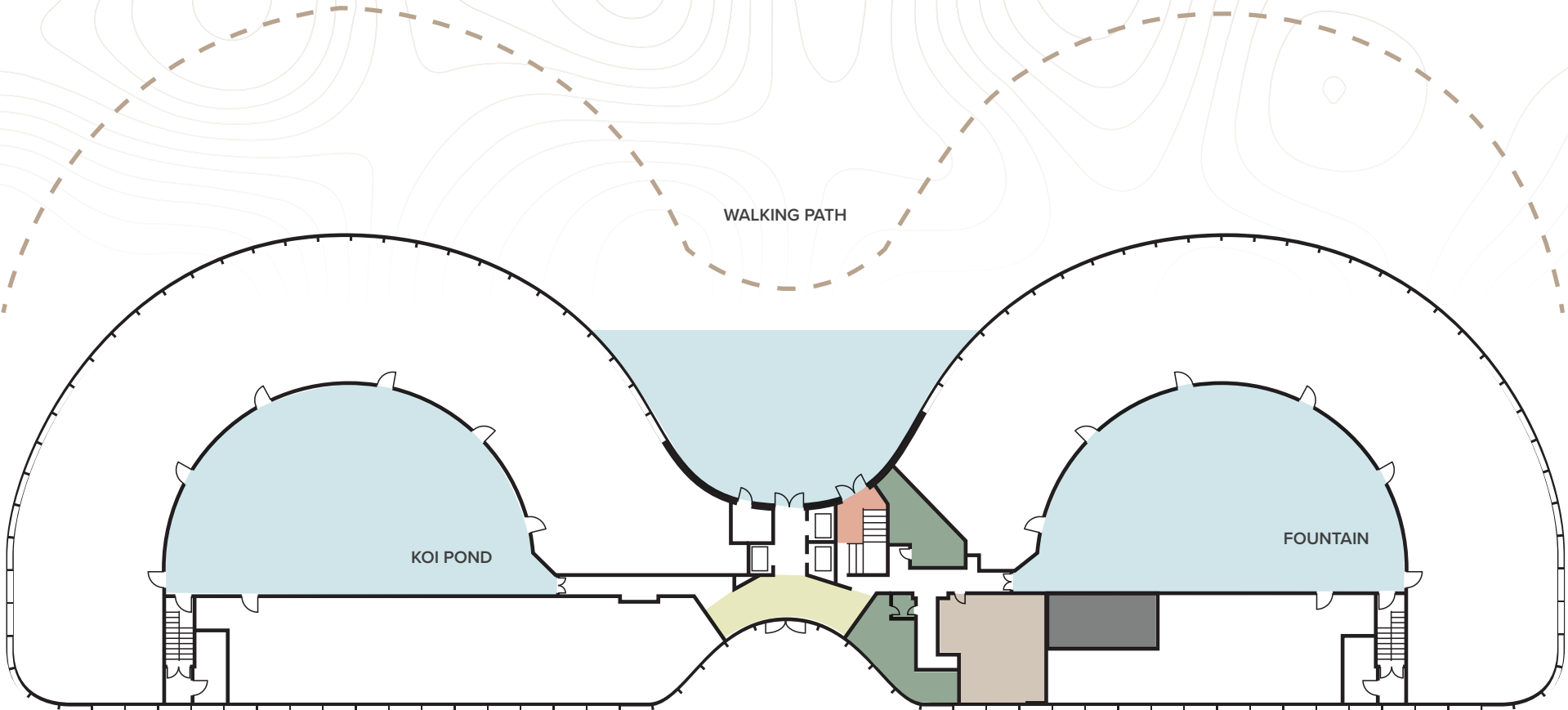
AVAILABILITY

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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 208	967 RSF	\$3.15/SF + Electric	Available 5/1/2025. Suite features 3 private offices, a storage closet, and open office area.
Suite 239	2,559 RSF	\$3.35/SF + Electric	View side space with access off 2nd floor elevator lobby. Reception, 2 small conference rooms, 4 private offices on the window line, copy/work room, and open office area.
Suite 240	796 RSF	\$3.35/SF + Electric	View side space with a small reception area, storage room, large conference room and private office on the view side.
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

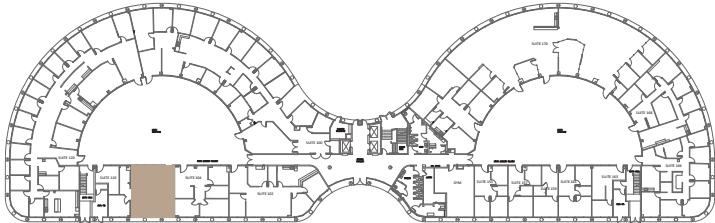


- Outdoor Seating with Wifi
- Gym
- Vending, FedEx, & UPS

- Shower & Locker Rooms
- Lobby

- 2nd Floor Conference Room
- Solar Charging Stations

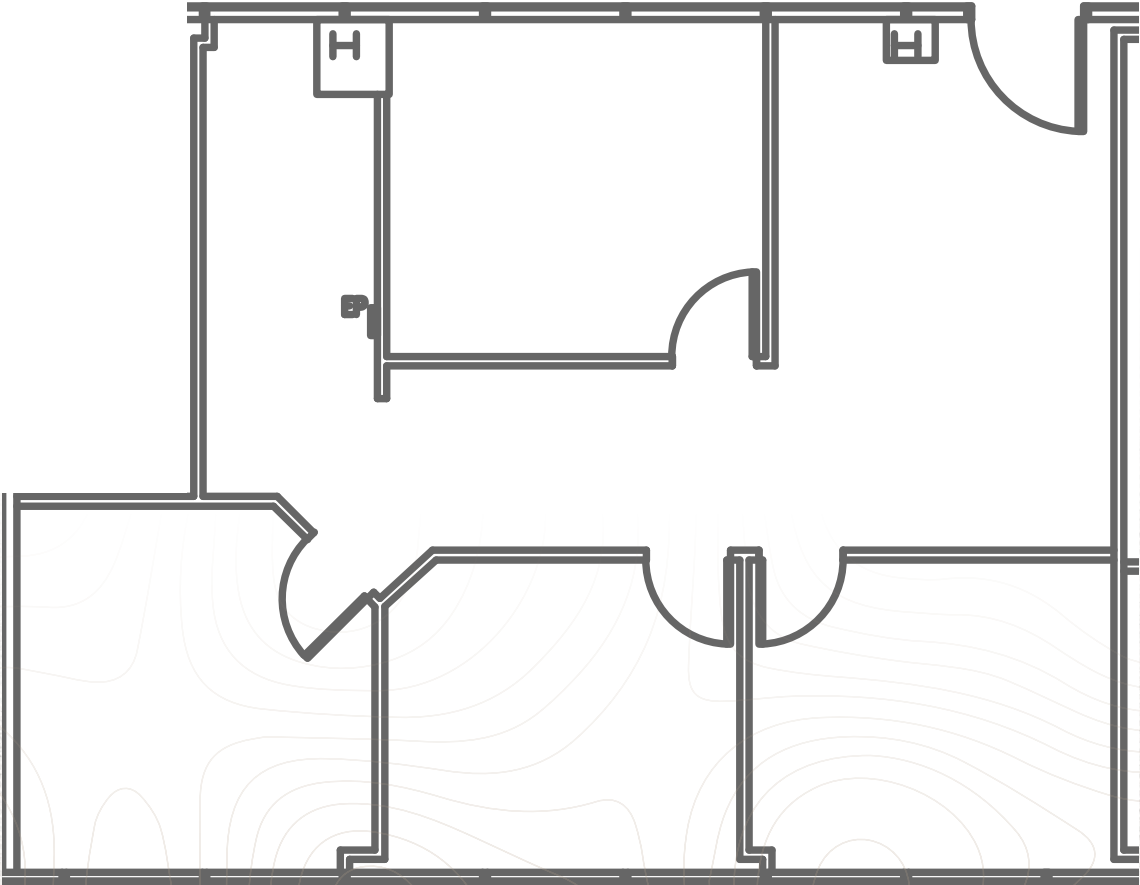
FLOOR PLAN



Suite 106

1,283 RSF

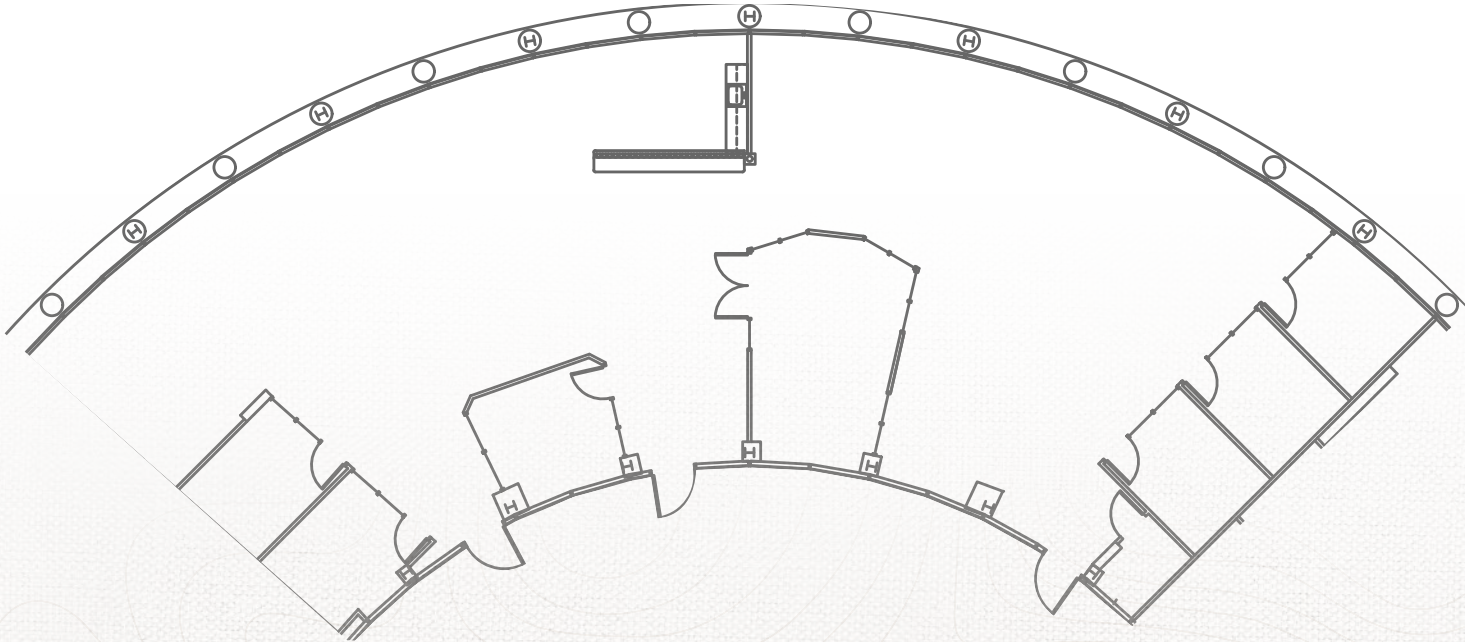
NORTH COURTYARD



FLOOR PLAN



PANORAMIC VIEWS



Suite 170
5,353 RSF

VIRTUAL TOUR

FLOOR PLAN

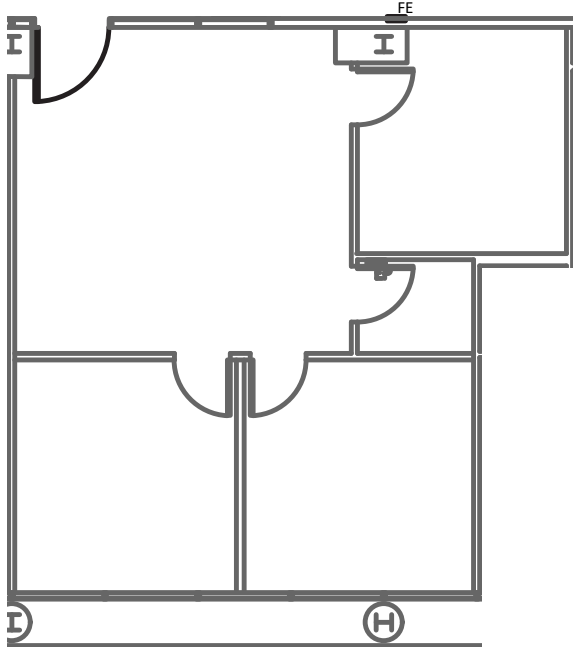


Suite 208

967 RSF

Available 5/1/2025

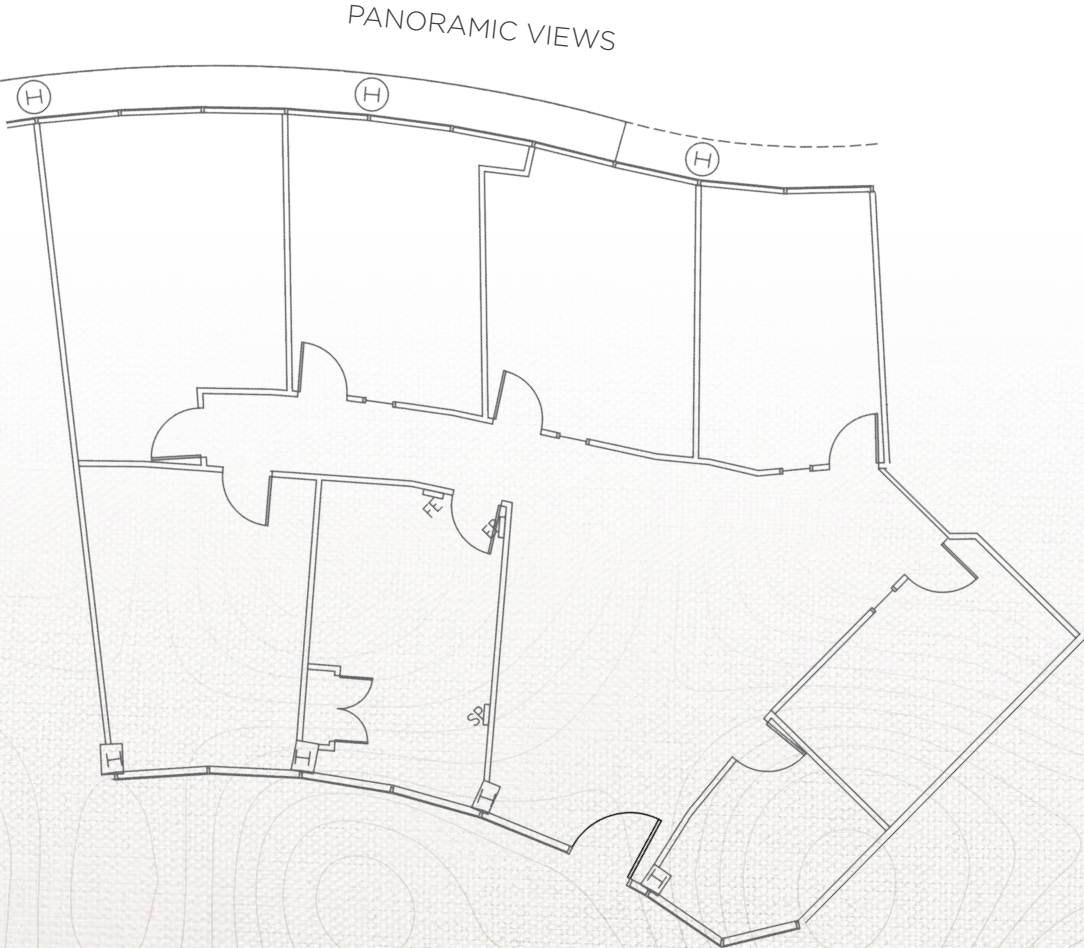
COURTYARD VIEWS



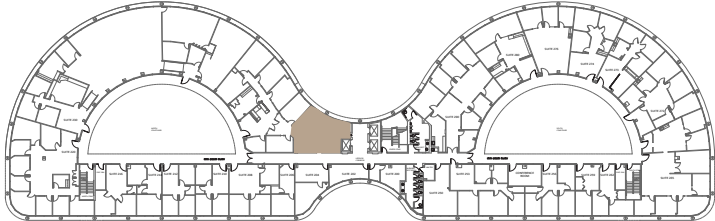
FLOOR PLAN



Suite 239
2,559 RSF

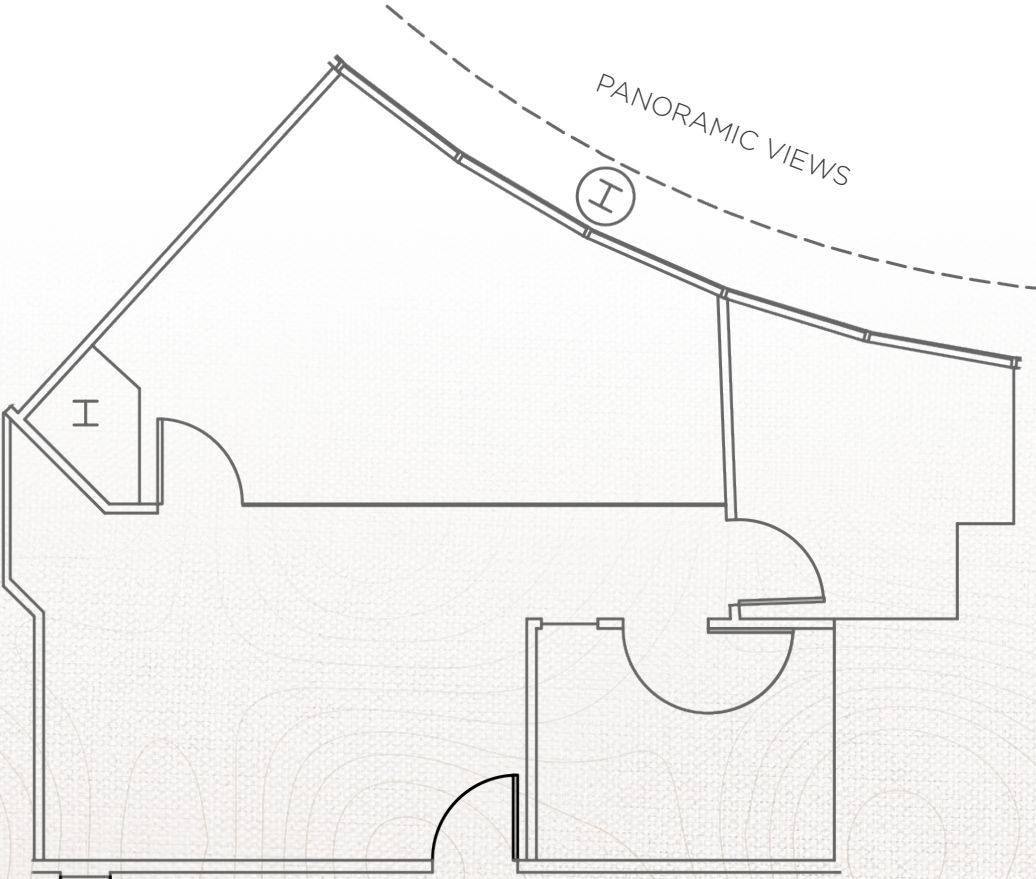


FLOOR PLAN

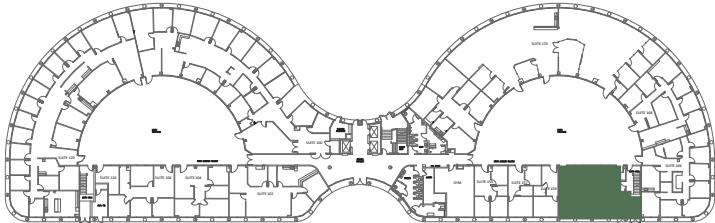


Suite 240

796 RSF

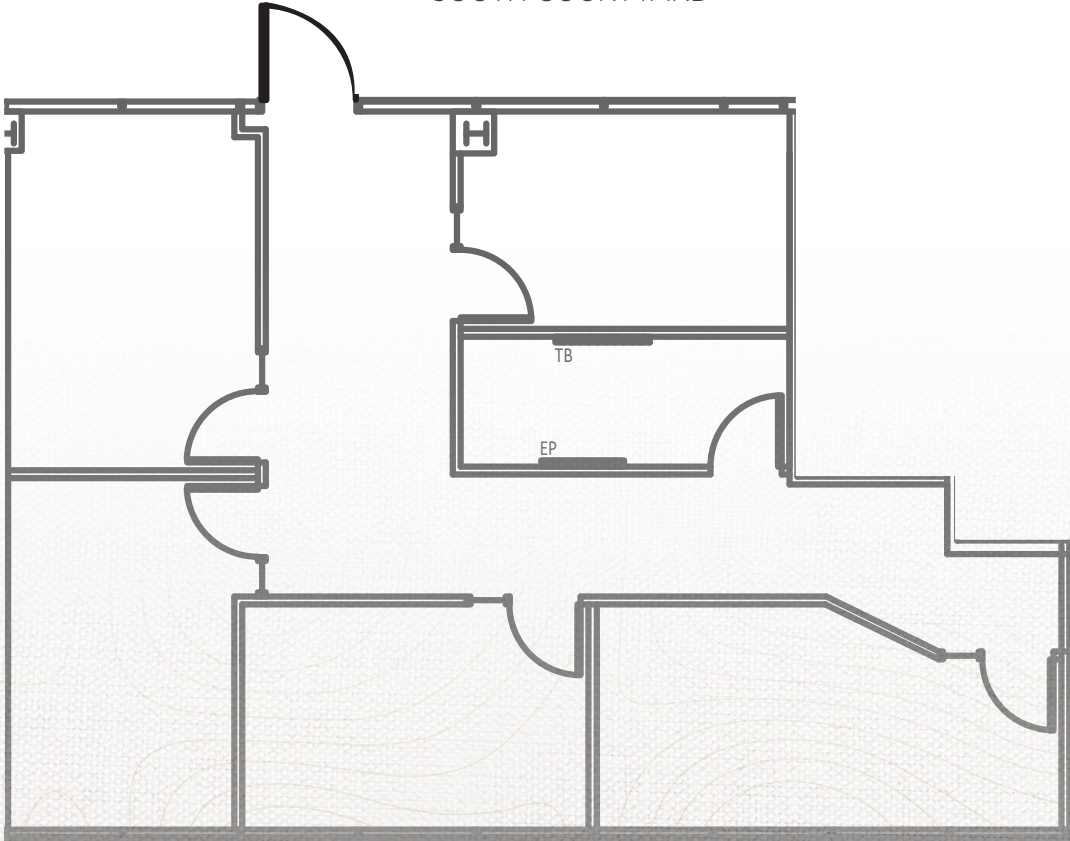


FLOOR PLAN



Suite 358
1,285 RSF

SOUTH COURTYARD

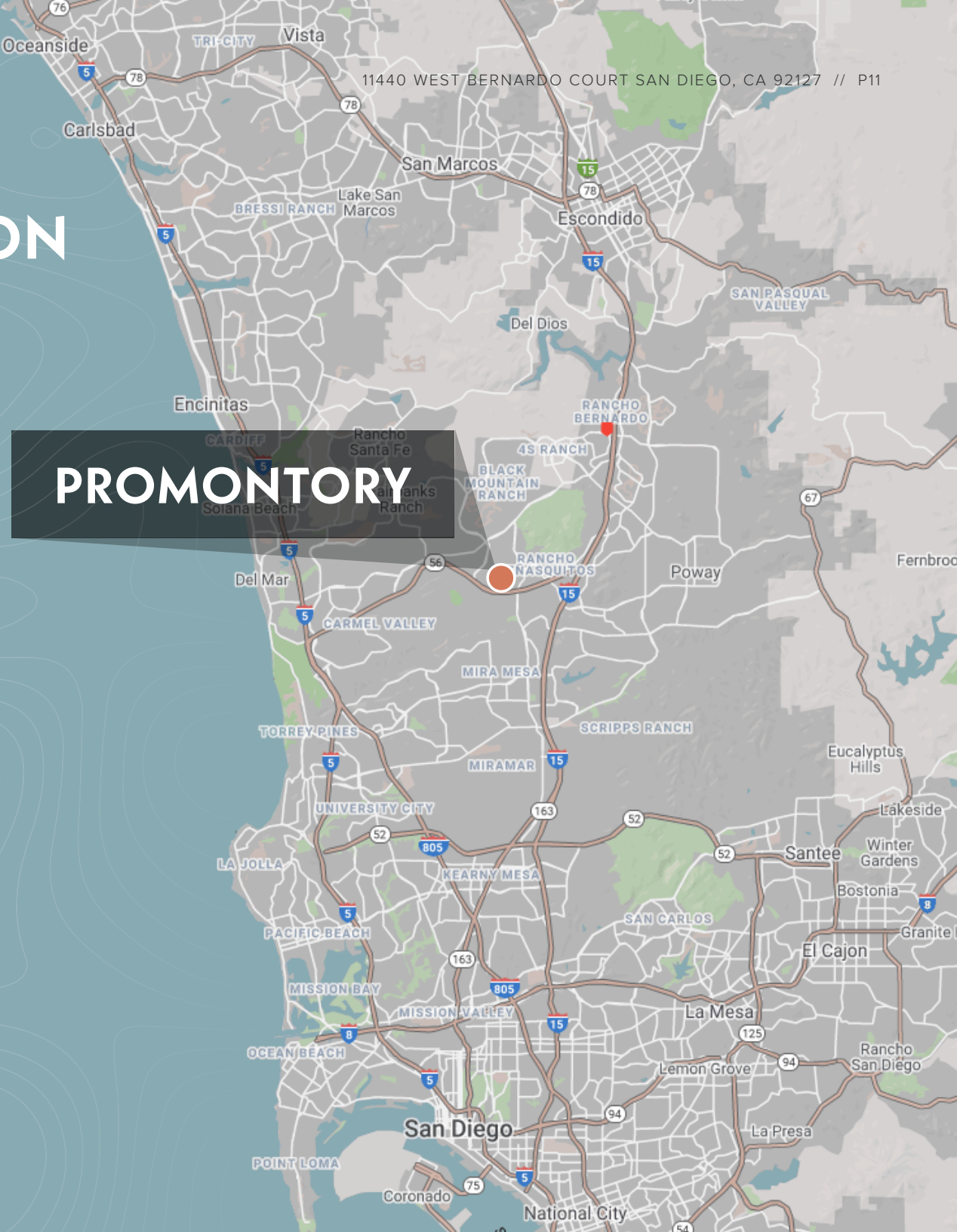


STRATEGIC LOCATION

DRIVE TIMES

- 22 Minutes to Ocean
- 25 Minutes to San Diego Airport
- 25 Minutes to Downtown San Diego
- 30 Minutes to McClellan Palomar Airport
- 46 Minutes to US-Mexico Border
- 55 Minutes to Orange County
- 120 Minutes to Los Angeles

PROMONTORY



CORPORATE NEIGHBORS

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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, Pailin 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, PostalAnnex, 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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For more information, please contact: _____

CHRIS WILLIAMS

Senior Vice President

Lic. 01791013

+1 858 761 7376

chris.williams1@cbre.com

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