

ONE OF THE ONLY IL-2-1 ZONED BUILDINGS IN THE RANCHO BERNARDO AREA

15373 INNOVATION DRIVE



77,559 RSF Class A office/Medical Building

JONES LANG LASALLE AMERICAS, INC. LICENSE #01856260



PROPERTY

SPECIFICATIONS



Building Size: 77,559 RSF



1M SF of retail within walking distance



Strong corporate neighborhood



Hands-on local ownership

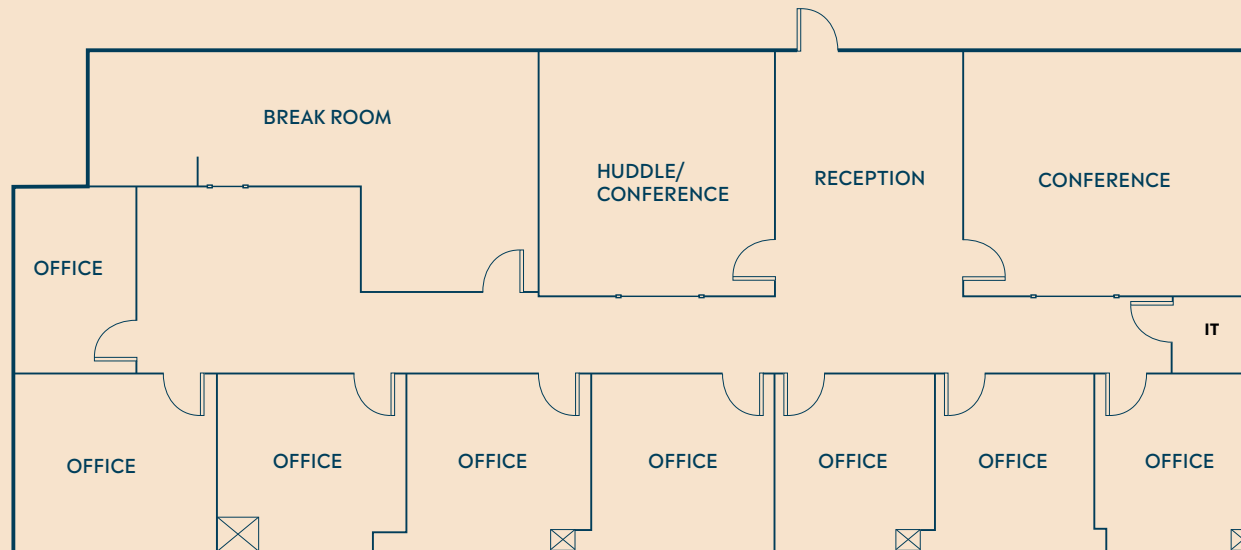
- 77,559 RSF, three-story class “A” building
- Convenient access to I-15
- Building signage opportunity
- Covered parking available
- On-site fitness facility with shower (3rd floor)
- Exterior dining area for staff and employee’s use
- In close proximity to restaurants, hotels and other retail amenities
- Zoned for professional or medical office
- Fiber equipped - Cox and AT&T

15373 INNOVATION DRIVE



Suite 235

3,187 RSF (Available now)



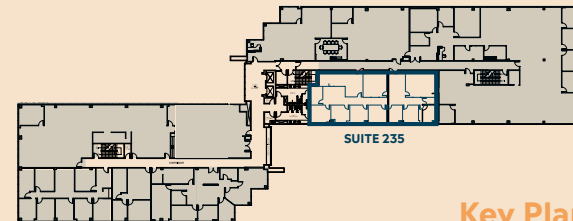
Reception

Break room

IT room

8 private offices

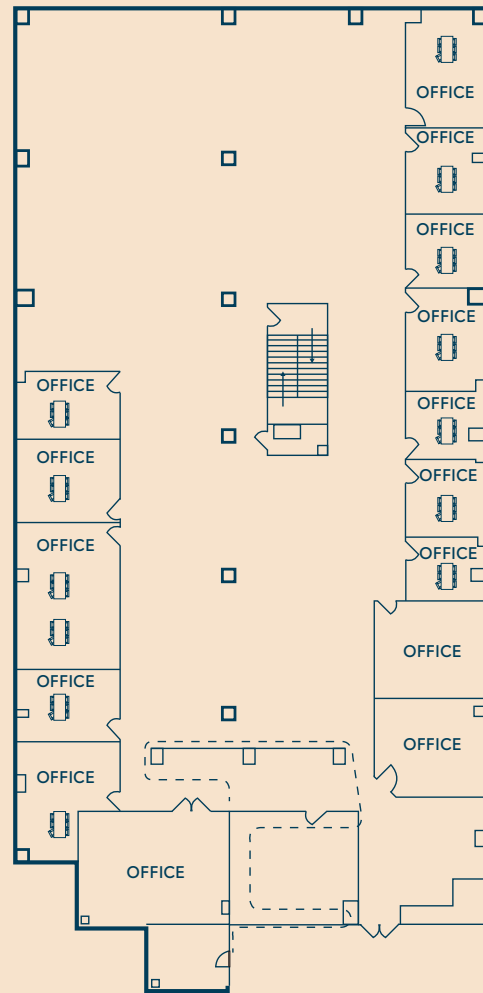
2 small conference rooms



Key Plan

Suite 300

12,373 RSF (Available now)



13 private offices

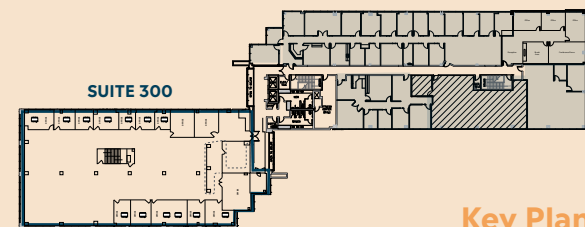
2 conference rooms

Open area

Reception area

Great window-line

VIRTUAL
TOUR ↗



Key Plan

NEARBY

AMENITIES

Carmel Mountain Plaza:

- Angelika Film Center & Cafe
- Target
- Marshalls
- In-N-Out
- Nordstrom Rack
- Starbucks
- Jersey Mike's
- Cold Stone Creamery

Shops @ Costco Plaza

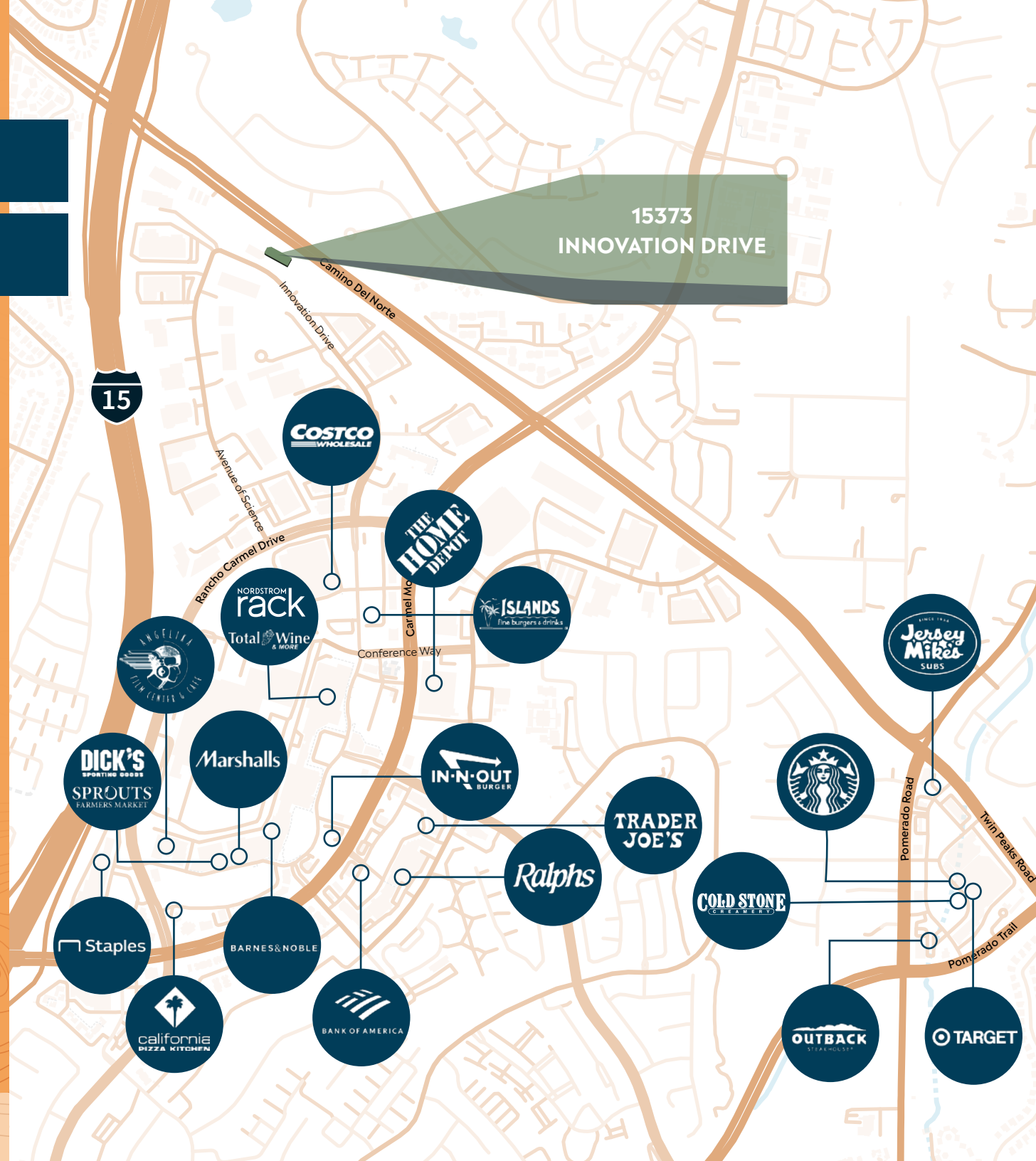
- Costco
- Outback Steakhouse
- Islands Restaurant
- Total Wine & More

Carmel Mountain Ranch Town Center

- Ralphs
- Sprouts
- Bank of America
- Trader Joe's
- DICK'S Sporting Goods

Carmel Courtyard

- California Pizza Kitchen
- Barnes & Noble
- Staples
- The Home Depot





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