



# For Lease

## Rancho Bernardo Office

- 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

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San Diego, California

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[CarmelMountainOffice.com](http://CarmelMountainOffice.com)



Jones Lang LaSalle Brokerage, Inc.  
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15373

INNOVATION DRIVE

rancho bernardo office for lease



Carmel View Office Plaza is a class “A” office building totaling 77,559 square feet situated in the heart of Rancho Bernardo. With its steel frame construction, award winning architecture, prominent location, and amenity rich environment it is an excellent office building for today’s corporate user. Carmel View Office Plaza is a three story building with an abundance of on-site and off-site amenities.

# CARMEL VIEW OFFICE PLAZA



For additional information:



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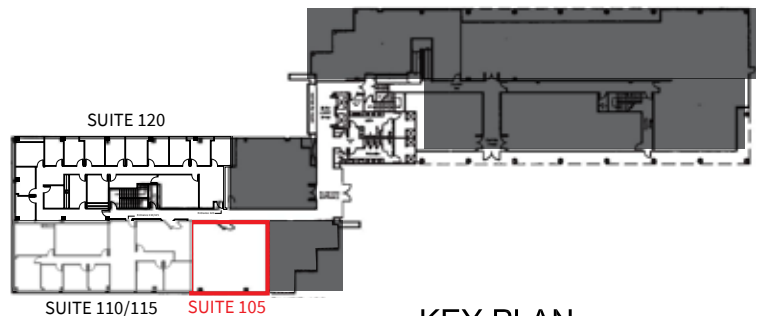
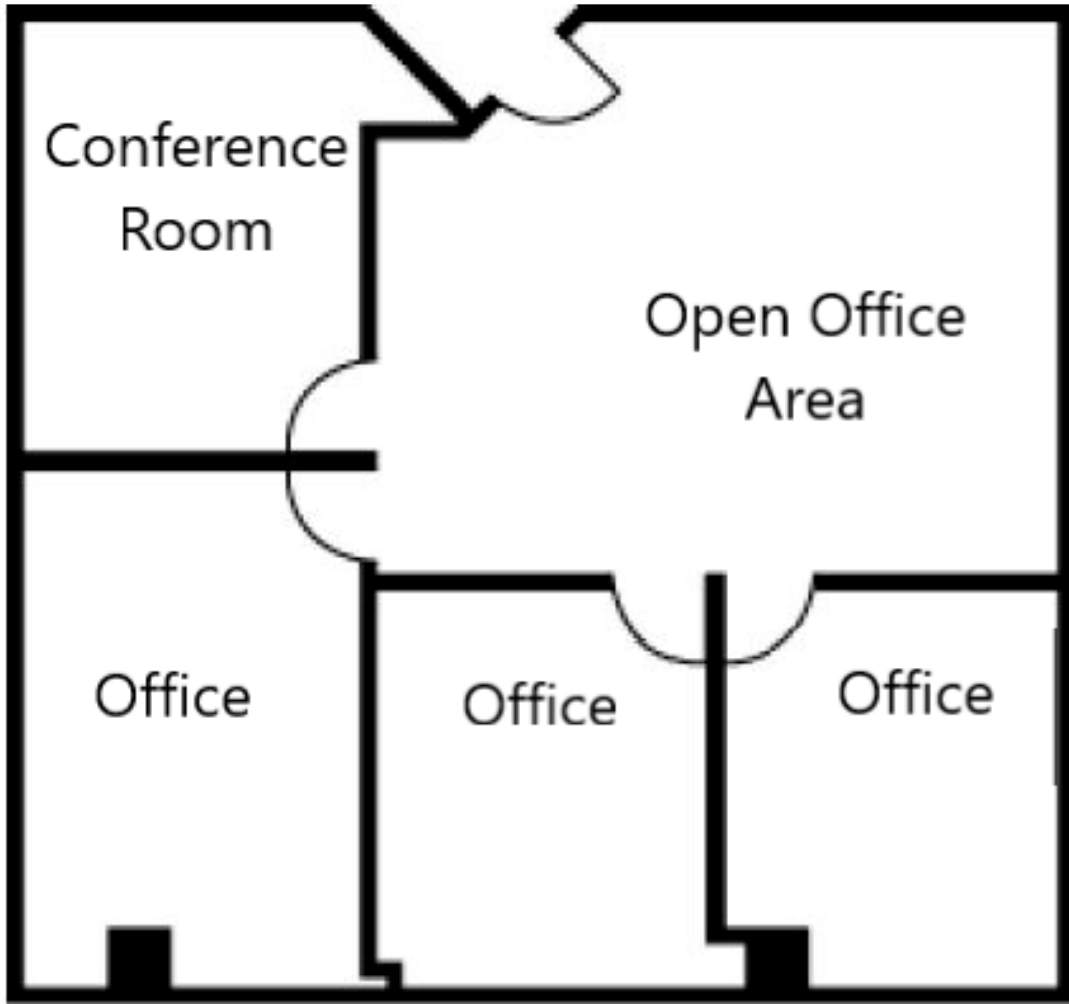
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*First Floor* | Suite 105 - 1,500 rsf (available now) | contiguous with Suites 110/115 & 120 for 9,381 rsf

- 3 window-lined private offices
- Conference room
- Open office area



Take a Virtual Tour  
Suite 105



KEY PLAN

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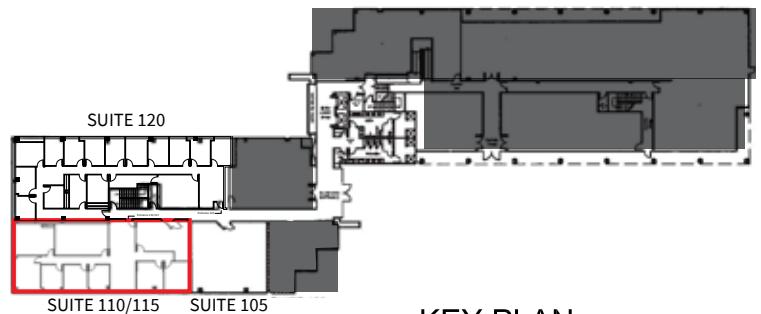
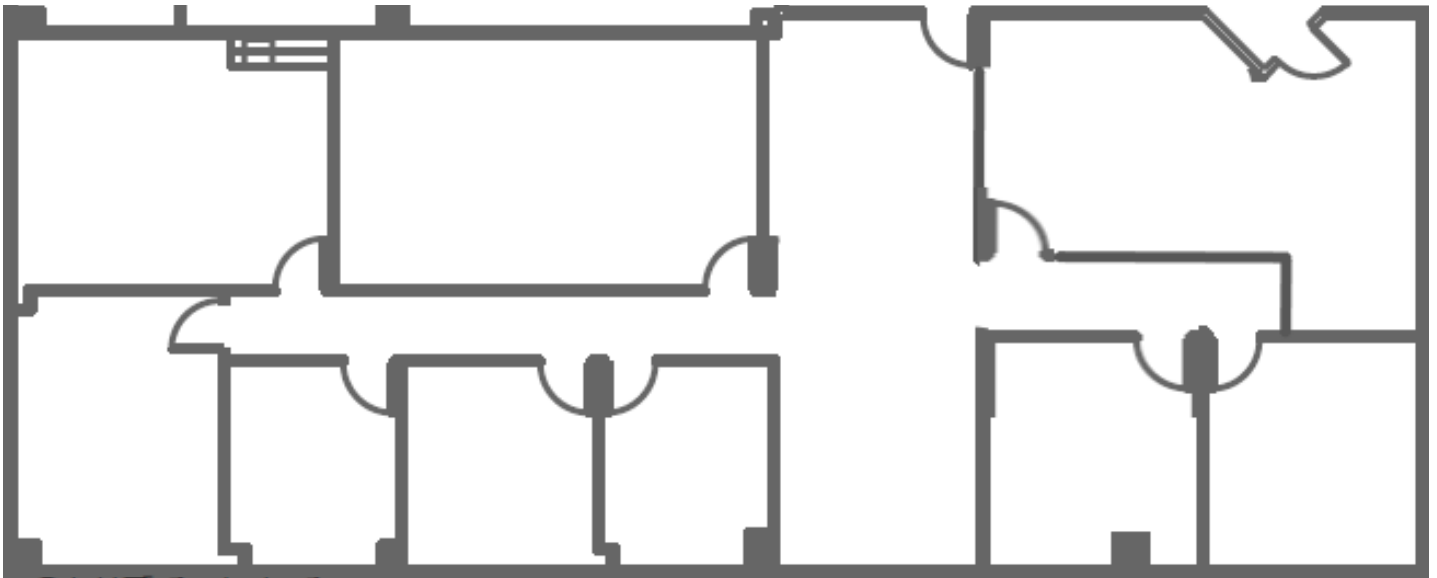
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*First Floor* | Suite 110/115 - 3,456 rsf (available now) | contiguous with Suites 105 & 120 for 9,381 rsf

- ± 6 private offices
- Conference room
- Break-area
- Reception



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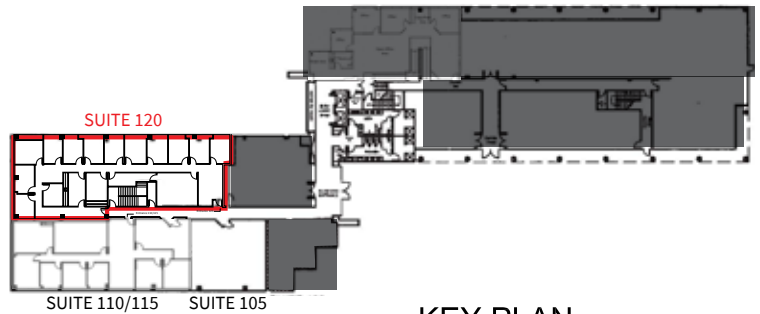
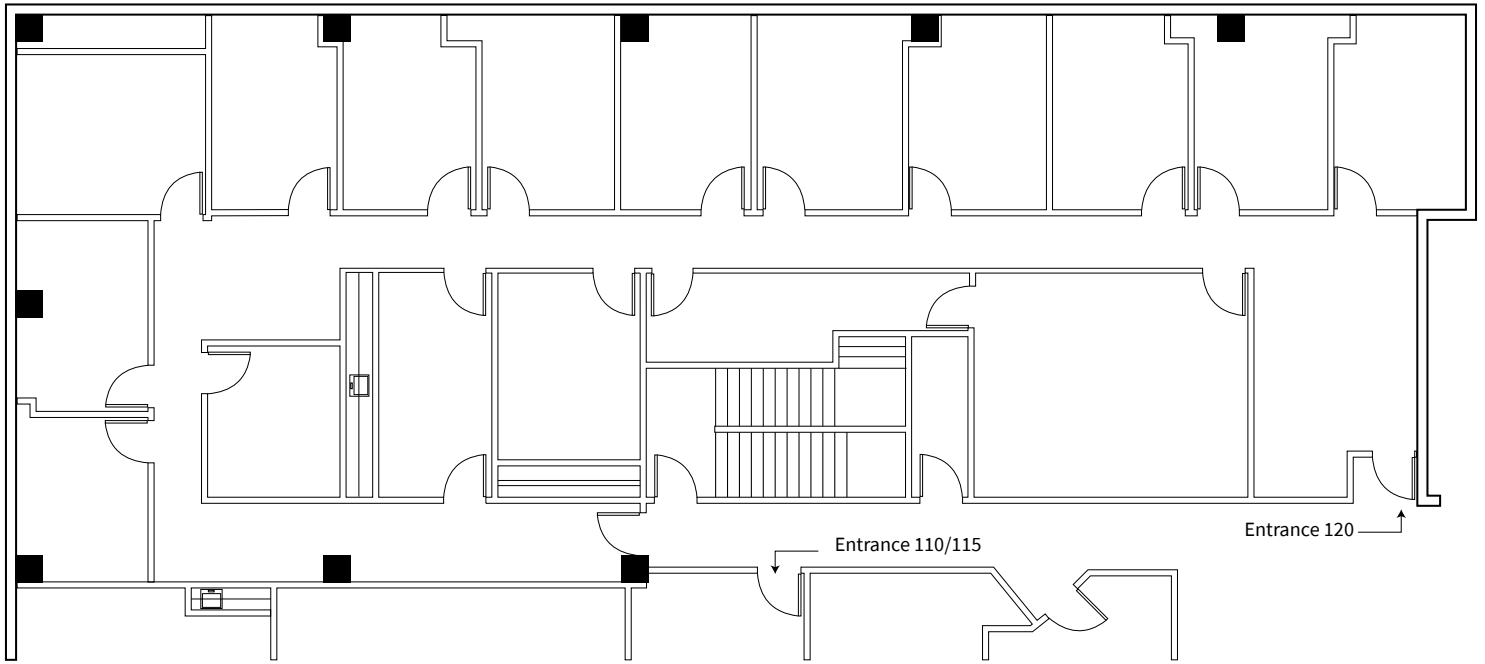
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*First Floor* | Suite 120 - 4,425 rsf (available December 2022) | contiguous with Suites 105 & 110/115 for 9,381 rsf

- 12 private offices
- Conference room
- Copy print production area
- Break-area



KEY PLAN

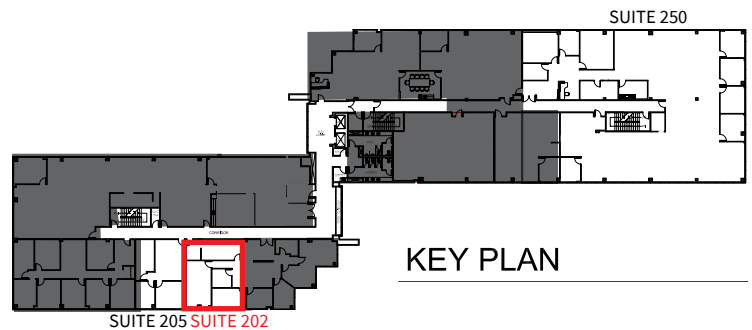
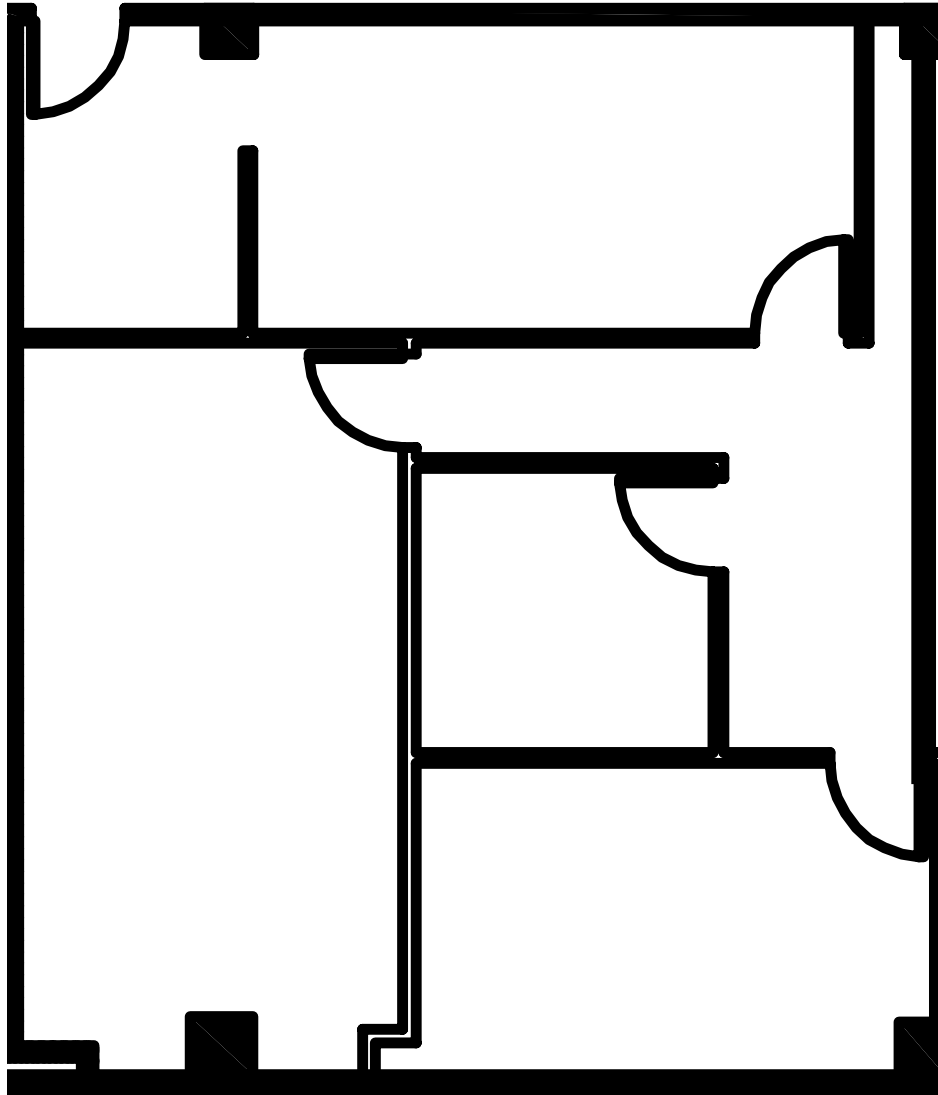
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*Second Floor* / Suite 202 - 1,260 rsf (available now). Can be combined with Suite 205 for ± 2,200 rsf.



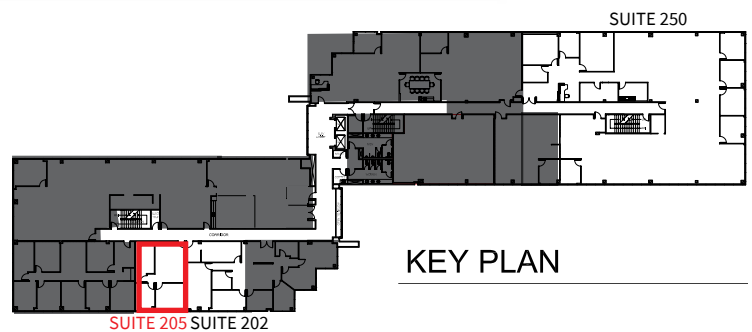
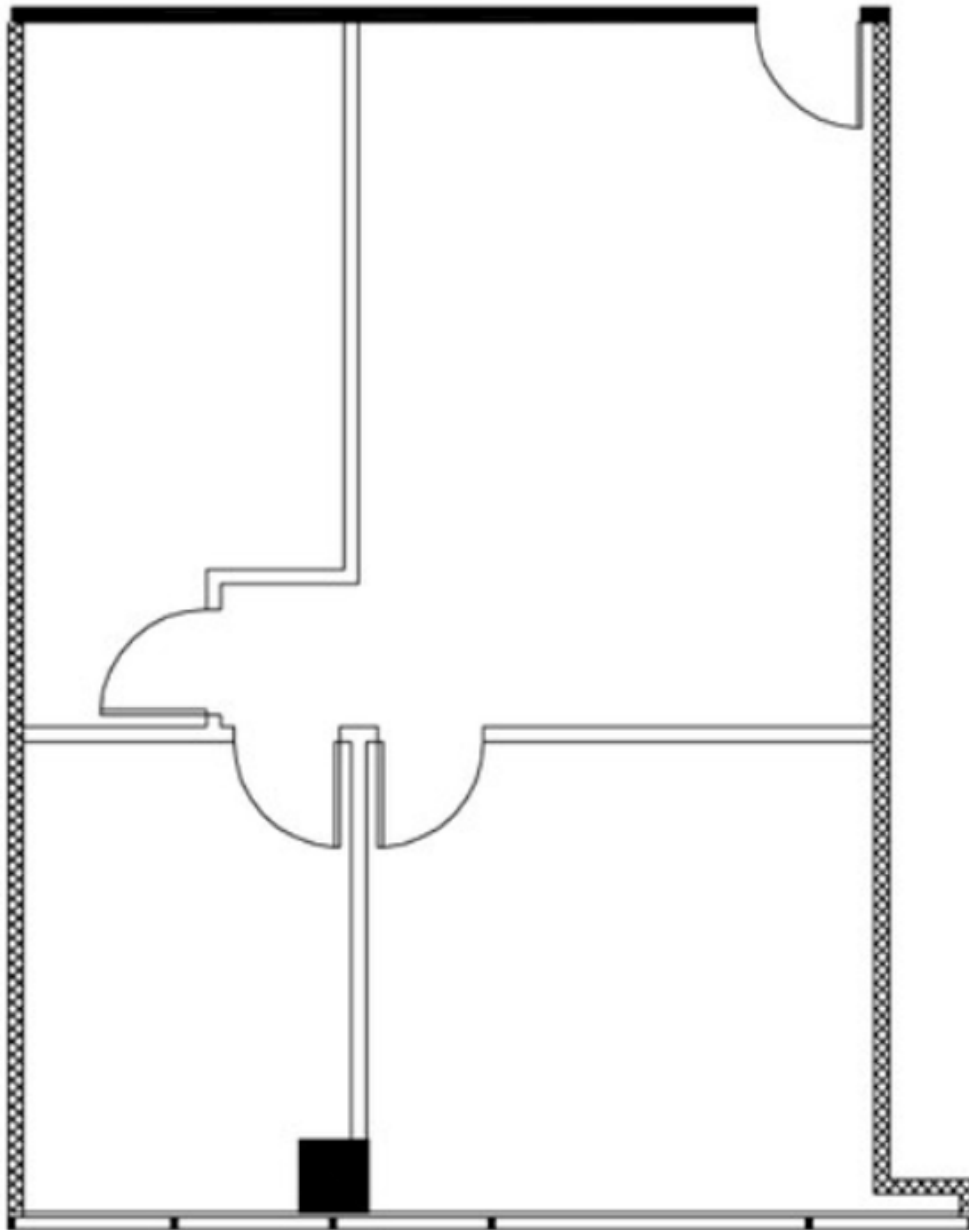
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*Second Floor* / Suite 205 - 1,003 rsf (available now). Can be combined with Suite 202 for ± 2,200 rsf.



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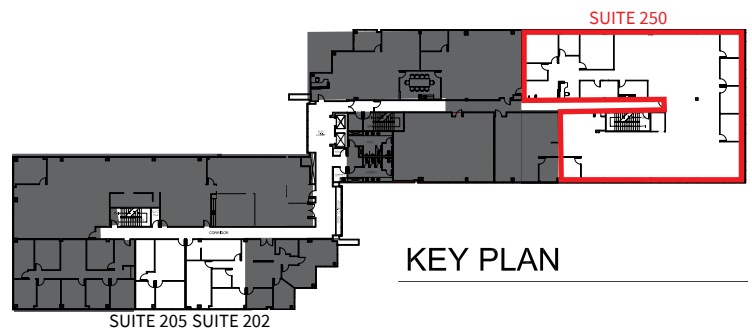
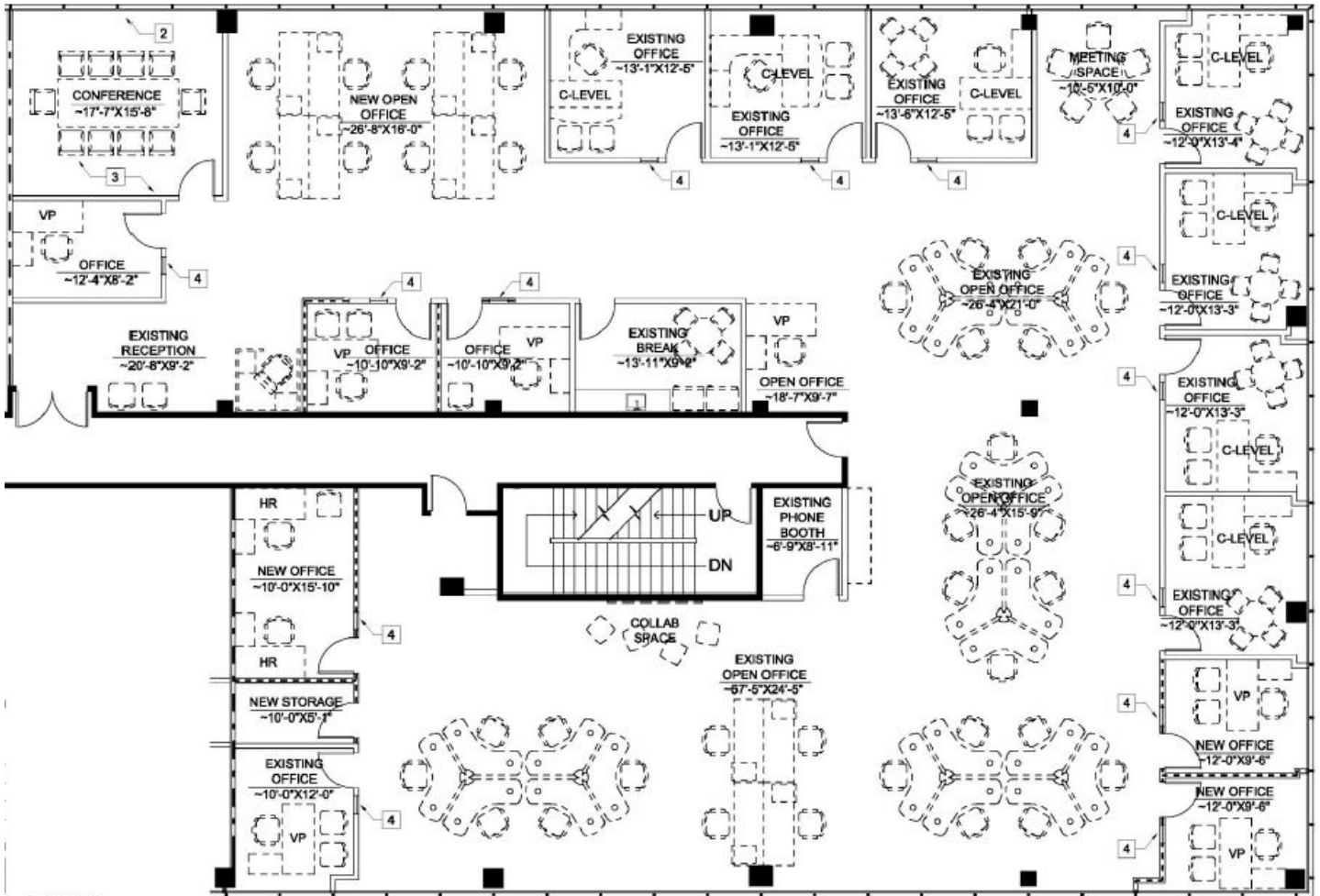
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Second Floor | Suite 250 - 8,078 rsf (available now)



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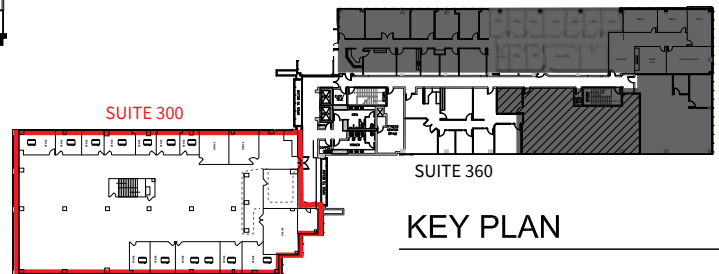
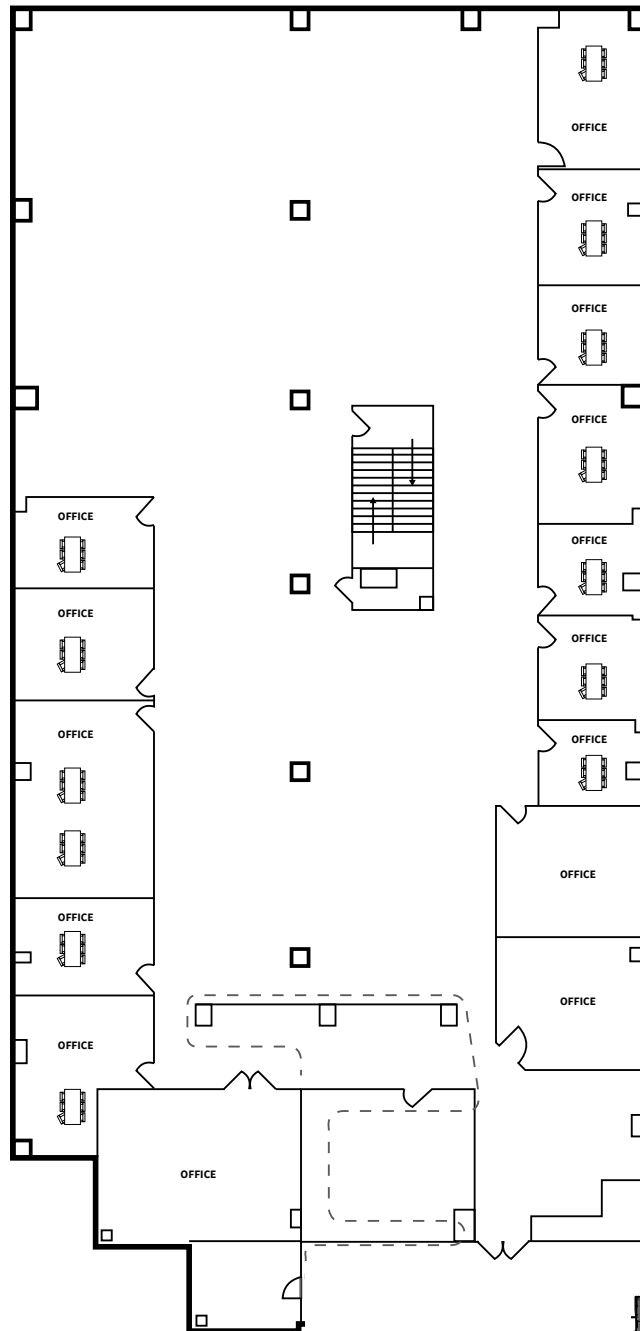
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Third Floor / Suite 300 - 12,373 rsf (available now)

- 13 private offices
- 2 conference rooms
- Open area
- Reception area
- Great window-line



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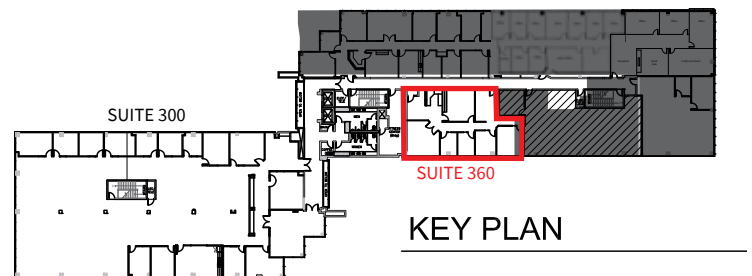
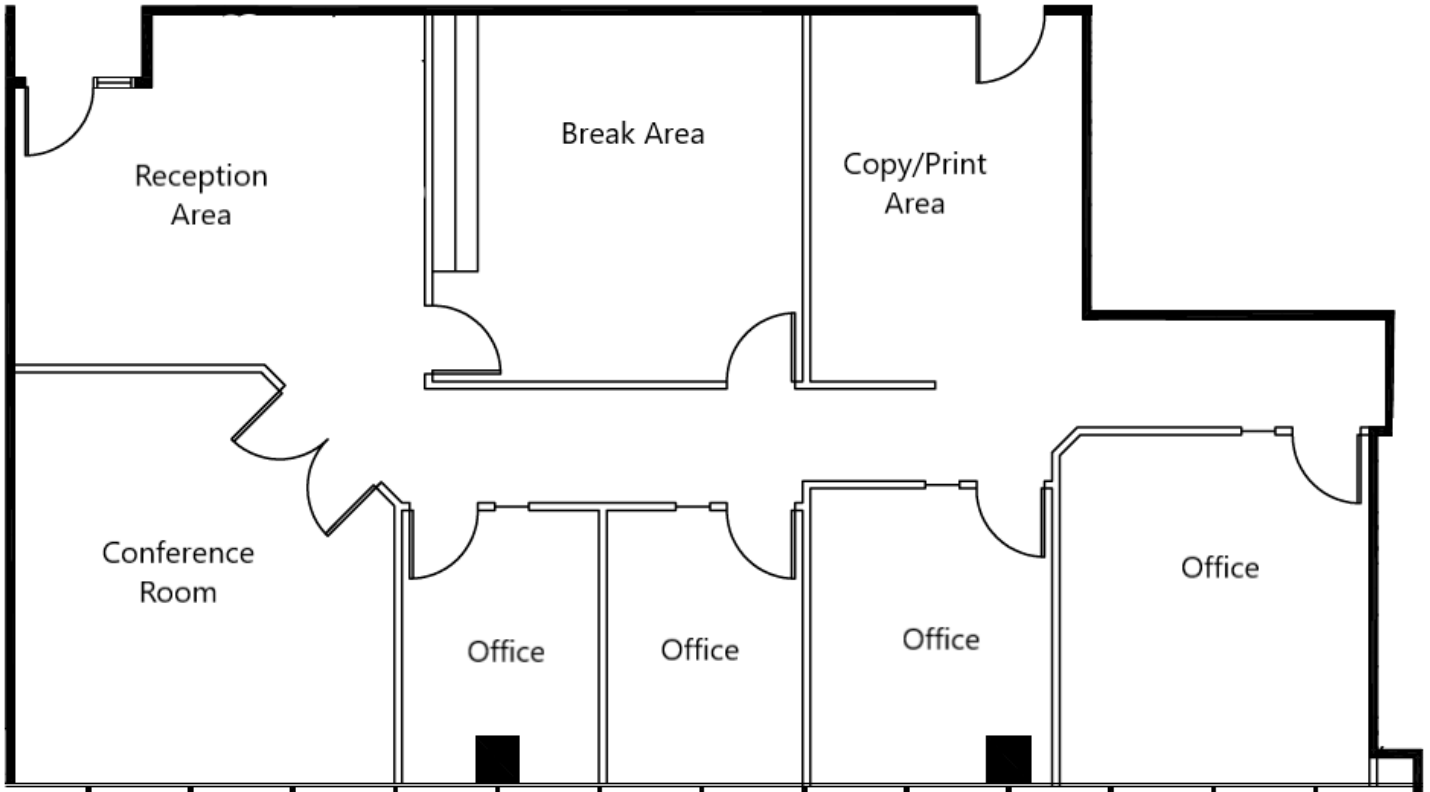
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# Third Floor | Suite 360 - 2,159 rsf (available now)

- 4 window-lined private offices
- Conference room
- Copy/print area
- Break-area



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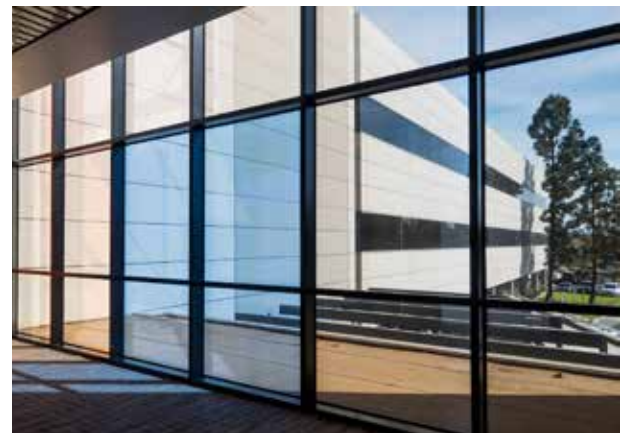
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## Nearby Amenities

- 1** Carmel Mountain Plaza
  - Pacific Theatres
  - Target
  - Marshalls
  - In-N-Out
- 2** Shops @ Costco Plaza
  - Costco
  - Claim Jumper
  - Islands Restaurant
- 3** Carmel Mountain Ranch Town Ctr
  - Ralphs
  - Rite-Aid
  - Bank of America
- 4** Carmel Courtyard
  - California
  - Pizza Kitchen
  - Borders
  - Staples
- 5** Hotels and resorts
  - Double Tree Golf & Tennis Resort
  - Residence Inn
  - Carmel Mtn. Ranch Country Club



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