

# PINNA<sup>▲</sup>CLE

10920 Via Frontera ▲ San Diego ▲ CA 92127



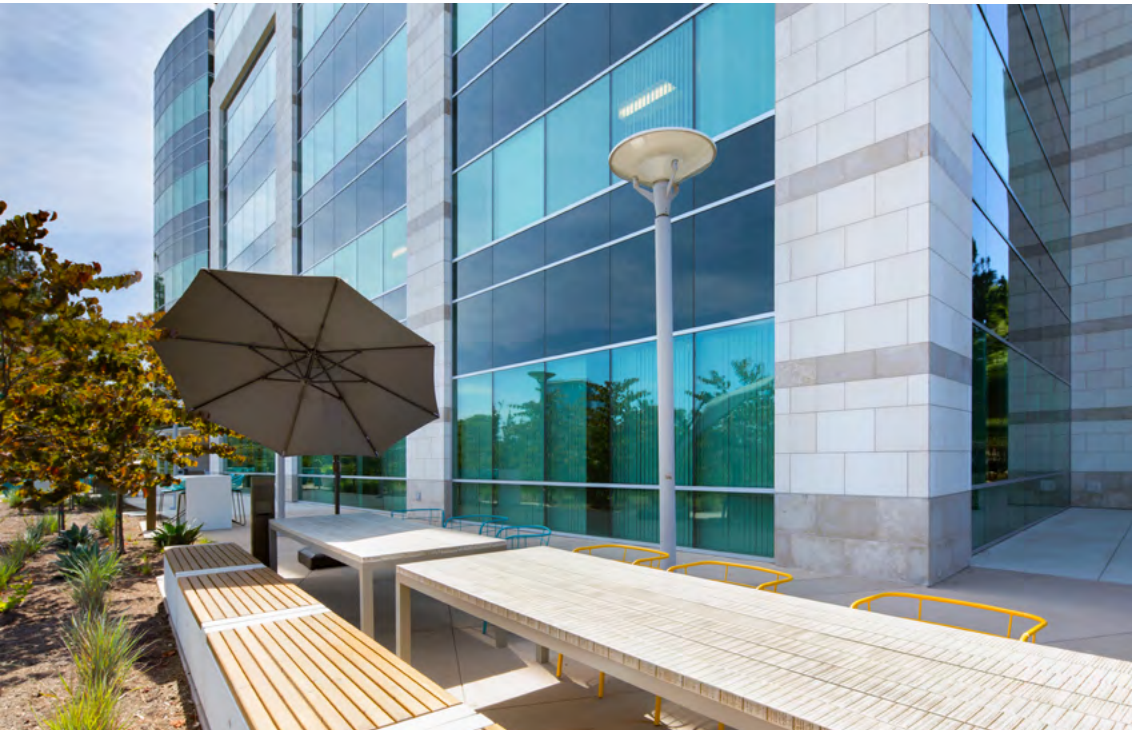
Jones Lang LaSalle Brokerage, Inc. RE license #01856260

[Pinnaclearb.com](http://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.





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



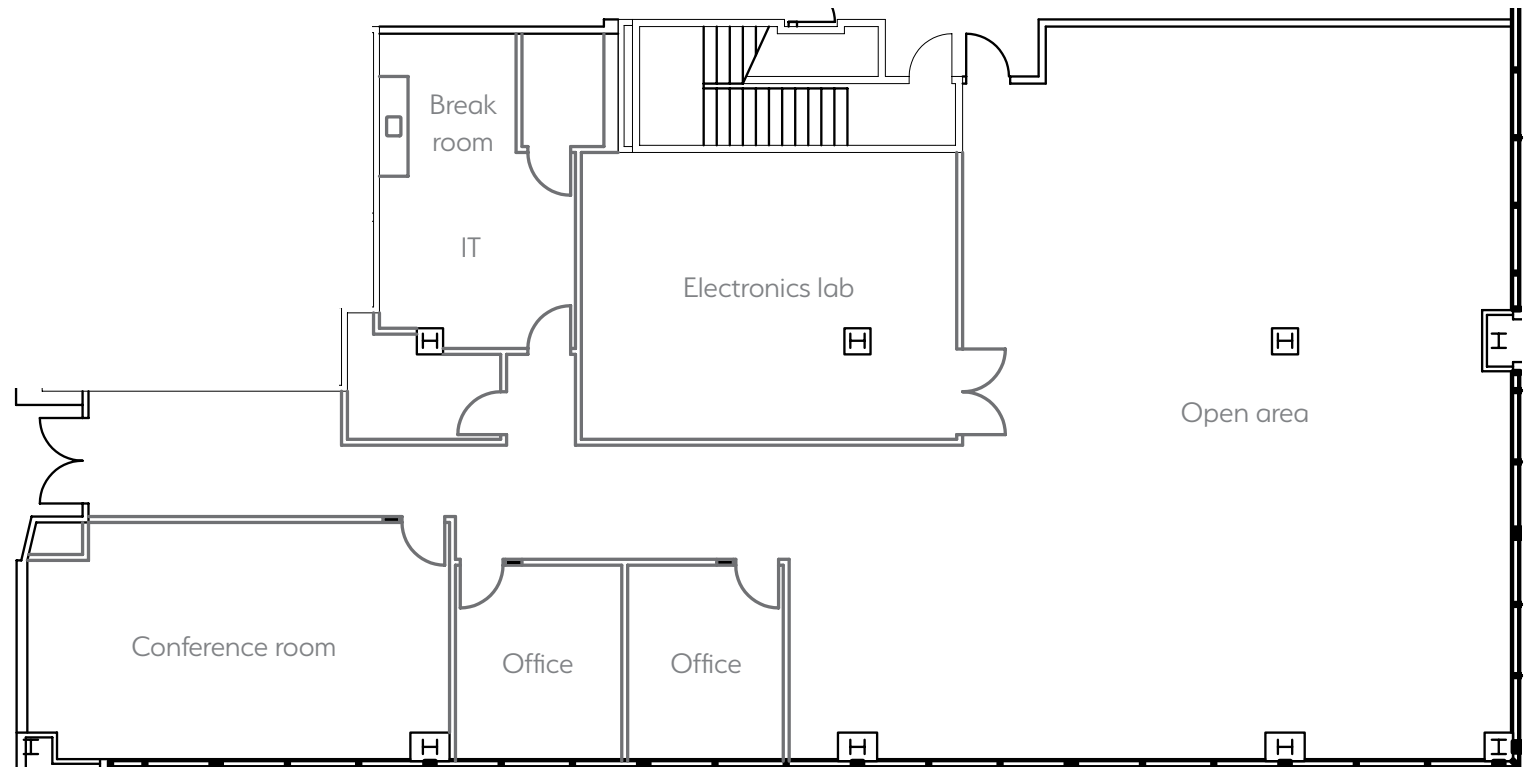
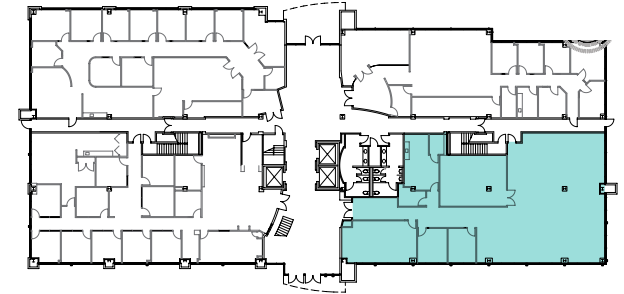
Easy access from I-15 via West Bernardo  
Drive or Rancho Bernardo Road

*Construction* **COMPLETED**

# 1st Floor Suite 150

## 5,418 RSF

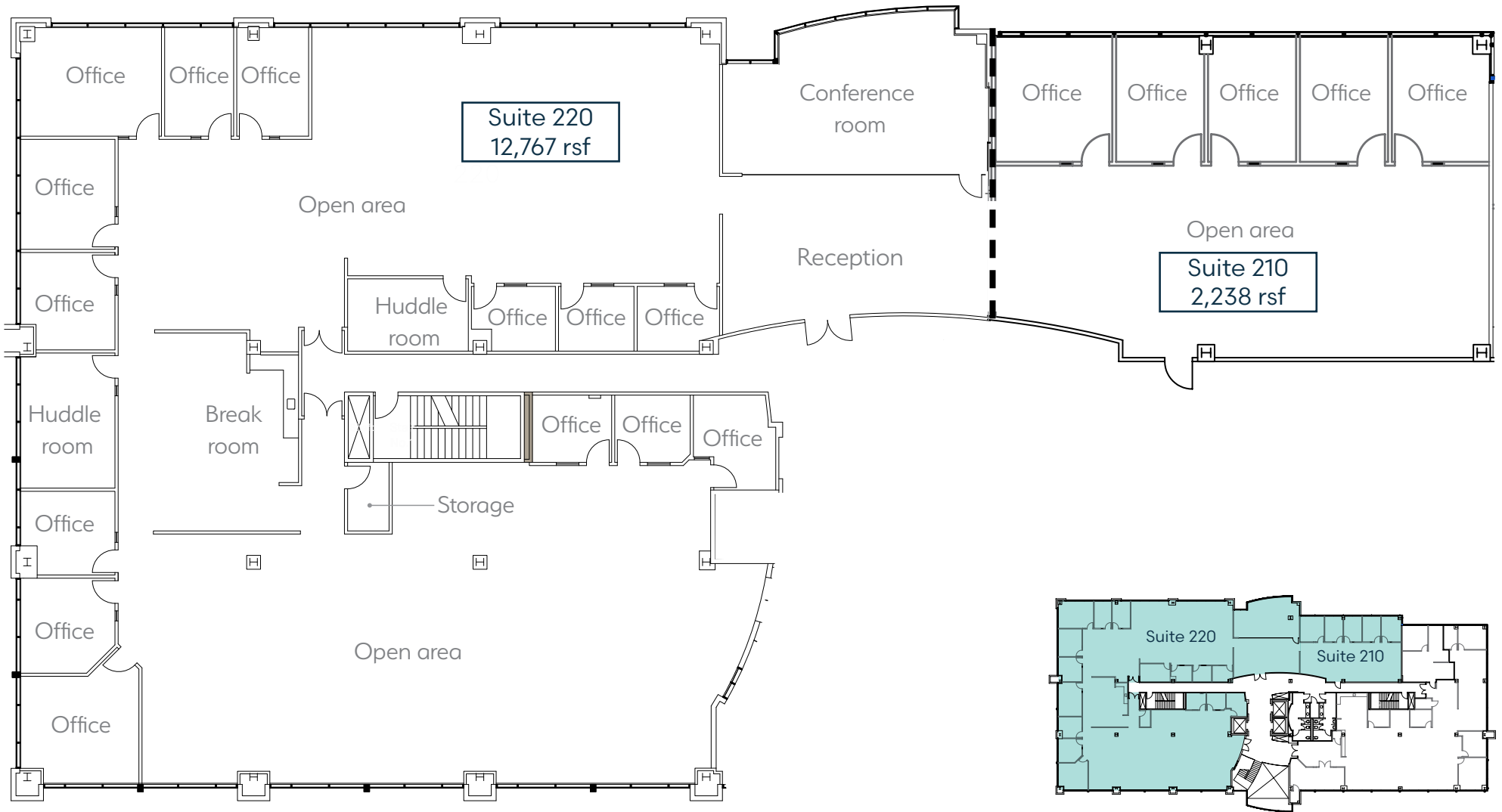
- Conference room
- 2 private offices
- Electronics lab
- Open office area
- Break room
- IT room



# 2nd Floor Suite 210/220

**15,005 RSF** | divisible to 2,238 RSF

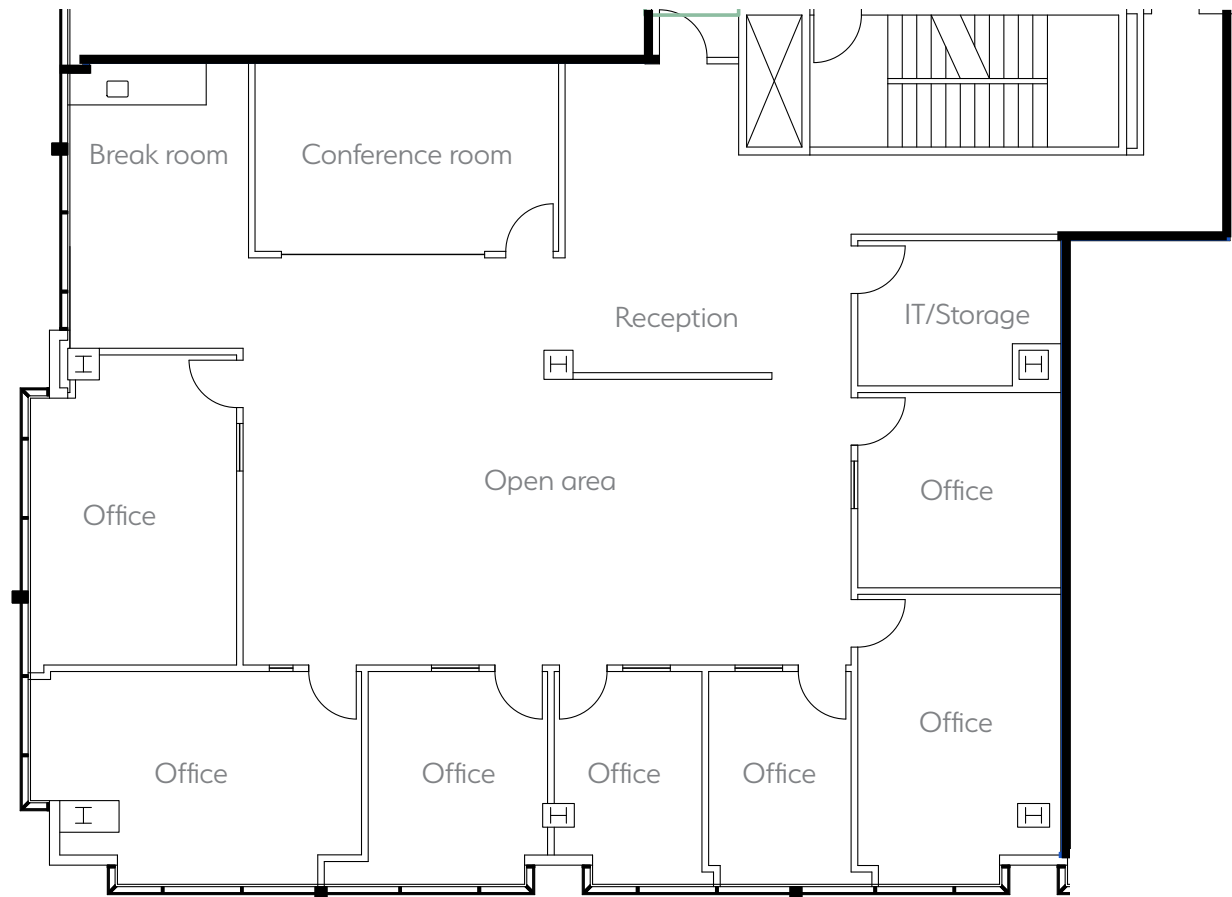
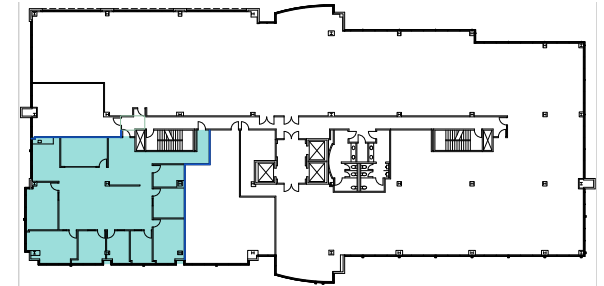
- Double door entry right off of elevator lobby
- Reception
- 19 private offices
- 2 huddle rooms
- Large conference room
- Open areas
- Break area



# 4th Floor Suite 440

## 3,965 RSF

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

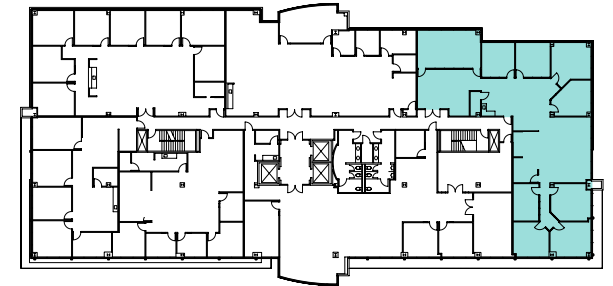
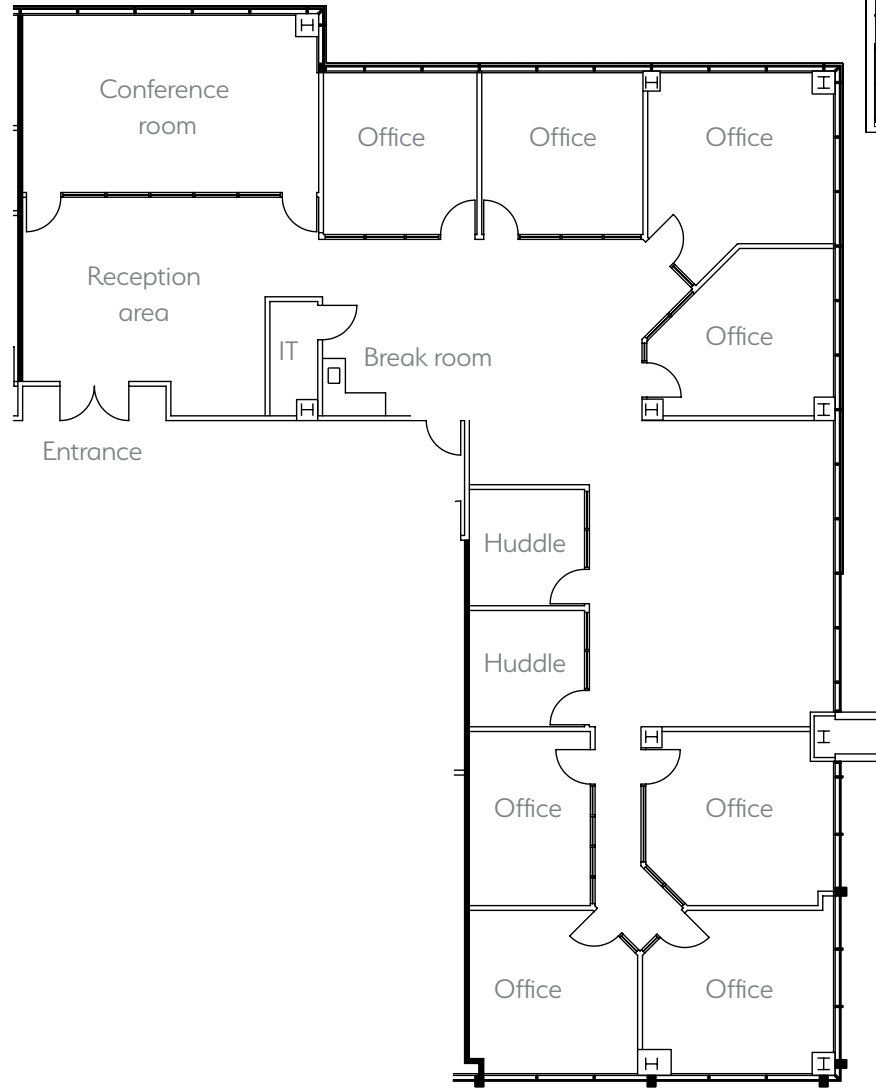
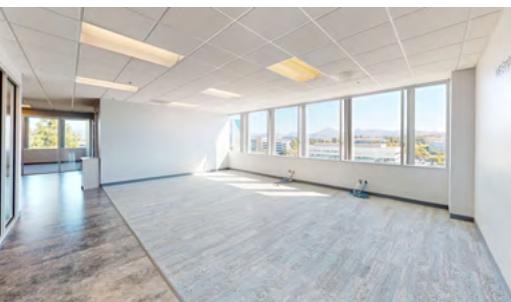
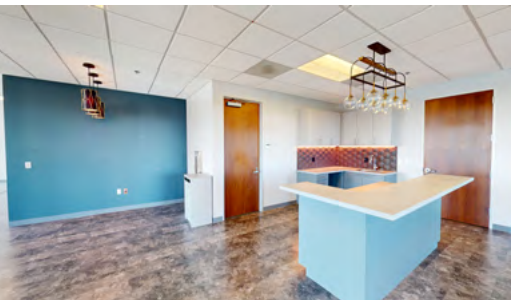


# 5th Floor Suite 520

## 4,941 RSF

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

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

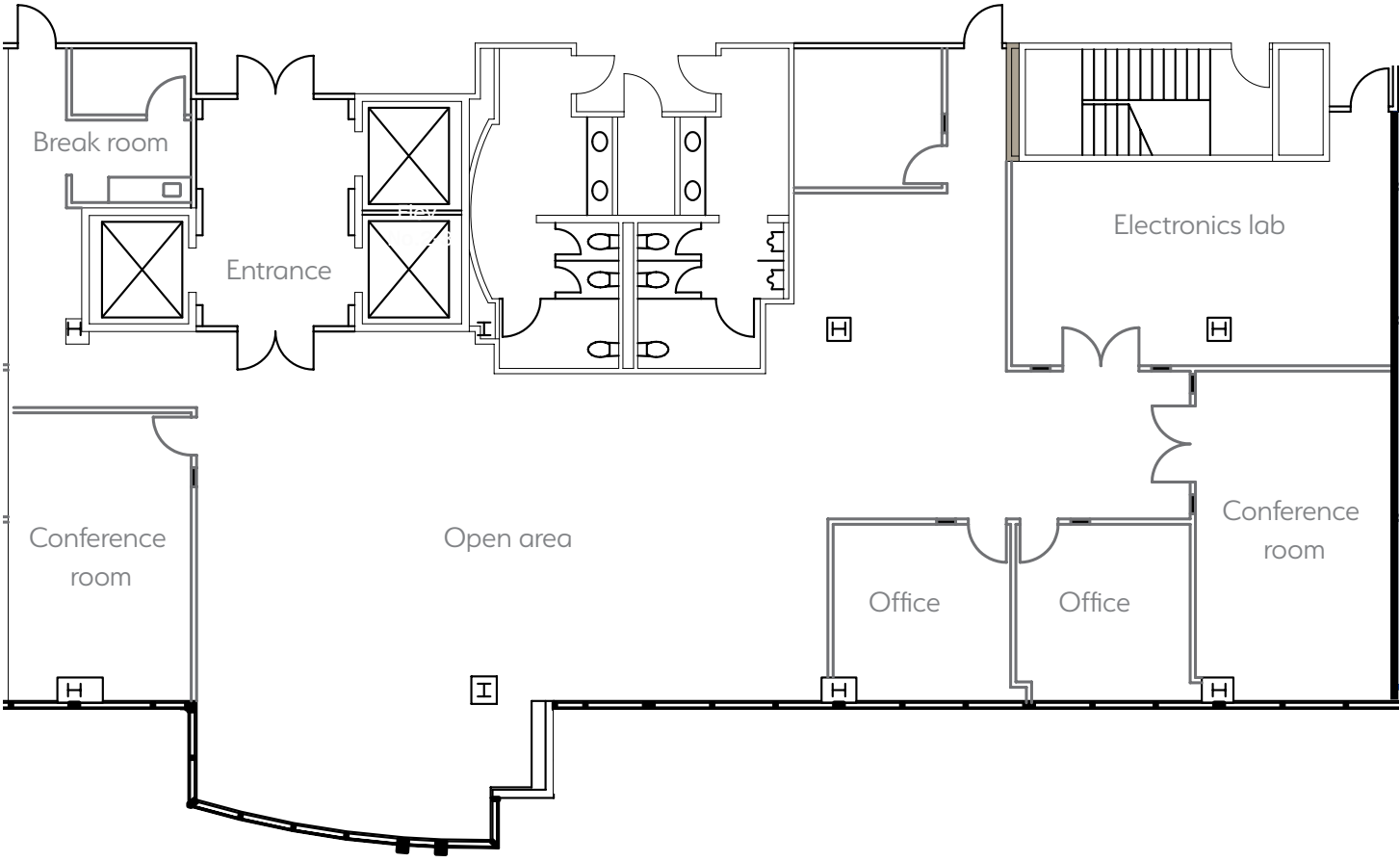


# 5th Floor Suite 540

## 5,316 RSF

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

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

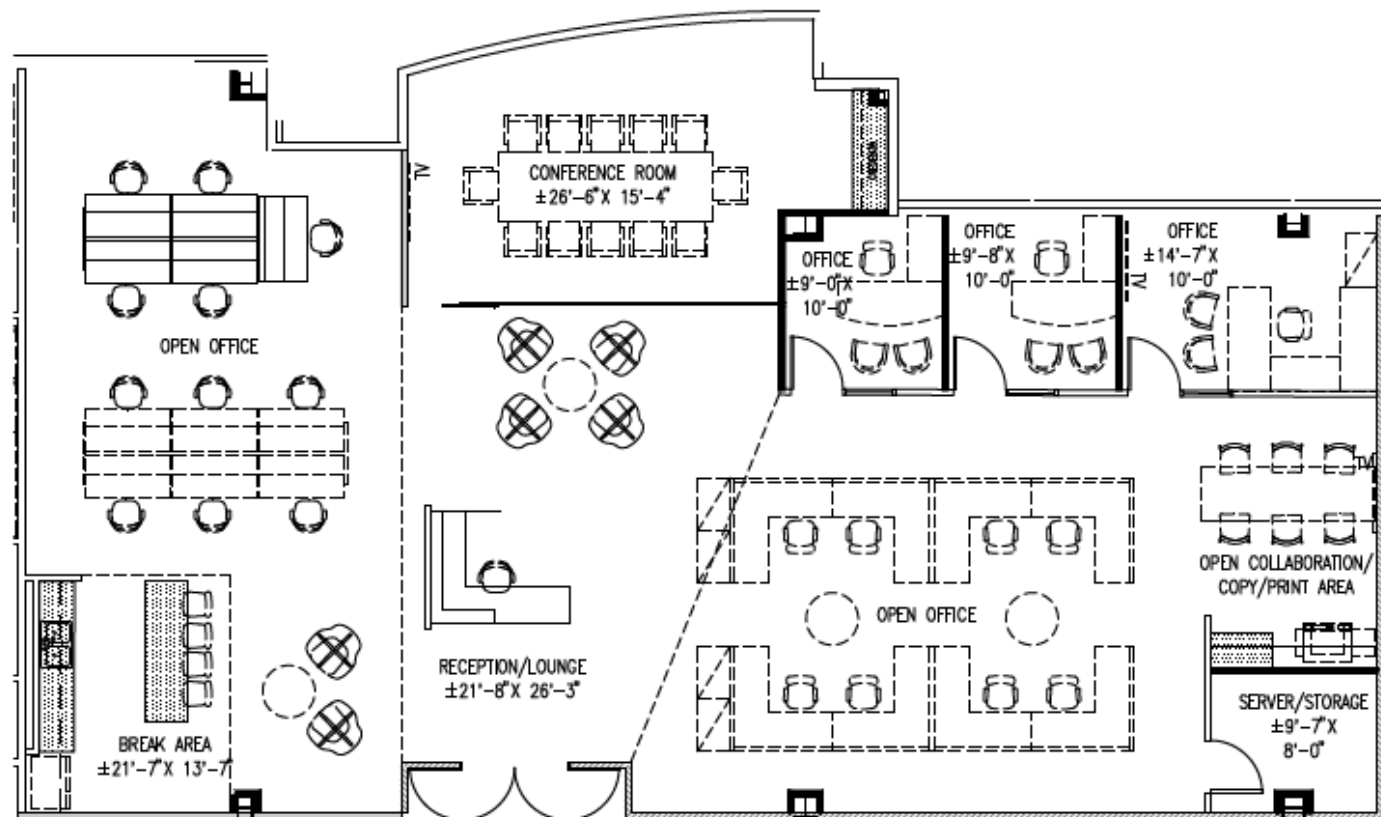
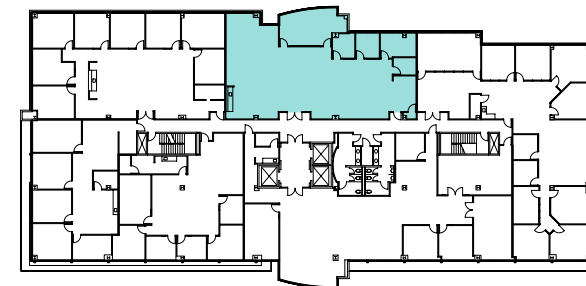


# 5th Floor Suite 560

## 3,685 RSF

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

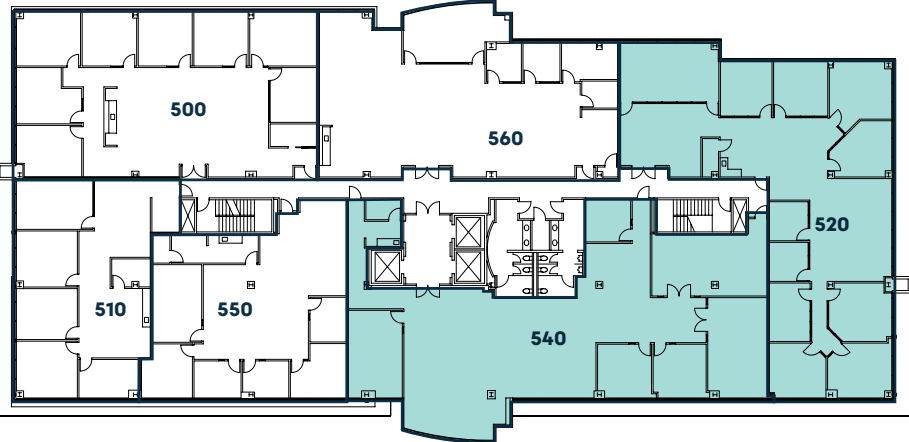
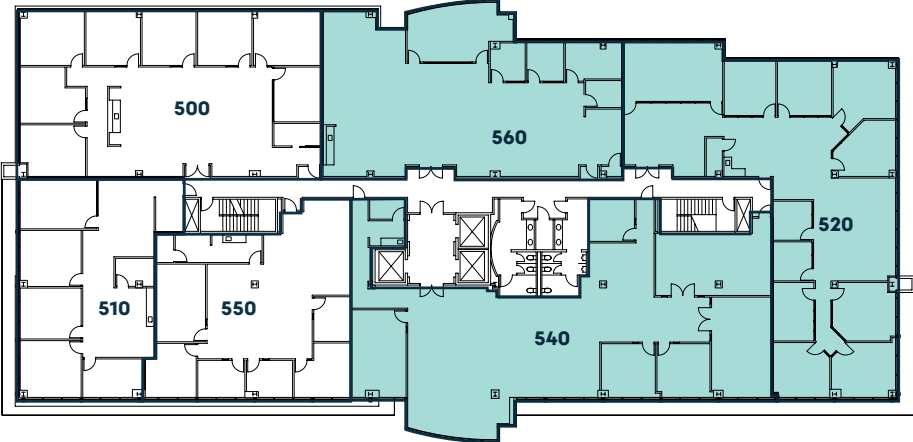


Entrance

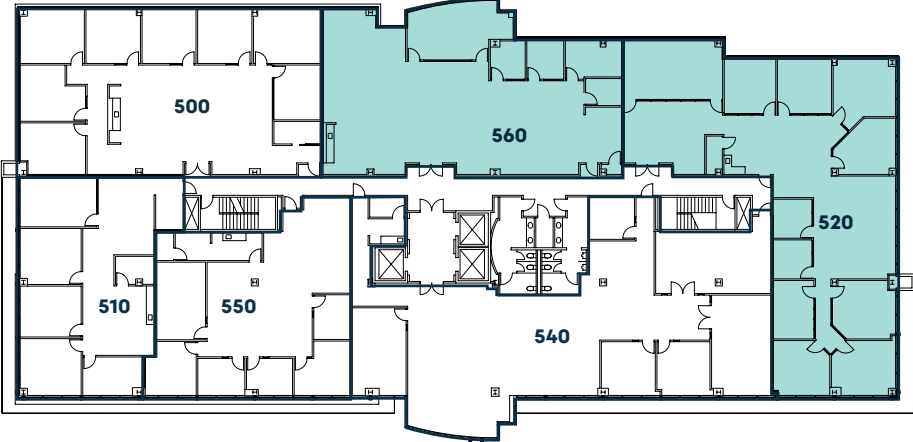
Furniture depicted is not included

# 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



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