

innovation
CORPORATE CENTER

WORKSPACE



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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



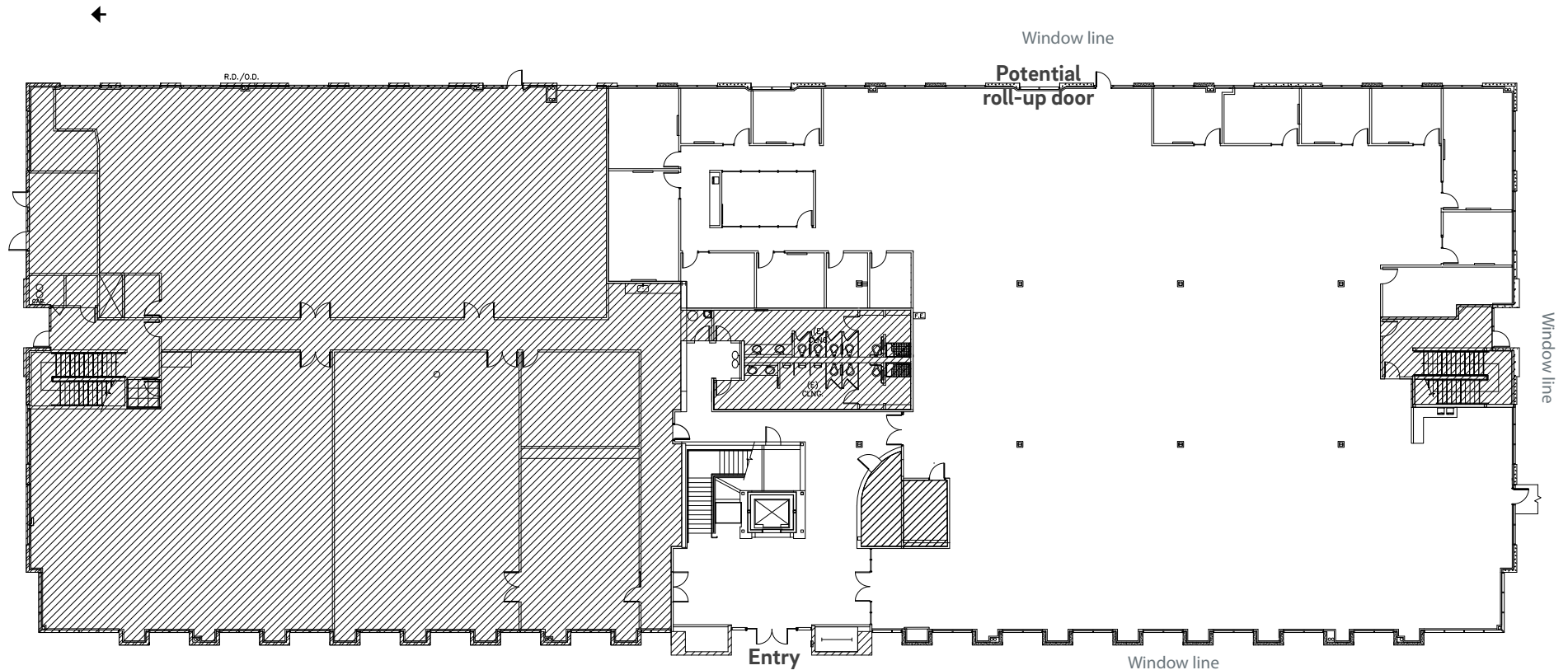
Availability Summary

Building - Suite	RSF	Details
15231 – Suite 150	± 18,149	Available now. Prominent double-door entrance directly off lobby with 11 Private offices, 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, 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, Break area, and open cube space. 11' ceilings, double-door glass entrance and ample natural light.
15435 – Suite 100	± 25,177	Reception, 30 Offices, 2 Break areas, 4 Conference rooms, IT room, IT lab, Electric room, File room, 3 Phone booths, Copy room, Storage and Open area. Divisible down to 7,105 rsf.
15435 – Suite 200	± 11,130	Reception, 12 Offices, Break area, IT/Storage and Open area for ±30-40 Cubicles.
15435 – Suite 201	± 3,300	Coming Available. 8 Offices, Huddle room.
15435 – Suite 202	±3,715	Coming Available. 4 Offices, 2 Huddle rooms, Break/Copy room.
15445 – Suite 100	± 25,600	Coming Available. Reception, 9 Offices, Conference room, Large training room, 7 Huddle rooms, 2 Phone rooms, Kithcen/cafeteria, 3 Storage rooms, IT/IT storage, Copy center.
15445 – Suite 200	± 25,600	Coming Available. 3 Offices, 2 Conference rooms, 4 Huddle rooms, Break area, Production room, Storage room.



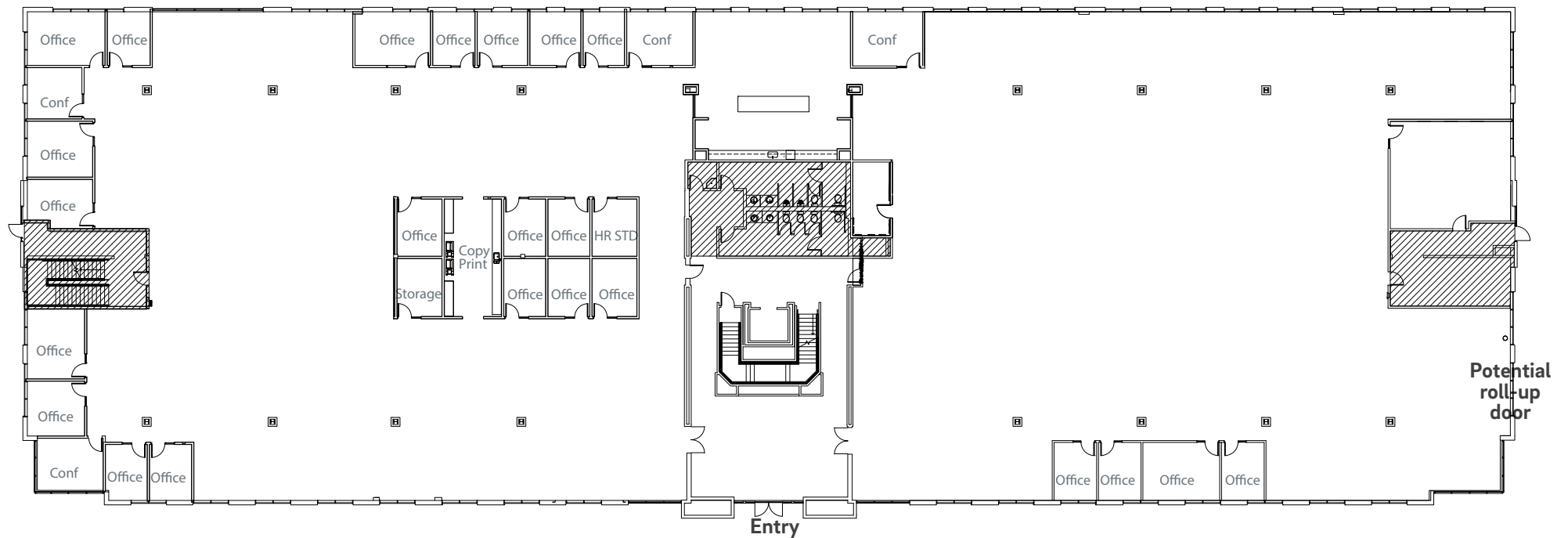
15231 - First Floor

Suite 150 - 18,149 rsf | Prominent double-door entrance directly off lobby with 11 Private offices, 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 - First Floor

Suite 100 - 36,617 rsf | Prominent double-door entrance directly off lobby with 29 Private offices, 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.

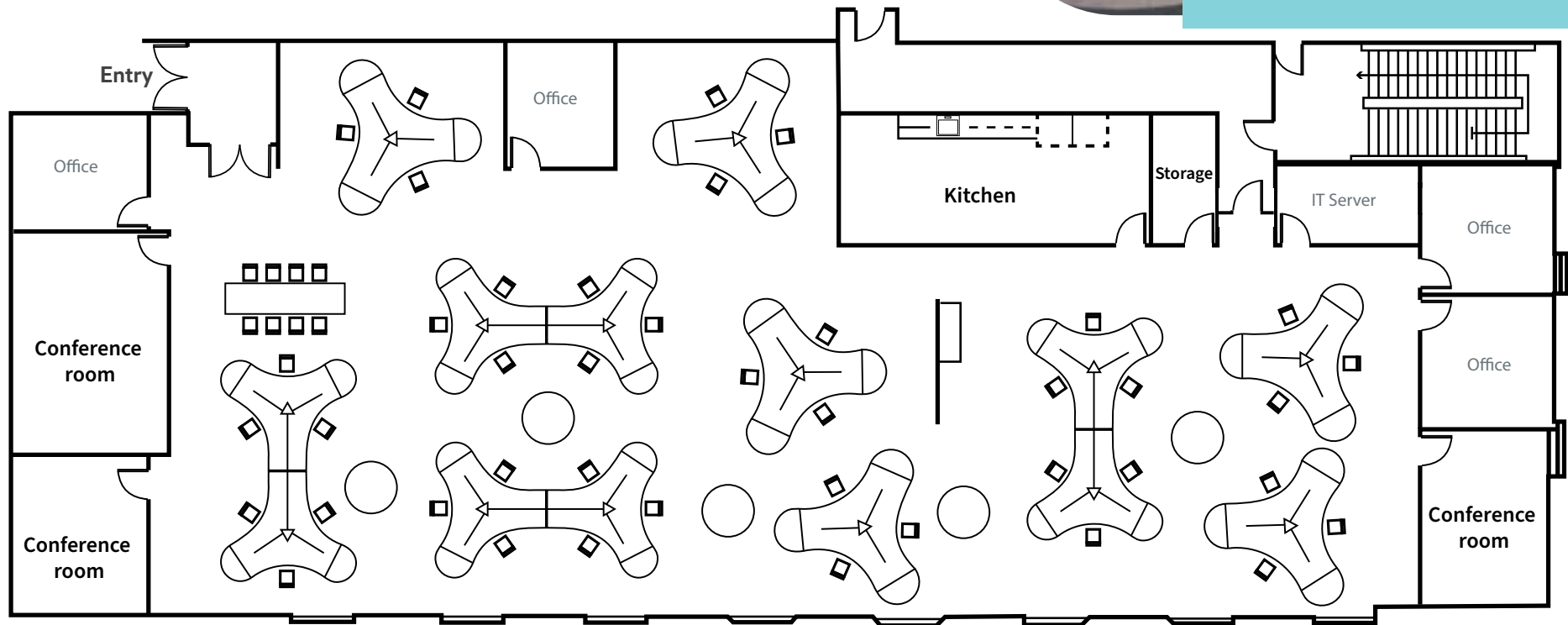


15333 - Second Floor

Suite 250 - 8,441 rsf | 4 Private offices, 2 Meeting rooms, IT room, Break area, and Open cube space. 11' ceilings, double-door glass entrance and ample natural light.

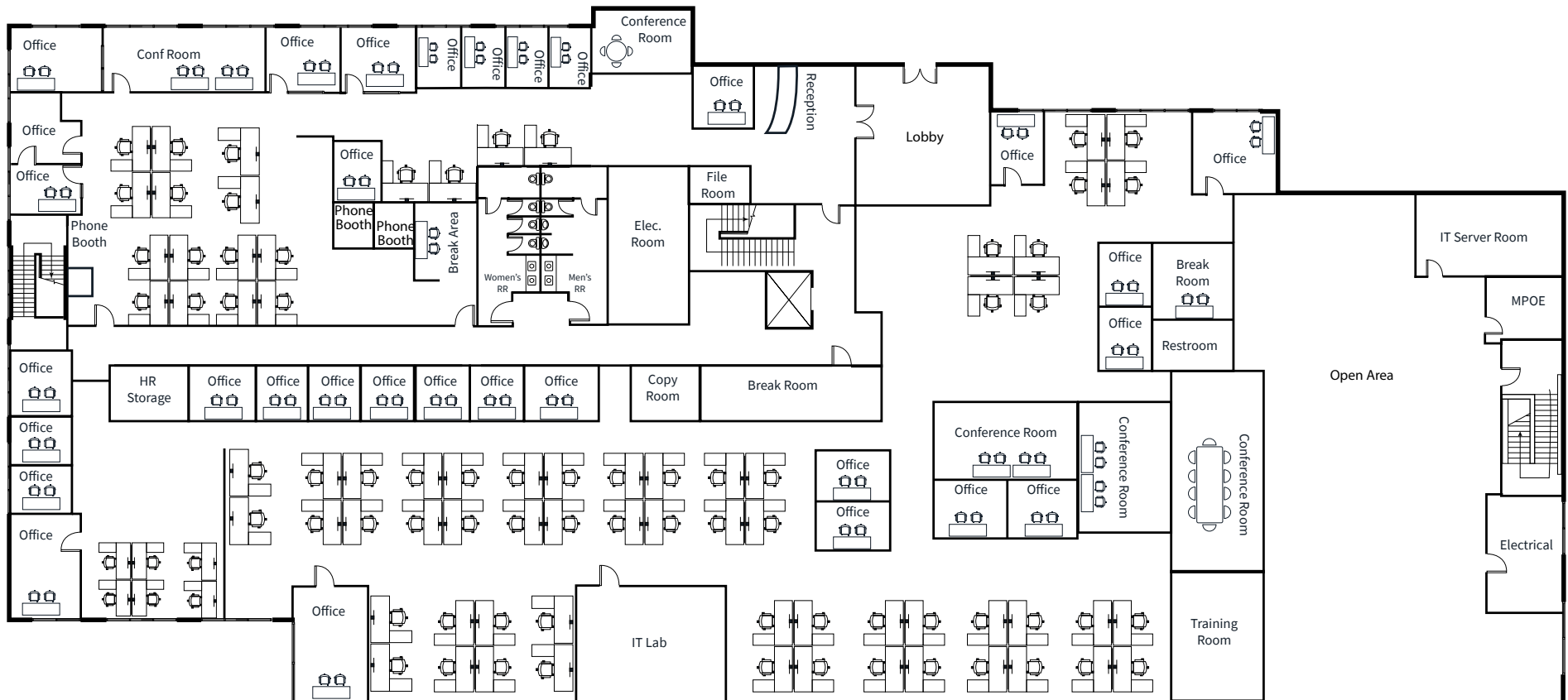


15333 Avenue of Science



15435 - First Floor

Suite 100 - 25,177 rsf | Reception, 30 Offices, 2 Break areas, 4 Conference rooms, IT room, IT lab, Electric room, File room, 3 Phone booths, Copy room, Storage and Open area. Divisible down to 7,105 rsf.



15435 - Second Floor

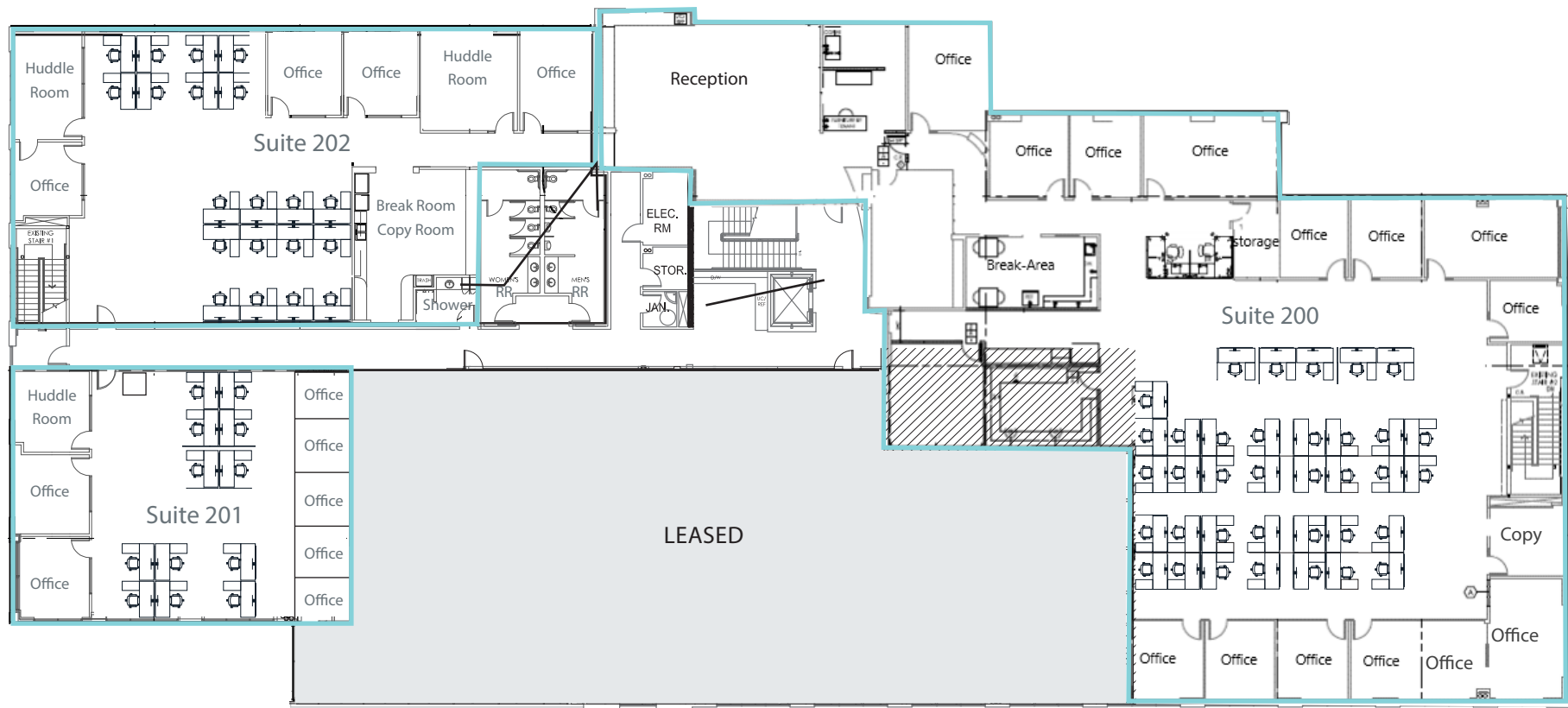
Suite 200 - 11,130 rsf | Reception, 12 Offices, Break area, IT/Storage and Open area for ± 30 -40 Cubicles.

Suite 201 - 3,300 rsf | 8 Offices, Huddle room.

Suite 202 - 3,715 rsf | 4 Offices, 2 Huddle rooms, Brea/Copy room.

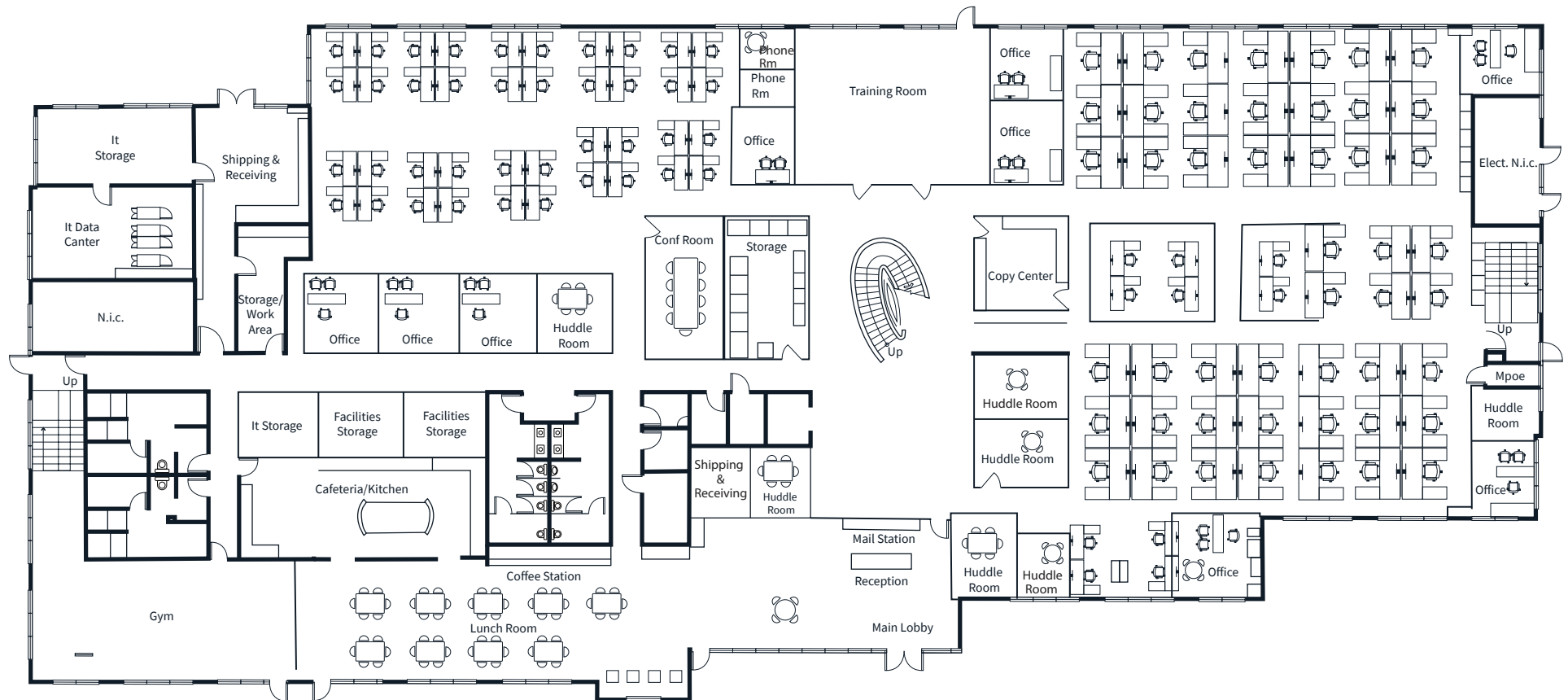


15435 Avenue of Science



15445 - First Floor

Suite 100 - 25,600 rsf | Reception, 9 Offices, Conference room, Large training room, 7 Huddle rooms, 2 Phone rooms, Kithcen/cafeteria, 3 Storage rooms, IT/IT storage, Copy center.

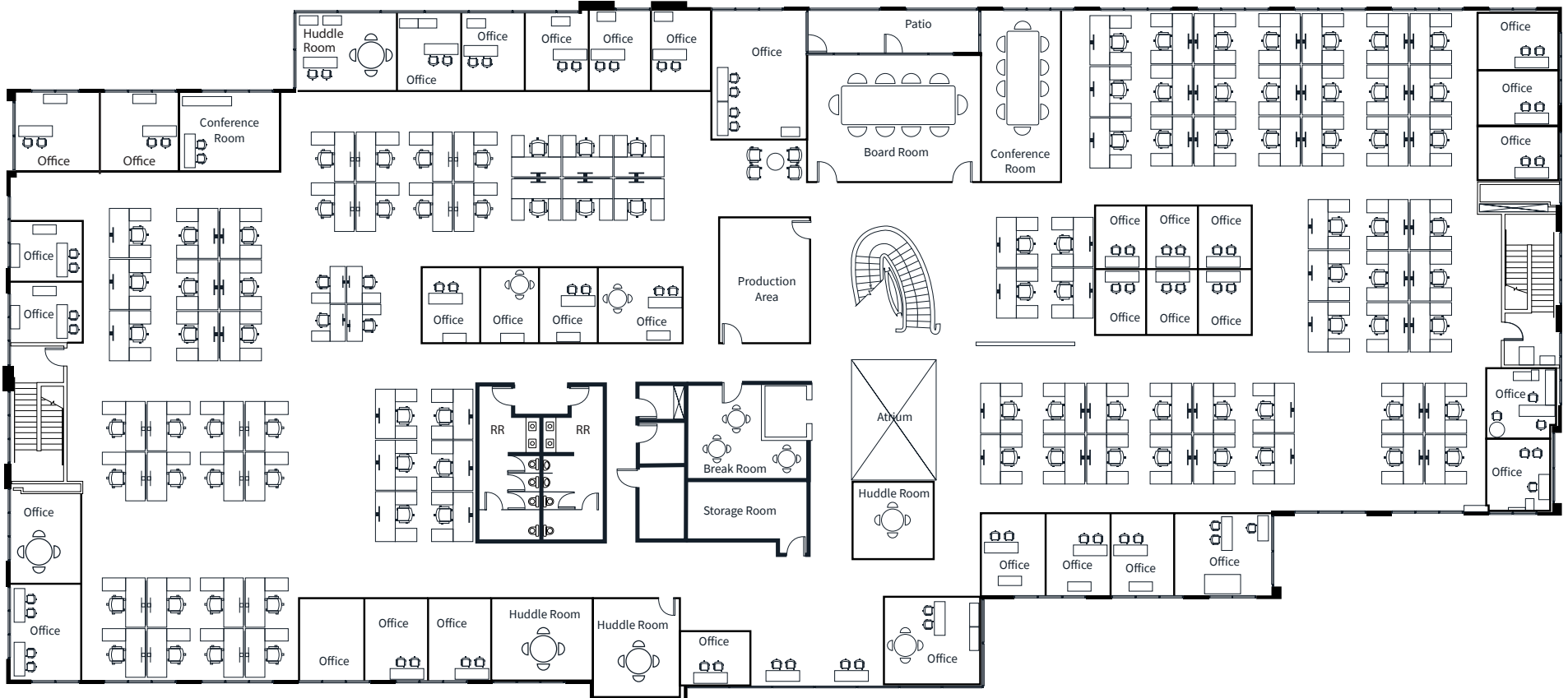


15445 - Second Floor

Suite 200 - 25,600 RSF | 3 Offices, 2 Conference rooms, 4 Huddle rooms, Break area, Production room, Storage room.



15445 Innovation Drive



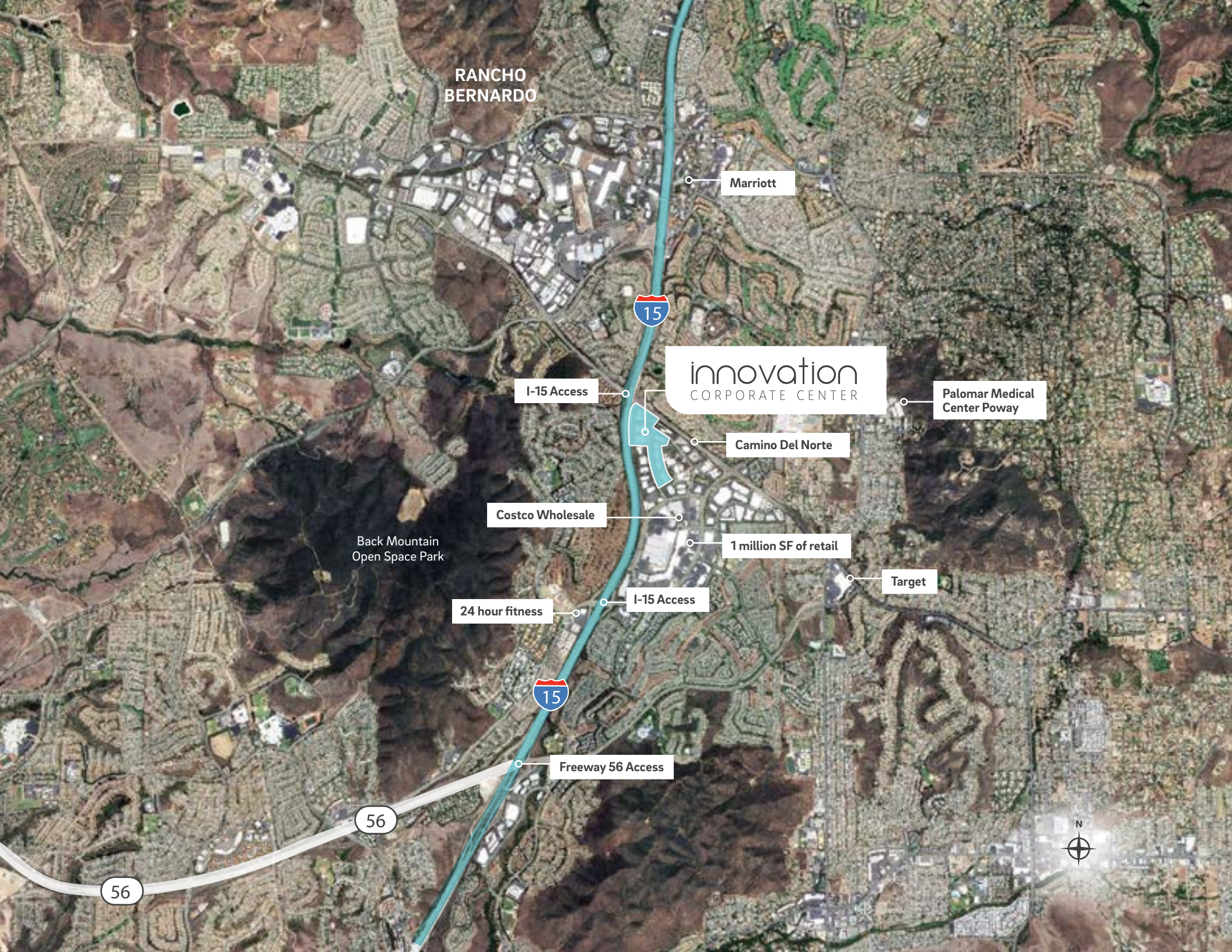


1 million square feet of adjacent retail

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

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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



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