

AVAILABLE FOR SUBLEASE: RANCHO BERNARDO SUBMARKET ±1,000 SF OFFICE SPACE

12396 WORLD TRADE DRIVE, SUITE 312
SAN DIEGO, CA 92128



GARRETT FENA, SIOR
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Voit
REAL ESTATE SERVICES



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RANCHO BERNARDO

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SUITE 312

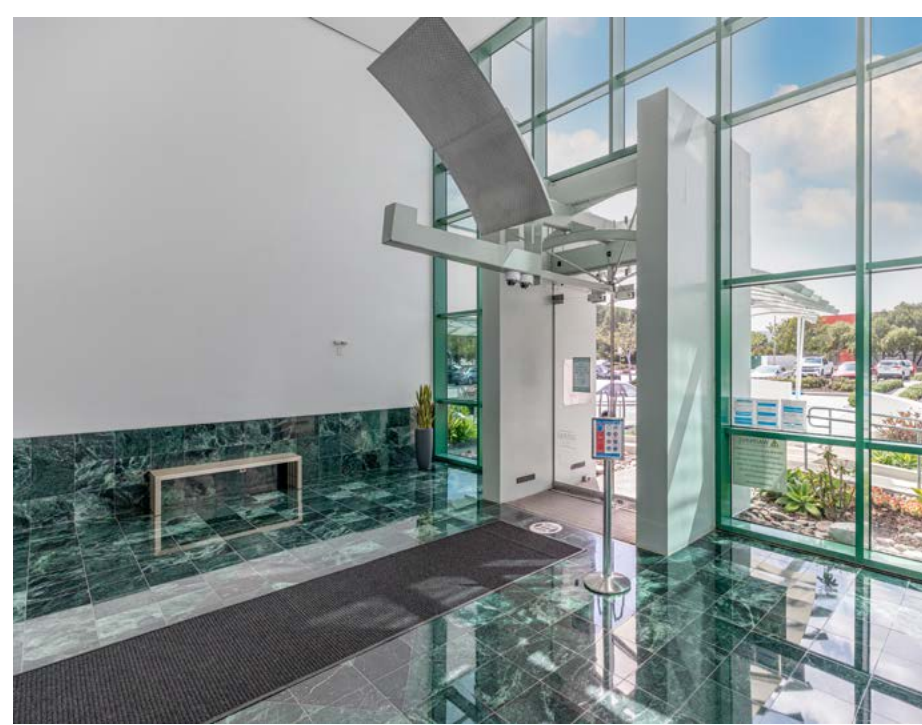
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SUBLEASE RATE
\$2.95 + ELEC

11590 W Bernardo Court, offers a third floor office space for sublease in the Carmel Mountain Ranch area of the highly desirable Rancho Bernardo Submarket. The unit is a rare opportunity in a quiet and well maintained office building.

PROPERTY HIGHLIGHTS

- Great Location in the Rancho Bernardo submarket
- Excellent access to the I-15 Corridor
- 4.0/1,000 SF parking ratio
- Efficient and modernized office space
- Great window line on end unit
- Close proximity to retail amenities
- Newly remodeled common areas
- Includes 5 day per week janitorial service



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4S Commons Town Center

- Ralphs
- petco
- CHASE
- WORLD MARKET
- ups
- WELLS FARGO
- ACE Hardware
- Panera BREAD
- KARL STRAUSS ESTIMATING & CERTIFY
- Wendy's HAMBURGERS
- CULTA BEAUTY TV
- CVS pharmacy
- BED, BATH & BEYOND

- VONS
- CVS pharmacy
- CH2OZE FITNESS
- UNITED STATES POSTAL SERVICE
- Peet's Coffee & Tea
- Denny's
- STARBUCKS COFFEE
- IHop RESTAURANT
- Rubio's FRESH MEXICAN GRILL
- McDonald's
- Carl's Jr.

Carmel Mountain Plaza

- SPROUTS FARMERS MARKET
- Michael's Where Creativity Happens
- BARNES & NOBLE BOOKSELLERS
- Marshall's
- ISLANDS fine burgers & drinks
- ROSS DRESS FOR LESS
- NORDSTROM
- rack
- Panera BREAD
- DICK'S SPORTING GOODS

Carmel Mountain Ranch Town Center

- THE HOME DEPOT
- RITE AID
- Ralphs
- STARBUCKS COFFEE
- TRADER JOE'S
- GameStop

- TARGET
- OUTBACK STEAKHOUSE
- ORTHO
- Luna Grill fresh mediterranean
- STARBUCKS COFFEE

- 24 FITNESS
- FLOOR DECOR
- Party City
- BevMo!

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