Innovation Corporate Center

15051 - 15333 Avenue of Science &
15378 - 15445 Innovation Drive, San Diego, CA

JLL

Built For What's Next

Innovation Corporate Center is a Class A office and corporate headquarters campus engineered to propel companies into tomorrow. The campus integrates modern design, advanced infrastructure, and flexible floorplates to create a highly collaborative environment.









Eight building campus totaling ±467,000 RSF

Master-planned corporate environment

Adjacent to over 1 million SF of retail and dining

Configured for office, R&D, Life Science and biotech

The largest high quality corporate headquarters campus in Rancho Bernardo

Strategically located immediately off I-15 (Camino Del Norte and Carmel Mountain Road exits)

Large floorplates with an efficient mix of private and open work areas

Innovation Corporate Center



Availability

Building - Suite	RSF	Details
15231 —Suite 150	±18,149	Available now. Prominent double-door entrance directly off lobby with 11 Private offices, Conference room, Storage room, IT room, and Break area. Polished concrete floors with 11′ drop ceiling. Ability to add roll-up door to accommodate loading.
15333 —Suite 100	±36,617	Available now. Prominent double-door entrance directly off lobby with 29 private offices, Conference room, Storage room, IT room, and Break area. Partial exposed ceiling with polished concrete and remainder of the space is 11′ drop ceilings. Potential to add loading.
15333 —Suite 250	±8,441	Available now. 4 Private offices, 2 Meeting rooms, IT room, Break area, and open cube space. 11′ ceilings, double-door glass entrance and ample natural light.
15435 — Suite 100	±25,177	Reception, 30 Offices, 2 Break areas, 4 Conference rooms, IT room, IT lab, Electric room, File room, 3 Phone booths, Copy room, Storage and Open area. Divisible down to 7,105 rsf.
15435 — Suite 200	±11,130	Reception, 12 Offices, Break area, IT/Storage and Open area for ±30-40 Cubicles.
15435 — Suite 201	±3,300	Coming Available. 8 Offices, Huddle room.
15435 — Suite 202	±3,715	Coming Available. 4 Offices, 2 Huddle rooms, Break/Copy room.
15445 — Suite 100	±25,600	Coming Available. Reception, 9 Offices, Conference room, Large training room, 7 Huddle rooms, 2 Phone rooms, Kitchen/cafeteria, 3 Storage rooms, IT/IT storage, Copy center.
15445 — Suite 200	±25,600	Coming Available. 3 Offices, 2 Conference rooms, 4 Huddle rooms, Break area, Production room, Storage room.

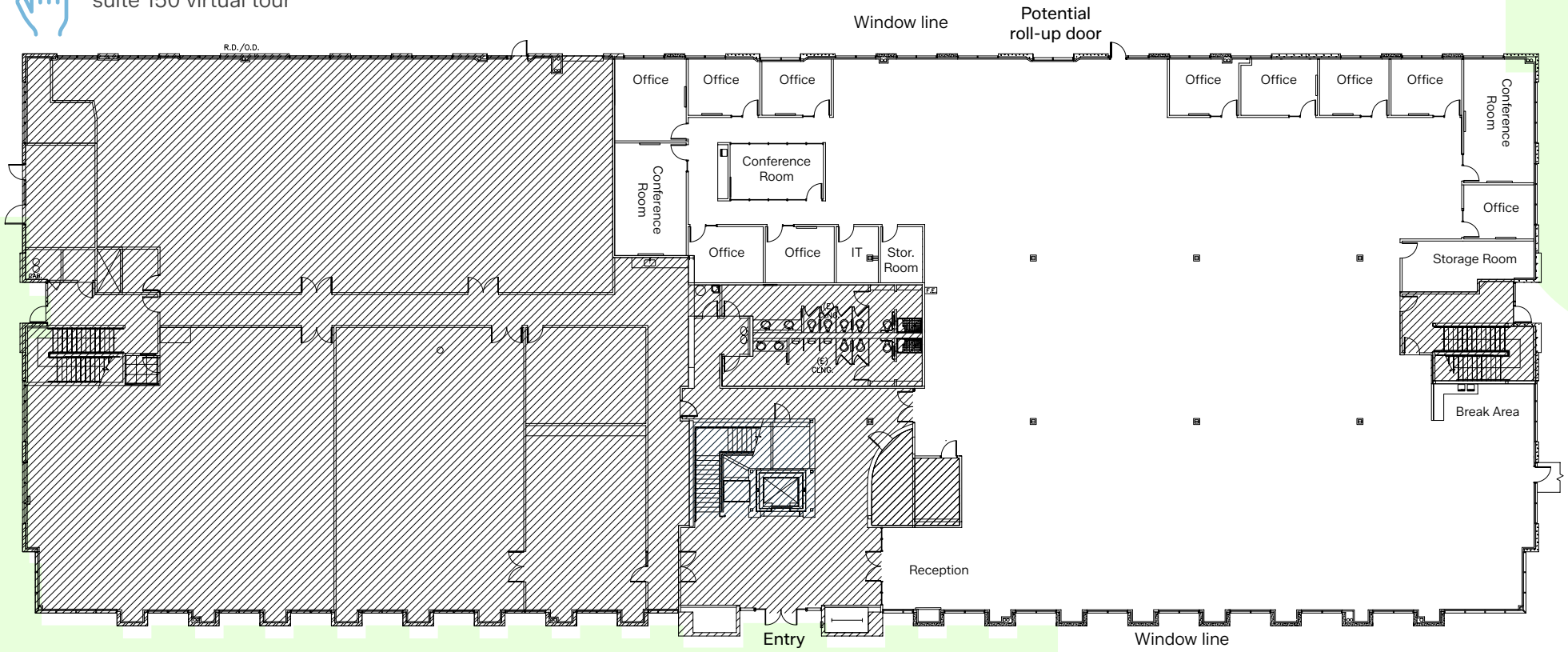
15231 Avenue of Science

Suite 150 | 18,149 RSF

- 10 private offices
- 3 conference rooms
- 2 storage rooms
- IT room
- Break area
- Prominent double-door entrance directly off lobby
- Polished concrete floors with 11′ drop ceiling
- Ability to add roll-up door to accommodate loading

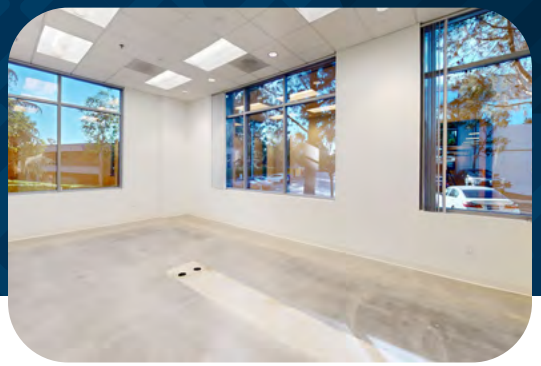


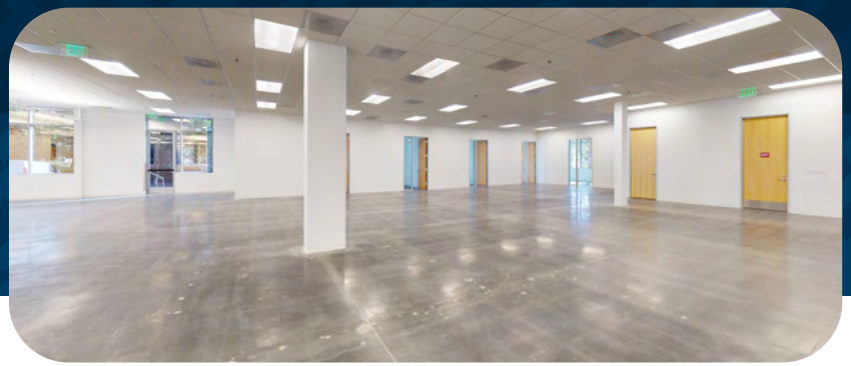
click icon to take
suite 150 virtual tour

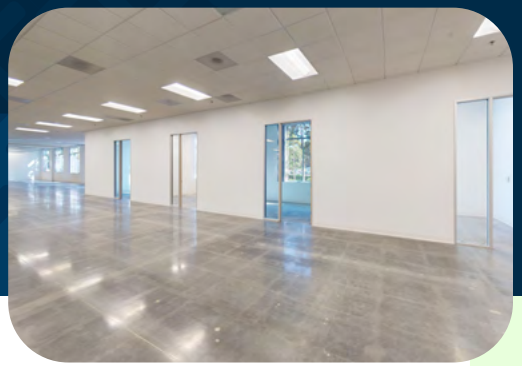


15231 Avenue of Science

Suite 150 | 18,149 RSF













15333 Avenue of Science

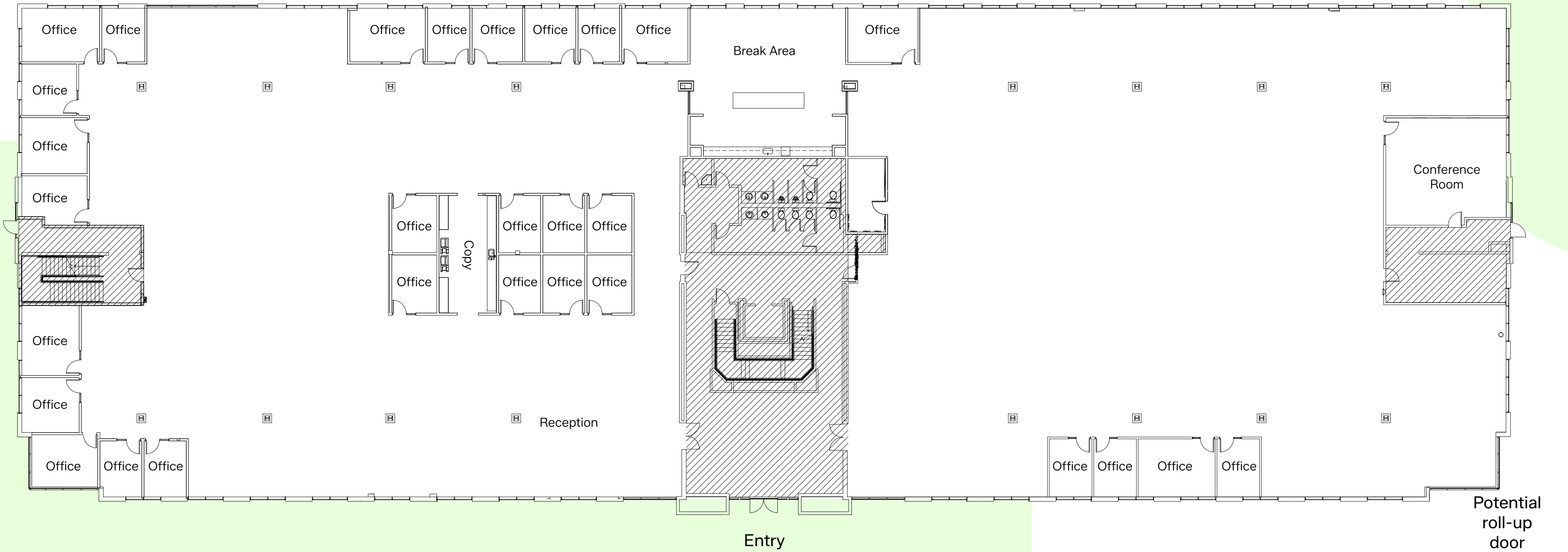
Suite 100 | 36,617 RSF

- 29 private offices
- Conference room
- Storage room
- IT room
- Break area

- Prominent double-door entrance directly off lobby
- Partial exposed ceiling with polished concrete and remainder of the space is 11' drop ceilings
- Potential to add load loading

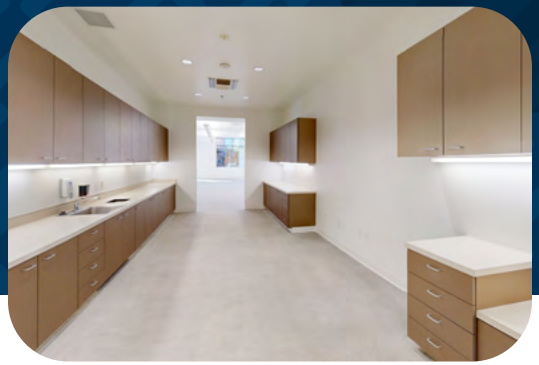


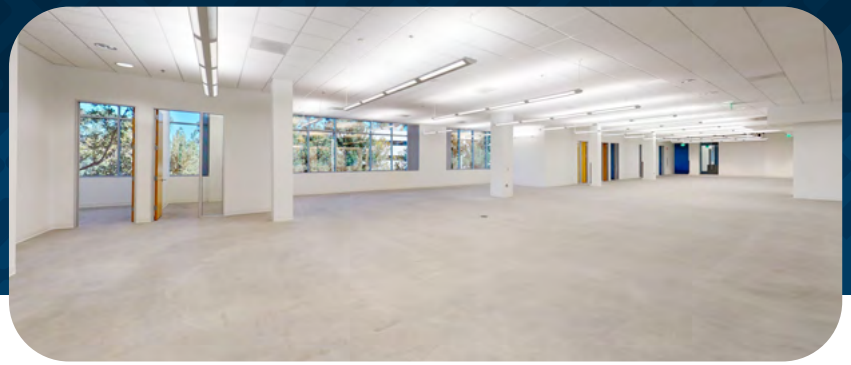
click icon to take
suite 100 virtual tour

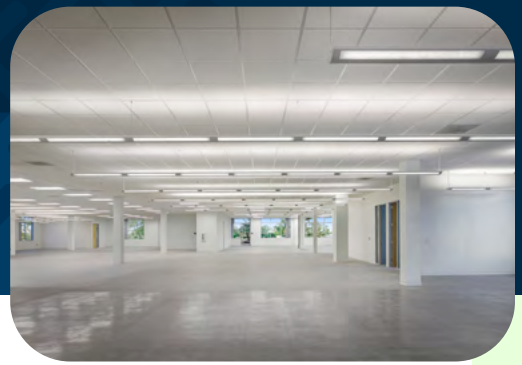


15333 Avenue of Science

Suite 100 | 36,617 RSF

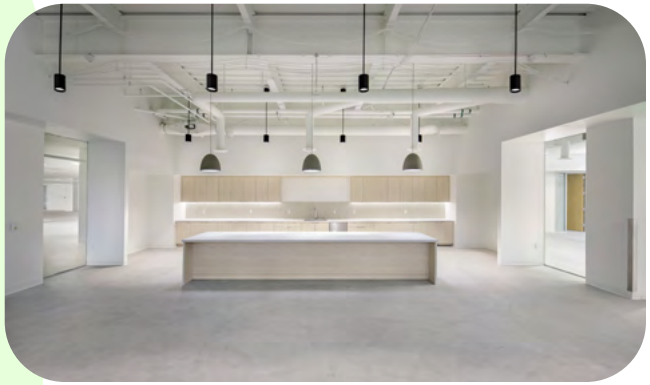












15333 Avenue of Science

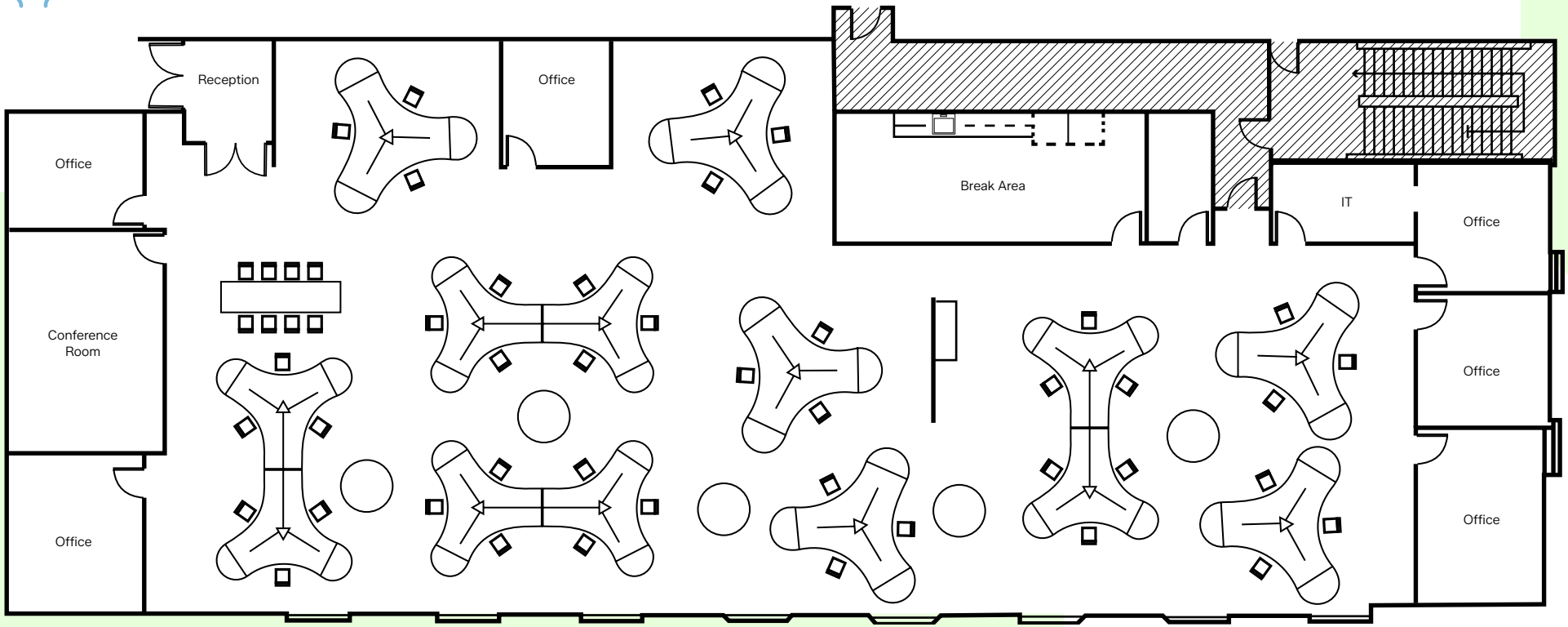
Suite 250 | 8,441 RSF

- 6 private offices
- 2 conference rooms
- IT room
- Break area
- Open office area
- 11′ ceilings
- Double-door glass entrance and ample natural light





click icon to take
suite 250 virtual tour



15333 Avenue of Science

Suite 250 | 8,441 RSF





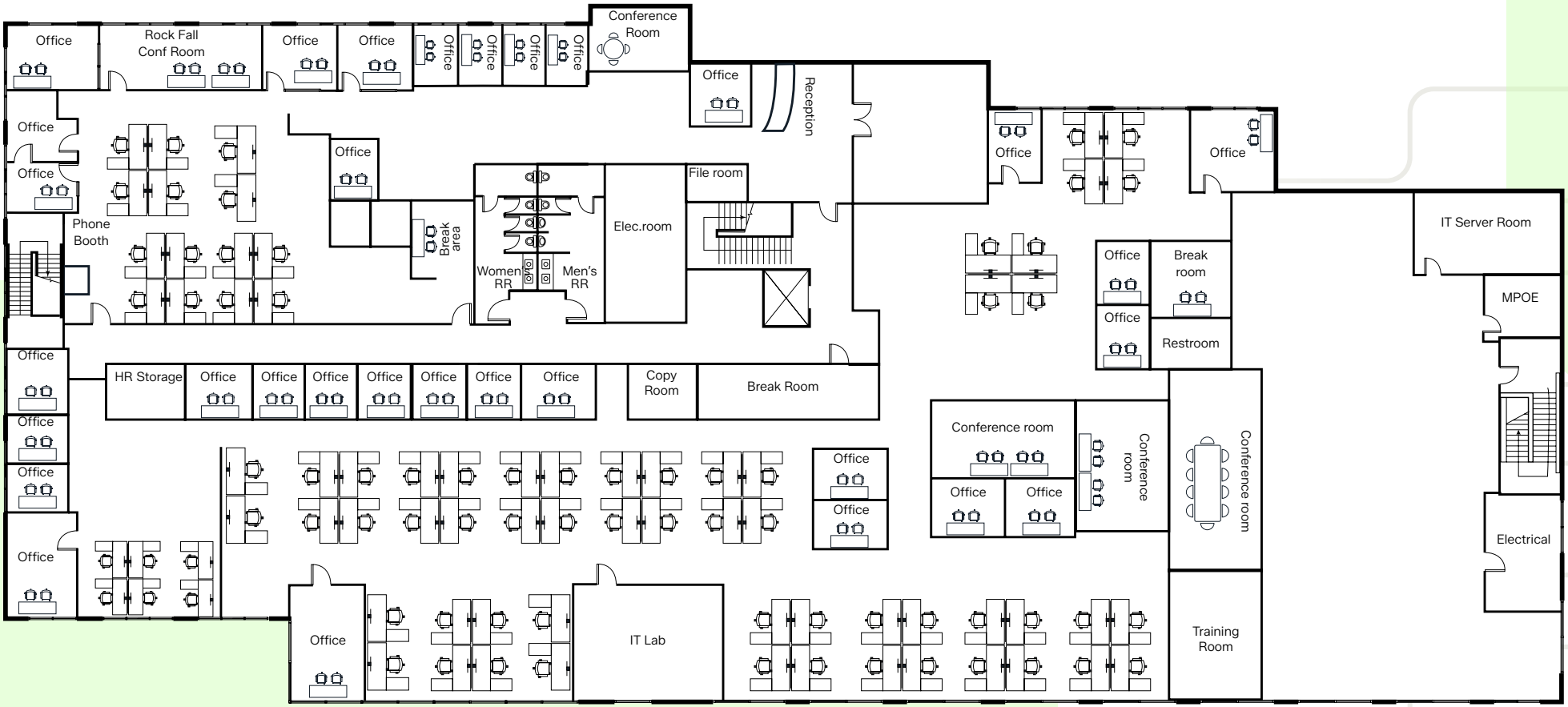


15435 Innovation Drive

Suite 100 | 25,177 RSF

- 30 offices
- 2 break areas
- 4 conference rooms
- 3 phonebooths
- Reception
- IT room & IT lab
- Electric room
- File room
- Copy room
- Storage
- Open area
- Divisible down to 7,105 RSF





15435 Innovation Drive

Suite 200 | 11,130 RSF

- 14 offices
- Reception
- Break area
- IT/Storage
- Open area for ±30-40 cubicles

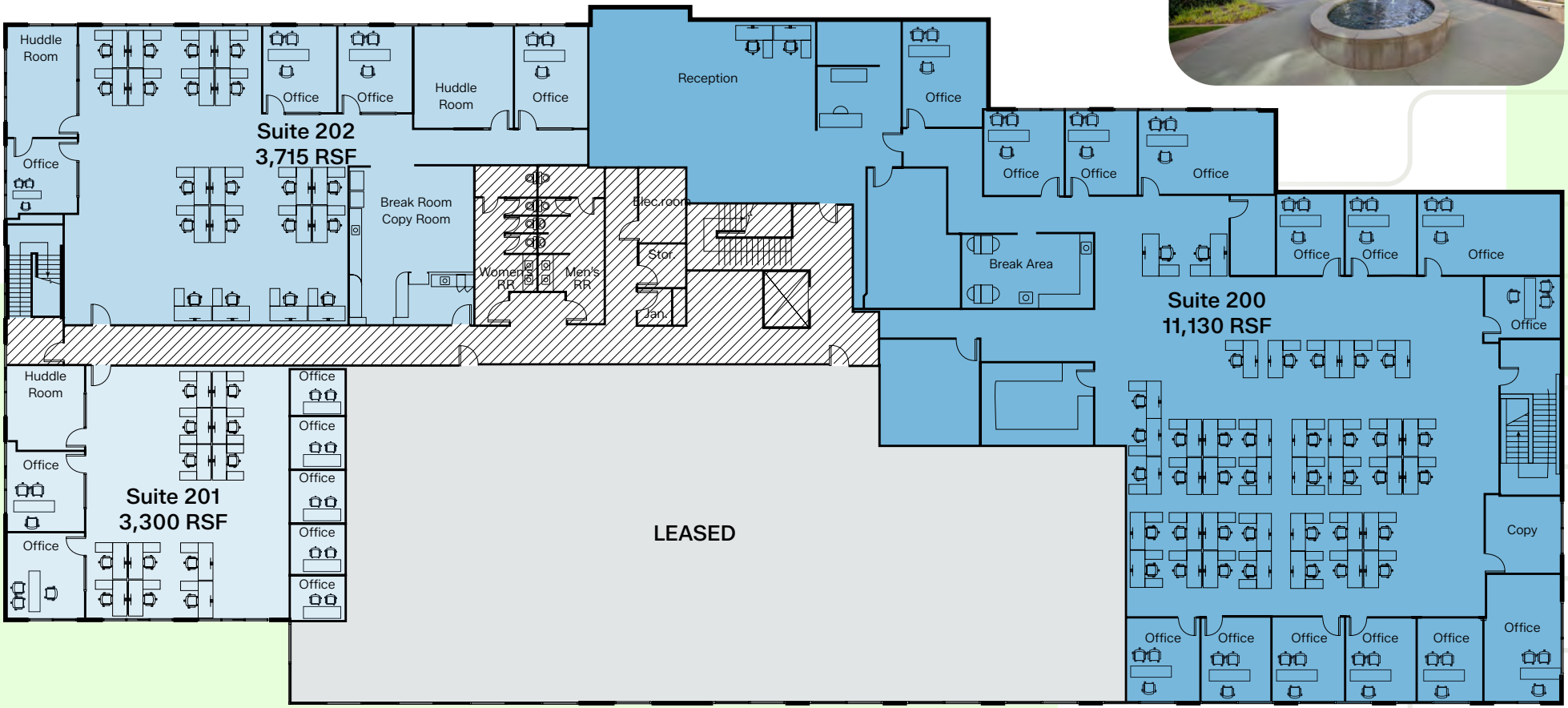
Suite 201 | 3,300 RSF

- 4 offices
- 2 huddle rooms
- Break area / copy room

Suite 202 | 3,715 RSF

- 7 offices
- Huddle room





15445 Innovation Drive

Suite 100 | 25,600 RSF

- 9 offices
- Conference room
- Large training room
- 7 huddle rooms
- 2 phone rooms
- Reception
- 3 storage rooms
- Kitchen/cafeteria
- IT/IT storage
- Copy center





15445 Innovation Drive

Suite 200 | 25,600 RSF

- 34 offices
- 2 conference rooms
- 4 huddle rooms
- Board room
- Break area
- Production room
- Storage room





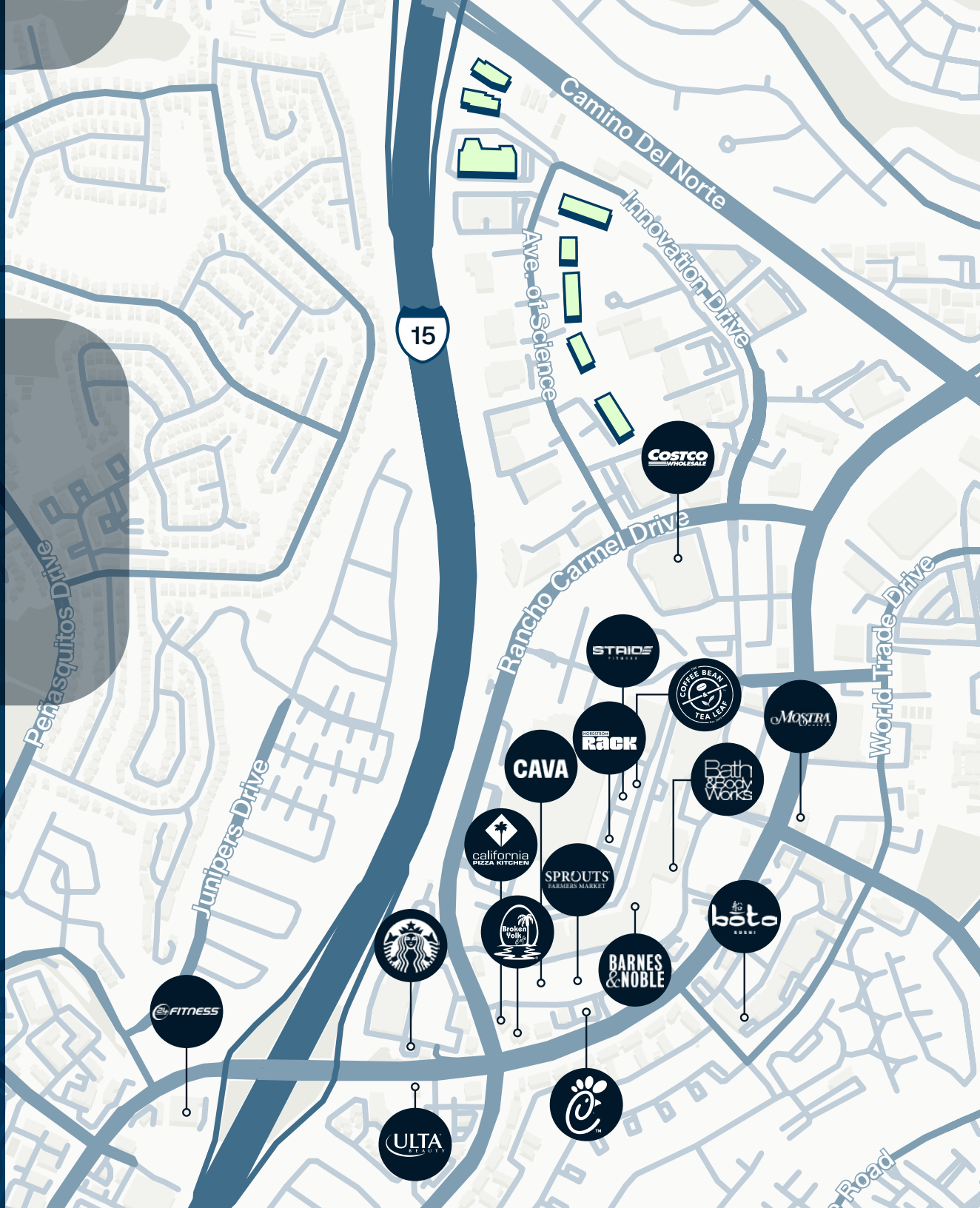
Area Amenities

Additional Restaurants

- Best Pizza & Brew
- Café Luna
- California Fish Grill
- Chick-fil-A
- Chipotle
- Delhi Kitchen
- El Pollo Loco
- Epic Wings
- Greek Corner Café
- In-N-Out
- Islands Restaurant
- L&L Hawaiian Barbeque
- Olive Garden
- Panera Bread
- Sushi Gato
- The Kebab Shop
- The Stand
- Urban Thai Kitchen
- Which Which
- Yesenia's Mexican Food

Additional Services/Retail

- 24 Hour Fitness
- Bank of Americas
- Chase Bank
- F45 Training
- Home Depot
- Marshalls
- Petco
- Ralphs
- Sephora
- Target
- Trader Joes
- USPS
- Valvoline
- Wells Fargo



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