



Perspective

AT 4S RANCH

16885 Via Del Campo Court

THREE-STORY OFFICE BUILDING TOTALING 48,725 SF

 Intersection

Property Features

THREE-STORY OFFICE BUILDING TOTALING 48,725 SF
AVAILABLE SUITES RANGING FROM 970 - 7,432 SF



Perspective
AT 4S RANCH

- » High visibility corner location at the intersection of Del Campo Road and Via Del Campo Court
- » Situated at the epicenter of San Diego's tech and hub, amongst some of the world's leading innovation companies.
- » Easy access to I-15 on/off ramps makes this location ideal for companies who serve San Diegans throughout the county.
- » Several walkable amenities nearby including North Island Credit union, postal drop box and a convenient on-site deli.
- » Extensive walking trails surround the project and neighboring buildings.
- » New building upgrades include updated lobby and common corridors, conference rooms, kitchen and lounge
- » Planned exterior upgrades include landscape revitalization, tenant signage and tenant-exclusive patio.





Perspective

AT 4S RANCH

Property Address

16885 Via Del Campo Court, San Diego, CA 92127

Property Type

Office

Property Size

48,725 SF

Min. Divisible

935 SF

Max Contiguous

7,432 SF

Tenant Amenities

Shared Conference Rooms,
Kitchen/Lounge, & Deli

Lease Rates

\$2.40/SF + Utilities

Availability

First Floor	970 - 3,896 SF	Available Now
Second Floor	1,516 - 7,432 SF	Available Now
Third Floor	1,521 - 2,697 SF	Available Now

First Floor

Availability



Perspective
AT 4S RANCH

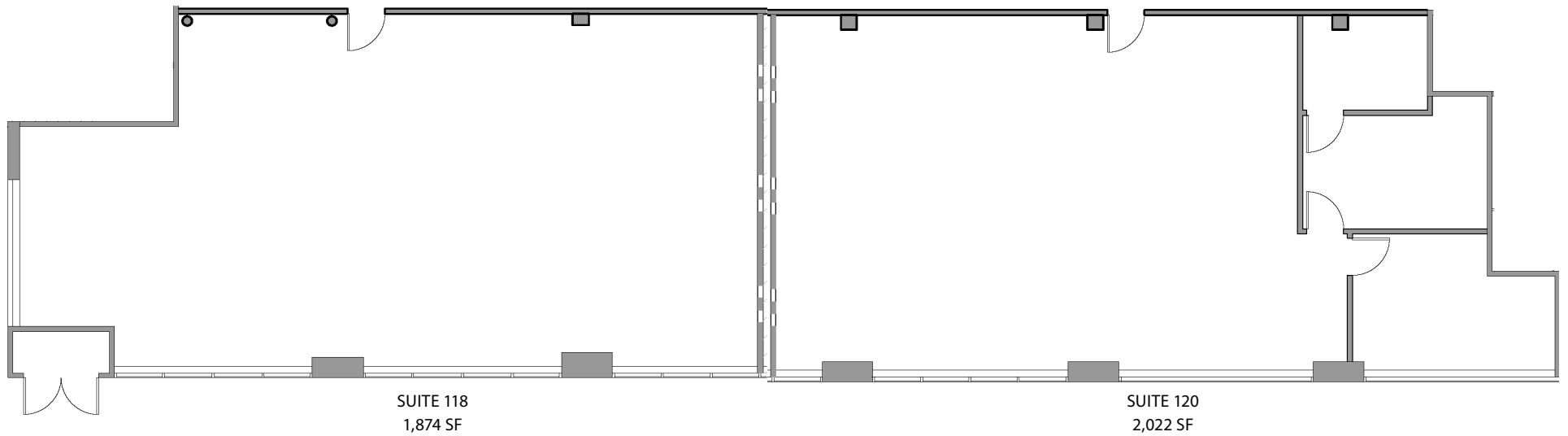


SUITE	RSF	DESCRIPTION	AVAILABLE
118	±1,874	Open plan for build to suit	Now
120	±2,022	Open plan with three private offices	Now
125	±1,527	Open plan with storage/server closet	Now
135	±970	Two private offices, plus large office/conference room with direct lobby access	Now

Floor plans and space plans are not tot scale; for reference purposes only

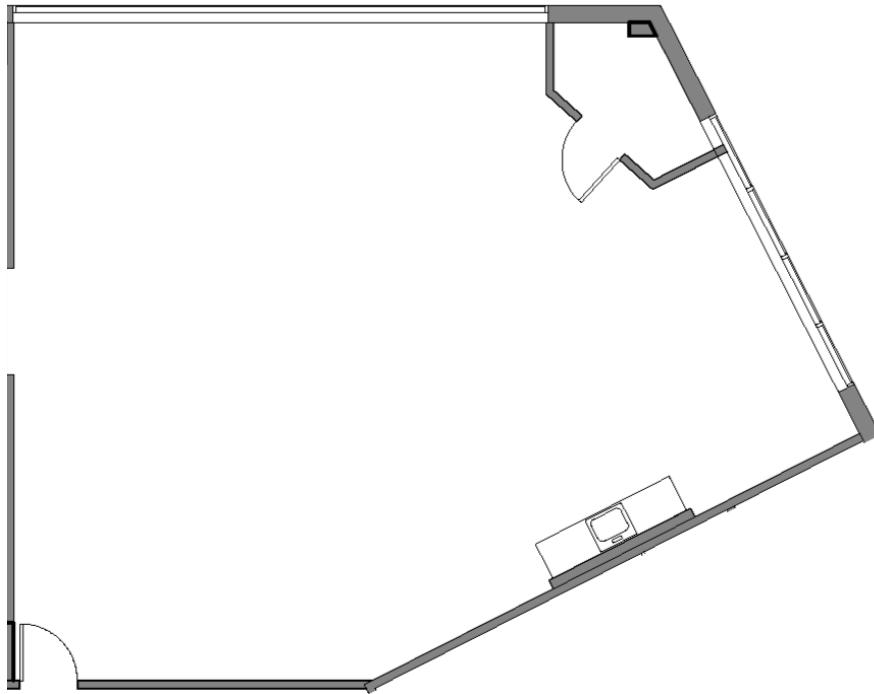
Suite 118-120

Approx. 1,874-3,896 SF



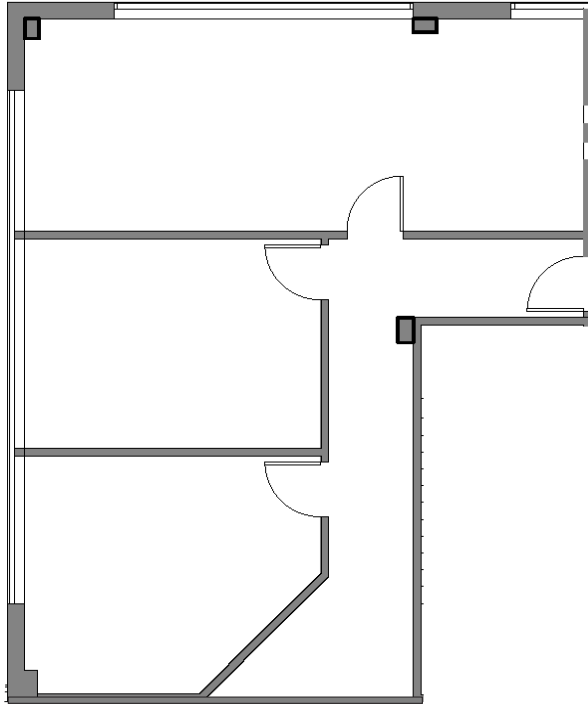
Suite 125

Approx. 1,521 SF



Suite 135

Approx. 970 SF



Second Floor

Availability



Perspective
AT 4S RANCH



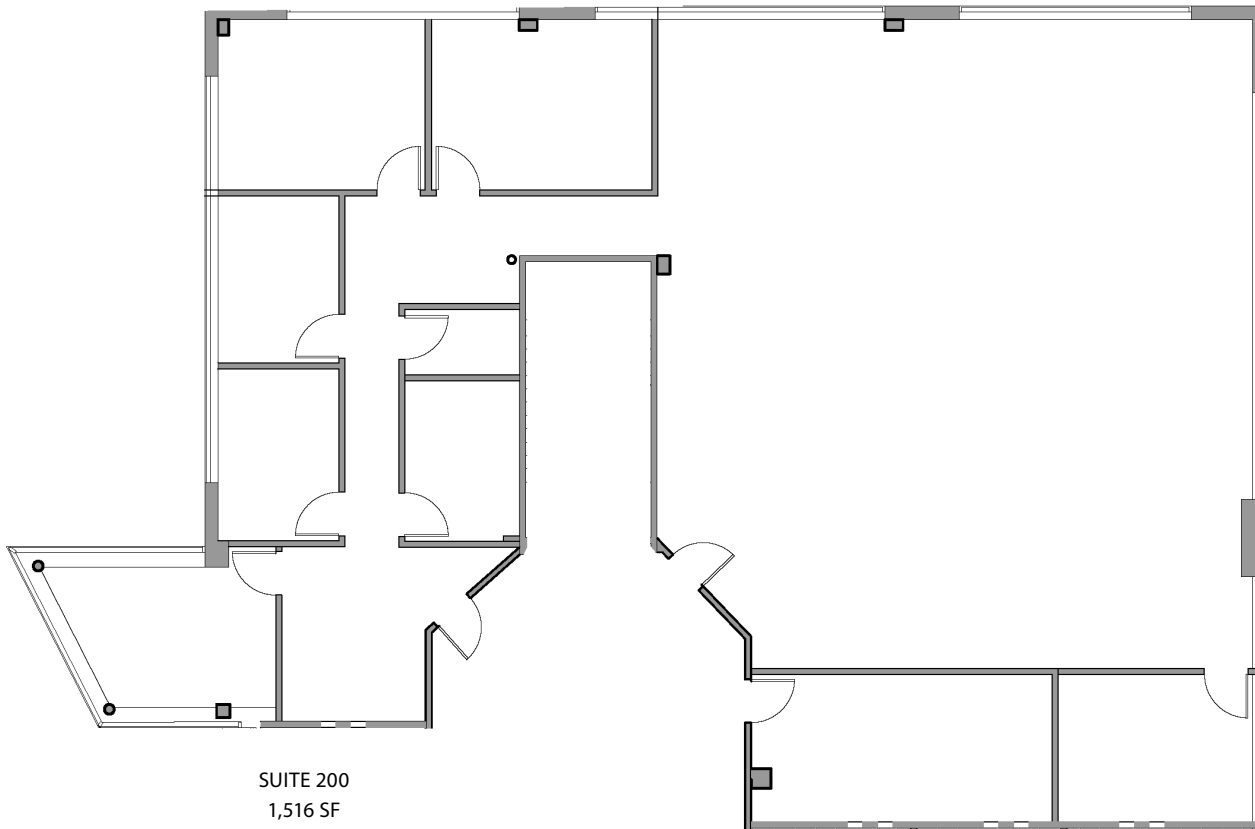
SUITE	RSF	DESCRIPTION	AVAILABLE
200	±1,516	Six private offices plus large open office, extensive window line, direct elevator access	Now
202	±2,647	Two private offices plus large open office, extensive window line, direct elevator access	Now
211	±110	Storage	Now
225	±3,269	Open plan for build to suit, direct elevator access	Now

Floor plans and space plans are not tot scale; for reference purposes only

Suite 200 | 202

Approx. 1,516 - 4,163 SF

*Contiguous with Ste. 225 for 7,432 SF



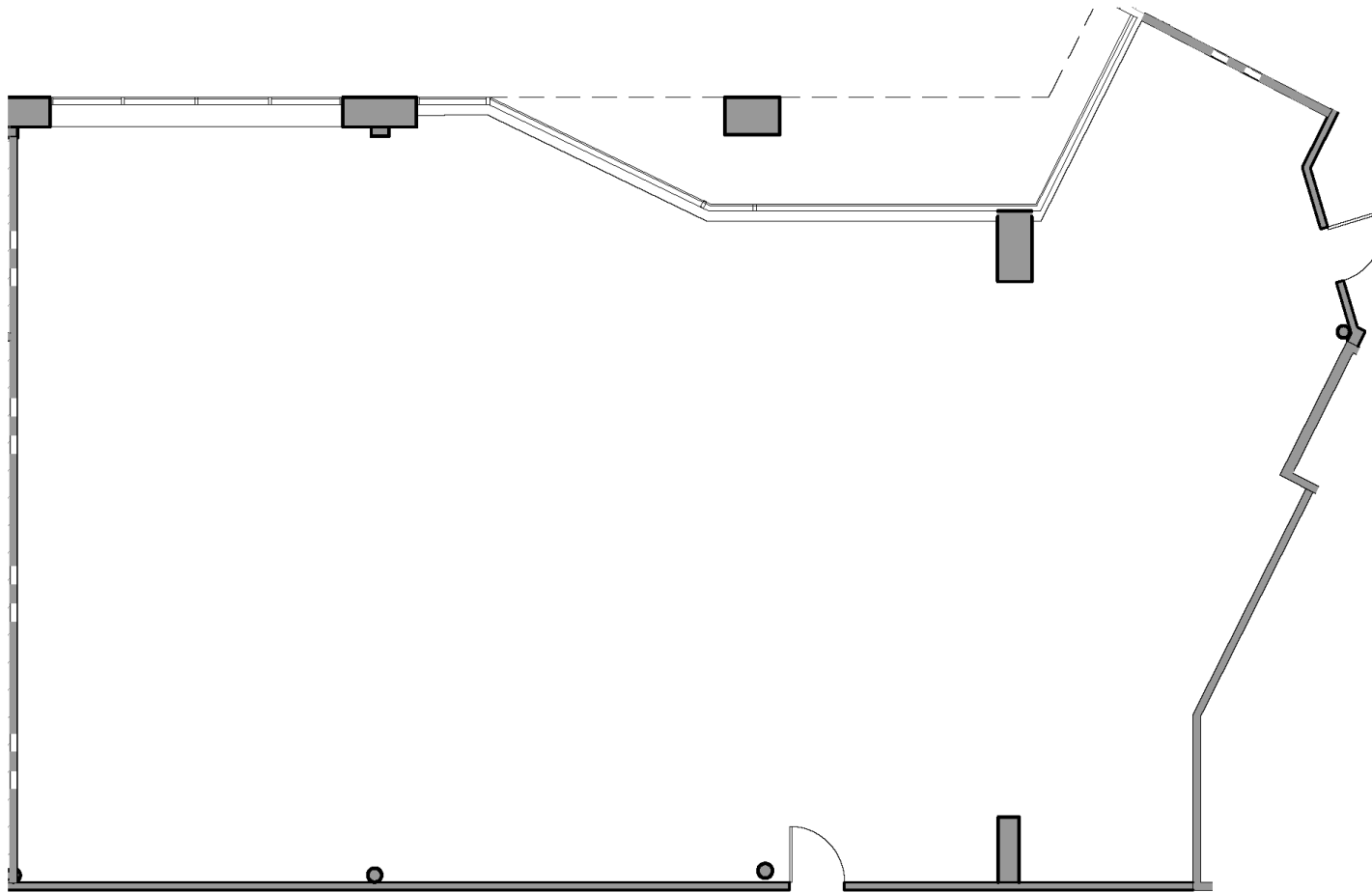
SUITE 200
1,516 SF

SUITE 200
2,647 SF

Suite 225

Approx. 3,269 SF

*Contiguous with Ste. 200 for 4,785 SF or 200 & 202 for 7,432 SF

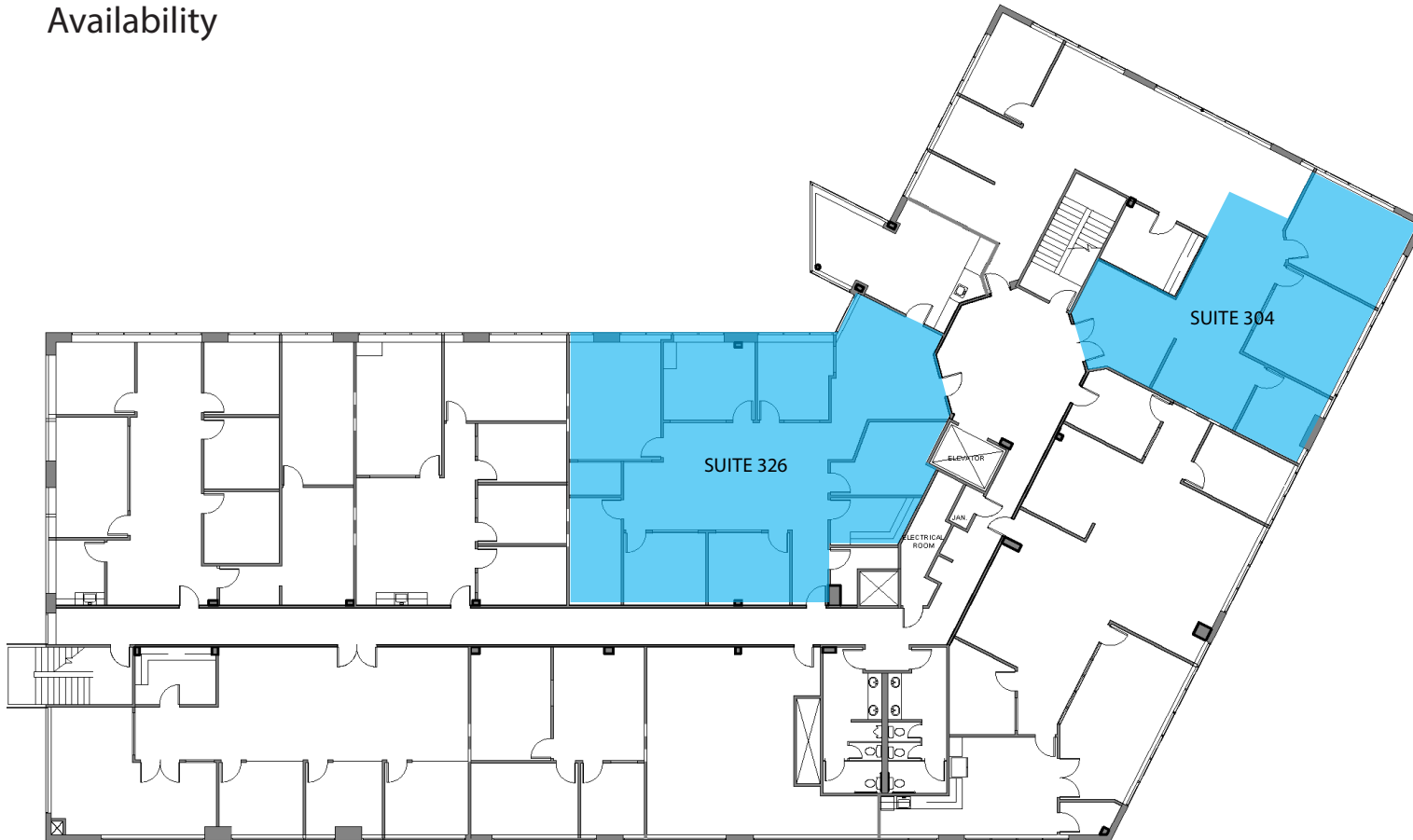


Third Floor

Availability



Perspective
AT 4S RANCH

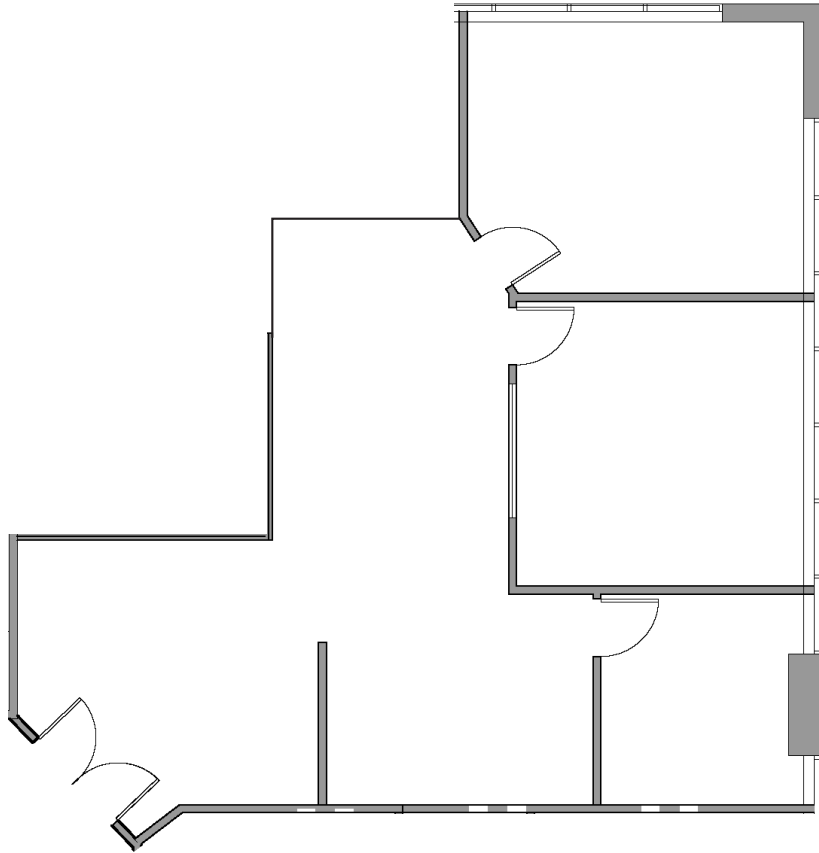


SUITE	RSF	DESCRIPTION	AVAILABLE
304	±1,491	Three private offices, reception/open work area, extensive window line, direct elevator access	Now
326	±2,697	Six private offices, conference room open work area, storage/copy room, direct elevator access	Now

Floor plans and space plans are not tot scale; for reference purposes only

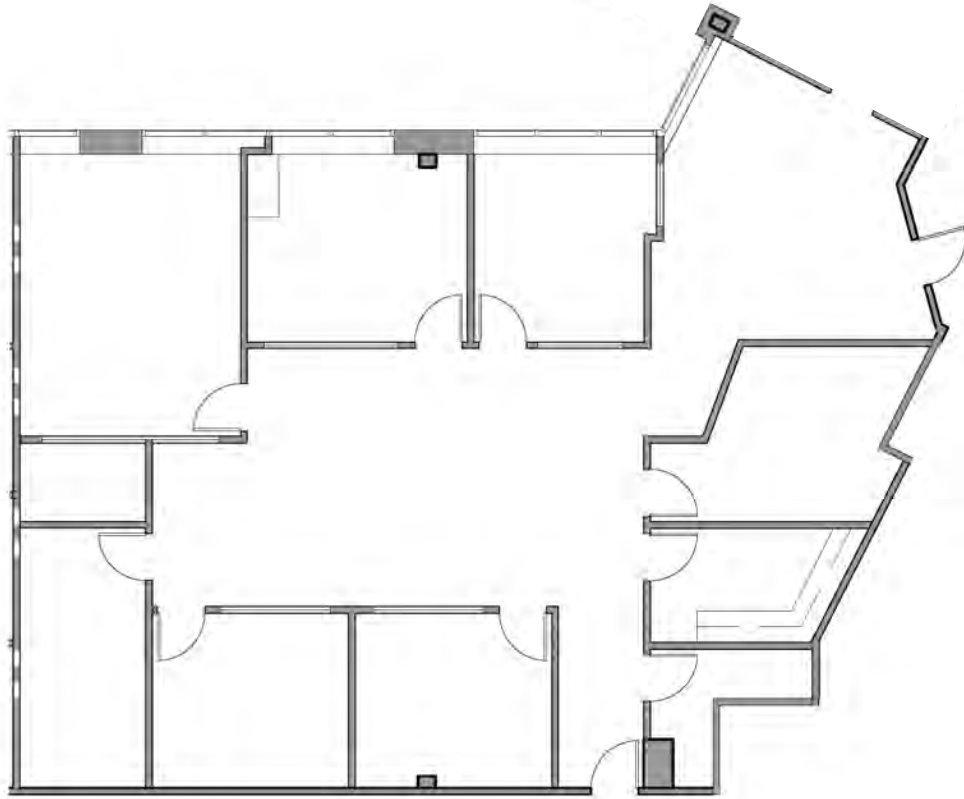
Suite 304

Approx. 1,491 SF



Suite 326

Approx. 2,697 SF



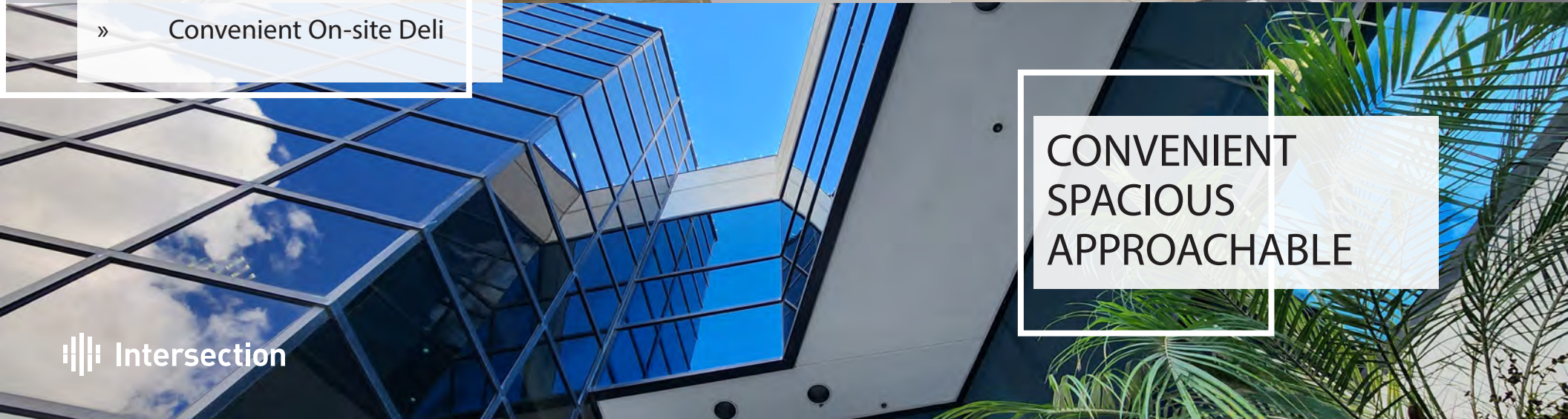
Property Photos



Perspective
AT 4S RANCH



- » Abundant Natural Light
- » Extensive Window Line
- » Convenient On-site Deli



**CONVENIENT
SPACIOUS
APPROACHABLE**

Property Photos



Perspective
AT 4S RANCH



**COMMON AREA
UPGRADES
UNDERWAY**

COMMUNITY SPACE



UPGRADED ELEVATOR LOBBY

Location Features

4S RANCH/RANCHO BERNARDO, CA

4S Ranch is home to some of the world's leaders in tech and innovation, including Apple and Sony --the majority located within the 685 acre business park between Bernardo Center Drive and Rancho Bernardo Road, just west of the I-15. Being one of the largest office submarkets in San Diego, combined with its master planned residential communities and proximity to a major arterial freeway has made this edge city an employment hub.

PROXIMITY

San Diego Int'l Airport - 26 miles

McClellan-Palomar Airport - 20 miles

US/Mexico Border - 45 miles



PLAZA AT RANCHO BERNARDO
CVS
BANK OF AMERICA
GOLFTECH
IHOP
URGE GASTROPUB
USPS

RANCHO BERNARDO HIGH SCHOOL

RANCHO BERNARDO TOWN CENTER
VONS
PEET'S
KAHOOT'S
POSTAL ANNEX
SPORTS CLIPS
THE KEBAB SHOP

INTEL // HEWLETT-PACKARD
NEW APPLE CAMPUS

NORTHROP GRUMAN
CROWN BIOSCIENCE
PERSPECTA

SONY ENTERTAINMENT

AMAZON WAREHOUSE

PETCO HEADQUARTERS

GENERAL ATOMICS

HAWTHORNE CAT

PALOMAR COLLEGE

NORTHROP GRUMAN


Perspective
AT 4S RANCH

BERNARDO HEIGHTS CORPORATE CENTER

AMAZON GAME STUDIO

Get in Touch.

Dan McCarthy

Senior Director

DRE Lic. #00928868

OFFICE 619.577.4557

dmccarthy@intersectioncre.com

Nate White

Director

DRE Lic. #02108142

OFFICE 619.880.4650

nwhite@intersectioncre.com



Disclosure

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice.

DRE Lic #02208857



©2024 Intersection.

PHONE

619.239.1788

ADDRESS

110 West A St, Suite 1125
San Diego, CA 92101

WEBSITE

www.intersectioncre.com