



10920 Via Frontera ▲ San Diego ▲ CA 92127



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

[Pinnaclearb.com](http://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



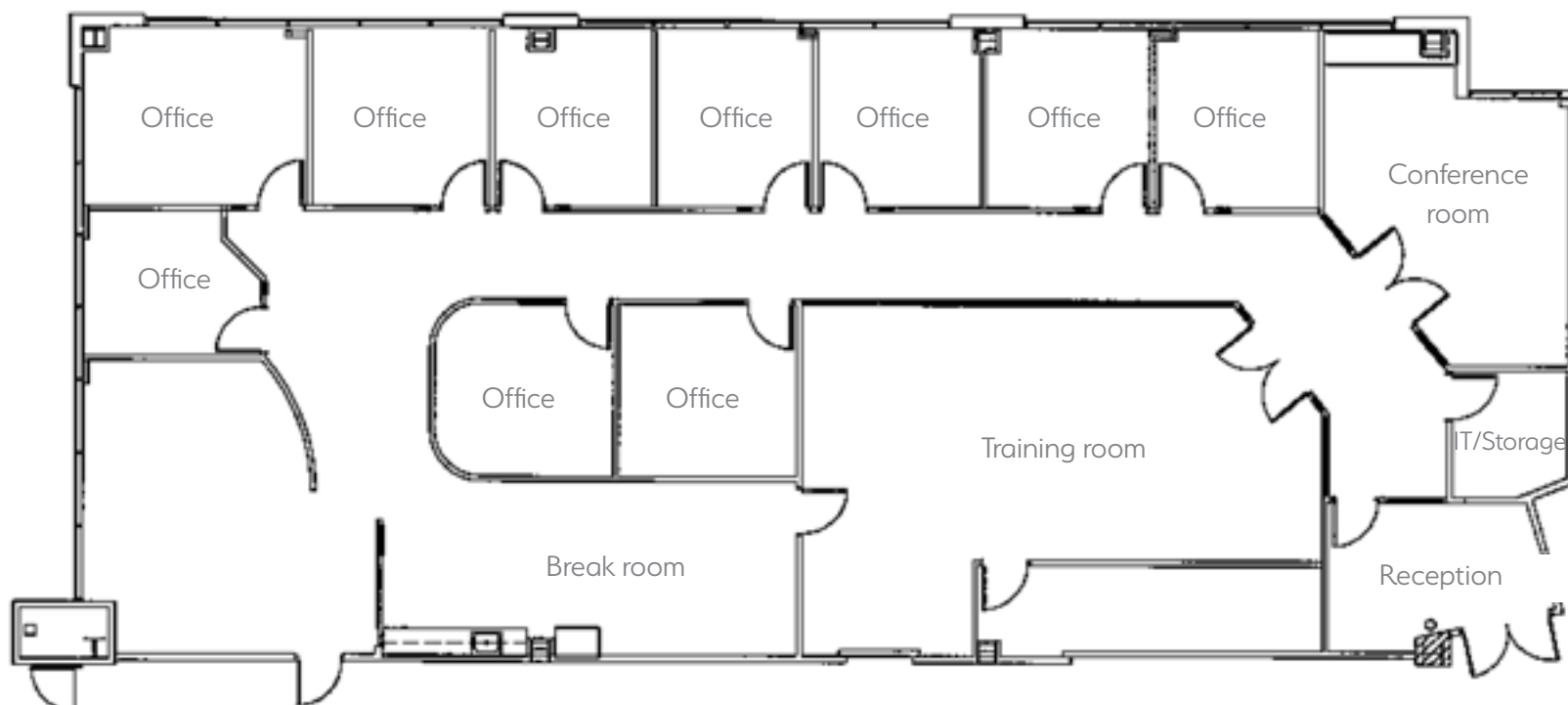
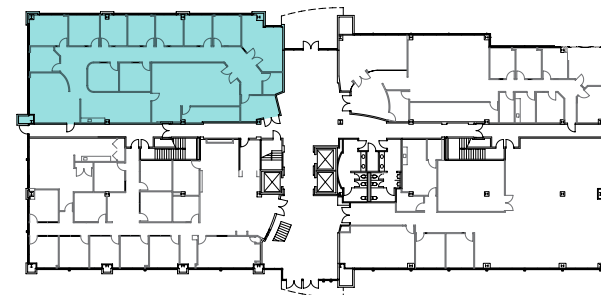
Easy access from I-15 via West Bernardo  
Drive or Rancho Bernardo Road

*Construction* **COMPLETED**

# 1st Floor Suite 110

## 5,004 RSF

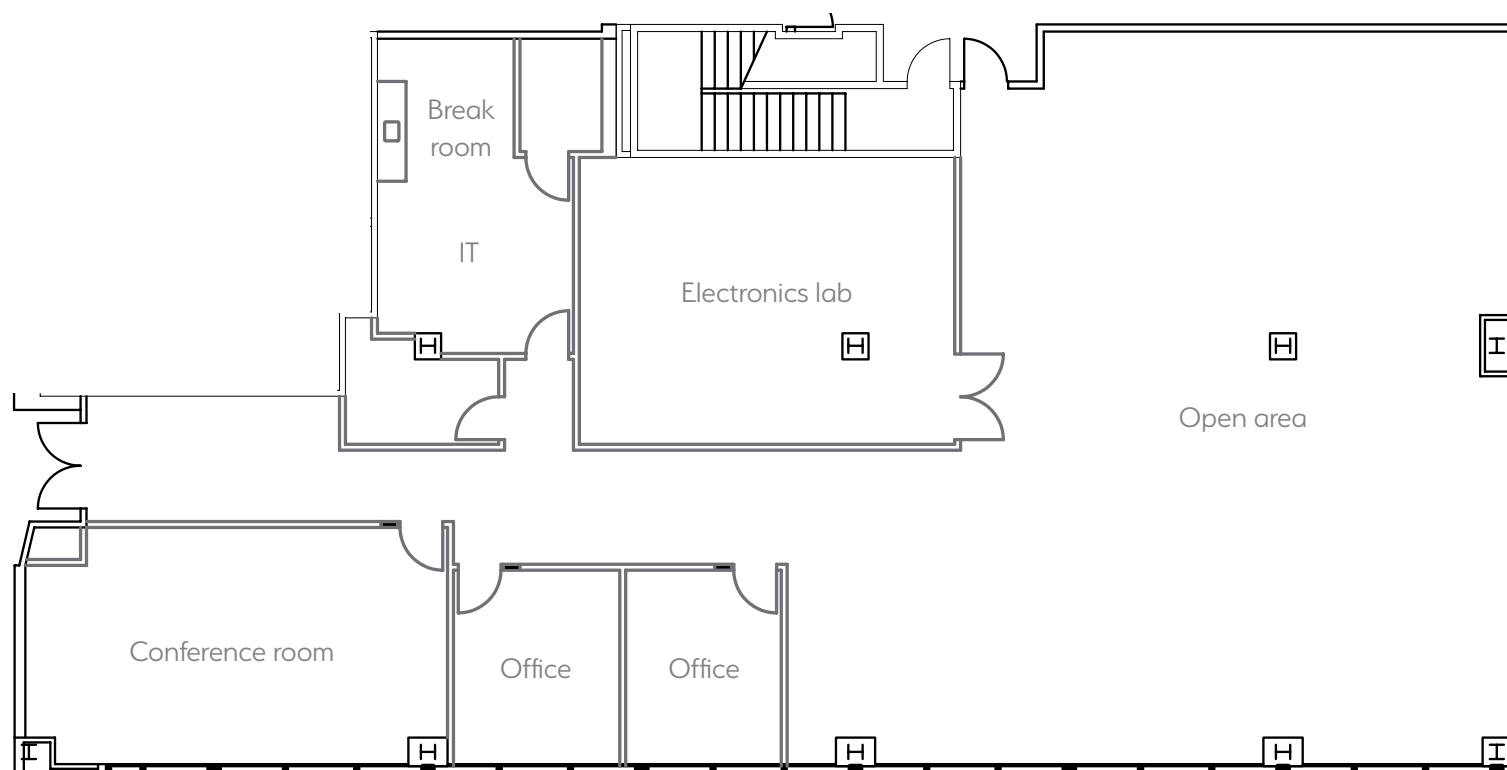
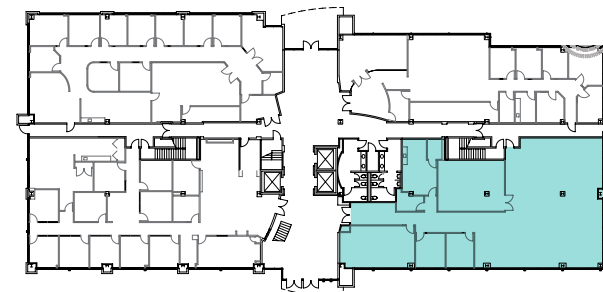
- Reception area
- Conference room
- 10 private offices
- Training room
- Break room
- IT/Storage



# 1st Floor Suite 150

## 5,418 RSF

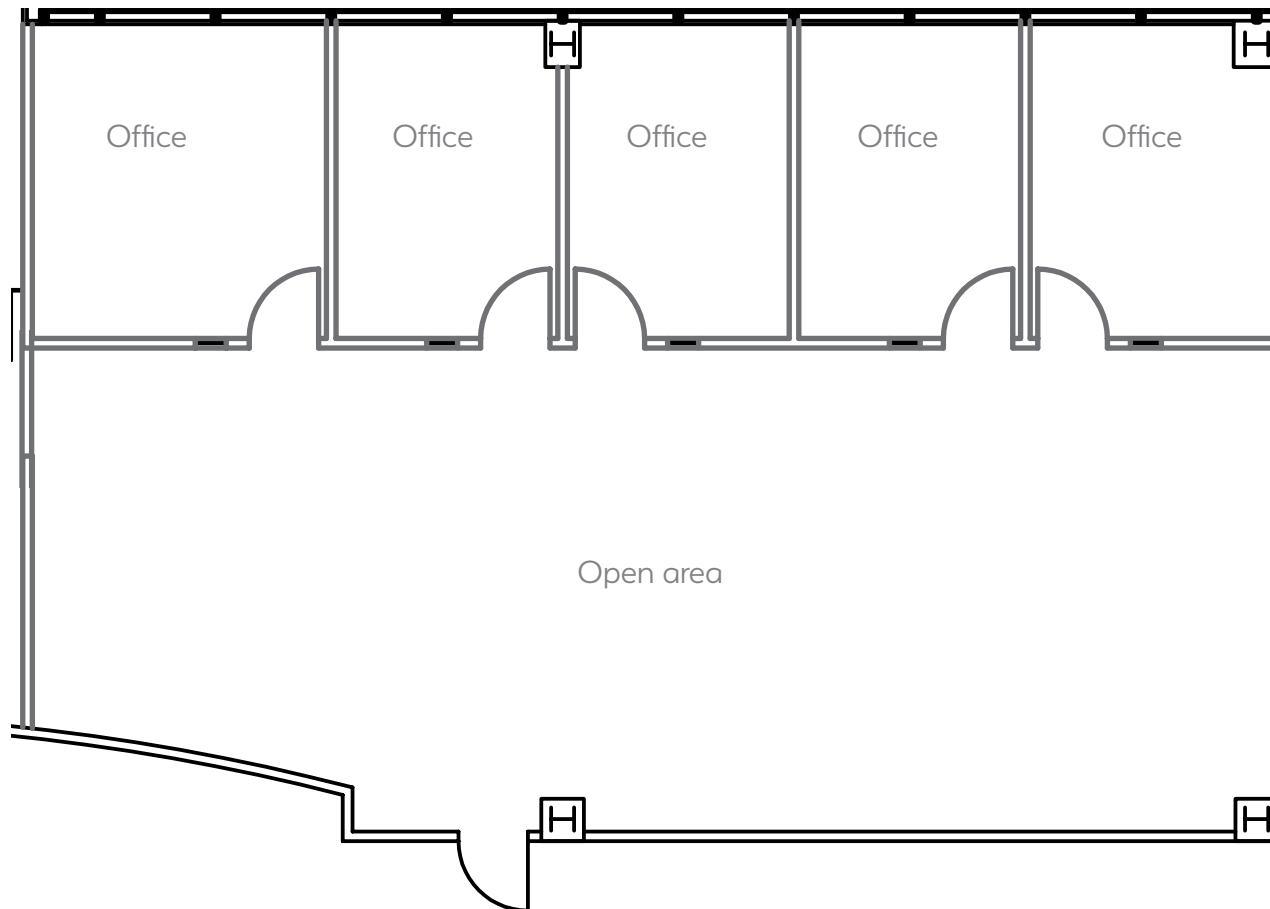
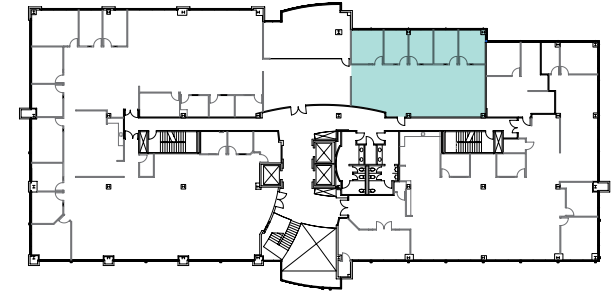
- Conference room
- 2 private offices
- Electronics lab
- Open office area
- Break room
- IT room



## 2nd Floor Suite 210

### 2,238 RSF

- 5 private offices
- Open office area

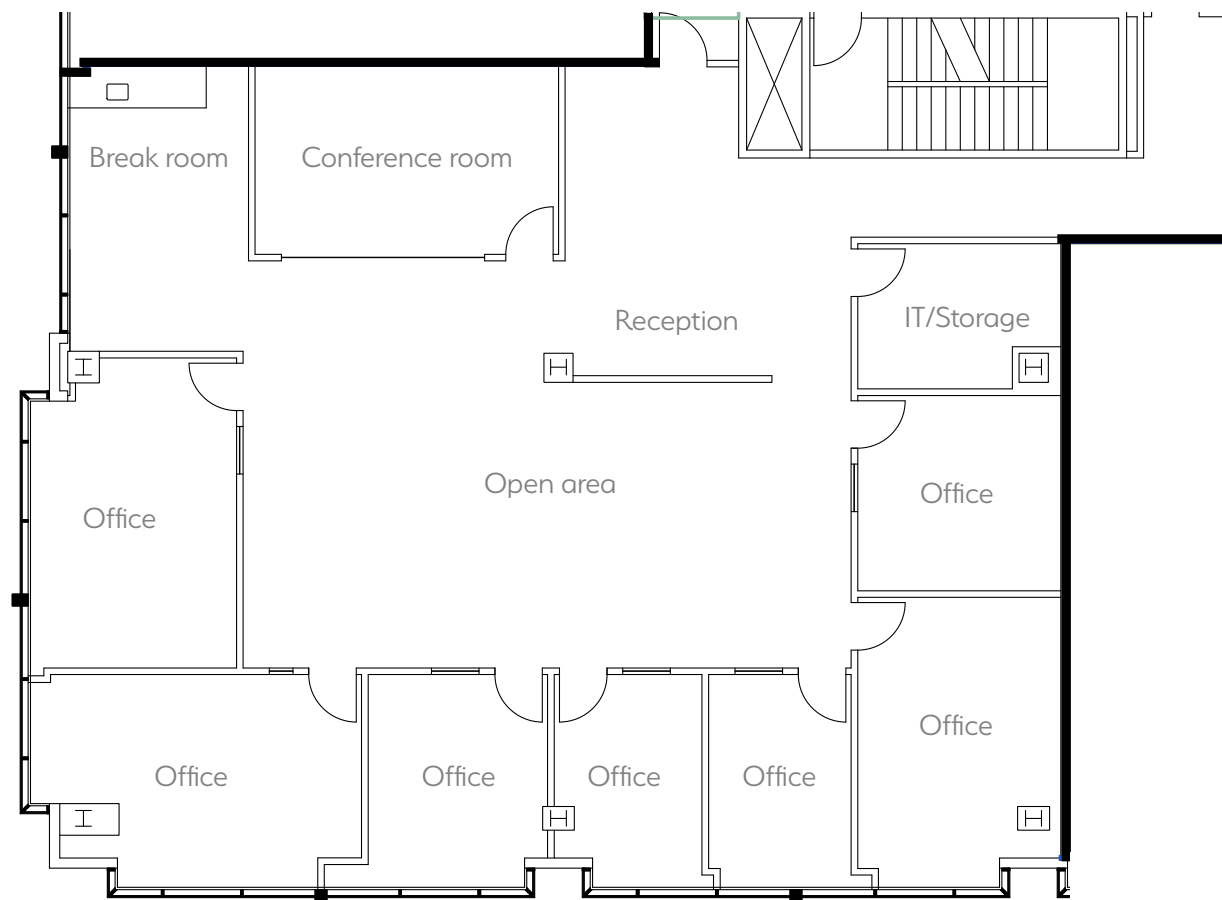
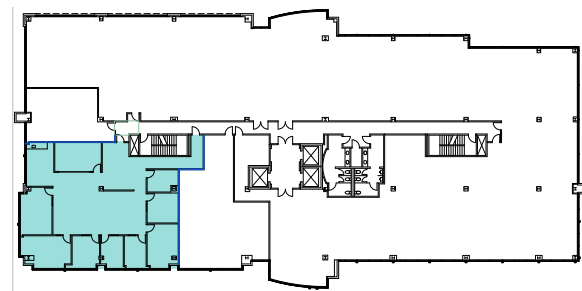




# 4th Floor Suite 440

## 3,965 RSF

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

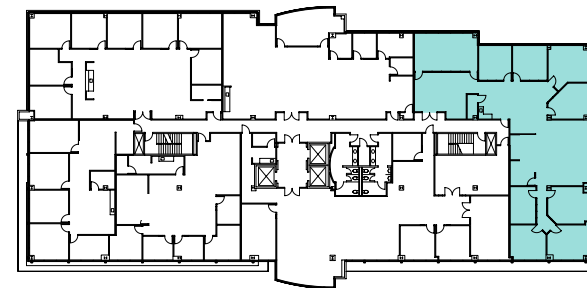
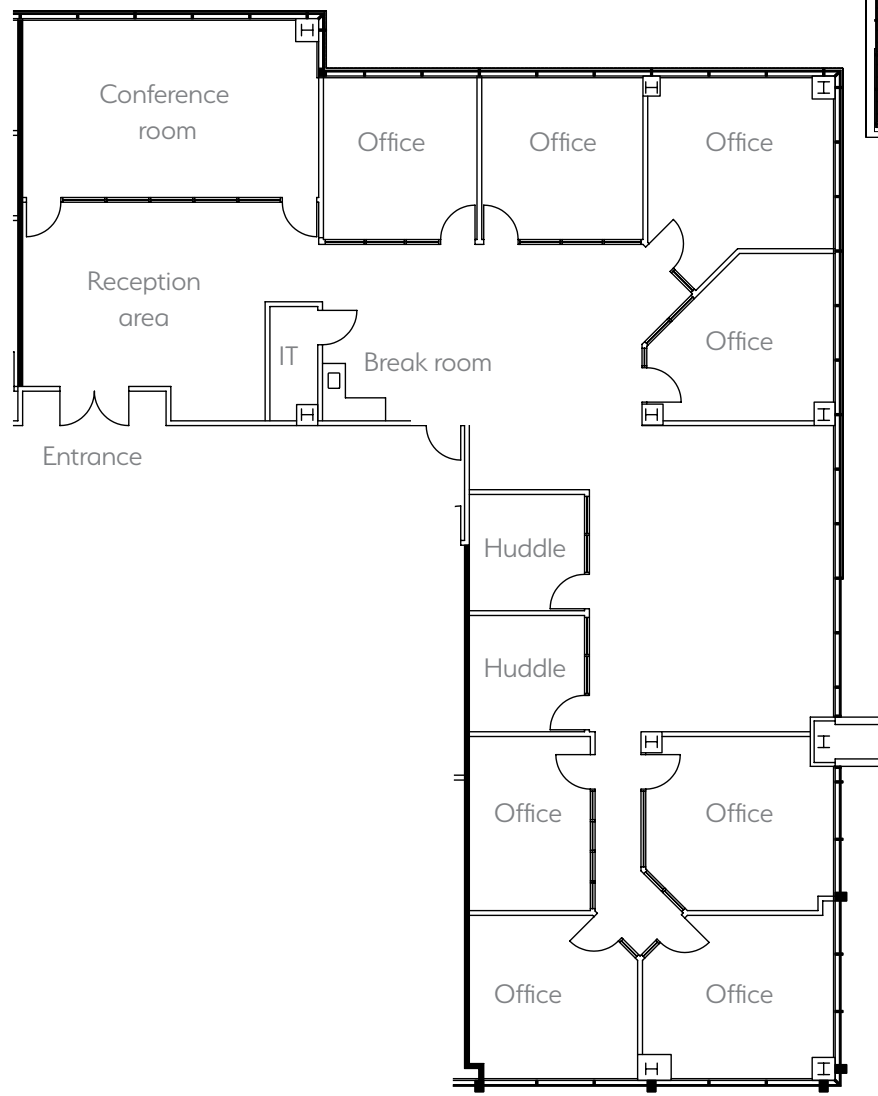


# 5th Floor Suite 520

## 4,941 RSF

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

Suite 520 can be combined with  
Suites 540 & 560 for **±14k RSF**



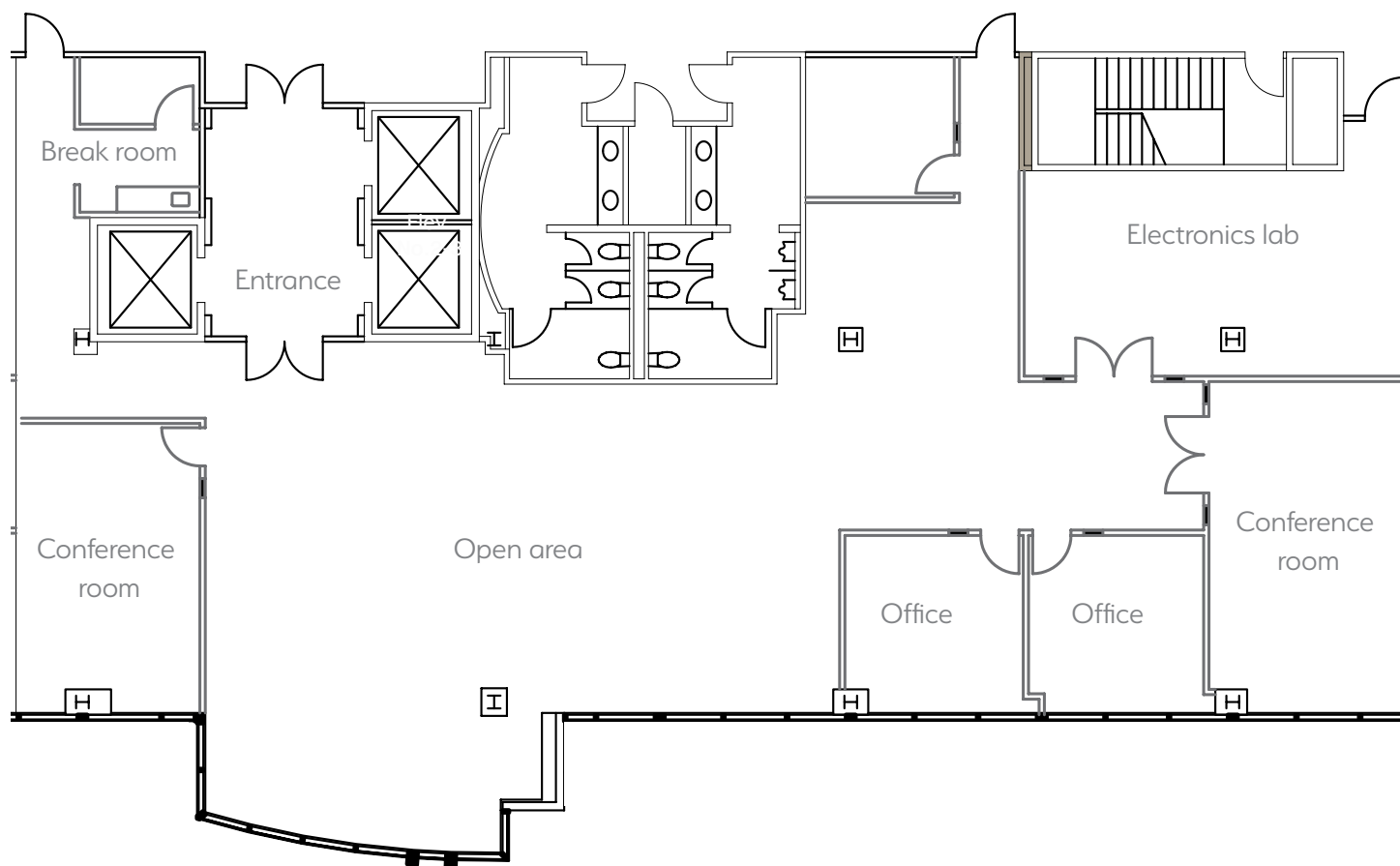
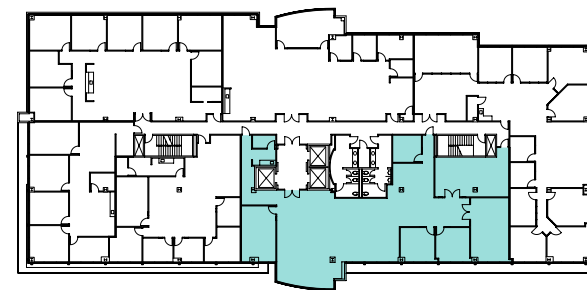


# 5th Floor Suite 540

## 5,316 RSF

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

Suite 540 can be combined with  
Suites 520 & 560 for **±14k RSF**

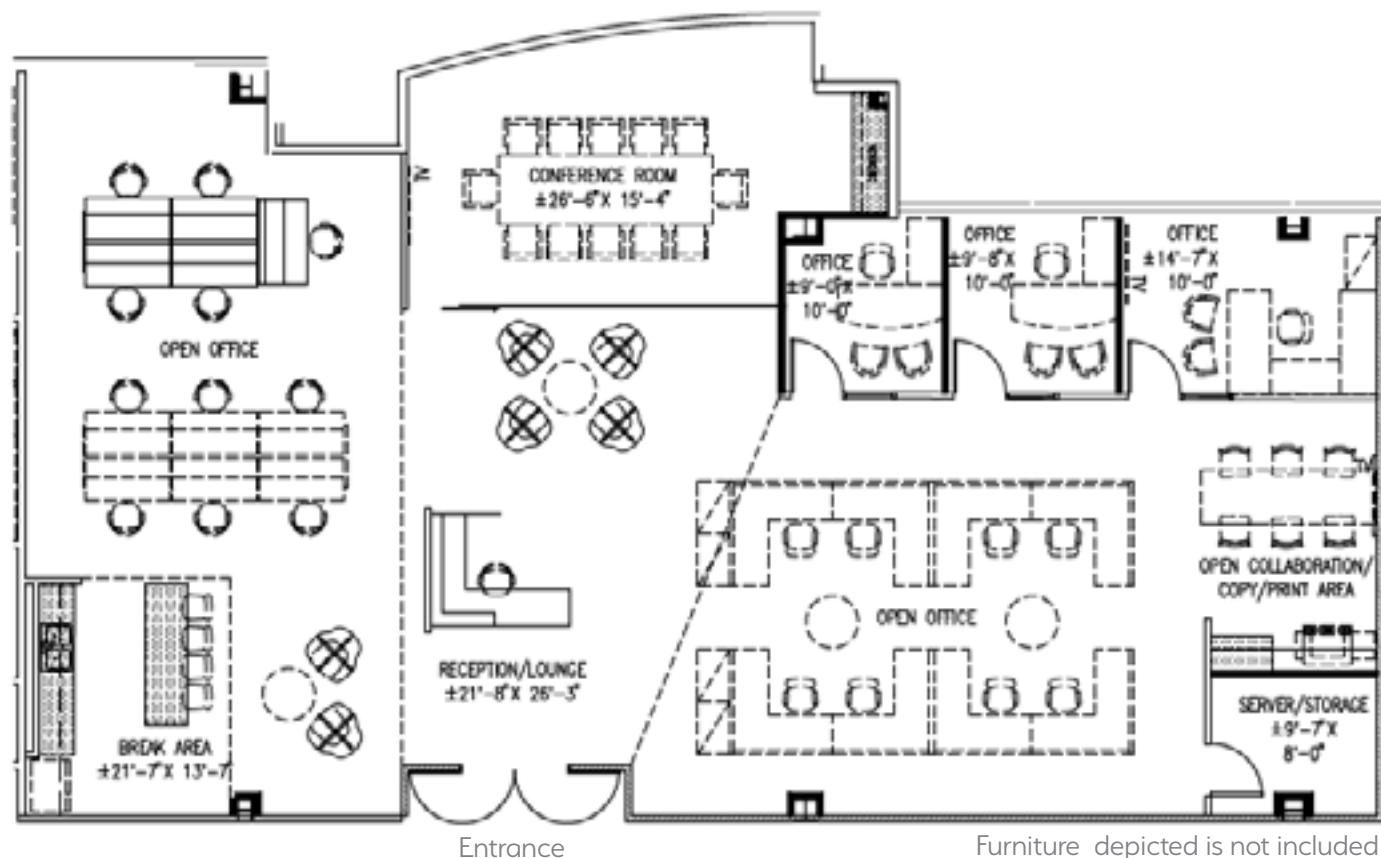
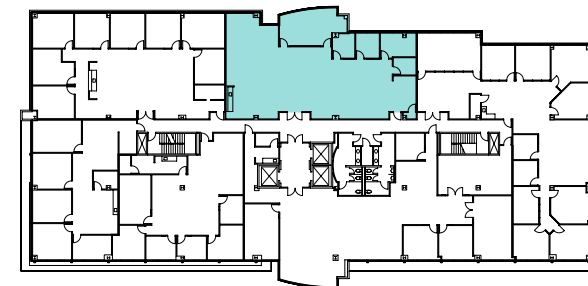


# 5th Floor Suite 560

## 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 520 & 540 for **±14k RSF**



# Area AMENITIES



PINNACLE

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CAPITAL PARTNERS

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