



10920 Via Frontera ▲ San Diego ▲ CA 92127



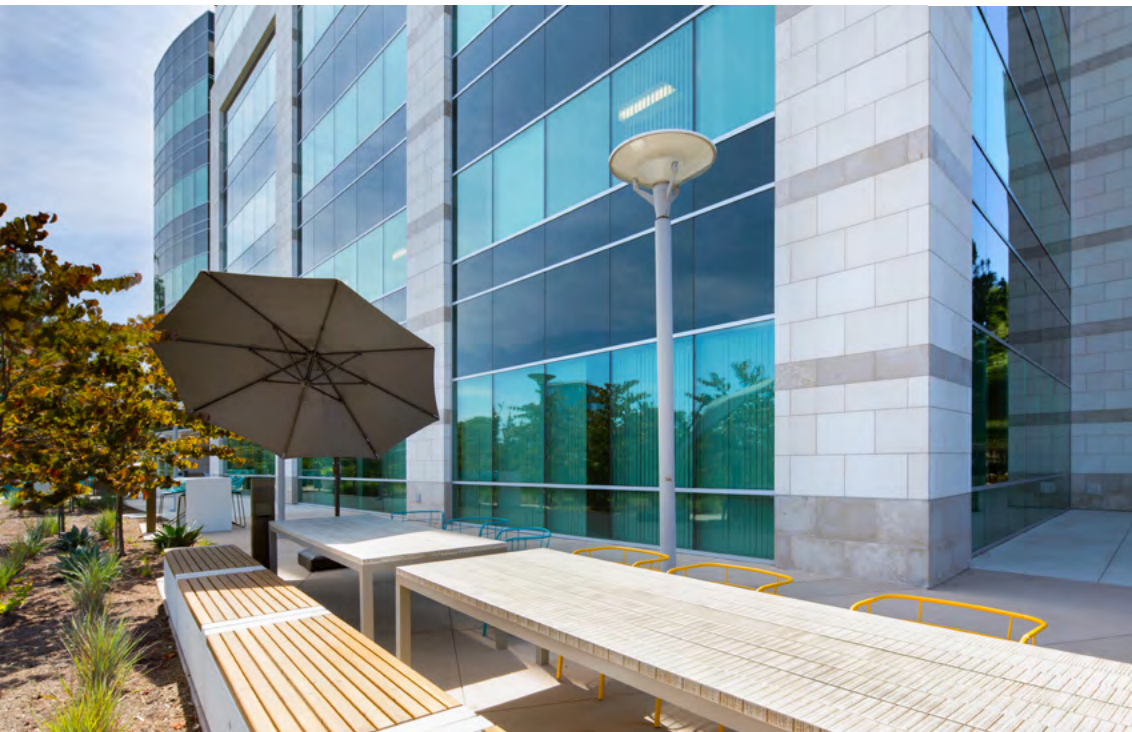
Jones Lang LaSalle Brokerage, Inc. RE license #01856260

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.



TAKE A VIRTUAL TOUR OF THE UPGRADED LOBBIES & OUTDOOR SEATING



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



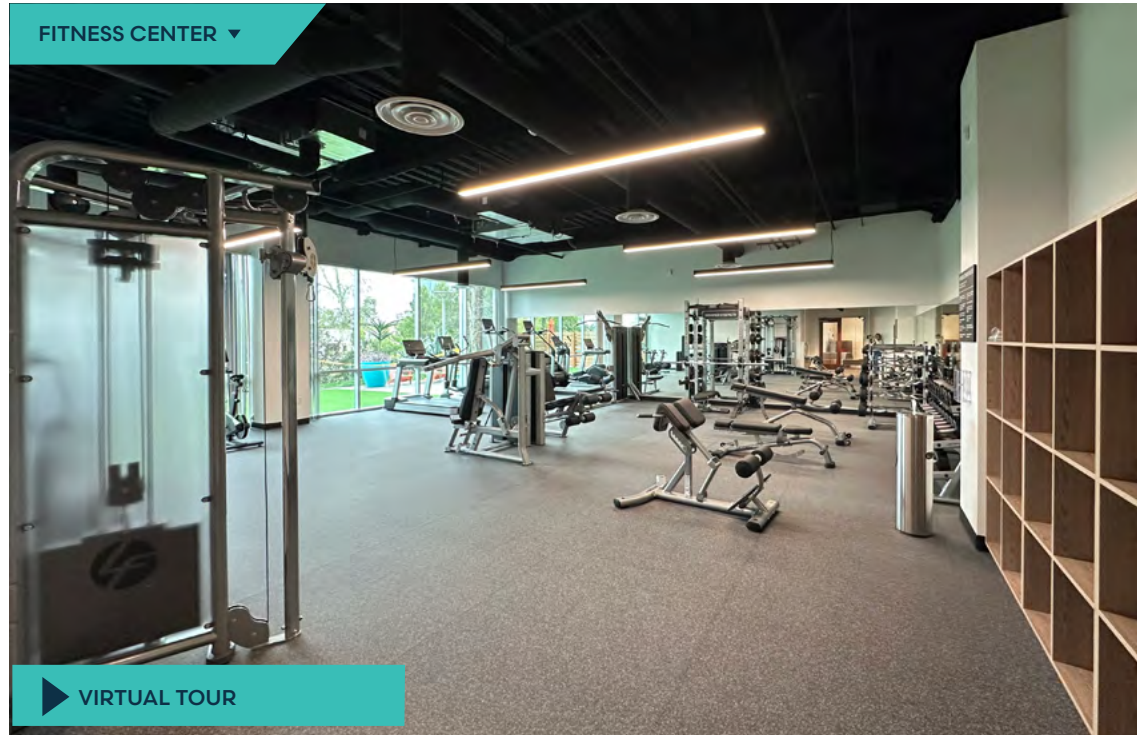
Easy access from I-15 via West Bernardo
Drive or Rancho Bernardo Road

Construction **COMPLETED**

CONFERENCE CENTER ▼



FITNESS CENTER ▼



► VIRTUAL TOUR

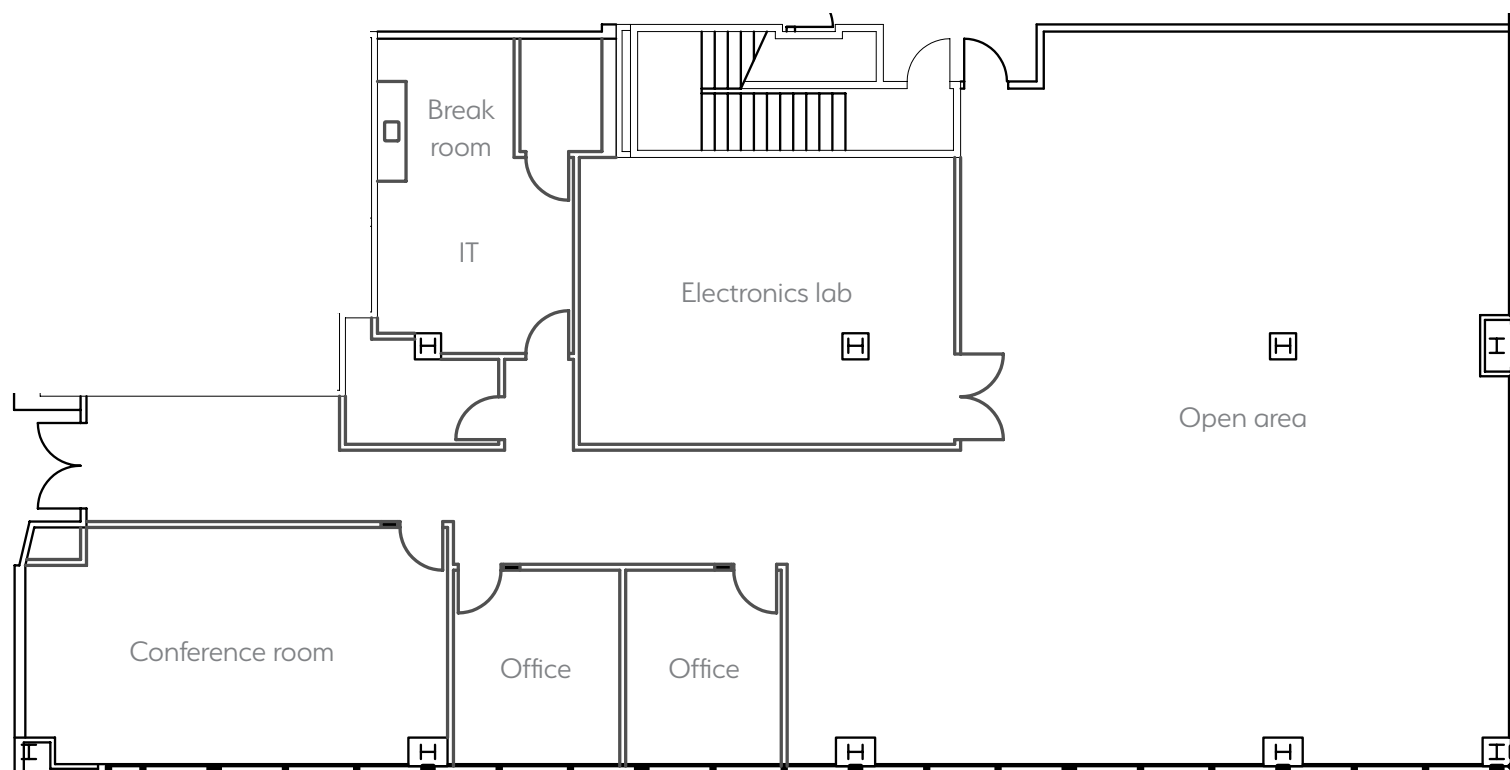
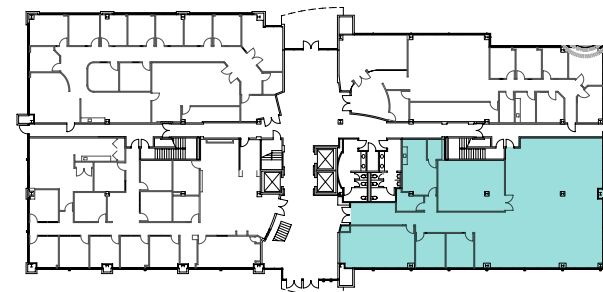
► VIRTUAL TOUR

1st Floor Suite 150

5,418 RSF

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

▶ TOUR SUITE 150

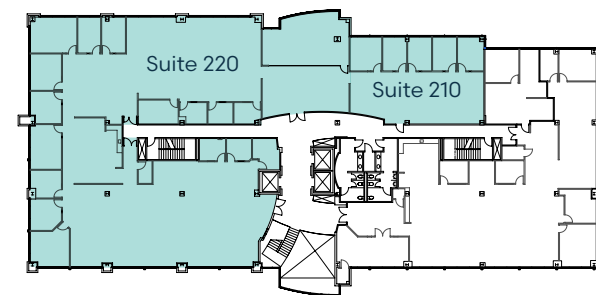
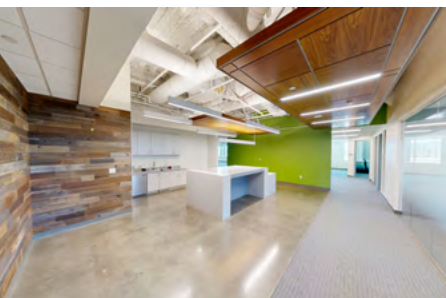
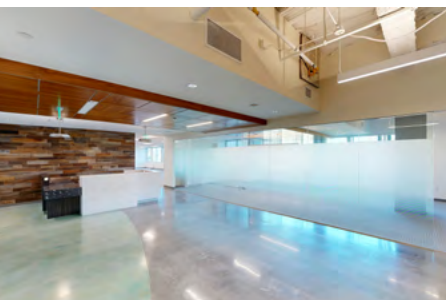


2nd Floor Suite 210/220

15,005 RSF | divisible to 2,238 RSF

- Double door entry right off of elevator lobby
- Reception
- 19 private offices
- 2 huddle rooms
- Large conference room
- Open areas
- Break area

▶ **TOUR SUITE 210/220**

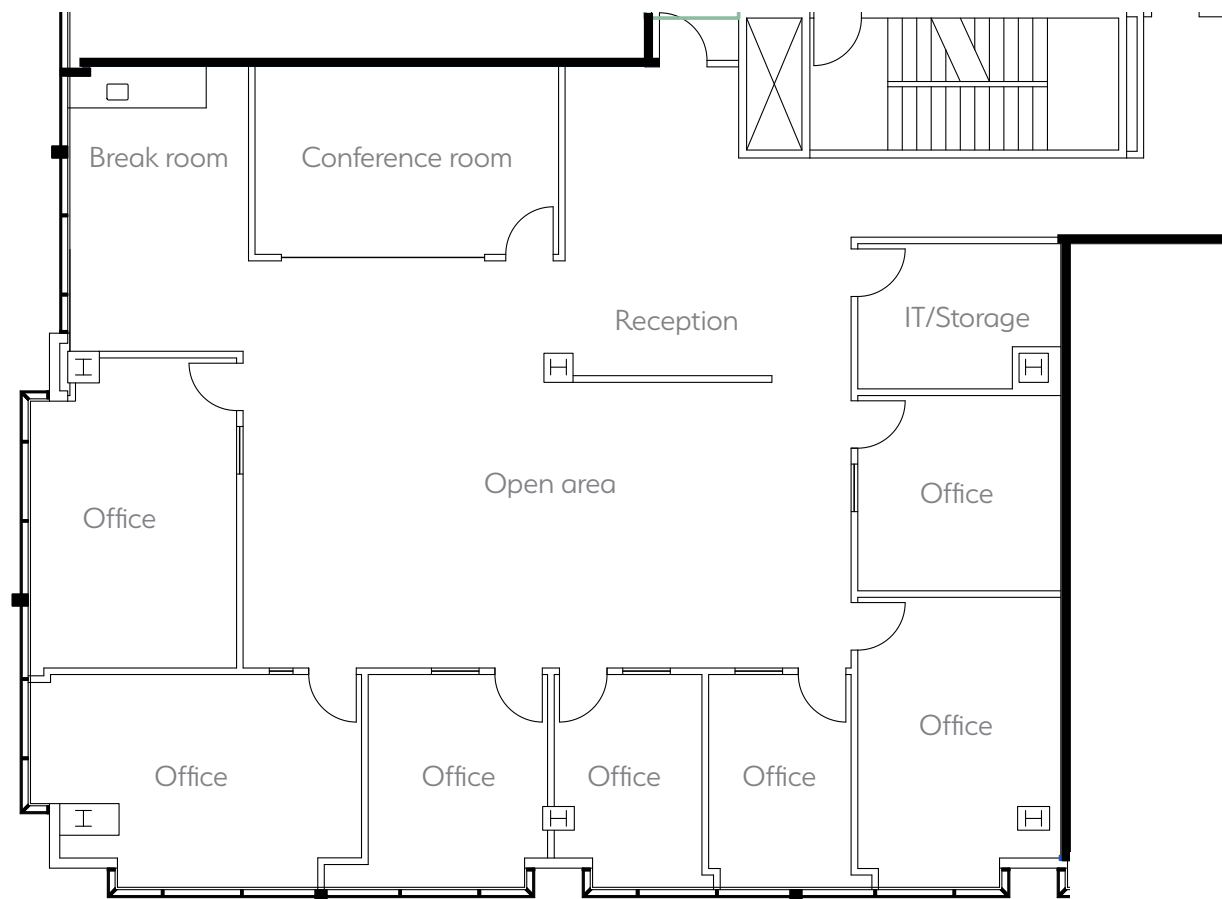
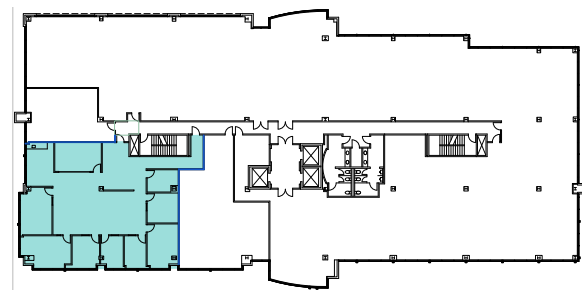


4th Floor Suite 440

3,965 RSF

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

▶ TOUR SUITE 440

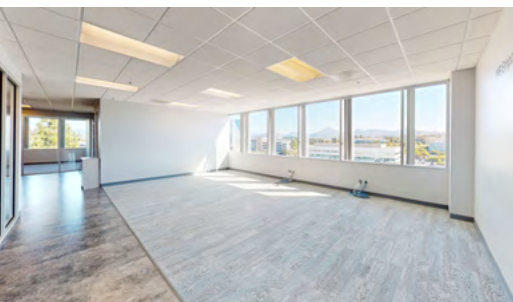
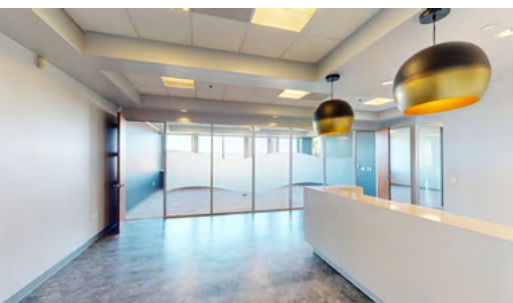
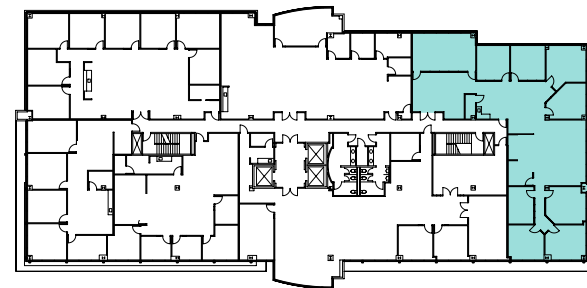
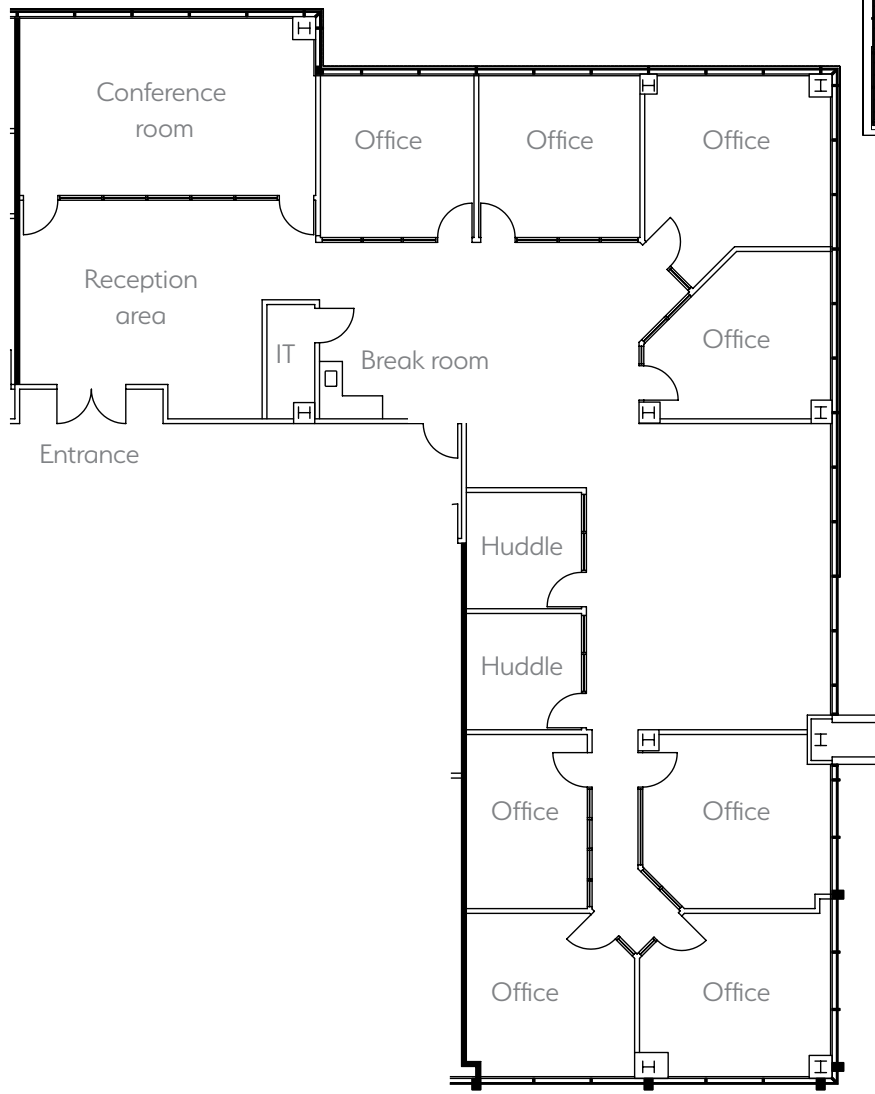


5th Floor Suite 520

4,941 RSF

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

▶ TOUR SUITE 520



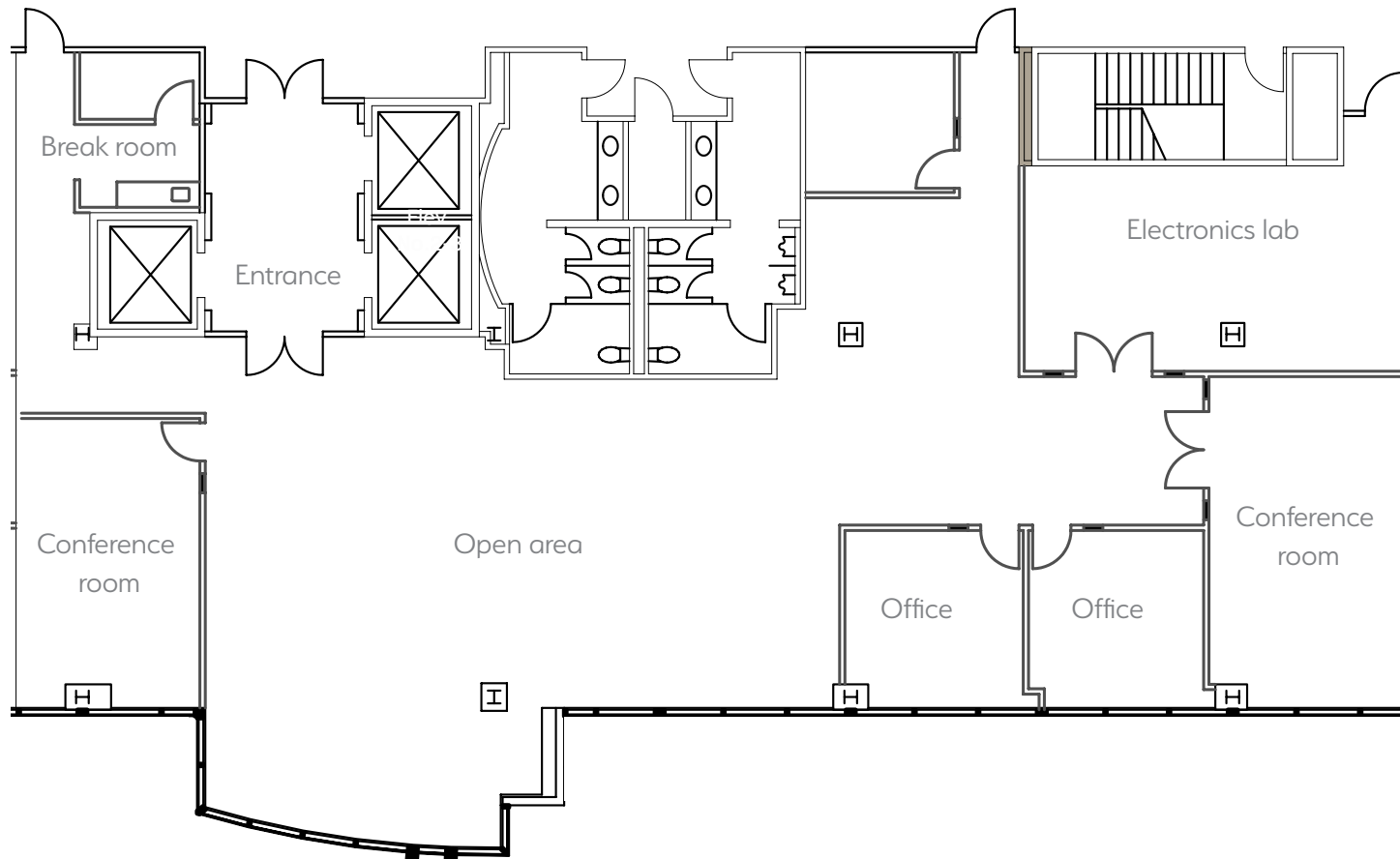
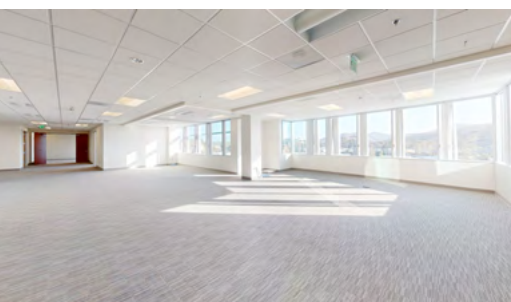
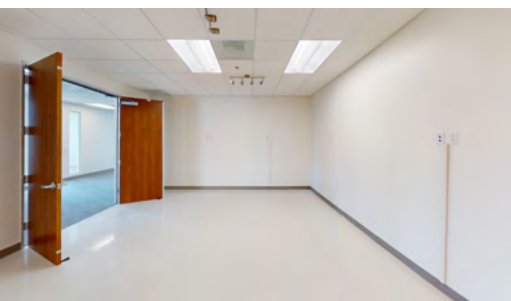
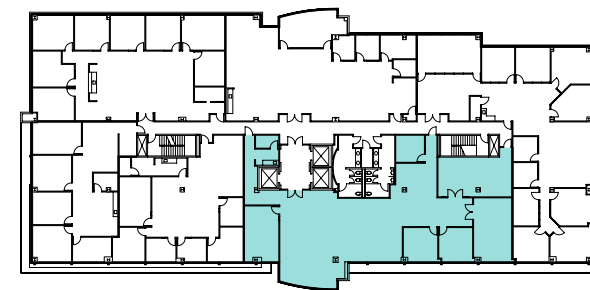
5th Floor Suite 540

5,316 RSF

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

► TOUR SUITE 540

Suite 540 can be combined with
Suites 520 & 560 for **±13,942 RSF**



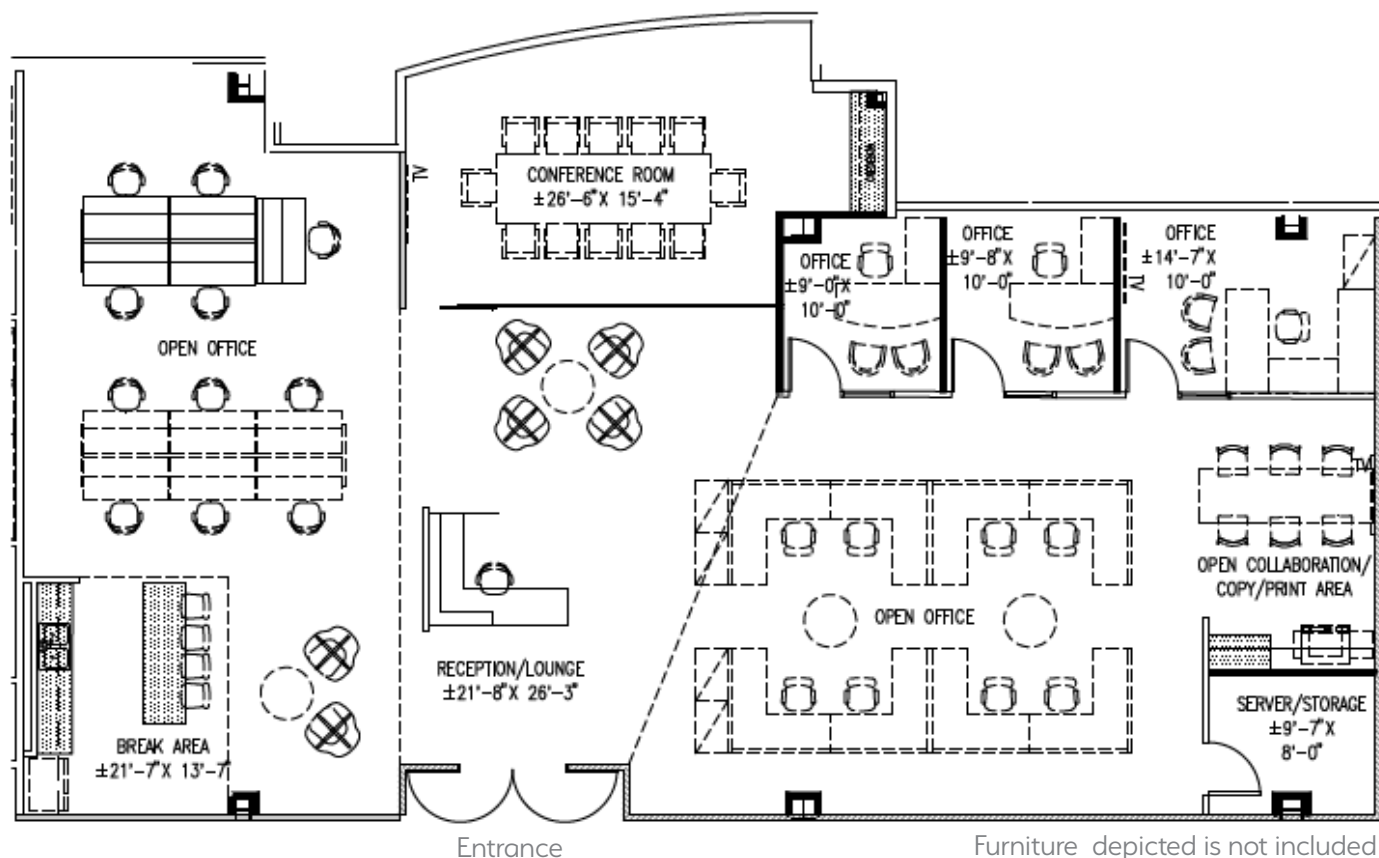
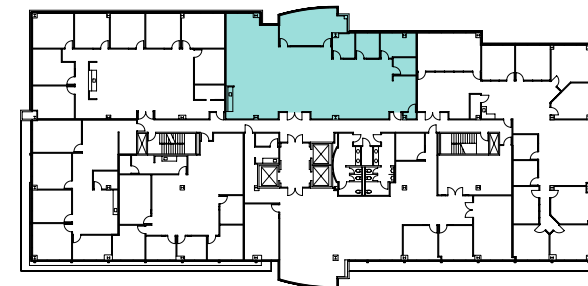
5th Floor Suite 560

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

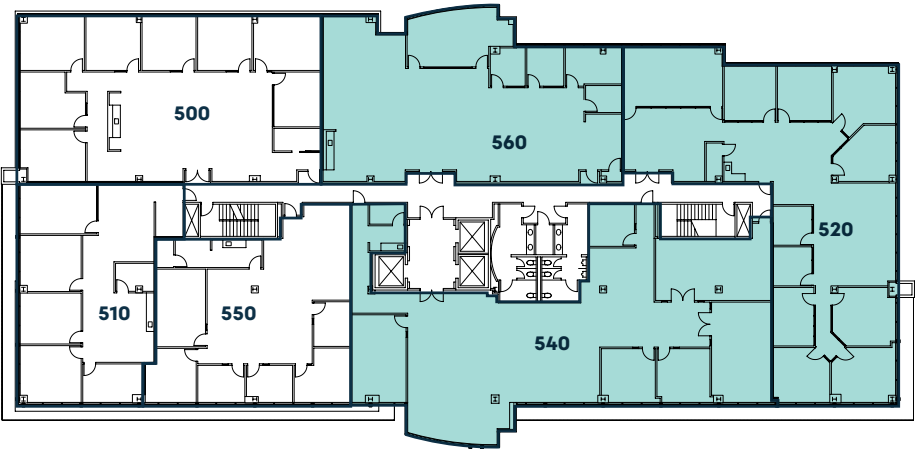
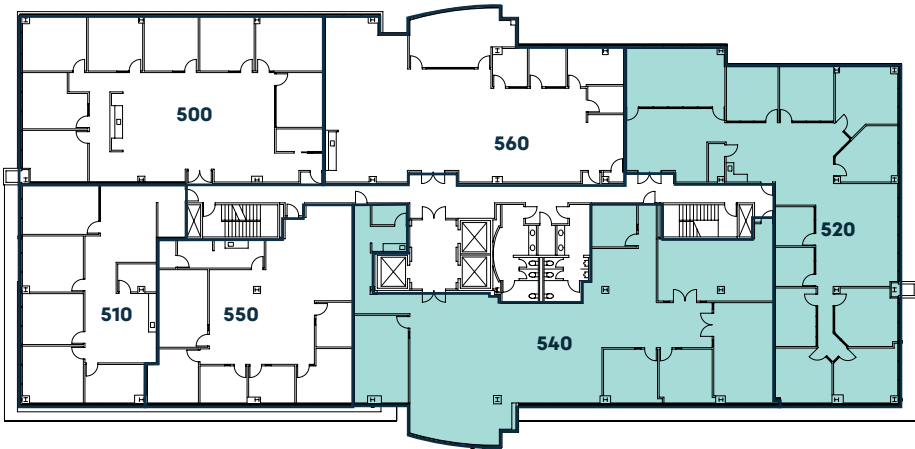
► TOUR SUITE 560

Suite 560 can be combined with Suites 520 & 540 for **±13,942 RSF**

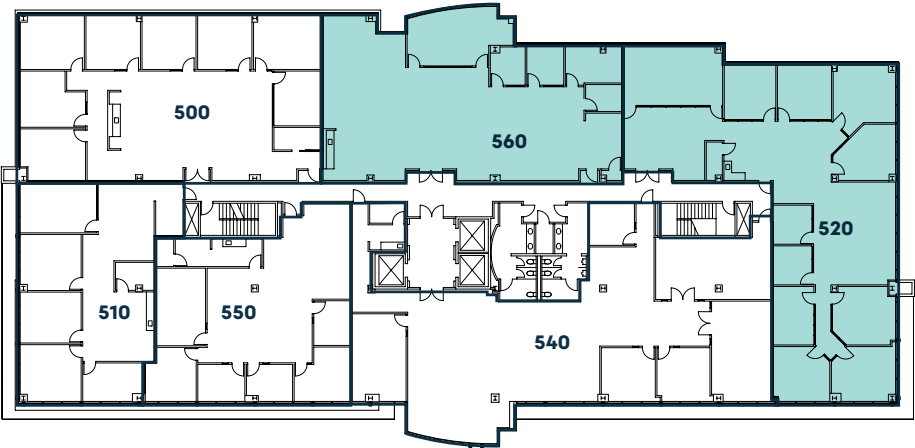


5th Floor Suite Combinations

Suites 520, 540, 560
13,942 RSF



Suites 520 & 540
10,257 RSF



Suites 520 & 560
8,626 RSF

Area AMENITIES



PINNACLE

10920 Via Frontera
San Diego, CA 92127

Pinnaclelb.com

JLL

TIM OLSON

+1 858 410 1253

tim.olson@jll.com

RE license #01364117

GREG MOORE

+1 858 410 6367

greg.moore@jll.com

RE license #02068852

Lincoln INNOVATUS
CAPITAL PARTNERS

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