

FOR LEASE | OFFICE

3AKS

11245 West Bernardo Court, San Diego, California 92127



Jones Lang LaSalle Brokerage, Inc., RE license #01856260

PROPERTY HIGHLIGHTS

Availability:

11245 - 3,240 SF (available now)



RENOVATION COMPLETED

Upgraded exterior
Upgraded monument
and tenant signage
Upgraded and revitalized
landscaping



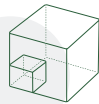
FLEXIBILITY

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



11245 | SUITE 100

3,240 SF

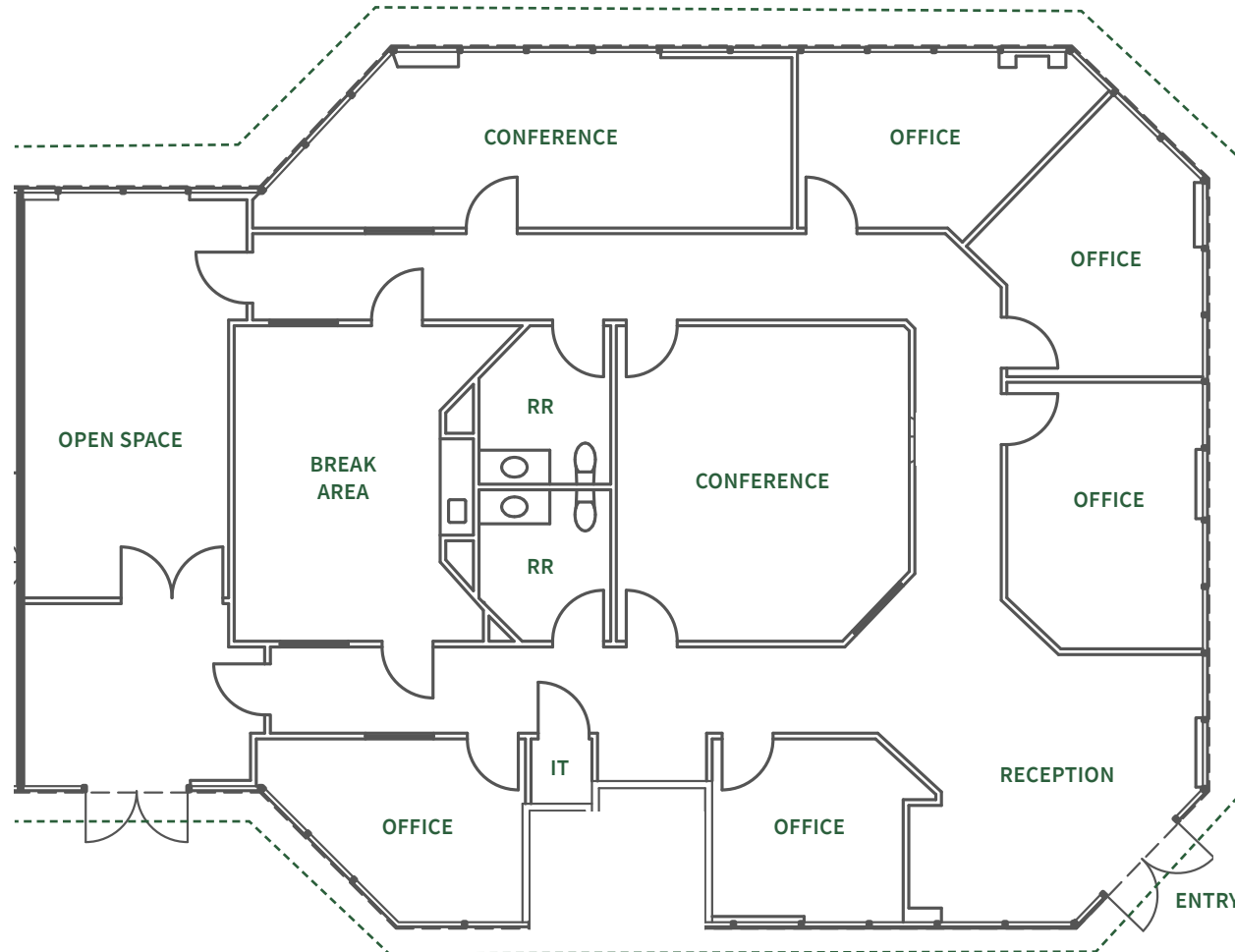
3AKS

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

Asking Rent - \$1.95/sf NNN

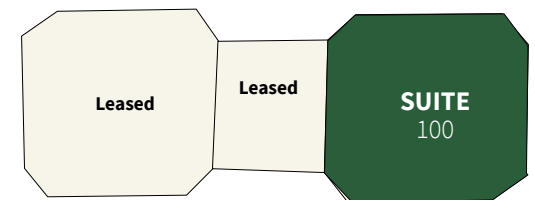
OpEx (NNN's) - \$.67/sf

Window Line



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RETAIL AERIAL

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EQUITY OAK VENTURES