



10920 Via Frontera ▲ San Diego ▲ CA 92127



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

Pinnaclearb.com



New **OWNERSHIP.**
New **AMENITIES.**
New **SPEC SUITES.**

Owned and operated by Innovatus Capital Partners and Lincoln Property West, **Pinnacle** has new project enhancements and new, modern spec suites.





Approximately 110,110 RSF,
5-story Class A office building



Showers and lockers on-site; new
fitness and conference center



Impressive two-story lobby providing
a prestigious building entry



Updated gathering places
with canyon views



Walking/jogging trails throughout
Rancho Bernardo



4/1,000 parking ratio, two-thirds
of which is covered in the building's
underground parking structure



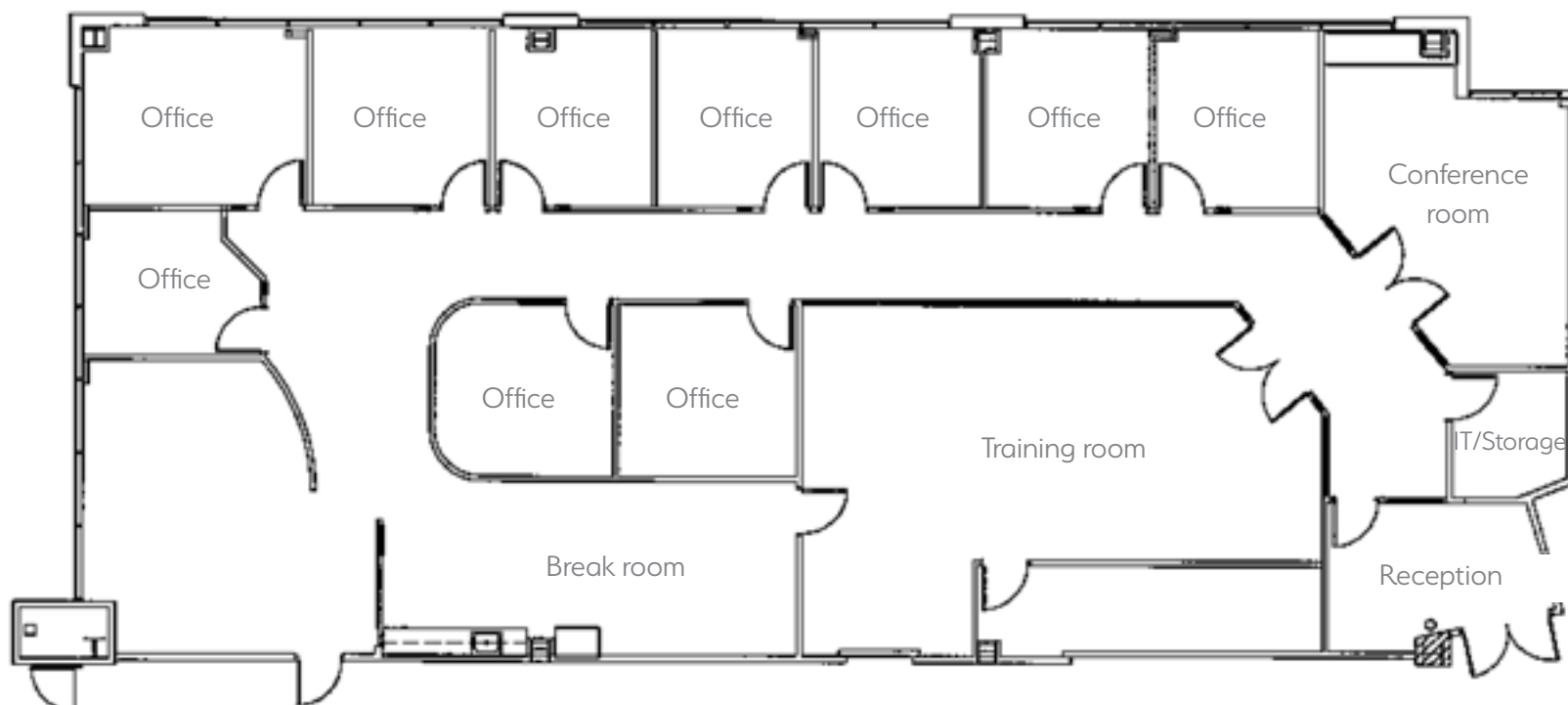
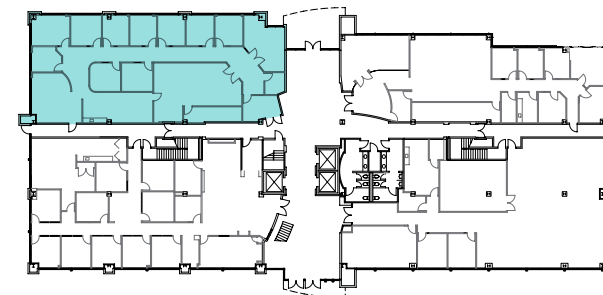
Easy access from I-15 via West Bernardo
Drive or Rancho Bernardo Road

Construction **COMPLETED**

1st Floor Suite 110

5,004 RSF

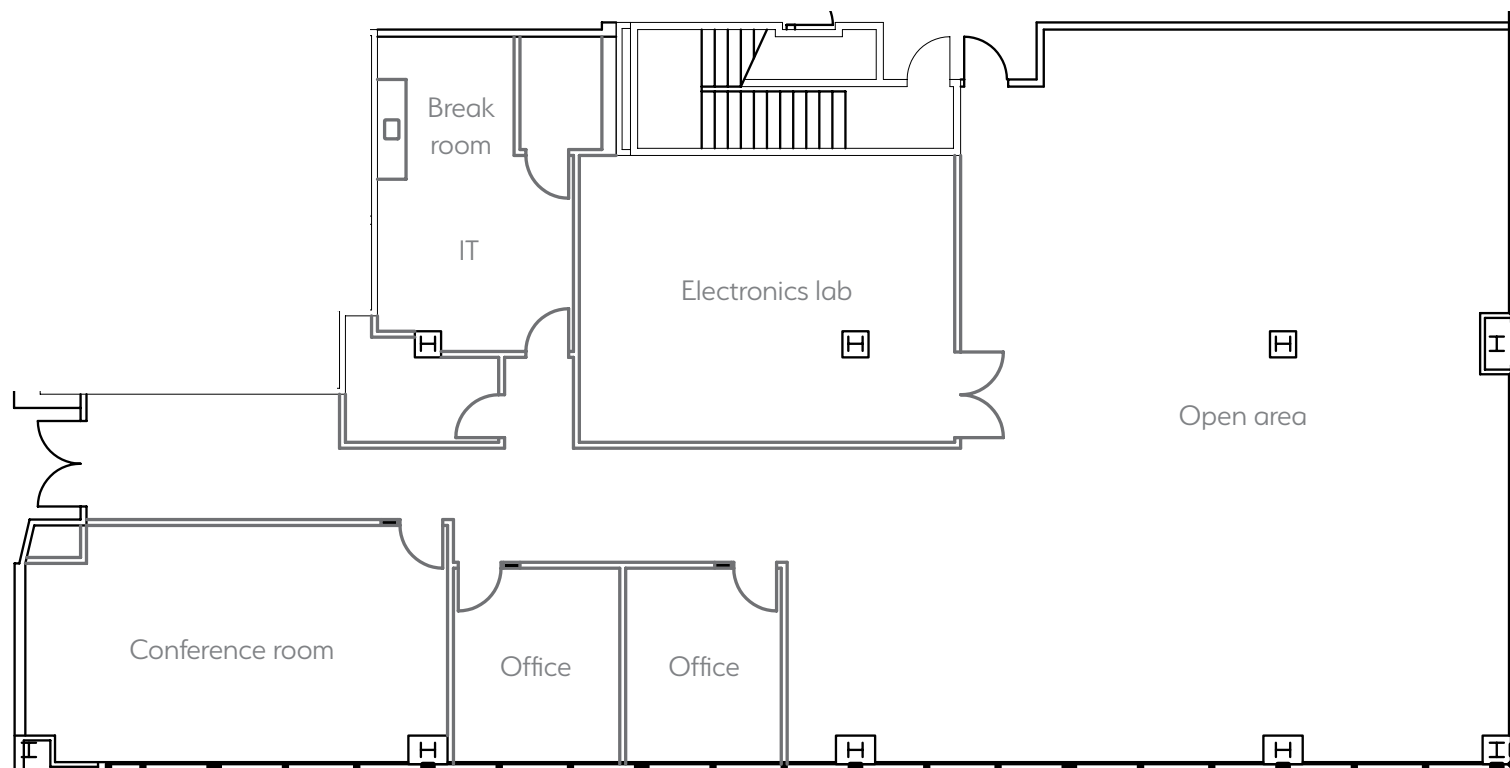
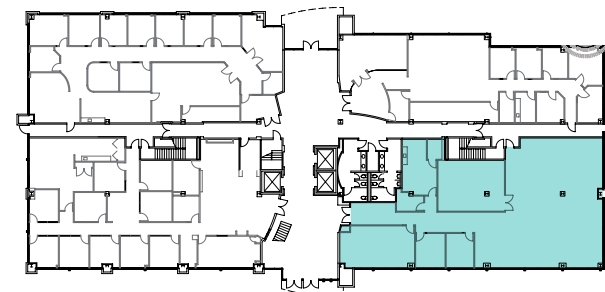
- Reception area
- Conference room
- 10 private offices
- Training room
- Break room
- IT/Storage



1st Floor Suite 150

5,418 RSF

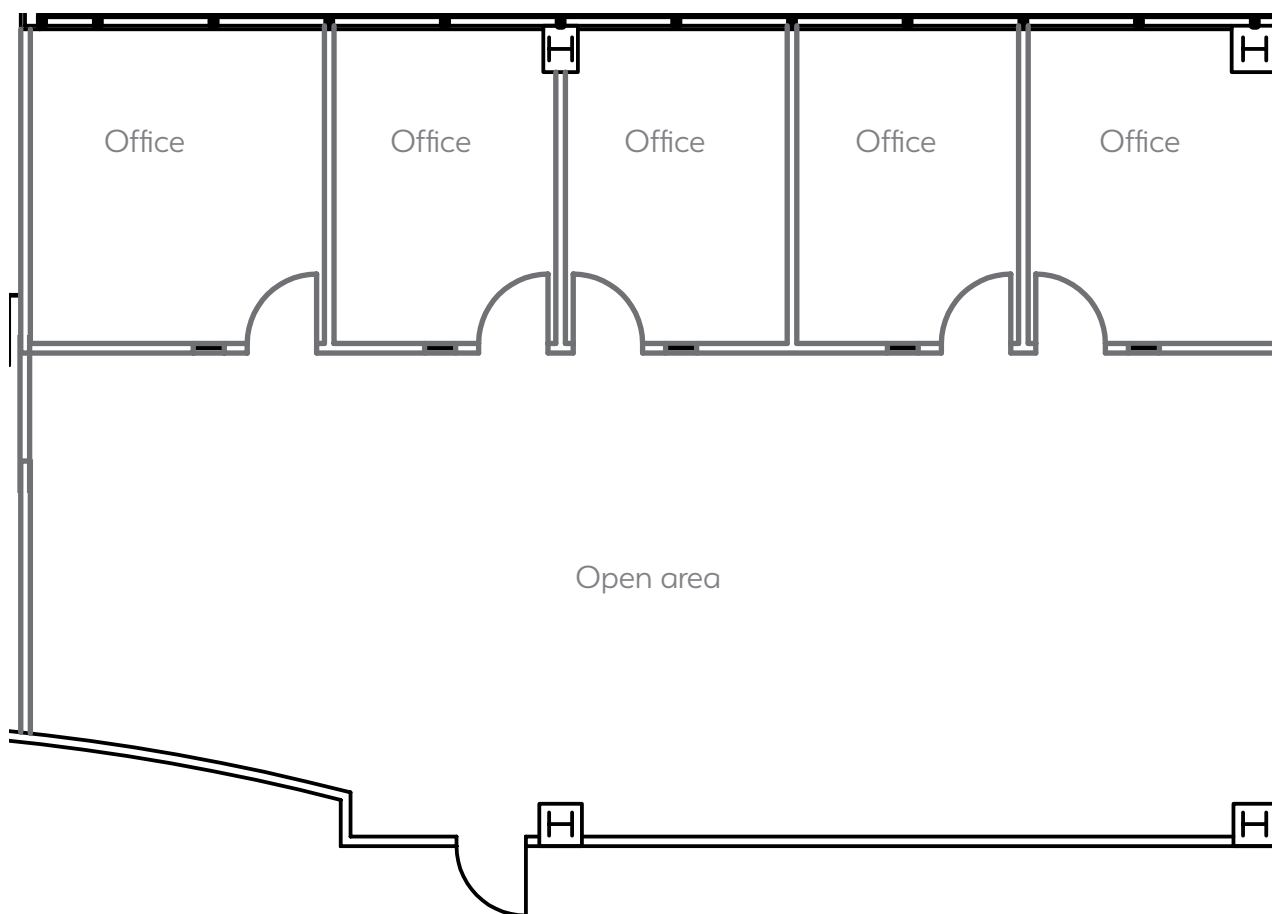
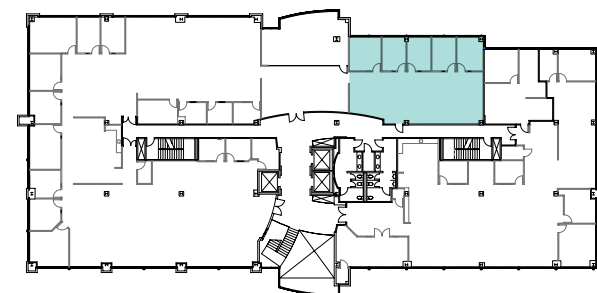
- Conference room
- 2 private offices
- Electronics lab
- Open office area
- Break room
- IT room



2nd Floor Suite 210

2,238 RSF

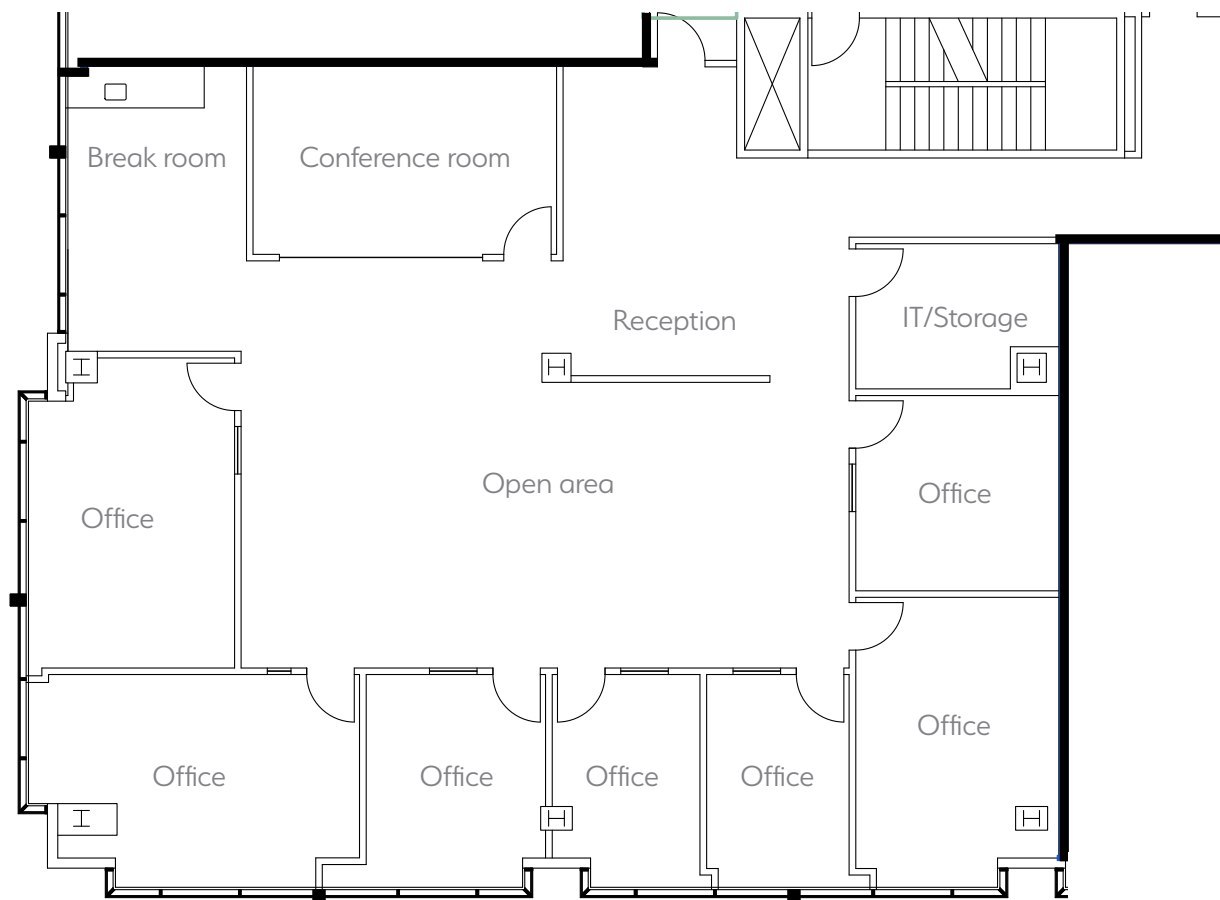
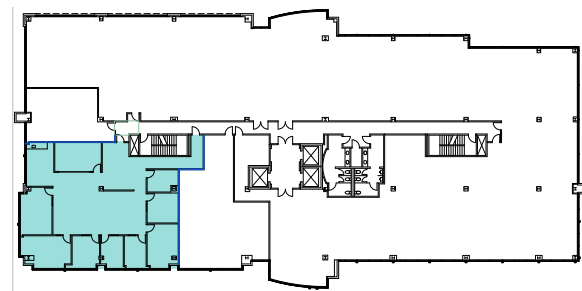
- 5 private offices
- Open office area



4th Floor Suite 440

3,965 RSF

- Reception area
- Conference room
- 7 private offices
- Open office area
- Break room
- IT/storage room

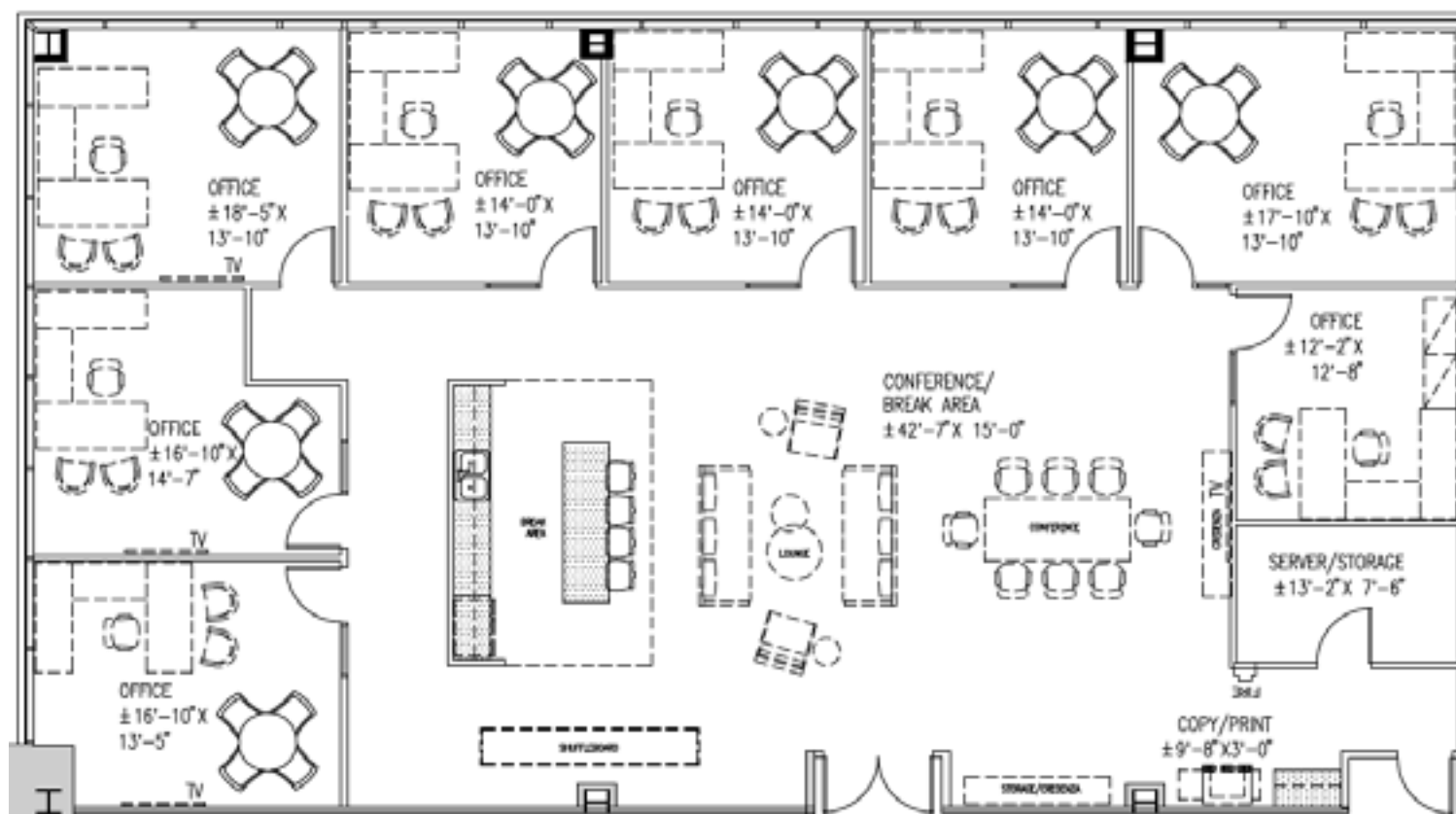
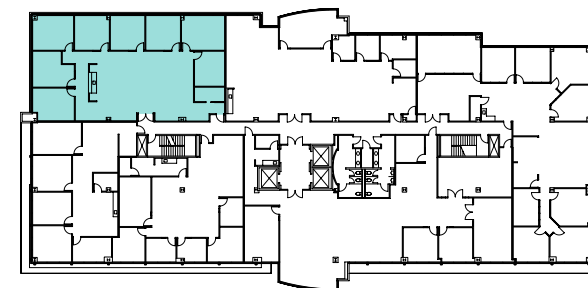


5th Floor Suite 500

4,404 RSF

- High end build out with exposed ceilings and polished concrete
- Open conference area
- 8 private offices
- Break area
- Production area
- IT/Storage room

Suite 500 can be combined with Suites 520, 540 & 560 for **±17,801 RSF**



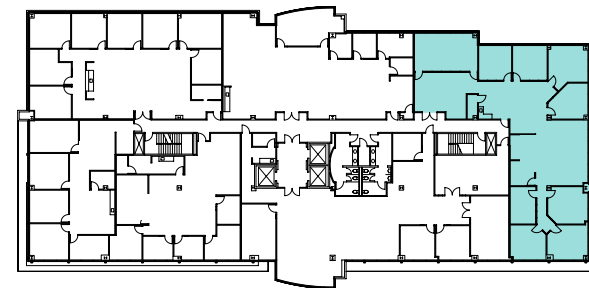
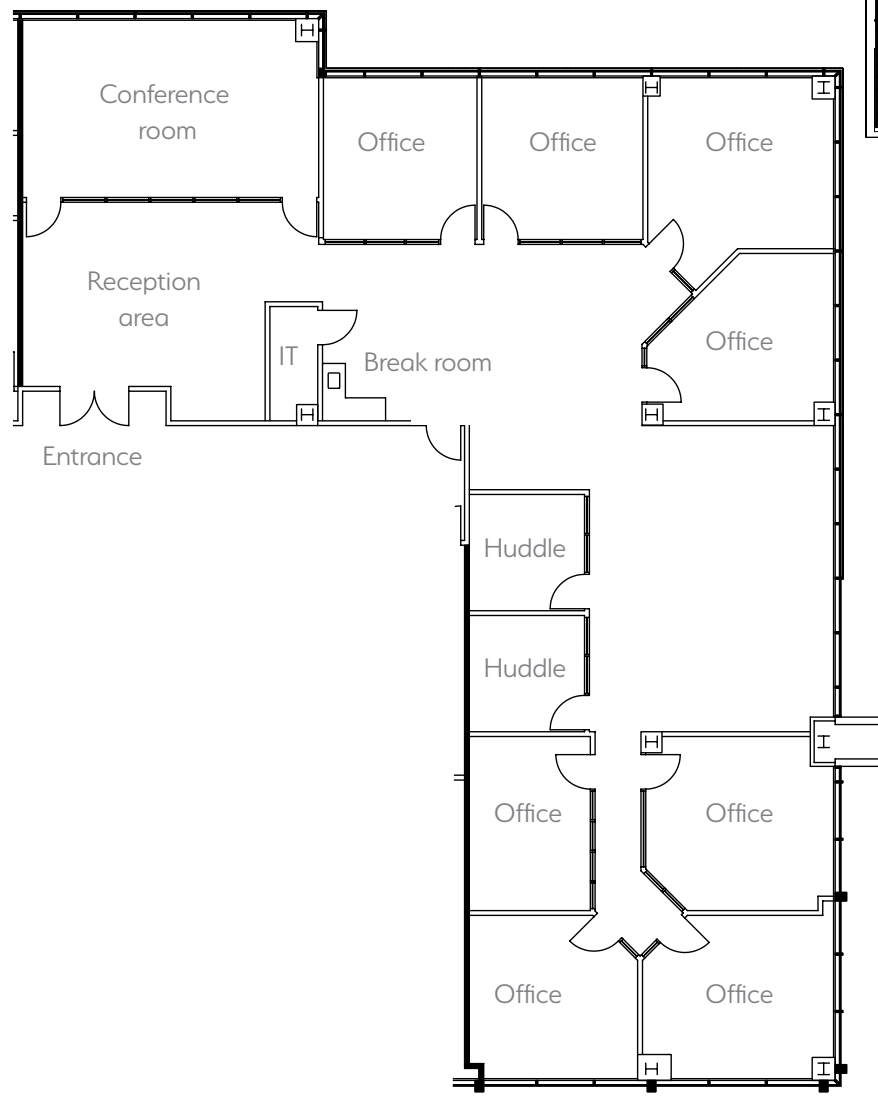
Entrance

5th Floor Suite 520

4,941 RSF

- Reception area
- Conference room
- 8 private offices
- 2 huddle rooms
- Break room
- IT room

Suite 520 can be combined with Suites 500, 540 & 560 for **±17,801 RSF**

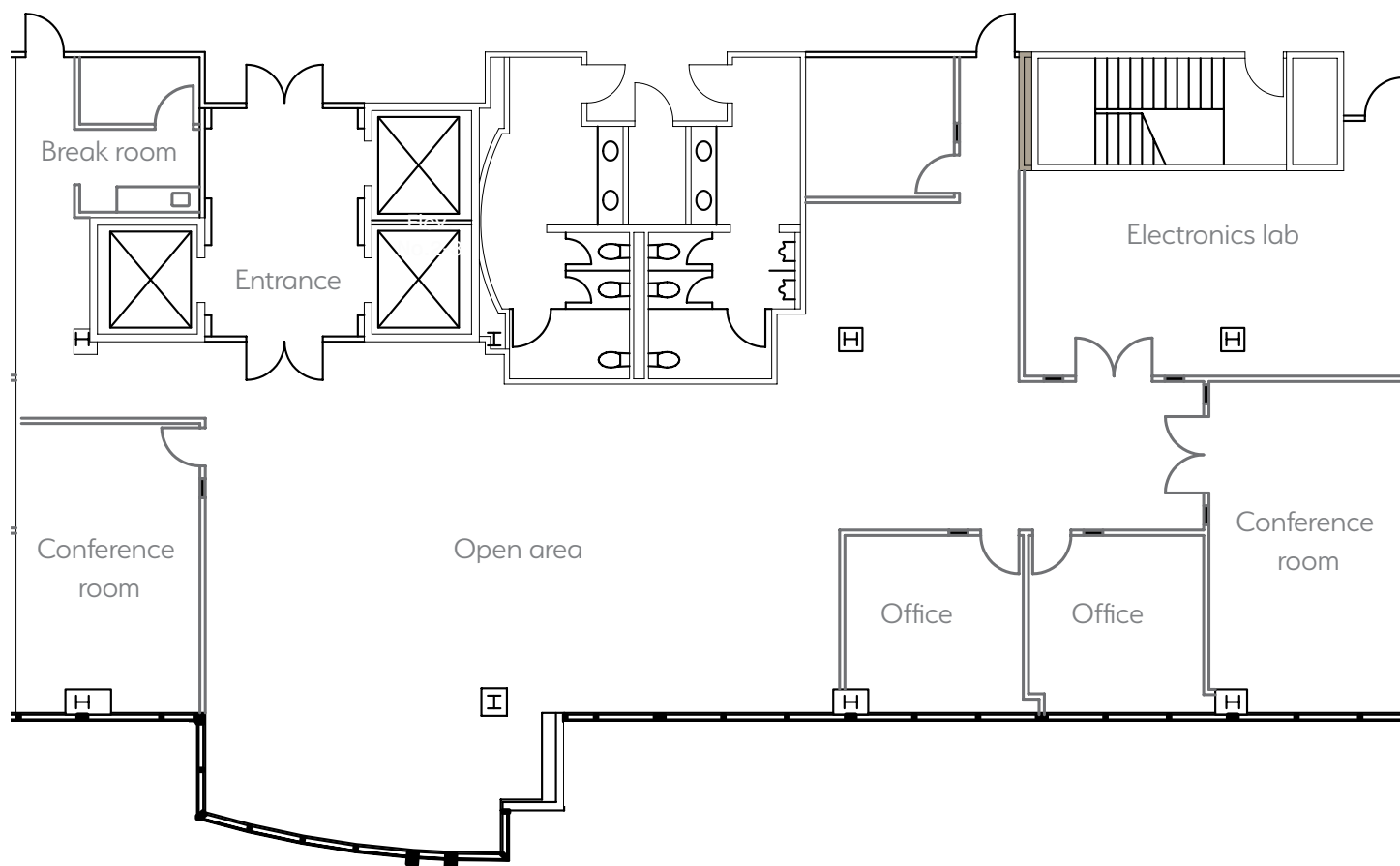
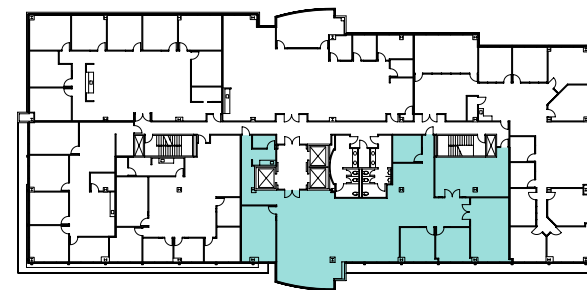


5th Floor Suite 540

5,316 RSF

- 2 conference rooms
- 3 private offices
- Electronics lab
- Open office area
- Break room

Suite 540 can be combined with
Suites 500, 520 & 560 for **±17,801 RSF**

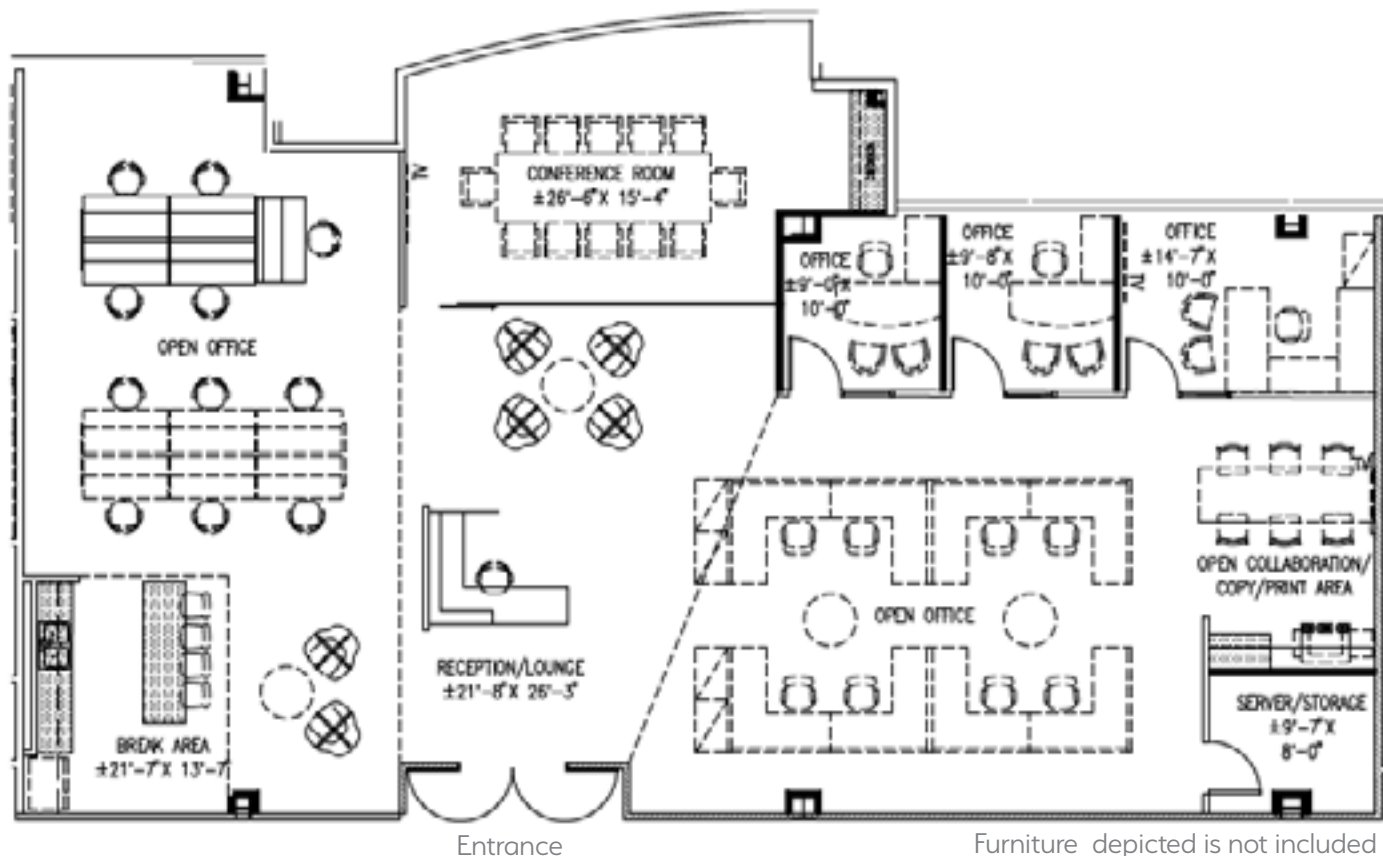
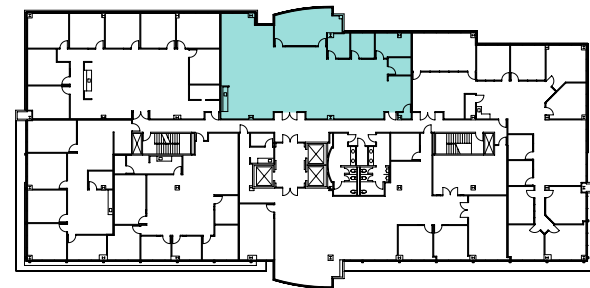


5th Floor Suite 560

3,685 RSF

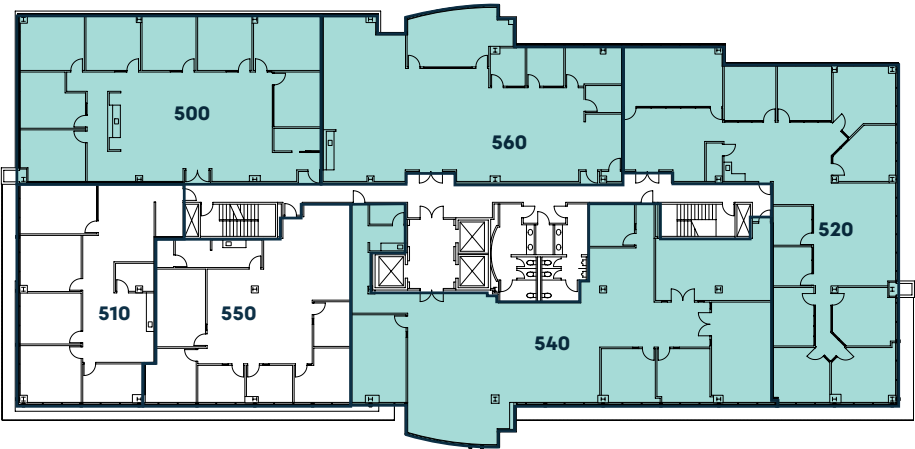
- Prominent double-door entrance directly off elevator lobby
- High-end top floor space with scenic views
- Exposed ceiling & concrete floors
- Conference room
- 3 private offices
- IT/storage room
- Upgraded materials and finishes

Suite 560 can be combined with Suites 500, 520 & 540 for **±17,801 RSF**



5th Floor Suite Combinations

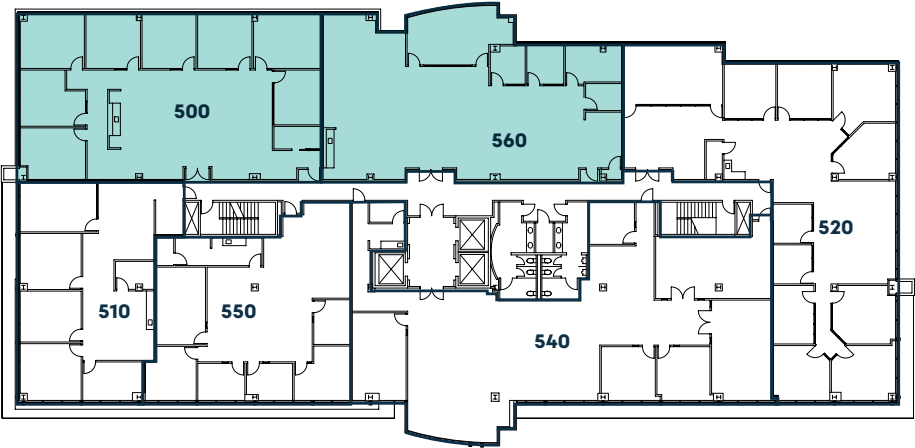
Suites 500, 560, 540, 520
18,346 SF



Suites 540, 560, 520
13,492 SF



Suites 500, 560
8,089 SF



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