

# FOR LEASE | OFFICE

3AKS

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



# PROPERTY HIGHLIGHTS

## Availability:

**11225** - 2,263 SF (available now)

**11245** - 3,240 SF (available February 2026)



### RENOVATION COMPLETED

- Upgraded exterior
- Upgraded monument and tenant signage
- Upgraded and revitalized landscaping



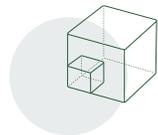
### FLEXIBILITY

- 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

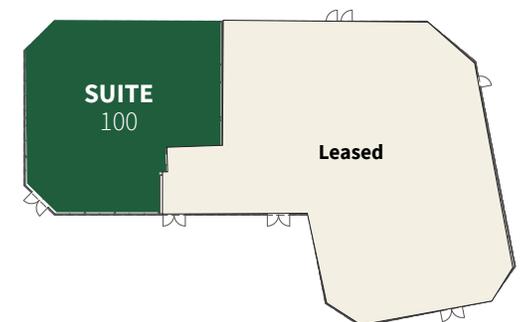
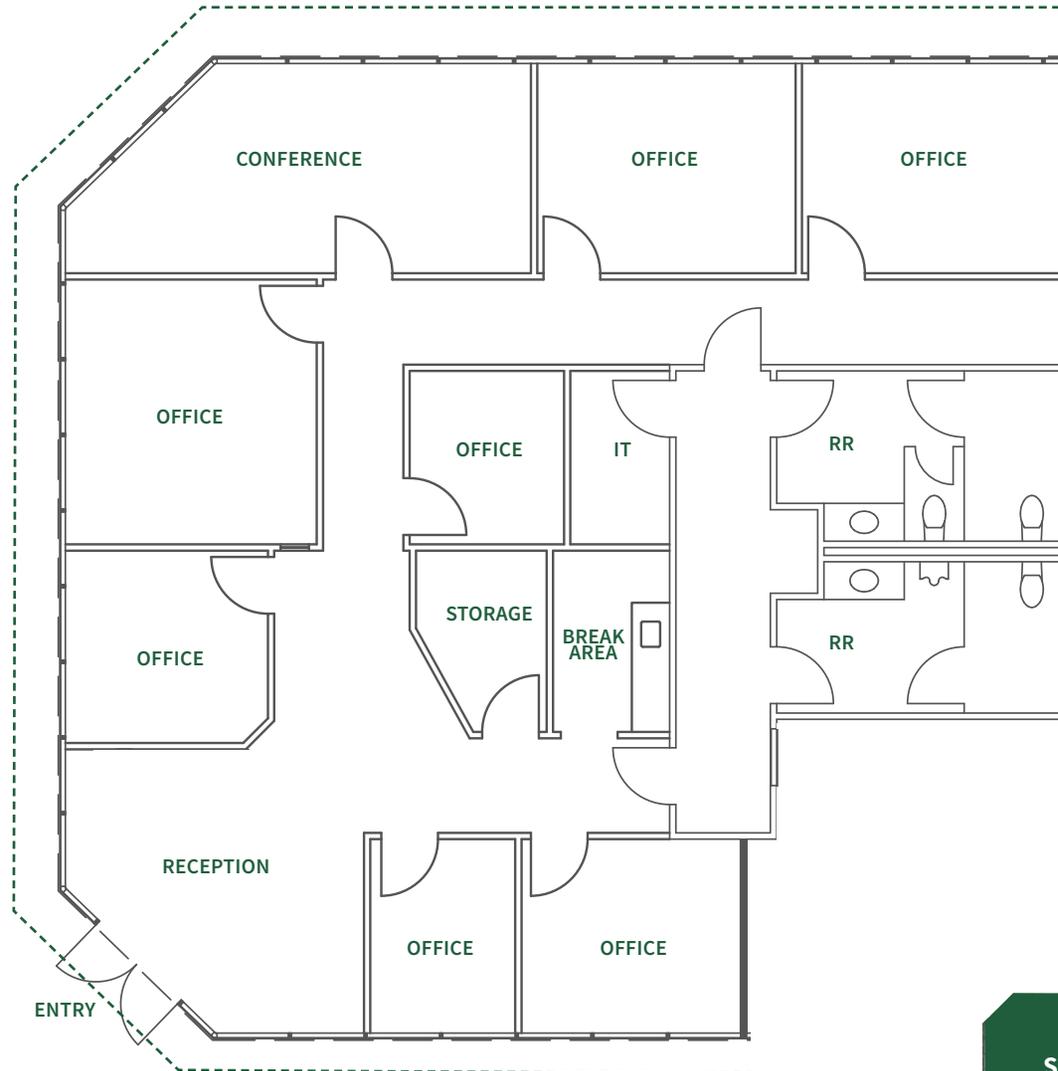


- Available now
- Reception
- 7 Private Offices
- Conference
- Break Area
- In-suite restrooms
- IT
- Storage
- Double Door Entrance

Asking Rent - \$1.95/sf NNN

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

Window Line



**JOE ANDERSON**  
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# 11245 | SUITE 100

3,240 SF

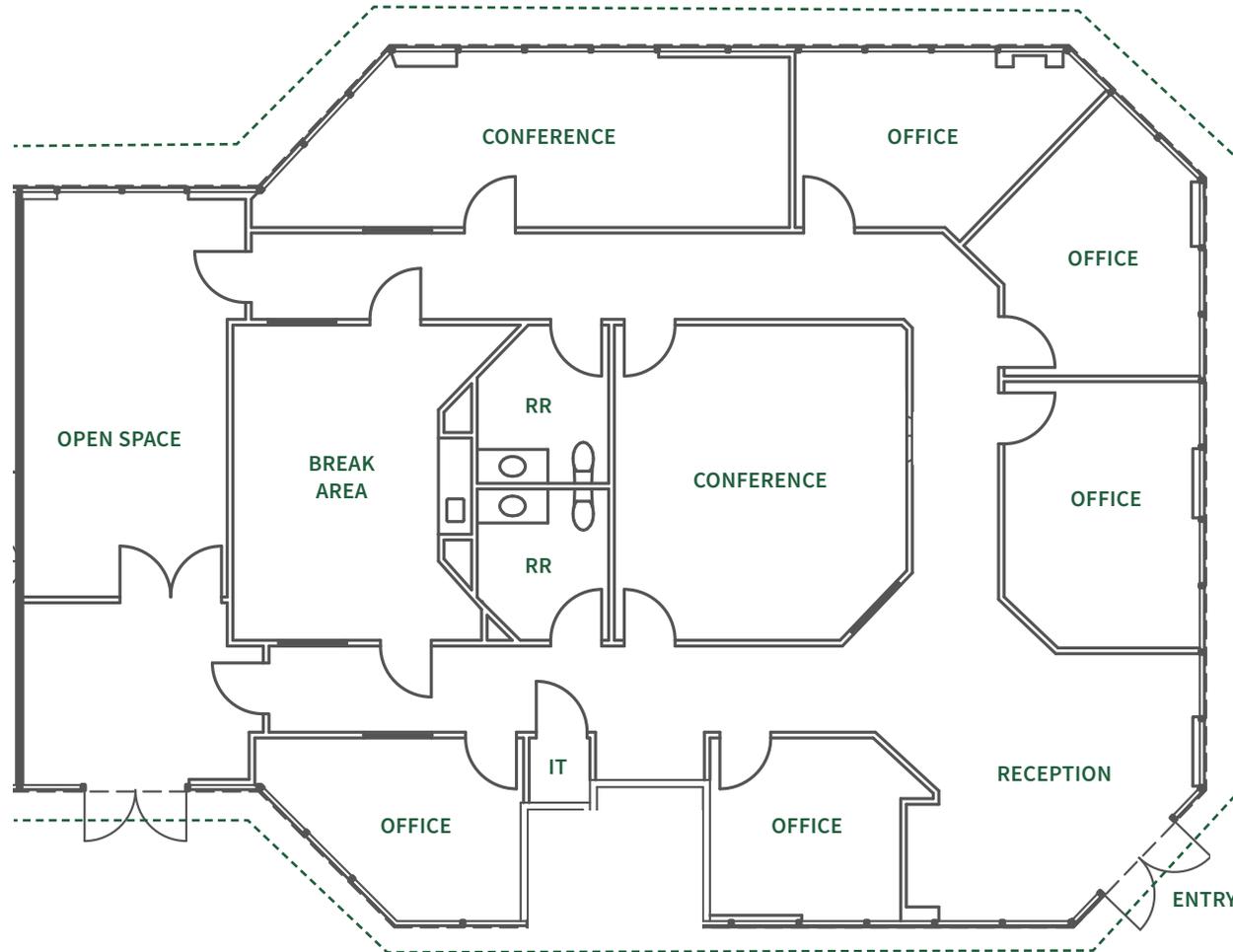


- Available February 2026
- Reception
- 5 Private Offices
- 2 Conference rooms
- Break Area
- In-suite restrooms
- IT
- Double Door Entrance

Asking Rent - \$1.95/sf NNN

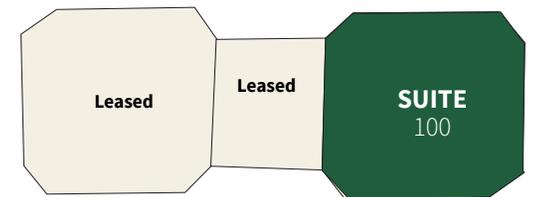
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# RETAIL AERIAL

# 3AKS



NAVY FEDERAL Credit Union

ALL YOU CAN EAT OLLEH KOREAN BBQ

K

BARONS market

THE INCREDIBLE CAFE

Pho'ca dao & Grill

submarina CALIFORNIA SUBS

Rancho Bernardo Town Center

VONS

Peet's Coffee

WELLS FARGO

CHASE

FedEx

THE SHOP PIZZA + COCKTAILS

Plaza at Rancho Bernardo

Jack In the box

TAPHOUSE URGE

Chevron

GINZA SUSHI BAR

POPPIY'S CAFE PIZZA & SANDWICHES

The UPS Store



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**EQUITY OAK VENTURES**