



**FOR LEASE**

# 16120 W Bernardo Drive

San Diego, CA 92127

**Flex/R&D Building in Rancho Bernardo**

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Suite 500  
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**Colliers**

Accelerating success.

# The Property

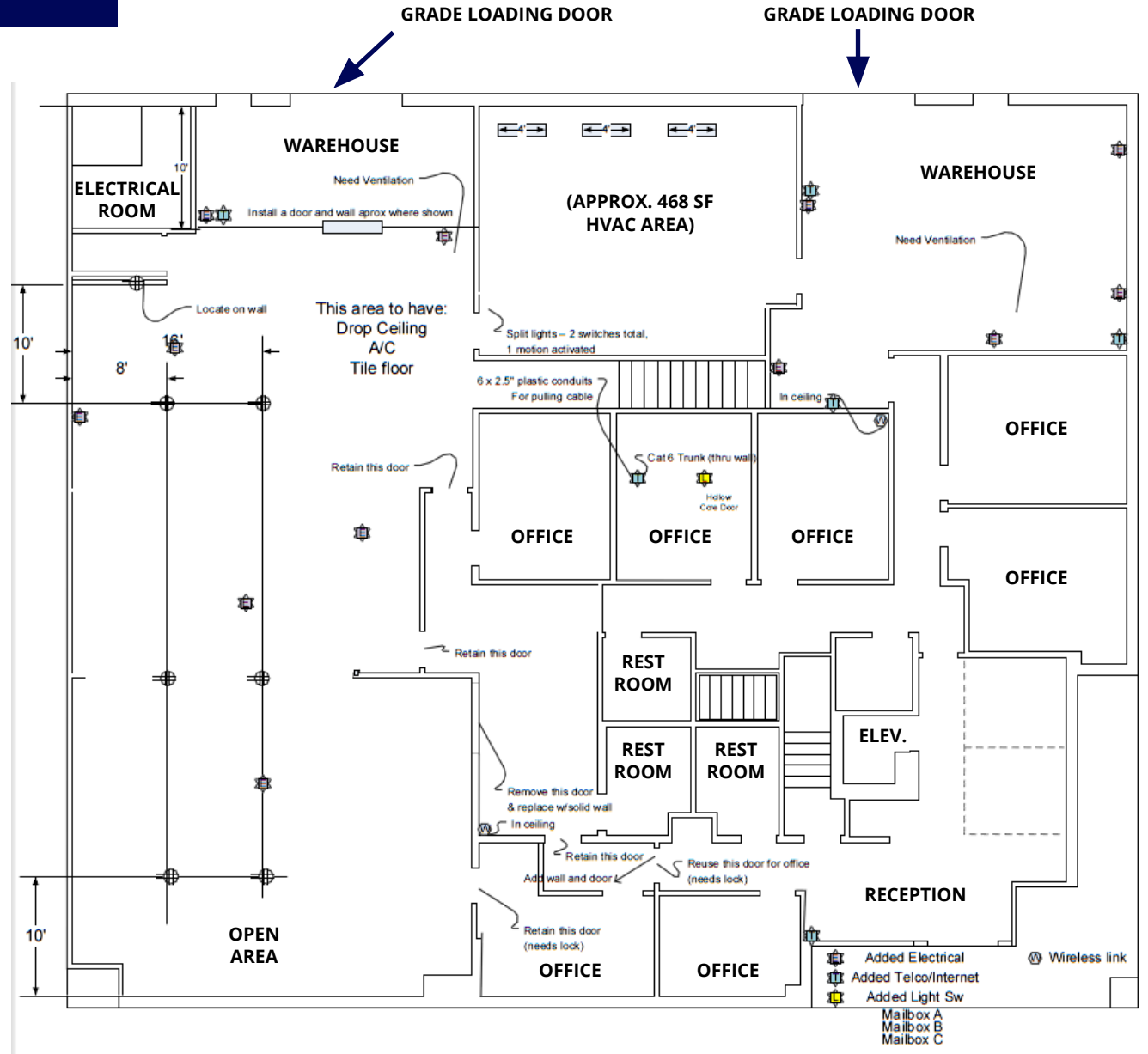
## Features & Location

- Approximately 9,673 rentable SF  
1st Floor - 6,840 SF  
2nd Floor - 2,833 SF
- 90% HVAC office/lab space
- Elevator-served building
- Loading Door: Two (2) 9'x11' loading doors
- Clear Height: 23' in warehouse
- Fully sprinklered
- Electrical Service: 400 amps, 277/480 volt, 3 phase power
- Parking: 3.29/1,000 SF
- **Asking Lease Rate:**  
**\$2.15 NNN + Electric**  
(NNN=\$0.45/SF)



# Floor Plan

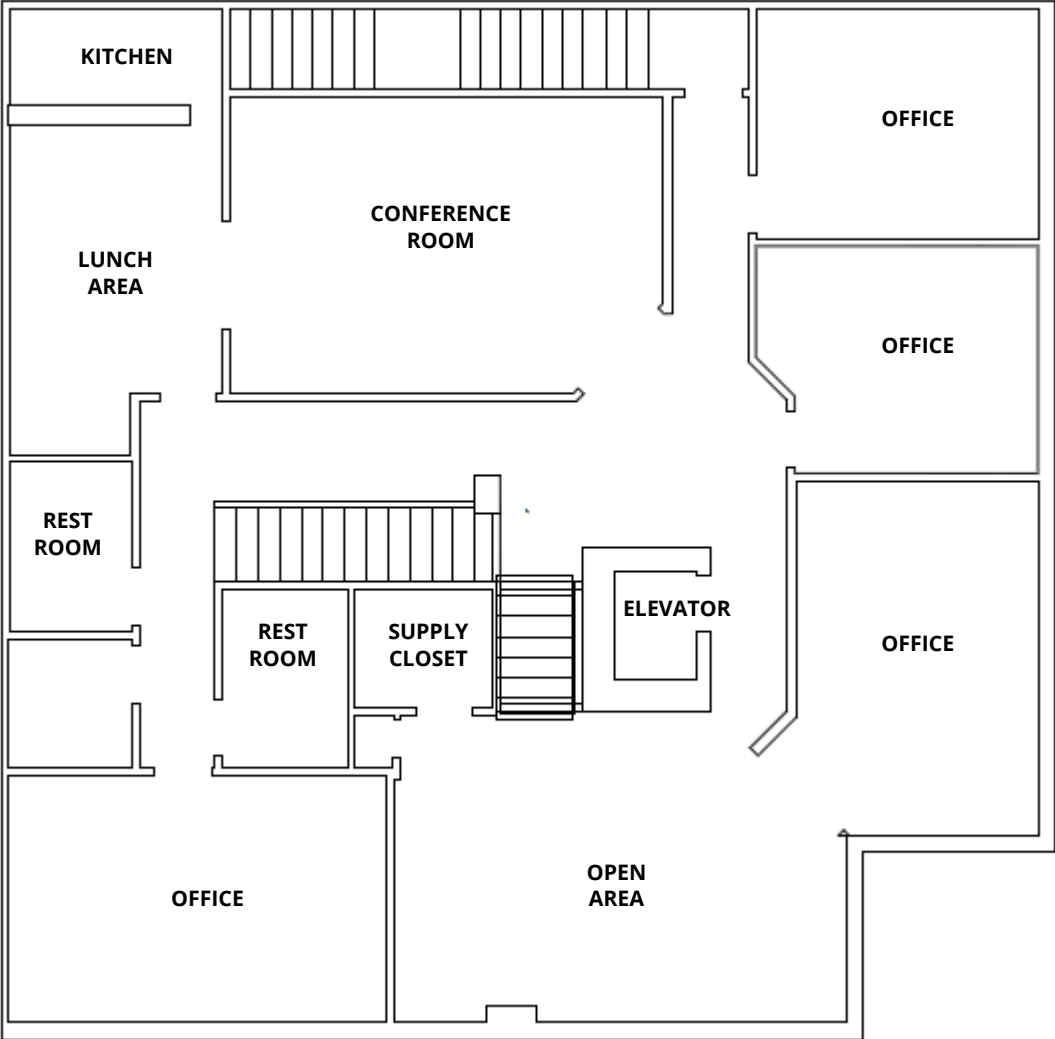
First Floor  
6,840 SF



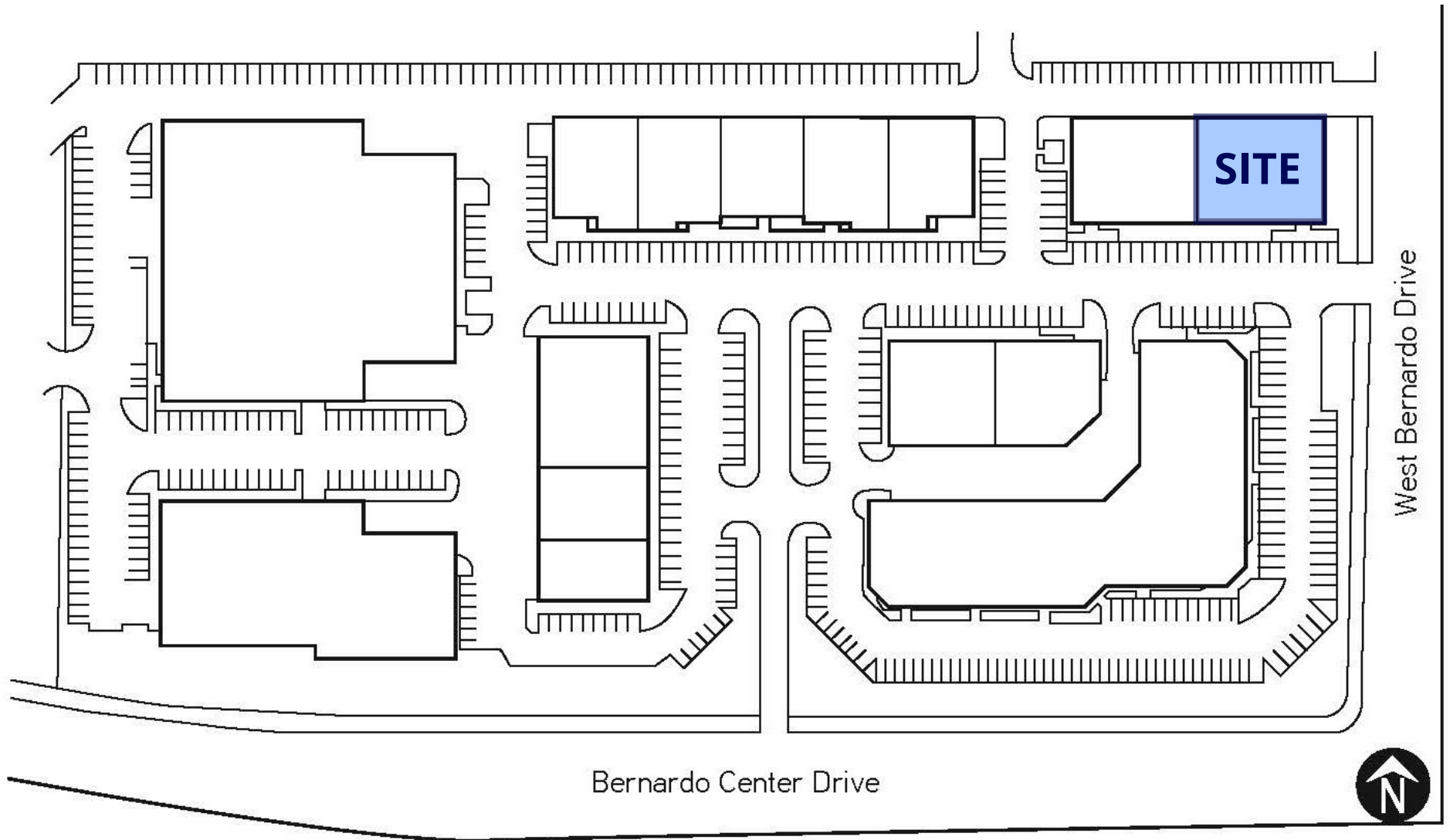
# Floor Plan

## Second Floor

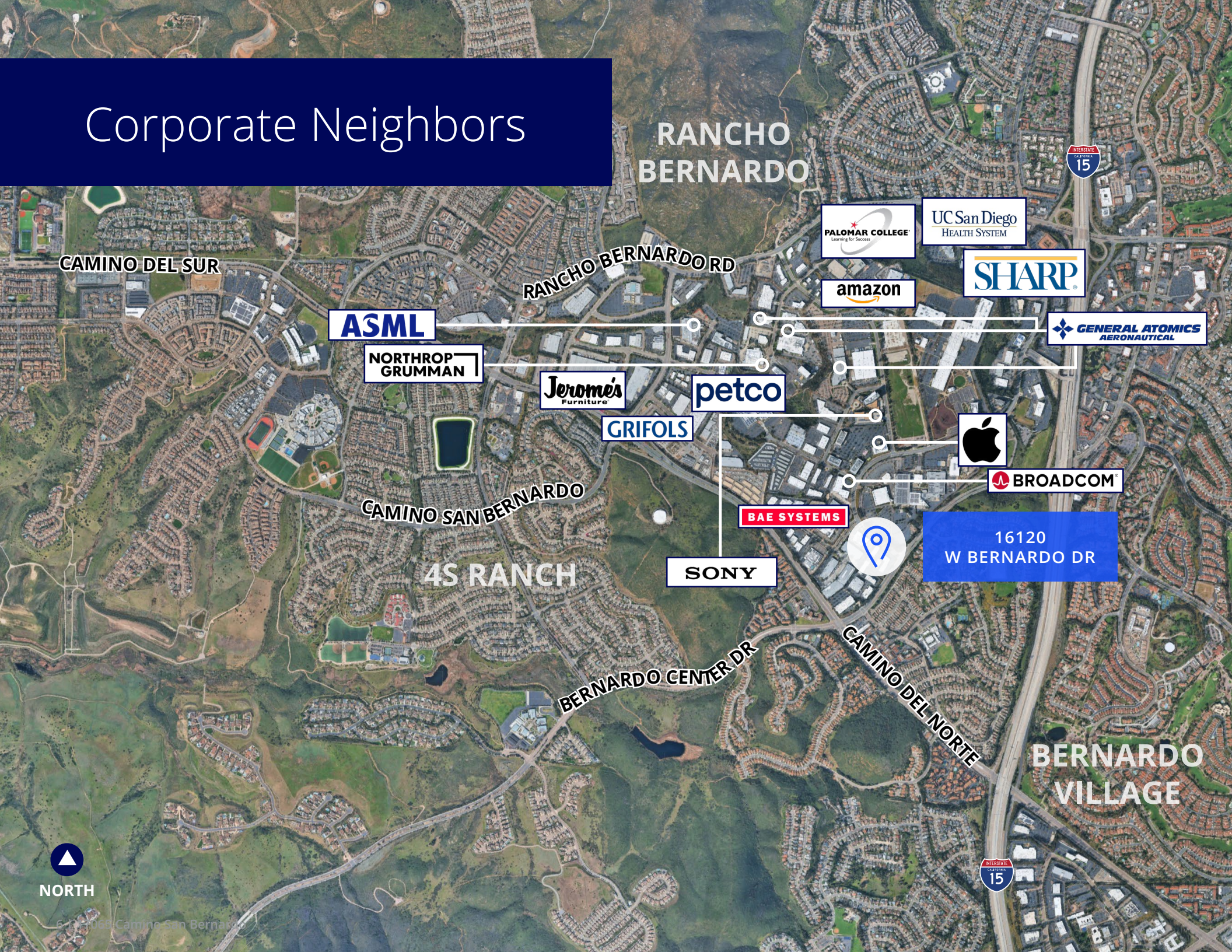
2,833 SF



# Site Plan



# Corporate Neighbors



RANCHO BERNARDO

CAMINO DEL SUR

RANCHO BERNARDO RD

ASML

NORTHROP GRUMMAN

Jerome's Furniture

petco

GRIFOLS

CAMINO SAN BERNARDO

4S RANCH

BAE SYSTEMS

SONY



BROADCOM

16120 W BERNARDO DR



NORTH



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