



THE POINT

16745 & 16765 W BERNARDO DRIVE

Jones Lang LaSalle Brokerage, Inc.
RE license #01856260

± 190K SF CLASS A CAMPUS

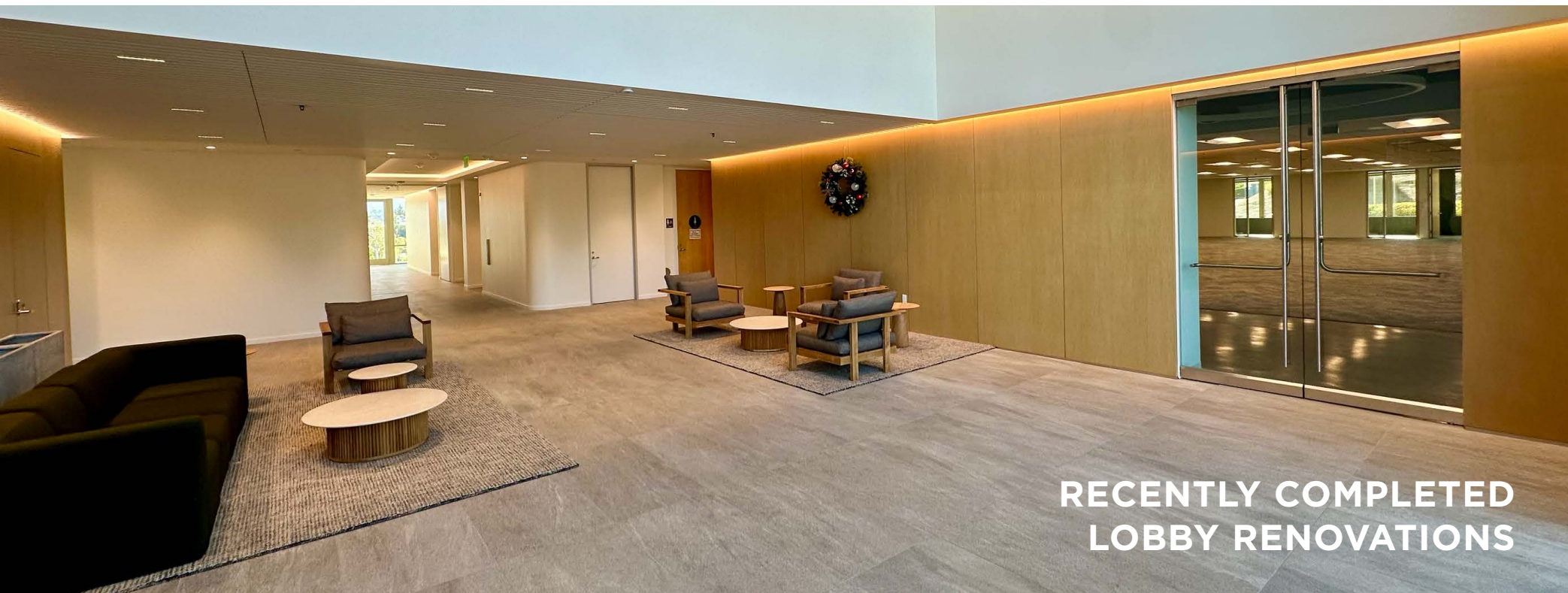
The Point is the premier Class “A” project in Rancho Bernardo. Its image, panoramic views, scalability, efficiency and prominent location attract office users seeking the ultimate Class A experience.





THE POINT





**RECENTLY COMPLETED
LOBBY RENOVATIONS**



THE POINT

Miva

±190,000 SF

217,000 CARS

I-15 & SR 56

4.0/1,000

SCALABILITY NEGOTIABLE

Two, four story Class A office buildings

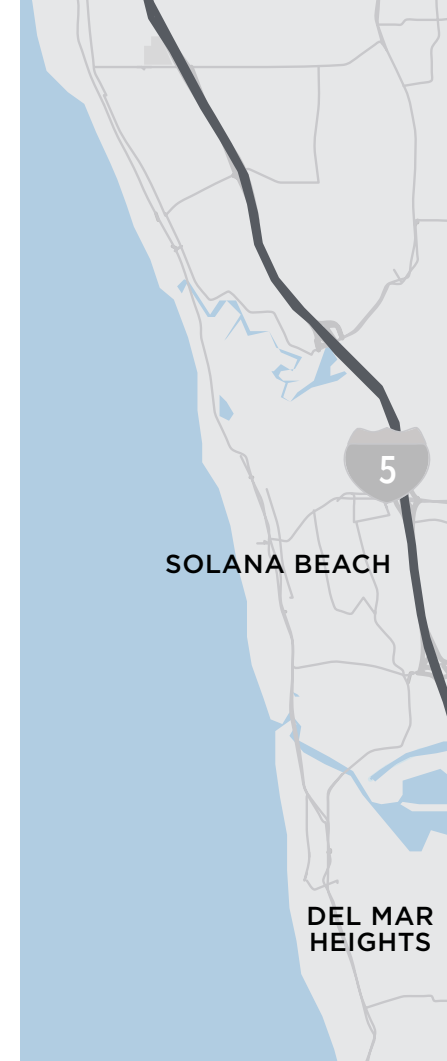
Average daily traffic volume — excellent freeway visibility

Freeways easily accessible

Parking ratio; expandable

Additional building of 100,000 - 300,000 SF to be constructed in future phase

Lease rate



FEATURES

Signage opportunities available

Panoramic views

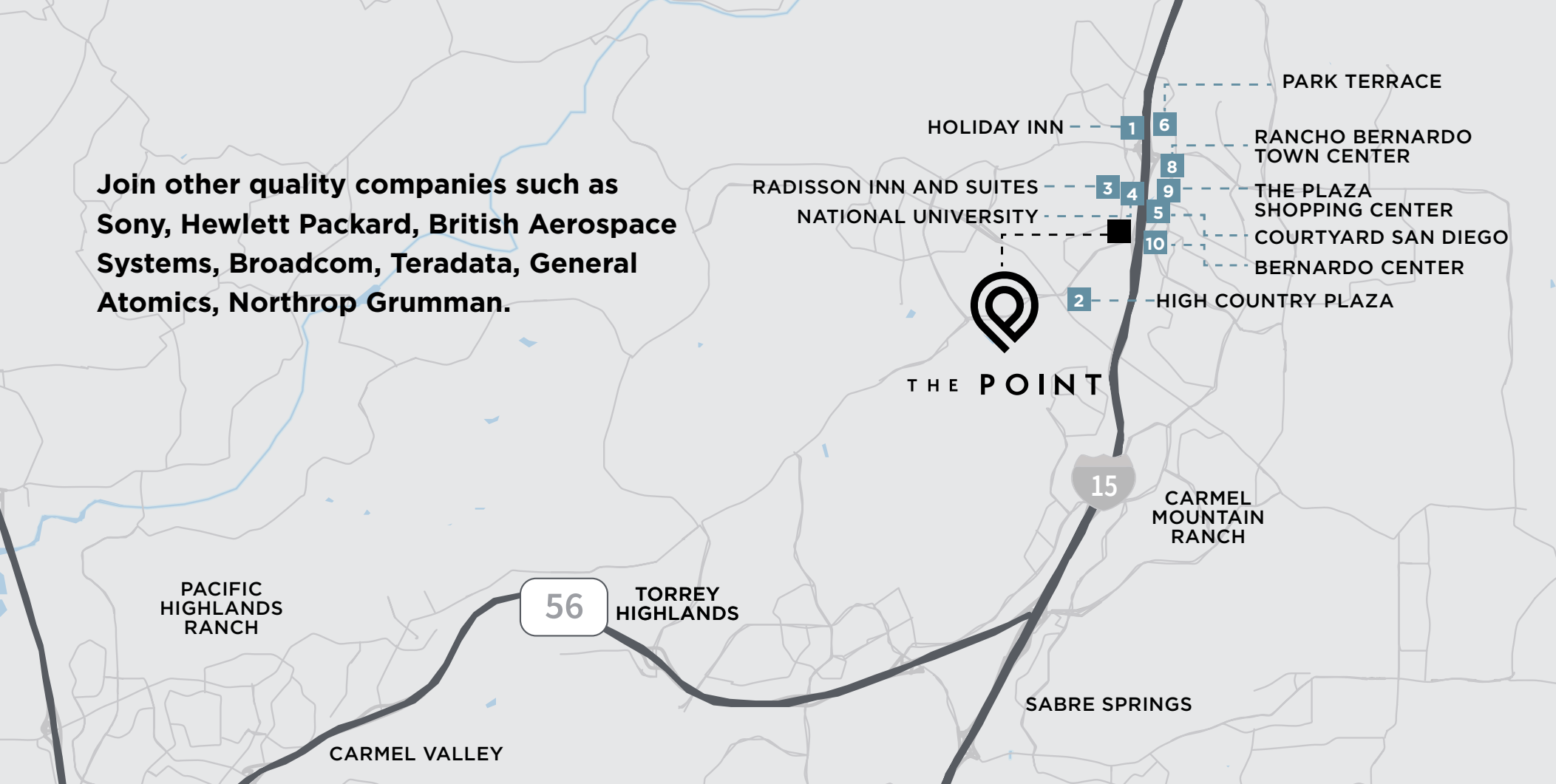
Future development opportunities available on-site **www.elevationrb.com**

Showers and locker facilities

Distinctive architecture and vaulted lobby

Conveniently located adjacent to the Rancho Bernardo Direct Access Ramp/Transit Station allowing for direct access to the Express Lanes and creating congestion-free travel.

Join other quality companies such as
**Sony, Hewlett Packard, British Aerospace
Systems, Broadcom, Teradata, General
Atomics, Northrop Grumman.**



1. Holiday Inn

2. High Country Plaza

7 Eleven
Kelly's Public House
Domino's Pizza
Jersey Mike's Sub

3. Radisson Inn and Suites

4. National University

5. Courtyard San Diego

Rancho Bernardo

6. Park Terrace

Hilton Garden Inn, 24-Hour Fitness,
Souplantation, Stir Fresh Mongolian Grill

7. The Mercado

Barons Marketplace, Submarina, Trend Cuts,
Cotija's Mexican Food, Golden Spoon,
Domino's Pizza, Pho Ca Dao & Grill, Pars
Persian Cuisine, Navy Federal Credit Union,
Circle K, Incredible Cafe, FedEx Office Print
& Shop Center

8. Rancho Bernardo Town Center

Wells Fargo, Chase Bank, Chuze Fitness,
Vons, Postal Annex, Starbucks Coffee,
Towne Center Cleaners, Pizza Hut, Iron Wok,
Subway, Sidney's Deli

9. The Plaza Shopping Center

CVS Pharmacy, San Diego National Bank,
New Panda Buffet, Coco's Restaurant, Urge
American Gastropub, Pegasus Café, Ginza,
Hunan, Jack in the Box, Akai Hana, Kabob
House, Barrel Room, Los Primos, Big 5
Sporting Goods, Round Table Pizza, Nextel,
Bonelli's Pizza and Pasta, Rubio's, Brueg-
ger's Bagels, Chevron, Draper's & Damon's

10. Bernardo Center

Pacific Western Bank, Little Caesars Pizza,
Spices Thai Cafe, Pho Hoang Express, RB
Sushi Japanese, Pro Barber

16745 W BERNARDO DRIVE | 1ST FLOOR

Suite 150

2,637 SF (Available now)

Suite 100

5,730 SF (Available now)



INTERIOR PHOTOS

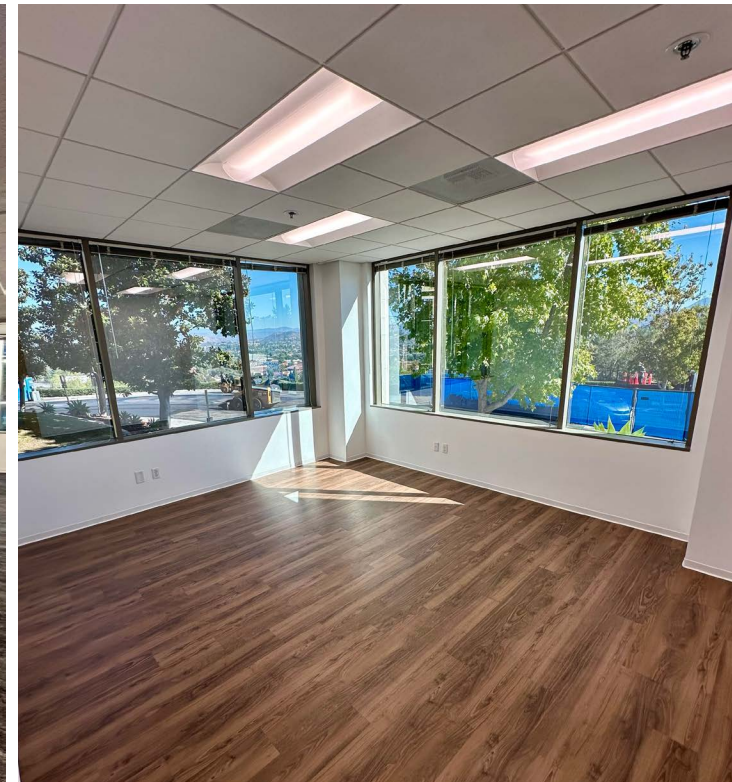


THE POINT

Suite 100



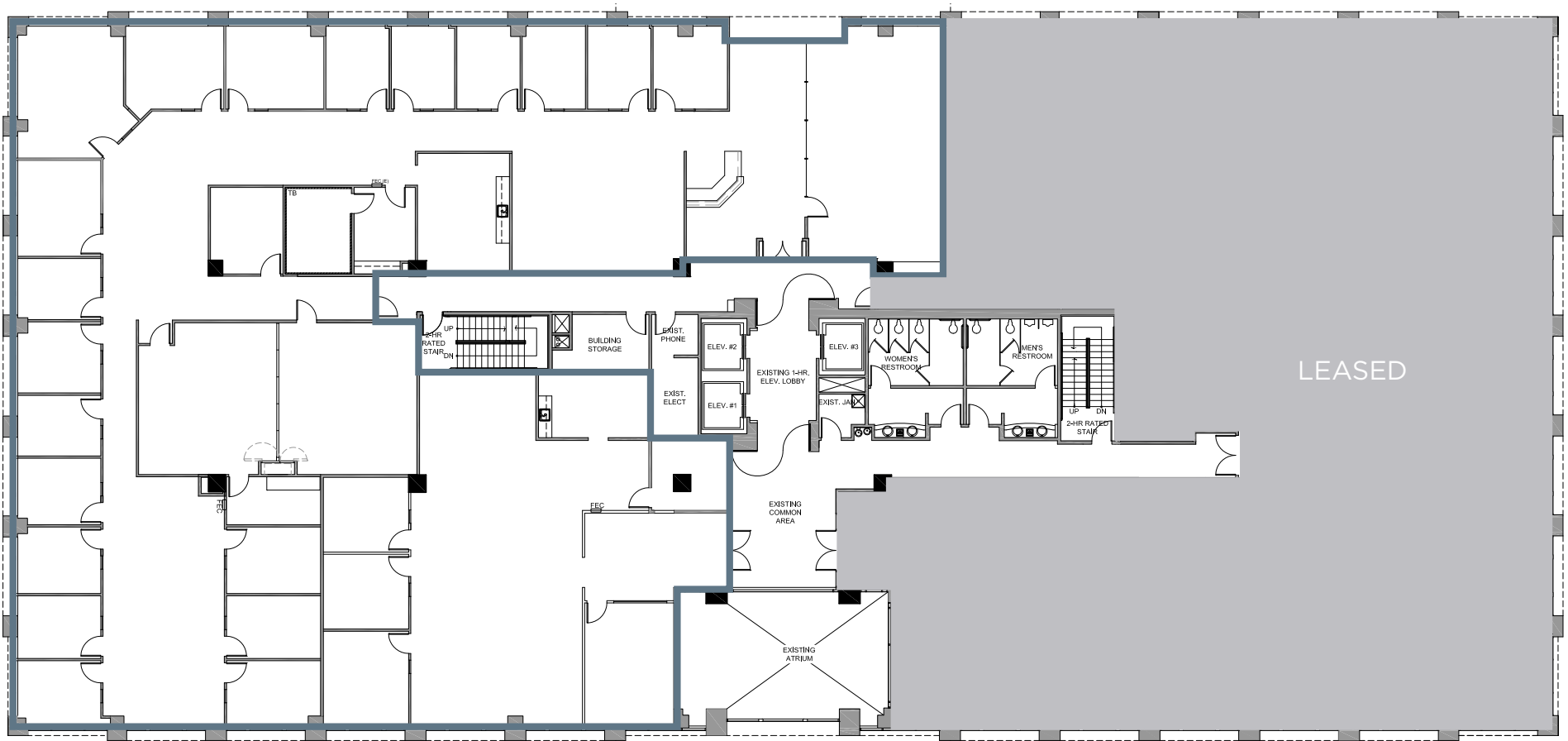
Suite 150



16745 W BERNARDO DRIVE | 2ND FLOOR

Suite 250

13,232 SF. (Available with 60 days notice)





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