

Divisible to 2 to 3 tenants

Restaurants + retail service amenities in walking distance

Highly visible building signage facing I-15 available

4.0/1000 parking with 33 reserved subterranean places

Architecturally dynamic atrium design

Central San Diego location along the I-15 Corridor with immediate access at Rancho Bernardo Road

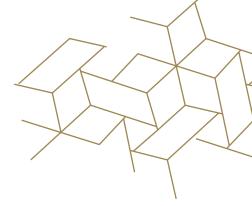
Minutes from SR-56 connecting I-15 to I-5 and the coast

First floor to deck height: ±14'8"

Second floor to deck height: ±14'

Power: 5,500 Amps of 480Y/277V

Ability to activate indoor/ outdoor space

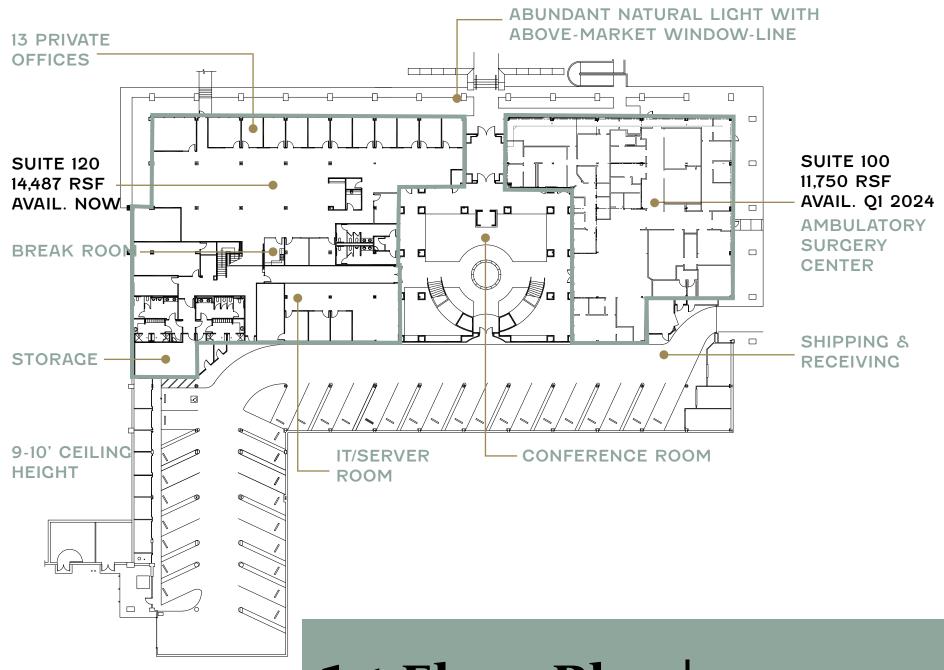


The Atrium Rancho Bernardo

combines upgraded finishes with tenant focused amenities, located only minutes from SR-56. With exterior renovations, an on-site fitness center, and shower & lockers, The Atrium Rancho Bernardo is perfect for tenants seeking work-life balance for the new world of work.







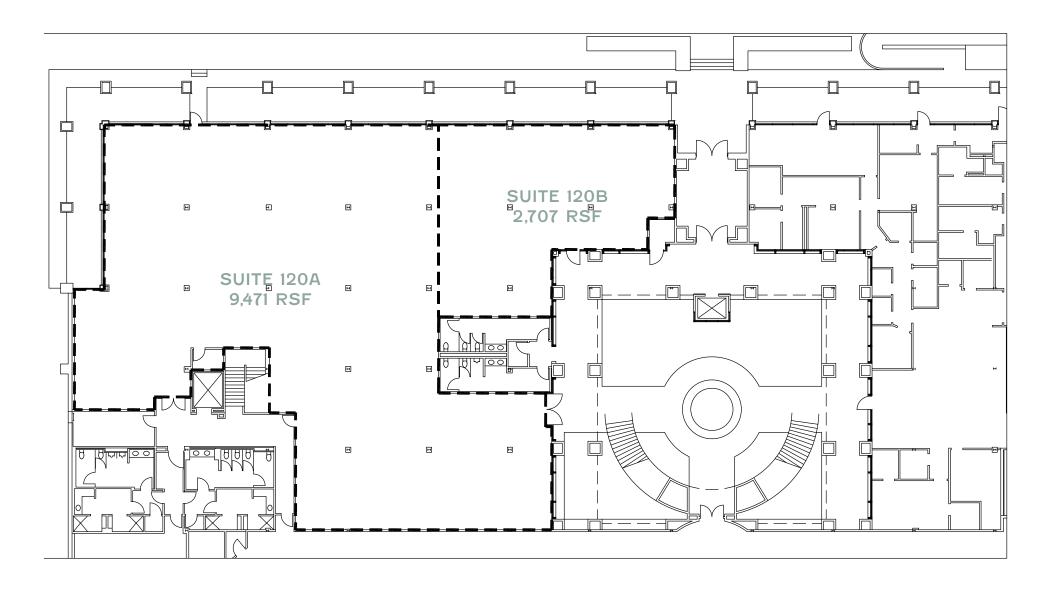
1st Floor Plan | as-built plan

17190 BERNARDO CENTER DRIVE, FIRST FLOOR ± 26.237 RSF

Suite 120 | demising plan

17190 BERNARDO CENTER DRIVE

SUITE 120A | 9,471 RSF SUITE 120B | 2,707 RSF









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