

FOR LEASE- OFFICE & INDUSTRIAL NEW OWNERSHIP

3AKS

11225, 11235 & 11245 West Bernardo Court, San Diego, California 92127



PROPERTY HIGHLIGHTS

Project size by building:

11225 - office/flex - 7,650 SF

11235 - industrial warehouse - 28,686 SF

11245 - office/flex - 6,526 SF

Suites ranging from:

± 1,500 SF to 30,000 SF



RENOVATION COMING SOON

Upgraded exterior

Upgraded monument
and tenant signage

Upgraded and revitalized
landscaping



LOADING

Grade and dock-high loading
in building 11235



FLEXIBILITY

Single story solution with own suites
capable of supporting office, R&D,
flex needs, industrial and warehouse



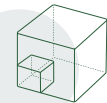
CLEAR HEIGHT

± 18-22 (11235 building)



LOCATION

Conveniently situated right off
I-15 for easy accessibility with
proximity to a variety of retail
options, providing convenience for
businesses and customers alike



SCALABILITY

Ability to accommodate
± 1.5k - 30K SF users

SITE PLAN

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- Dock High Door
- ▲ Grade Level Doors

INTERIOR PHOTOS

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11245 | SUITE 104

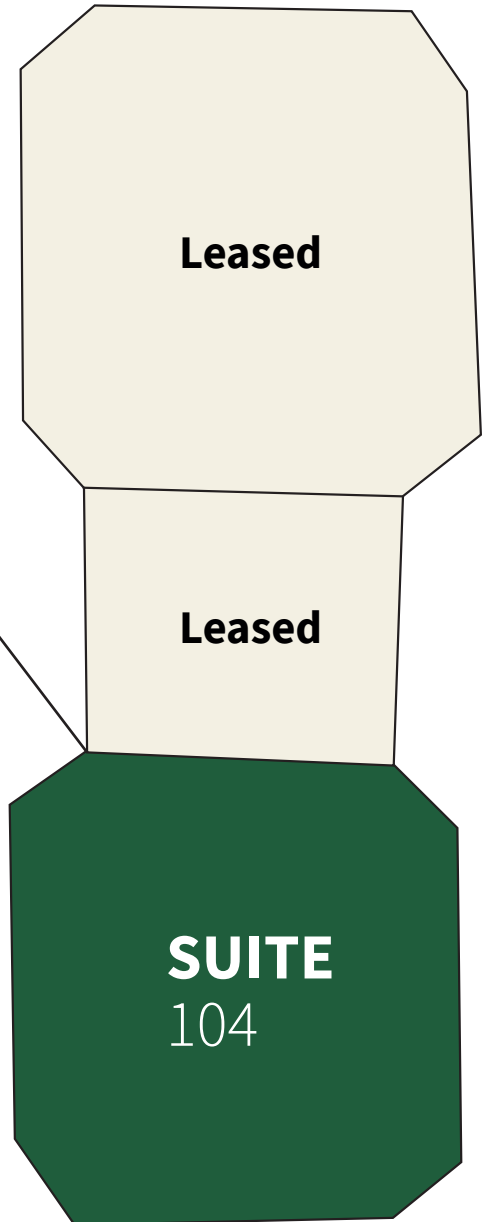
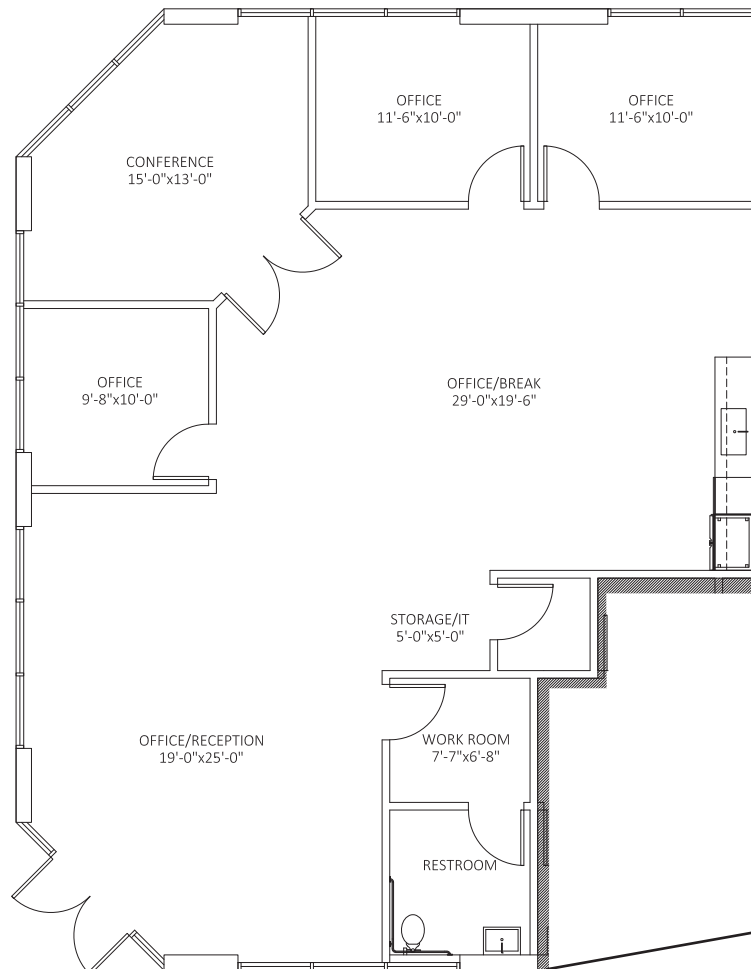
1,838 SF

3AKS

- 3 Private Offices
- Conference Room
- Open Cube Space
- Kitchen Area
- Storage/IT
- Work Room
- Restroom



CLICK HERE TO TAKE A
VIRTUAL TOUR SUITE 104



Asking Rent - \$1.85/sf NNN

OpEx (NNN's) - \$.60/sf

Parking Ratio - 3.8/1000

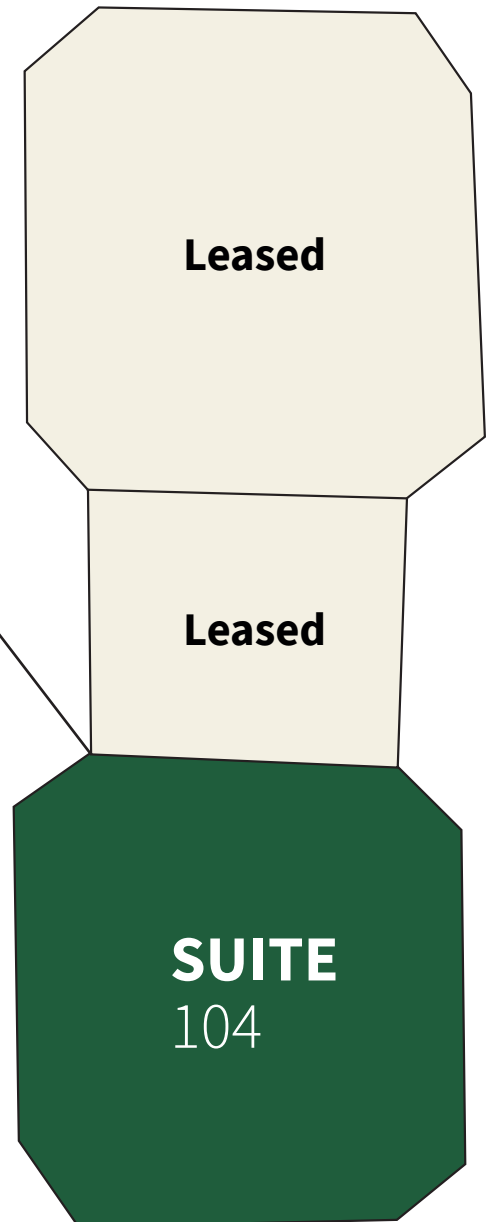
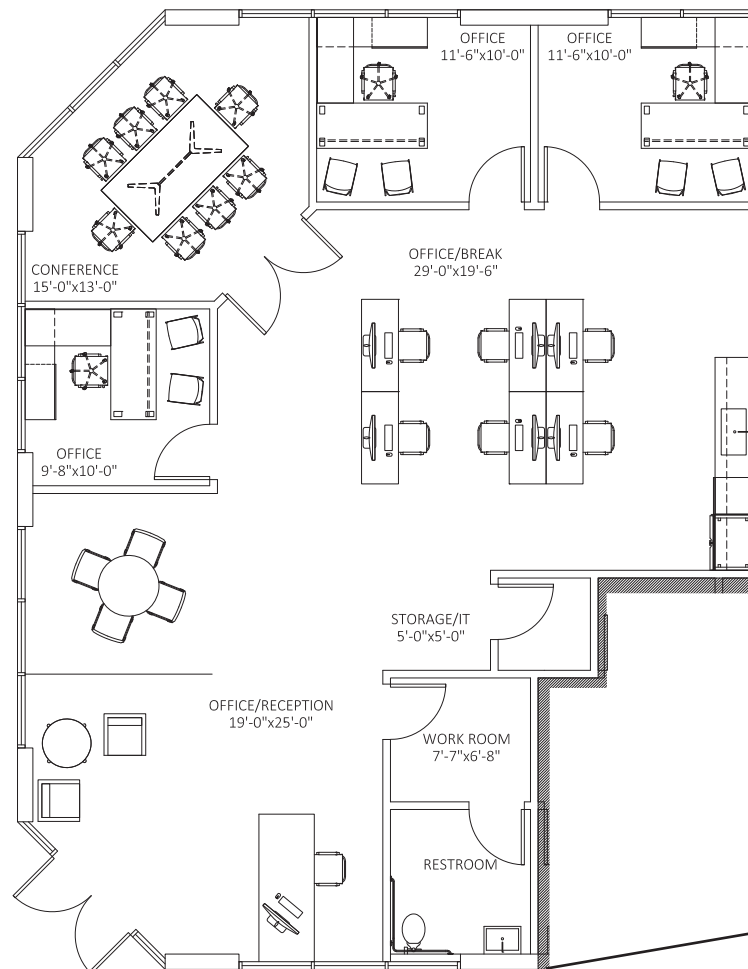


11245 | SUITE 104 | Hypothetical Furniture Plan

1,838 SF



- 3 Private Offices
- Conference Room
- Open Cube Space
- Kitchen Area
- Storage/IT
- Work Room
- Restroom



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OpEx (NNN's) - \$.60/sf

Parking Ratio - 3.8/1000



RETAIL AERIAL

3AKS





JLL

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EQUITY OAK VENTURES