



# innovation

CORPORATE CENTER

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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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# Availability Summary

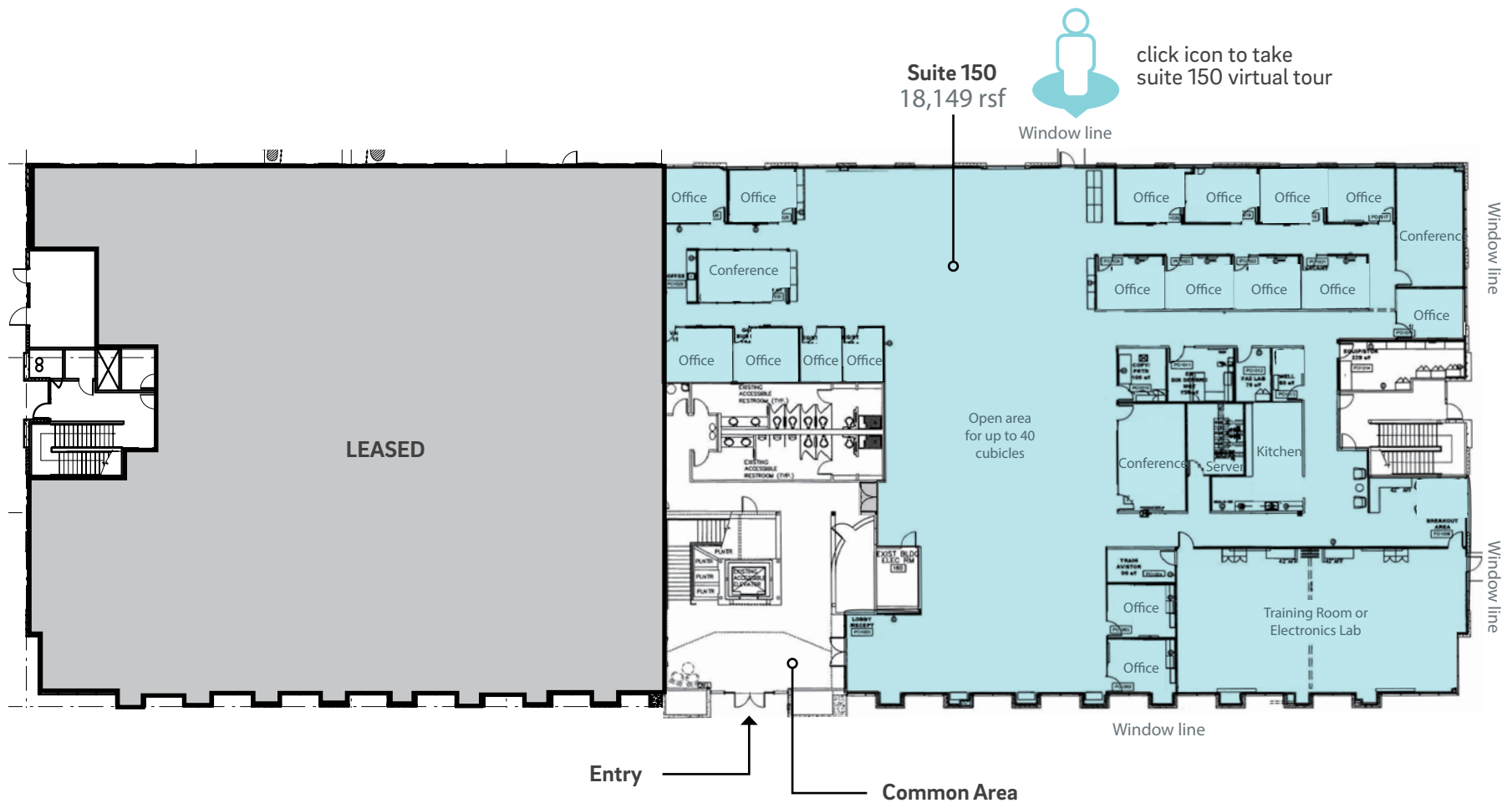
Building - Suite	RSF	Details
15231 – Suite 150	± 18,149	Available now. 18 offices, 4 conference rooms, kitchen, server room, large training room or electronics lab. Great window line, 10' ceilings, efficient layout, potential for loading.
15333 – Suite 100*	± 36,617	Available now. 26 offices, 5 conference rooms, broad-room, 2 copy/print areas, large server room, small lab, large lounge & break area and open office. Proposed spec suite inspiration and is contiguous with Suite 200 & 225 for ± 75k SF*.
15333 – Suite 200*	± 30,041	Available January 1, 2023. Contiguous with Suite 100 & 225 for ± 75k SF*.
15333 - Suite 225*	± 8,441	Space can potentially be made available for a freestanding building for a single user. Contiguous with Suite 100 for ± 45k SF or Suites 100 & 200 for ± 75k SF.
15435 – Suites 200 & 225	± 18,495 (contiguous)	Available now. High-image space with efficient balance between private and open area.
15435 – Suite 200 (SUBLEASE)	± 11,130	CONTIGUOUS WITH SUITE 225 FOR ±18,495 RSF. Available now. High-image space with efficient balance between private and open area. Space has board-room, break-room and great glass-line.
15435 – Suite 225	± 7,365	CONTIGUOUS WITH SUITE 200 FOR ± 18,495 RSF. Available now. Potential creative space, 6 offices (up to 12), large conference, small conference, open kitchen and up to 25 cubicles.

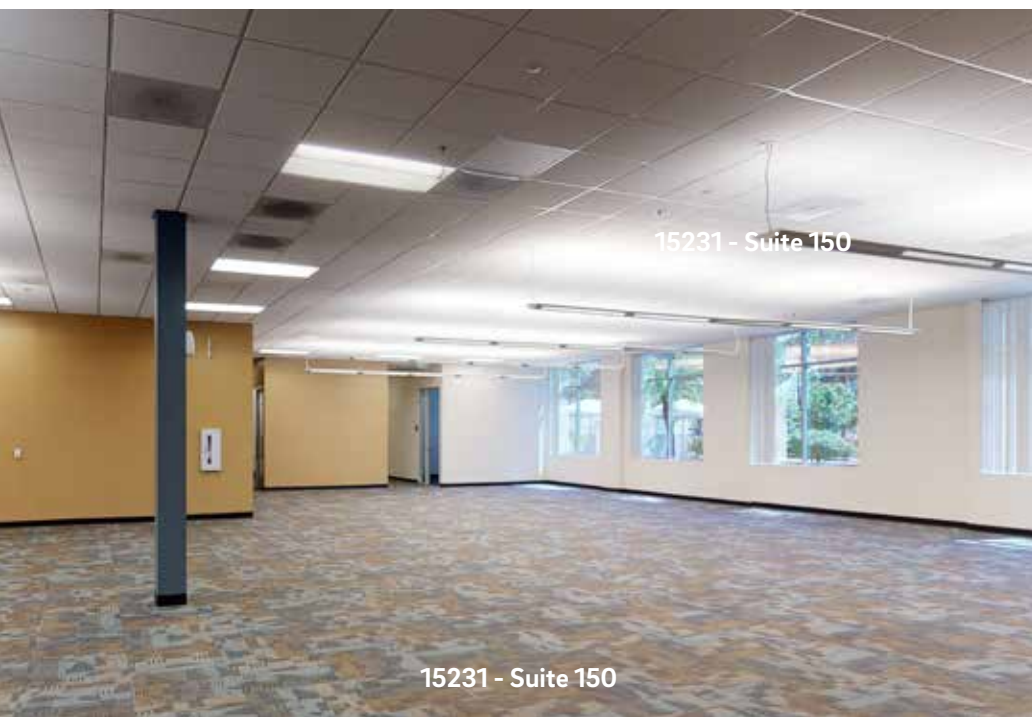
**15231 - First Floor**  
18,149 rsf

Suite 150 - 18 offices, 4 conference rooms, kitchen, server room, large training room or electronics lab. Great window line, 10' ceilings, efficient layout, potential for loading.



15231 Avenue of Science







# 15333 - First Floor

36,617 rsf

(contiguous with 2<sup>nd</sup> floor for ± 75k SF)

Suite 100 - 36,317 SF | 31 offices, 5 conference rooms, large boardroom, 2 copy/print areas, large server room, 2 small labs, large potential lab, training or warehouse with roll-up door possible.



← click icon to take  
suite 100 virtual tour



15333 Avenue of Science





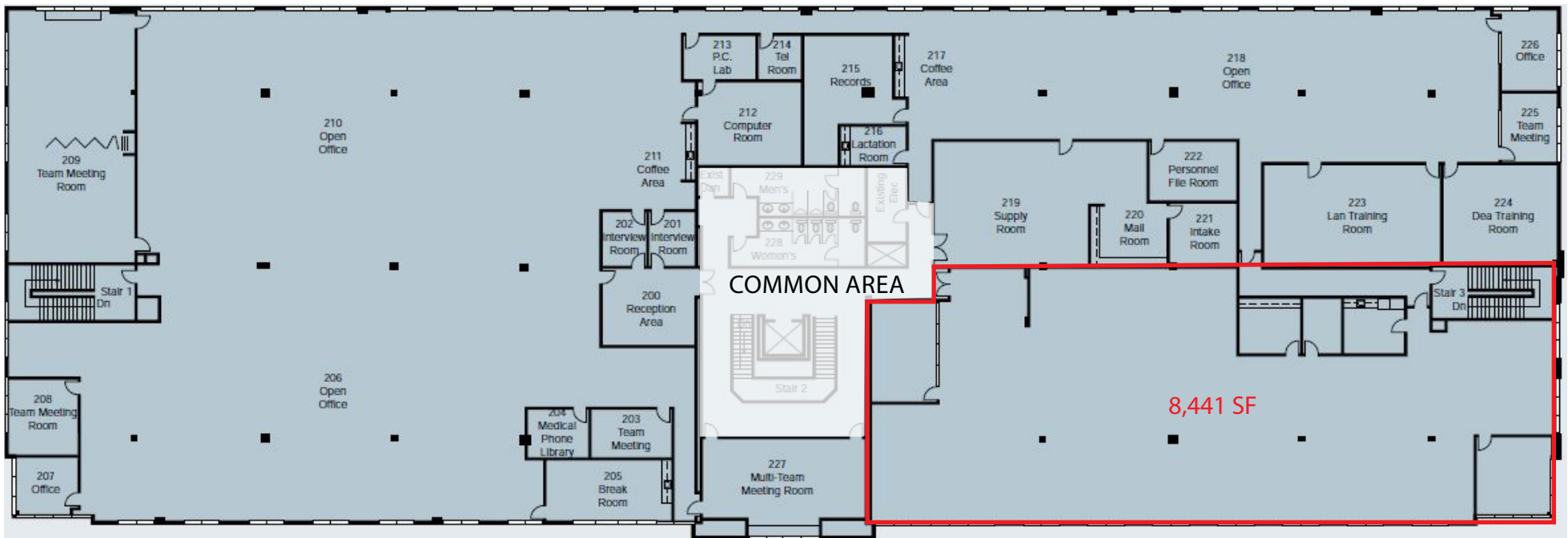
# 15333 - Second Floor

## 38,482 rsf

(contiguous with 1<sup>st</sup> floor for  $\pm$  75k SF)

Suite 200 - 30,041 SF | Available January 1, 2023. 2 offices, 7 team meeting rooms, 2 interview rooms, large open office areas, reception, mail room, break area.

— Suite 225 - 8,441 SF | Space can potentially be made available for a freestanding building for a single user.



# 15435 - Suite 200/225

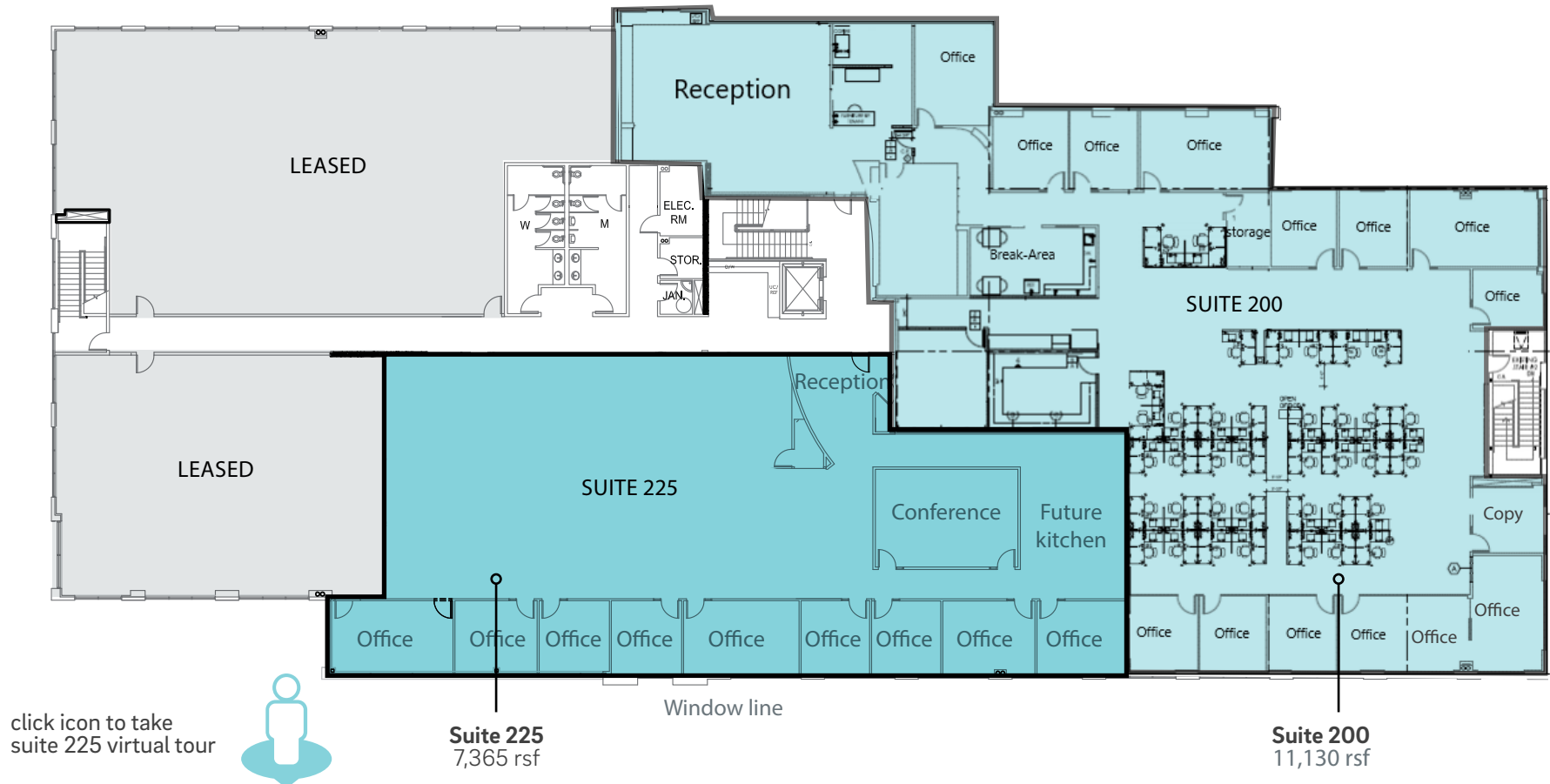
## ±18,495 rsf (contiguous)

Suite 200 - 11,130 rsf | 12 offices, break-area, reception, IT/storage and open area for ±30-40 cubicles. For sublease.

Suite 225 - 7,365 rsf | 9 offices, conference room, kitchen, large electronics lab or demo for cubicles. For sublease.



15435 Avenue of Science







15435 - Suite 200/225



15435 - Suite 200/225



15435 - Suite 200/225



1 million square feet of adjacent retail

## Nearby Amenities

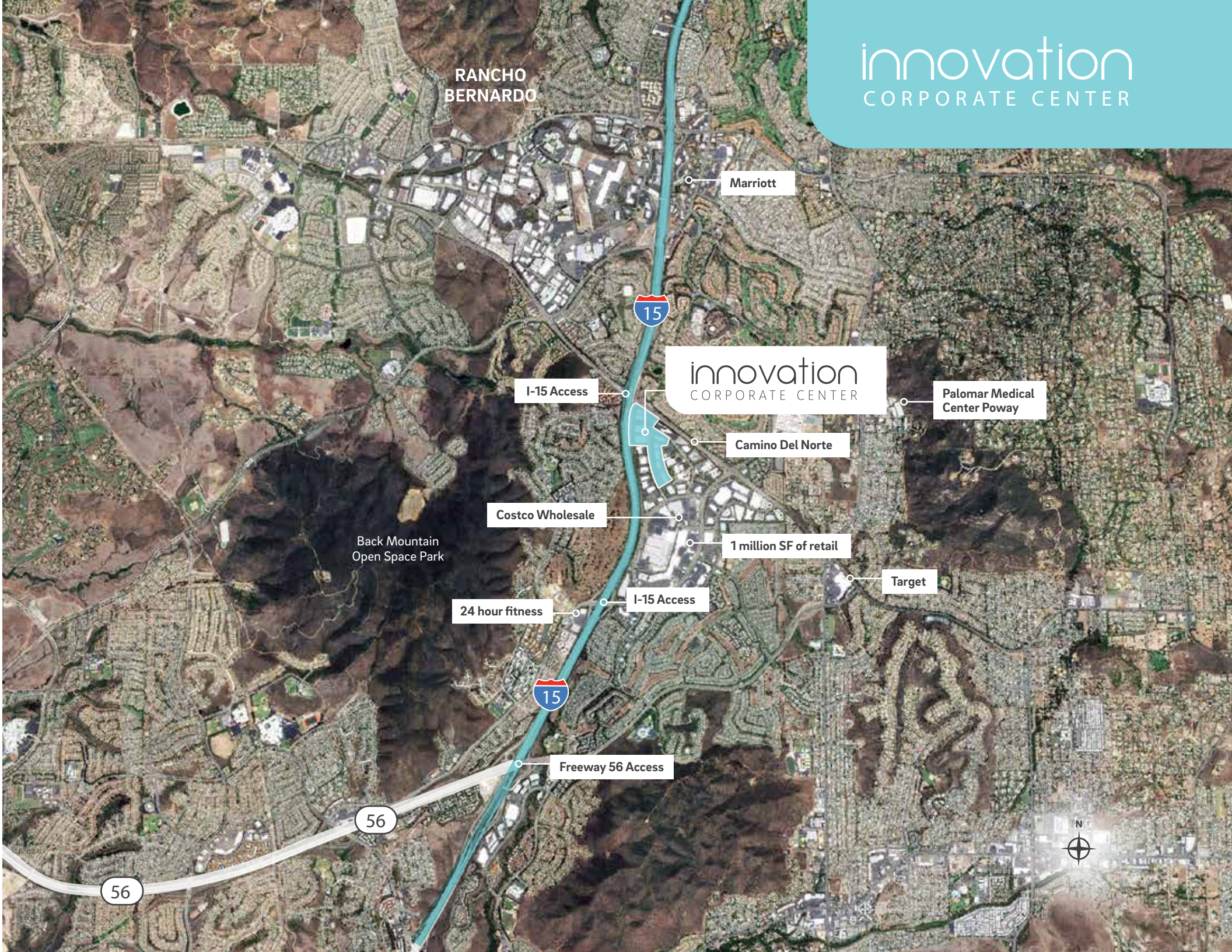
- + Carmel Mountain Plaza
  - Pacific Theatres
  - Target
  - Marshalls
  - In-N-Out
- + Shops @ Costco Plaza
  - Costco
  - Claim Jumper
  - Islands Restaurant
- + Carmel Mountain Ranch Town Center
  - Ralphs
  - Rite-Aid
  - Bank of America
- + Carmel Courtyard
  - California
  - Pizza Kitchen
  - 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

I-15 Access

24 hour fitness



Freeway 56 Access

56

56





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