



15822



15822 BERNARDO CENTER DRIVE, SAN DIEGO, CA 92127

*Jones Lang LaSalle Brokerage, Inc., Real Estate Lic. #01856260*



# About Mosaic

Mosaic offers a gathering place for creativity, innovation, and communication in the workplace. At Mosaic, a diverse range of businesses, individuals and talents intersect to form something greater than their individual parts.

We are proud to offer a completed exterior remodel, and a unique opportunity in a prime location next to San Diego's top corporate neighbors including Amazon, HP, Sony, Petco, Hitachi, BAE Systems, Cymer and Intel.



**New project monument and directional signage**



**Great views and outdoor patios**



**New project branding and design improvements**



**Modernized landscape**



**Outstanding visibility**



**Immediate freeway access**



**3.8/1,000 parking ratio**



**Walkable food amenities**



**Recently completed spec suite**



# Availability



## Suite C

16,149 SF

Turn-key office

## Suite A2

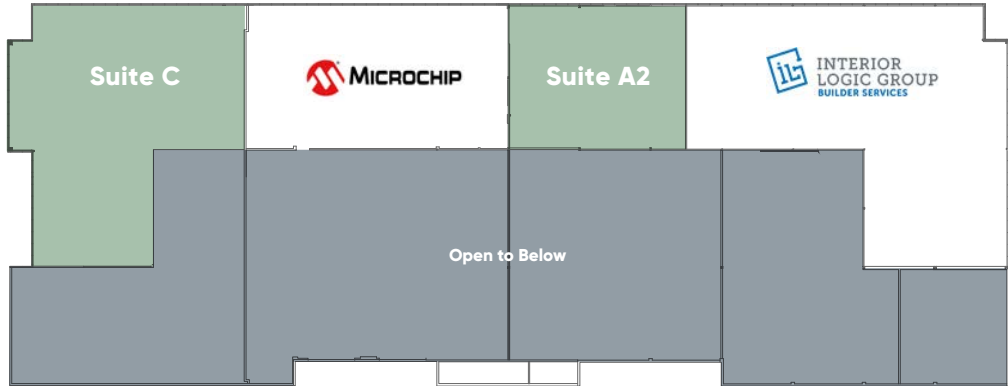
11,715 SF

Brand new spec suite

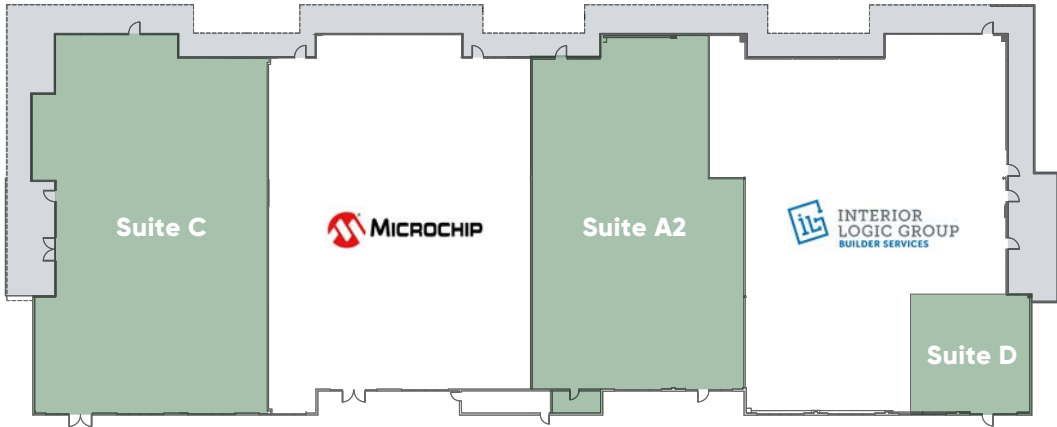
## Suite D

1,442 SF

Former test kitchen fully improved with equipment

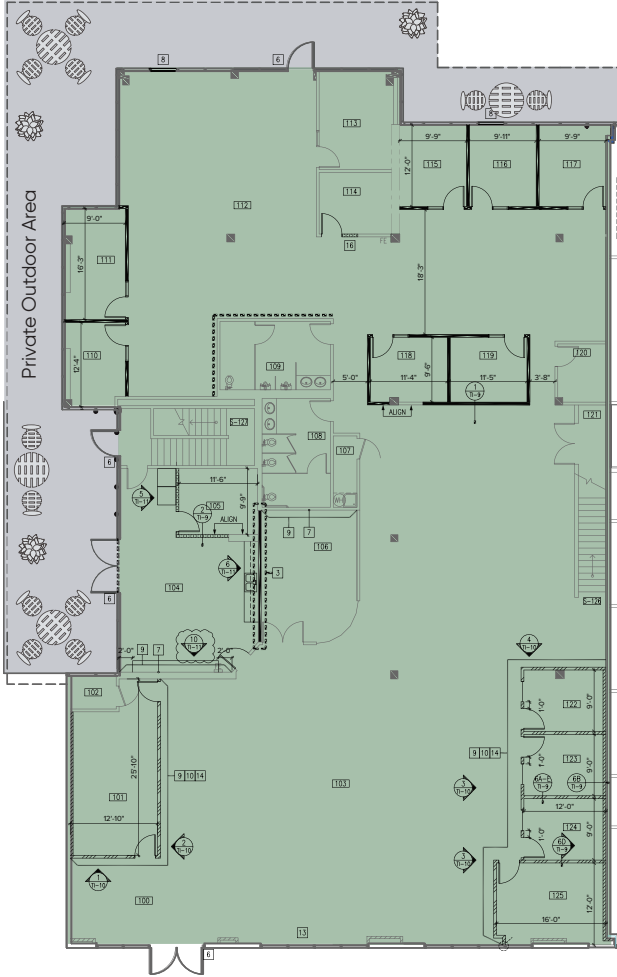
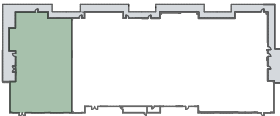


Mezzanine

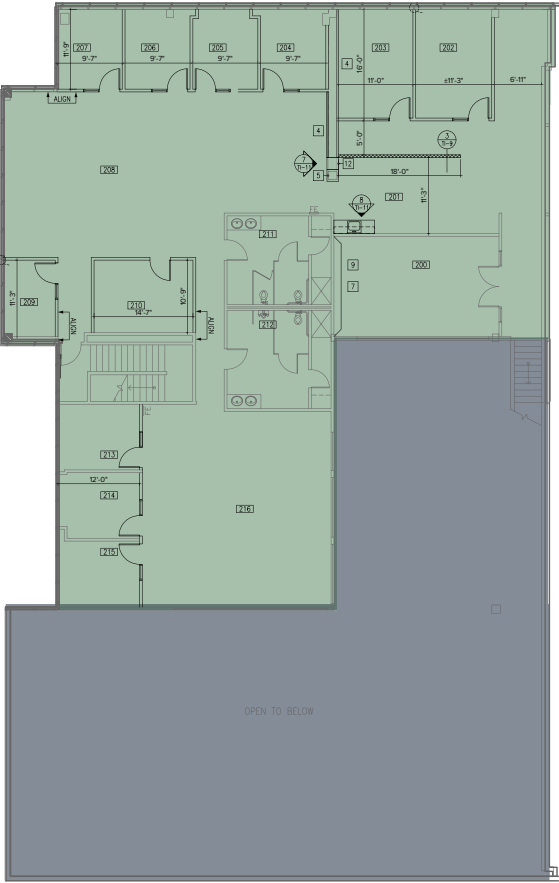


First Floor

# Availability



First Floor

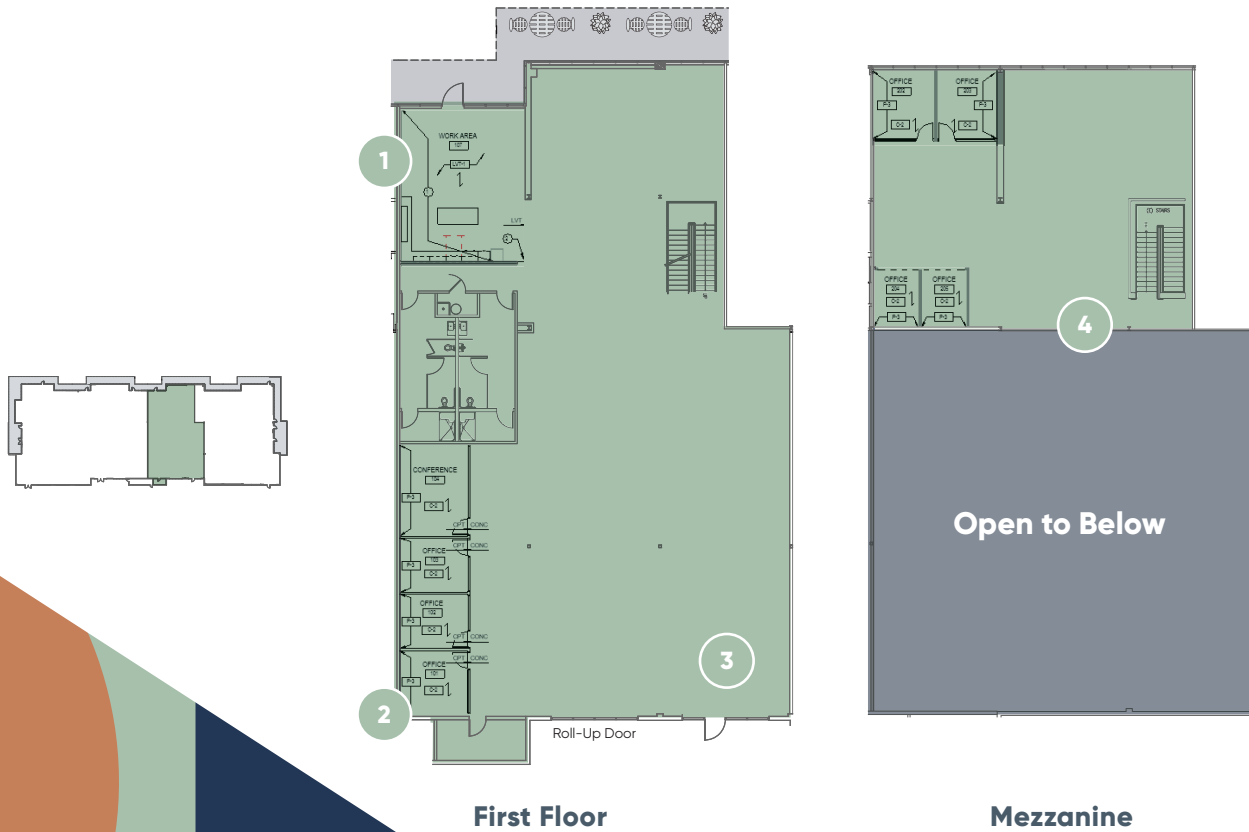


Mezzanine

**suite**  
C

**16,149 RSF** Turn-key space with ready-to-go layout and improvements in place. Open areas in addition to private offices. Private and dedicated outdoor patio space. Fantastic views to the East.

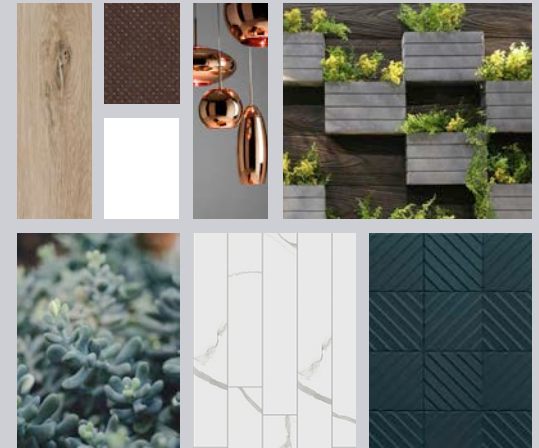
# Availability



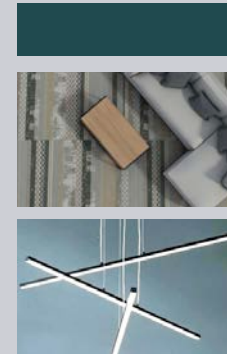
**suite**  
*A2*

**±11,715 RSF** Recently completed spec suite. Open areas and private offices, garage roll up door, exposed ceilings, concrete floors, floor to ceiling window line, open office mezzanine area open to office space below, outdoor patio space. Fantastic views to the East.

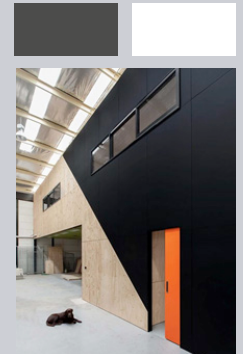
## 1 Break Area



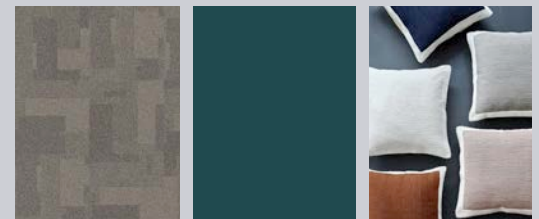
## 2 Private Office



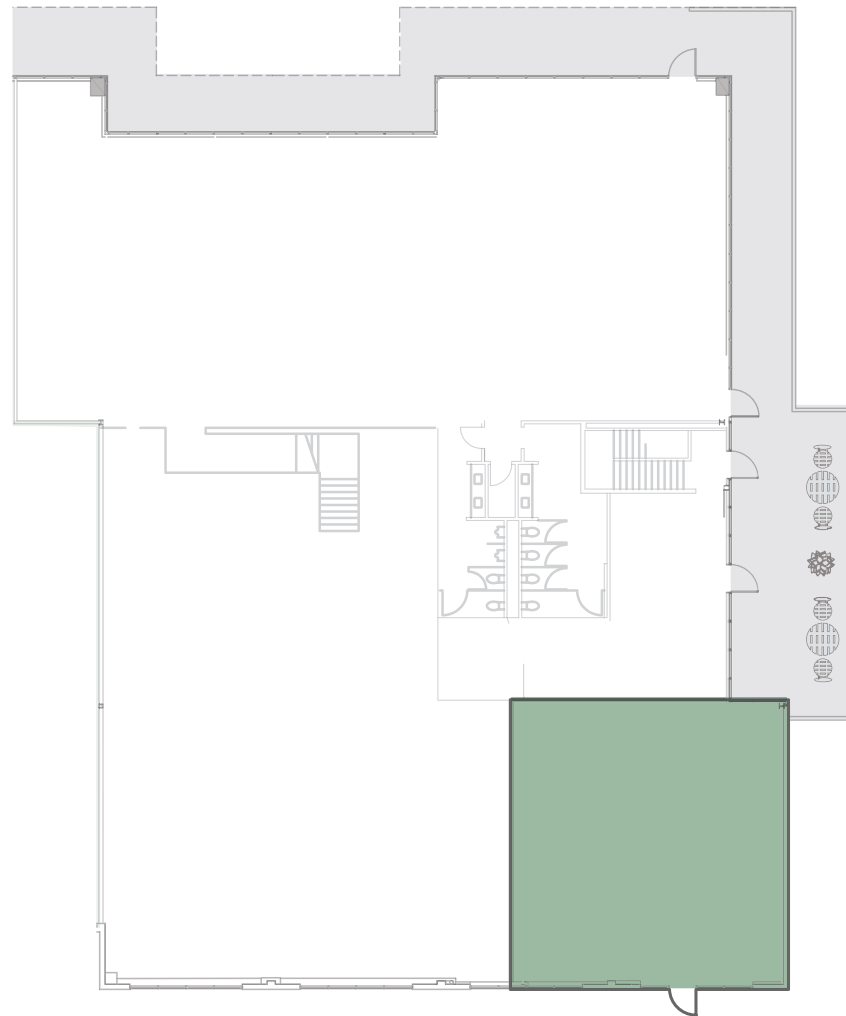
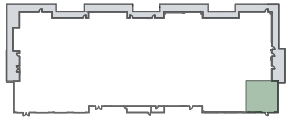
## 3 Open Office



## 4 Mezzanine - Open Office



# Availability

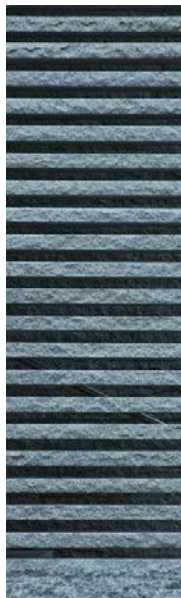
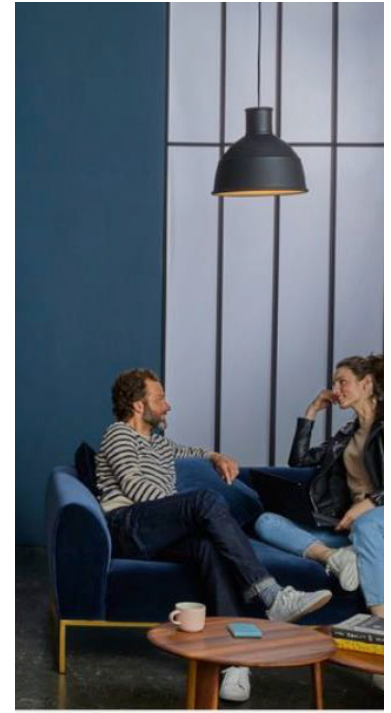
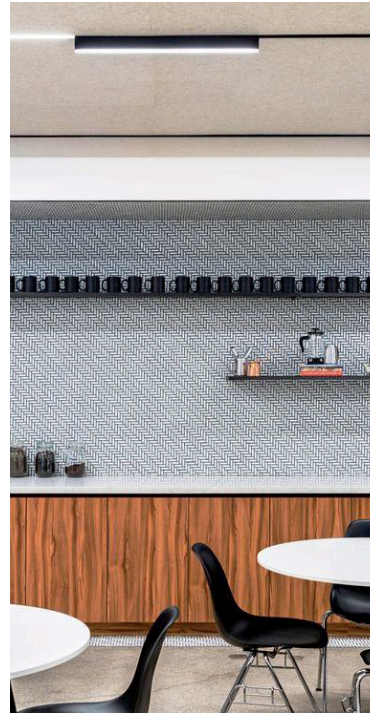
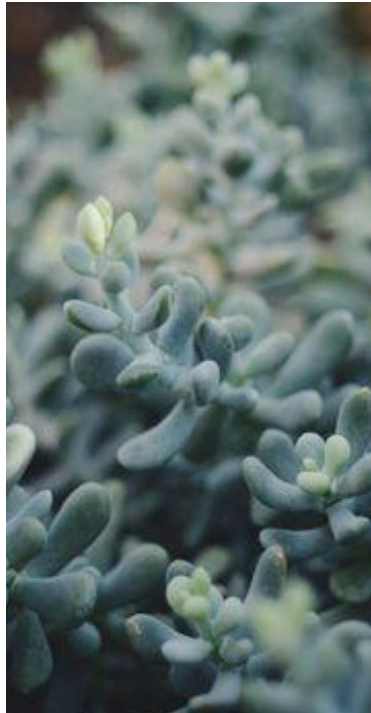


First Floor

## suite *D*

**1,442 RSF** Former "test kitchen" space. Fully improved with walk-in cooler, oven range, hood, fire suppression system, and other plumbing and equipment of a fully built out kitchen.

*Photos and equipment list available upon request.*



# Style Guide



# Amenities

Mosaic is conveniently located just off the I-15 freeway surrounded by executive and workforce housing along with nationally ranked schools. There are more than **450 restaurants** within a 5-mile radius of the property including Jersey Mike's, Rockin Burger, Domino's, Taco Patron Grill, Victor's Greek Kafe, Tandoori Xpress, and Kelly's public house.

## Corporate Headquarters



## Nearby Food & Dining



## Rancho Bernardo

*5-mile radius  
snapshot*



2019 Population

202,023



Number of Businesses

6,028



Number of Employees

68,336



**Corporate Headquarters**


The map displays a variety of retail and service logos including:

- Corepower Yoga**, **LA Fitness**, **Wendy's**, **Phil's B.B.Q.**, **Barons Market**, **Vons**, **Albertsons**, **Jersey Mike's Subs**, **Domino's**, **7-Eleven**, **McDonald's**, **Dick's Sporting Goods**, **Nordstrom Rack**, **Starbucks**, **Michaels**, **Sprouts Farmers Market**, **Chick-fil-A**, **Costco Wholesale**, **El Pollo Loco**, **Lake's Fifth Avenue**, **Off 5th**, **The Home Depot**, **Banana Republic**, **TJ-Maxx**, **Staples**, **Best Buy**, **Ross Dress for Less**, **Rite Aid**, **Trader Joe's**, **Marshall's**, **Pier 1 Imports**, **Ralphs**, **24 Hour Fitness**, **Ulta**, **Chick-fil-A**, **Target**, **ACE**, **CVS**, **Chipotle Mexican Grill**, **Subway**, **Bed Bath & Beyond**, **Rubicon Deli**, **Panera Bread**, **Del Norte High School**, **Board & Brew**, **Starbucks**, **Carls Jr.**, **Jersey Mike's Subs**, **7-Eleven**, **Domino's**, **Jersey Mike's Subs**, **Phil's B.B.Q.**, **Barons Market**, **Vons**, **Albertsons**, **Jersey Mike's Subs**, **Domino's**, **7-Eleven**, **McDonald's**, **Dick's Sporting Goods**, **Nordstrom Rack**, **Starbucks**, **Michaels**, **Sprouts Farmers Market**, **Chick-fil-A**, **Costco Wholesale**, **El Pollo Loco**, **Lake's Fifth Avenue**, **Off 5th**, **The Home Depot**, **Banana Republic**, **TJ-Maxx**, **Staples**, **Best Buy**, **Ross Dress for Less**, **Rite Aid**, **Trader Joe's**, **Marshall's**, **Pier 1 Imports**, **Ralphs**, **24 Hour Fitness**, **Ulta**, **Chick-fil-A**, **Target**, **ACE**, **CVS**, **Chipotle Mexican Grill**, **Subway**, **Bed Bath & Beyond**, **Rubicon Deli**, **Panera Bread**, **Del Norte High School**, **Board & Brew**, **Starbucks**, **Carls Jr.**

BLACK MOUNTAIN RANCH  
Wantage Dr  
Maler Rd  
Westvale Rd  
Black Mountain

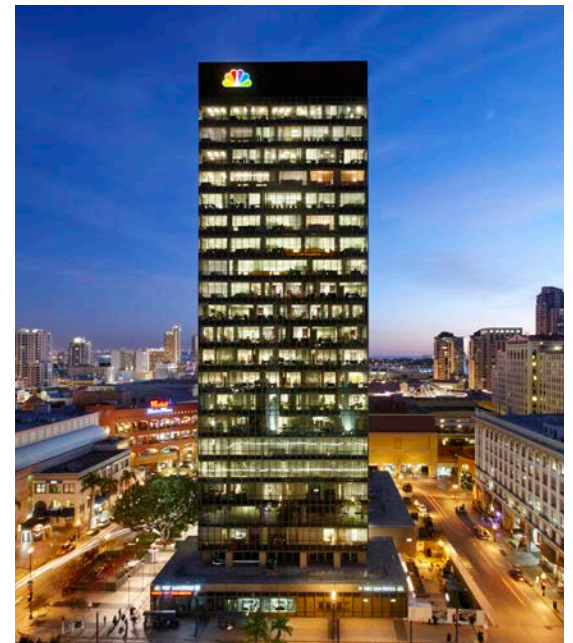
# SENTRÉ

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Founded in 1989, we have developed deep investment, development and operating expertise across office, multi-family, retail and industrial properties throughout the West Coast and Mexico totaling more than 10 million square feet and \$4B in transactional volume.

We partner on a variety of real estate projects in urban and/or urban-like locations (“surban”) that are walkable, amenity rich and located near transportation, education and employment centers.

Mosaic is an embodiment of our real estate philosophy.





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