

FOR LEASE | OFFICE

3AKS

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



PROPERTY HIGHLIGHTS

Availability:

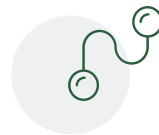
11225 - 2,263 SF (available January 2026)

11245 - 3,240 SF (available February 2026)



RENOVATION COMPLETED

Upgraded exterior
Upgraded monument
and tenant signage
Upgraded and revitalized
landscaping



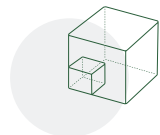
FLEXIBILITY

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



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



MINIMAL CORE FACTOR

Maximizing efficiency



IN-SUITE

Restrooms

SITE PLAN

3AKS



11225 | SUITE 100

2,263 SF

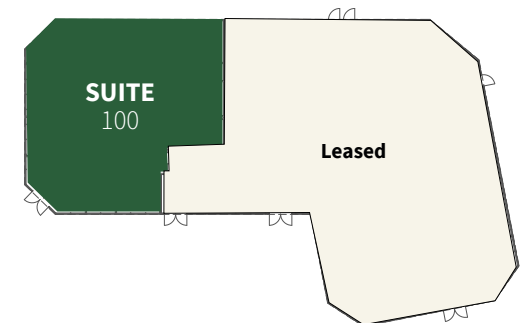
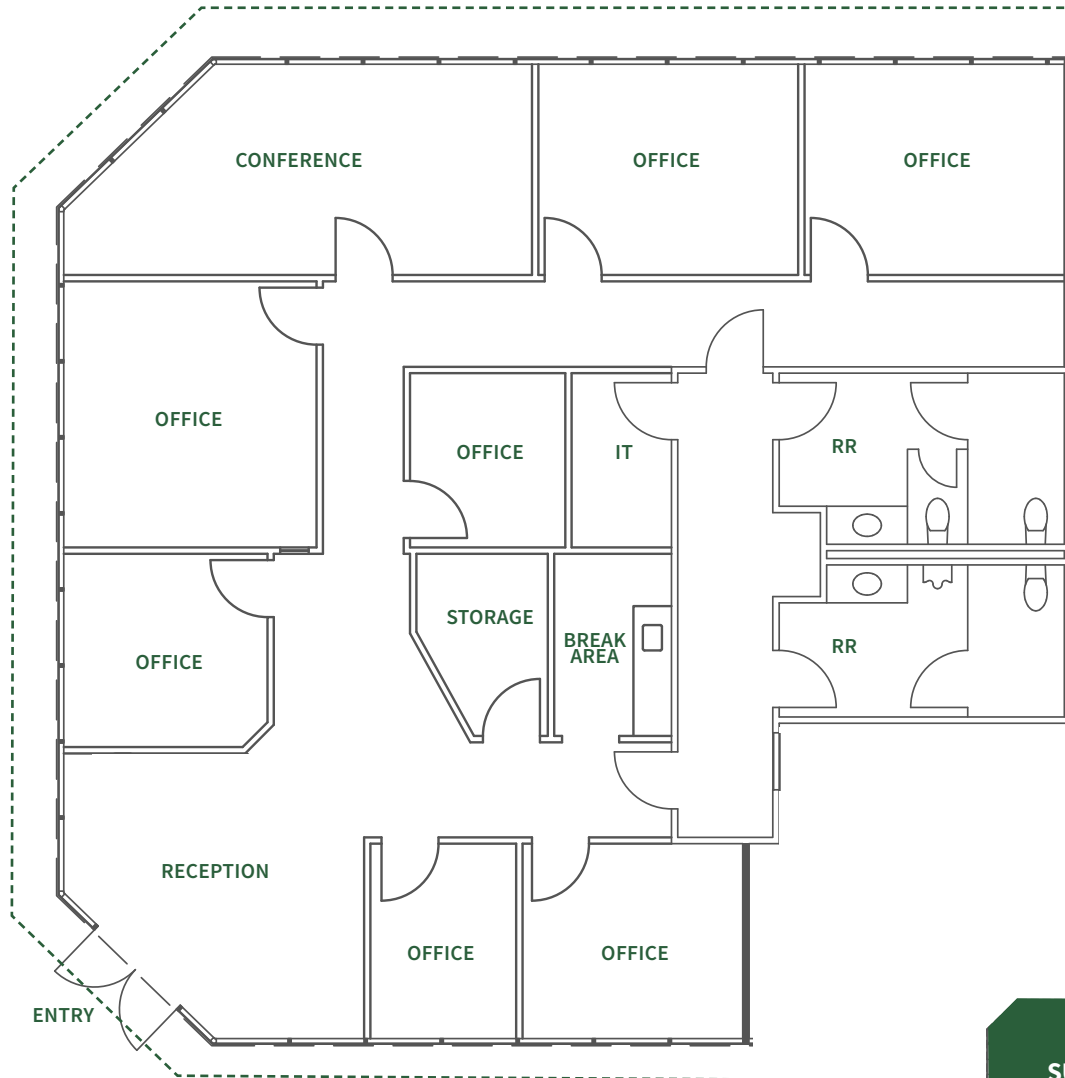


- Available January 2026
- Reception
- 7 Private Offices
- Conference
- Break Area
- In-suite restrooms
- IT
- Storage
- Double Door Entrance

Asking Rent - \$1.95/sf NNN

OpEx (NNN's) - \$.67/sf

Window Line



JOE ANDERSON
Sr. Managing Director
+1 858 410 6360
joe.anderson@jll.com
RE license. #01509782

GREG MOORE
Vice President
+1 858 410 6367
greg.moore@jll.com
RE license #02068852

11245 | SUITE 100

3,240 SF

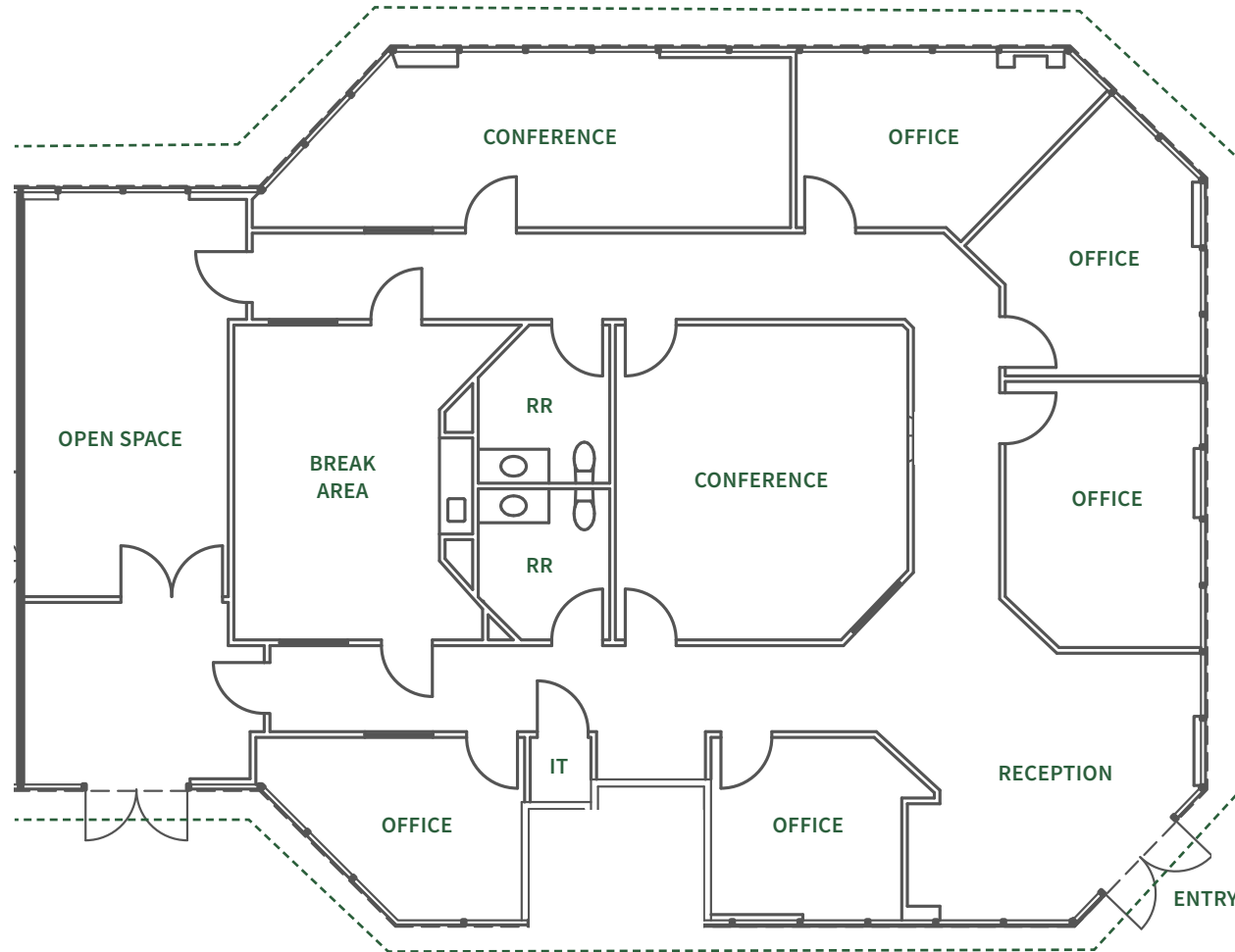


- Available February 2026
- Reception
- 5 Private Offices
- 2 Conference rooms
- Break Area
- In-suite restrooms
- IT
- Double Door Entrance

Asking Rent - \$1.95/sf NNN

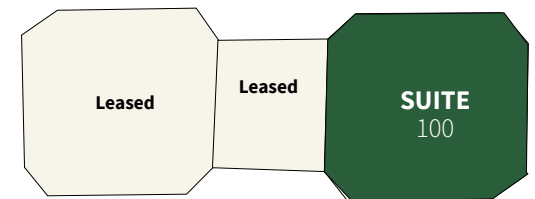
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RETAIL AERIAL

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EQUITY OAK VENTURES