

RANCHO BERNARDO

17190

66,769 SF OFFICE BUILDING

BERNARDO CENTER DRIVE



CONCEPTUAL PHOTO

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

# 17190 BERNARDO CENTER DRIVE

17190 Bernardo Center Drive is a two-story high-image office project located minutes from the S-56 connecting I-15 to I-5 and the coast. With upgraded exterior renovations, an on-site fitness center, and shower & lockers 17190 Bernardo Center Drive is perfect for tenants seeking work-life balance for the new world of work.

- Divisible to 2 to 4 tenants
- Restaurants and retail service amenities in walking distance

- Highly visible building signage available
- 4.0/1000 parking (33 reserved subterranean spots)
- Architecturally dynamic atrium design
- Central San Diego location along the I-15 Corridor with immediate access at Rancho Bernardo Road
- Minutes from SR-56, connecting I-15 to I-5 and the coast





# PROJECT FEATURES



Atrium  
style windowline



± 56,000 SF  
space available



± 9'-10'  
ceiling heights



4.0/1,000  
parking



CONCEPTUAL PHOTO

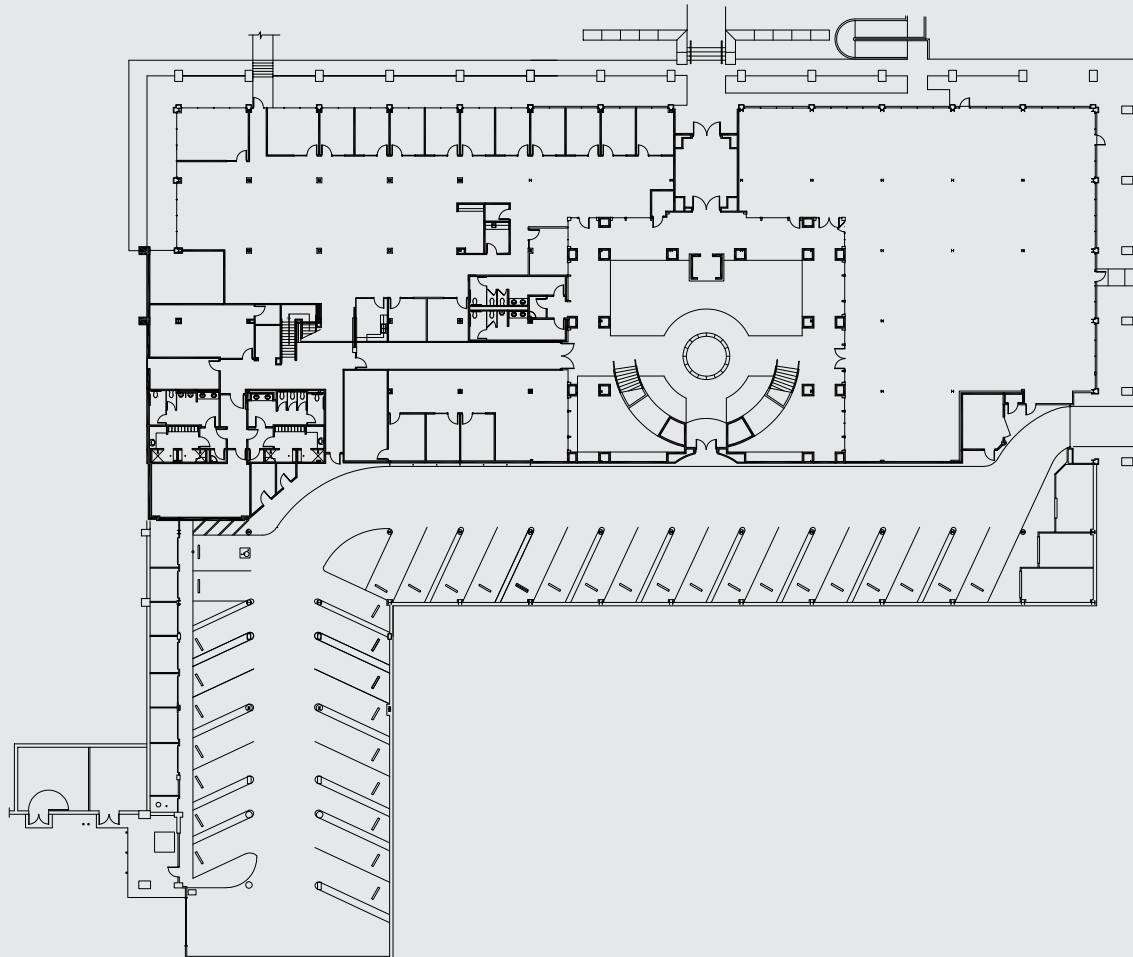




# 1ST FLOOR PLAN AS-BUILT

**SUITE 120 - 14,487 RSF**

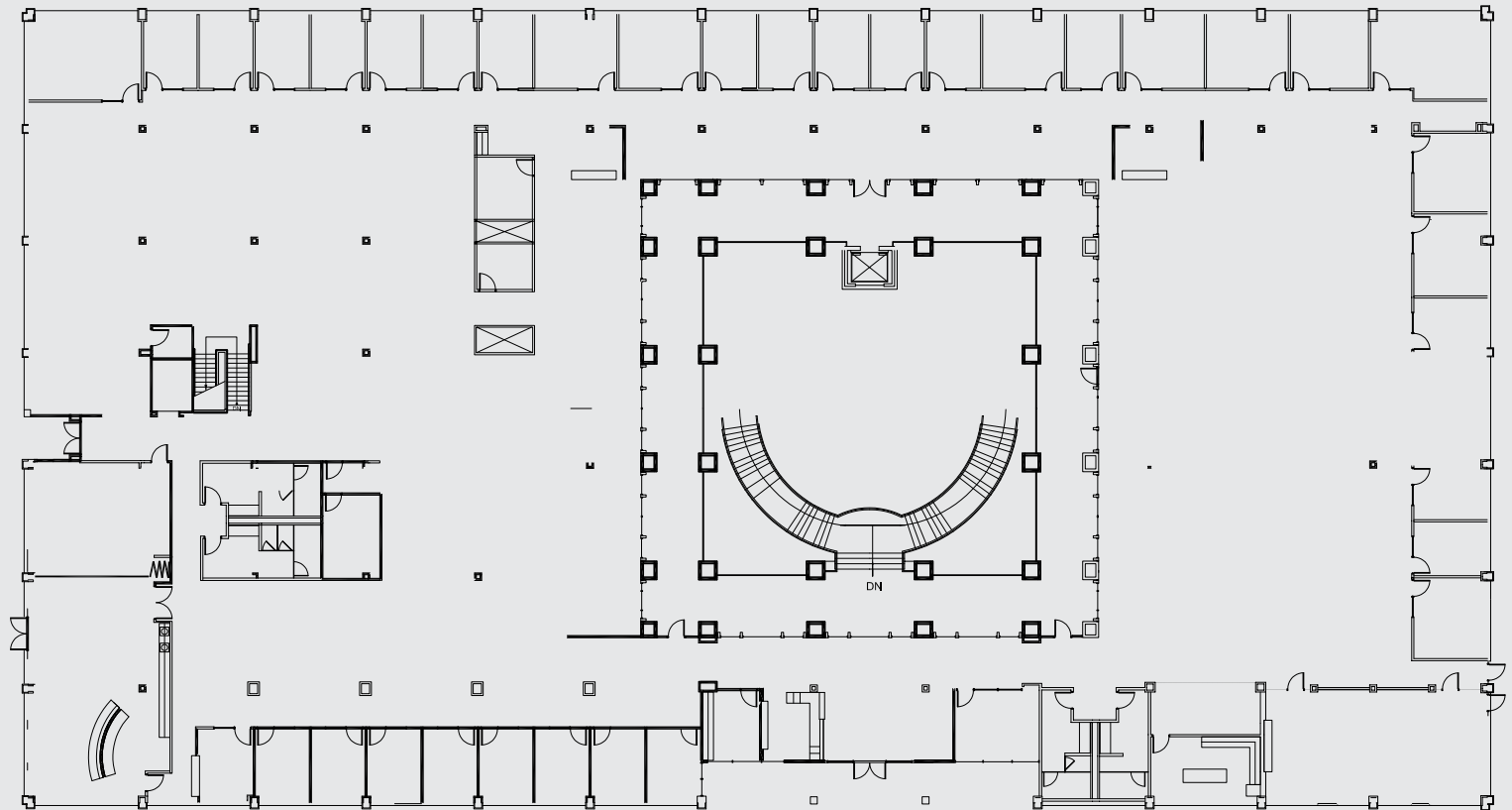
- 13 private offices
- 1 conference room
- 1 break-room
- IT/Server room
- Storage
- Shipping & receiving
- Class A materials & finishes
- 9-10' ceiling height
- Abundant natural light with above-market window-line
- Ample space for cubicles



# 2ND FLOOR PLAN AS-BUILT

**SUITE 200 - 41,092 RSF**

- 33 private offices
- 4 conference rooms
- IT/Server room
- Storage
- Copy/print room
- Break-area
- Reception
- Class A materials & finishes
- 9-10' ceiling height
- Abundant natural light with above-market window-line
- Efficient balance between private office & open office
- Ample space for cubicles









# AMENITIES

Extensive common patio/courtyard area renovation including addition of barbecue, seating and refreshed landscaping

State-of-the-art fitness area with shower/locker facilities

Fully renovated lobby area with granite tile flooring with recessed and wall mounted lighting fixtures

Open-air atrium with seating, water feature and decorative trees and flowers

Part of The Park Terrace mixed-use development which includes 9 buildings with various uses (medical office buildings, hotel, retail, office buildings, and the Rancho Bernardo Library).



**COURTYARD** INCLUDING BBQ  
AND OUTDOOR SEATING



**ATRIUM** WITH SEATING  
AND WATER FEATURE



**FITNESS CENTER** WITH  
SHOWER/LOCKER FACILITIES



COMMON PATIO/COURTYARD

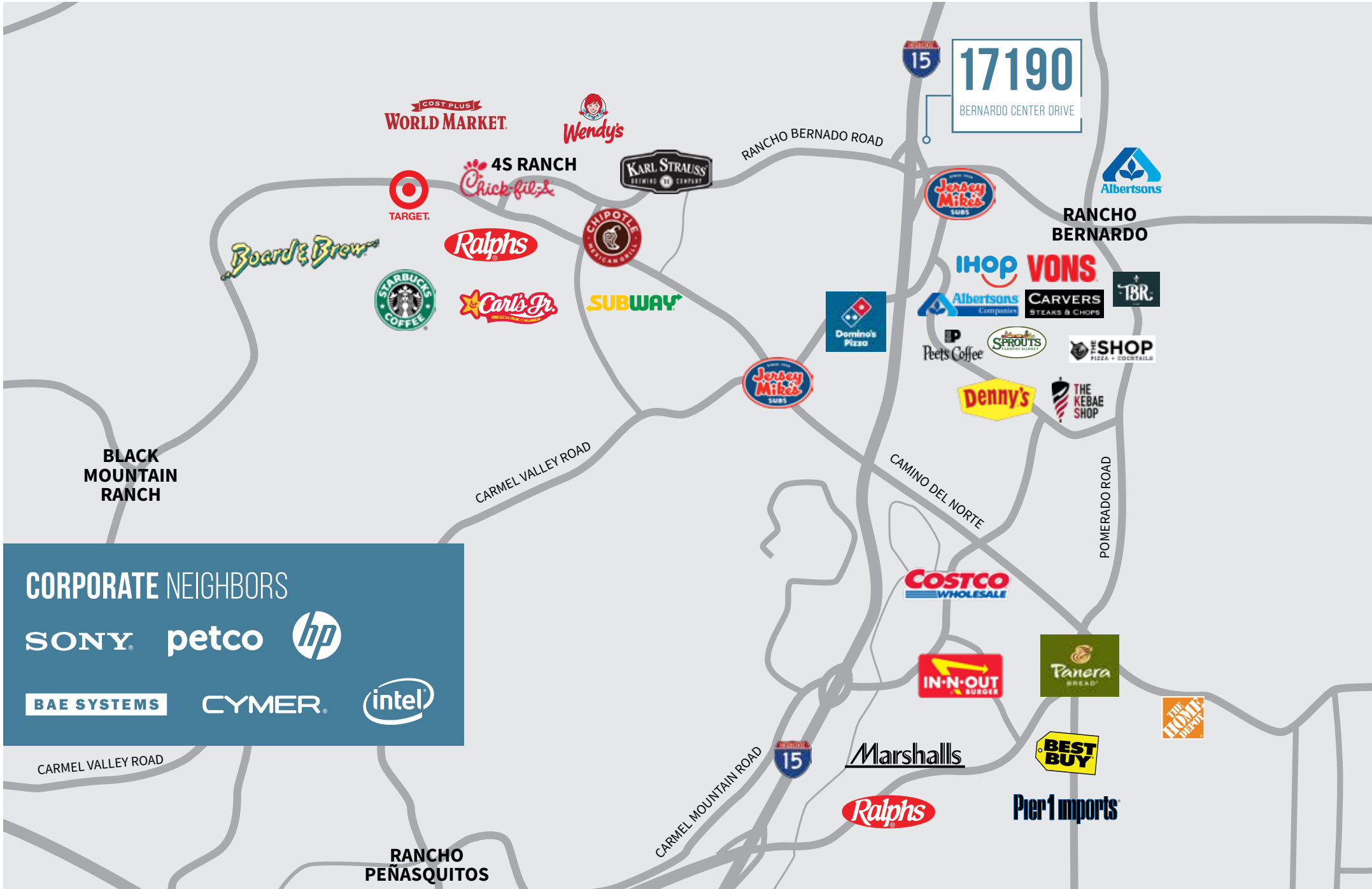


FITNESS CENTER



BREAK AREA





**CORPORATE NEIGHBORS**

SONY petco hp

BAE SYSTEMS CYMER intel

**17190**  
BERNARDO CENTER DRIVE



# 17190

## BERNARDO CENTER DRIVE

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The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.

