

# FOR SALE OR LEASE

8,200 Sq. Ft. Office/Flex - 100% Build Out



MONTADURA BUSINESS CENTER - 11423 W. BERNARDO COURT, SAN DIEGO, CALIFORNIA 92127

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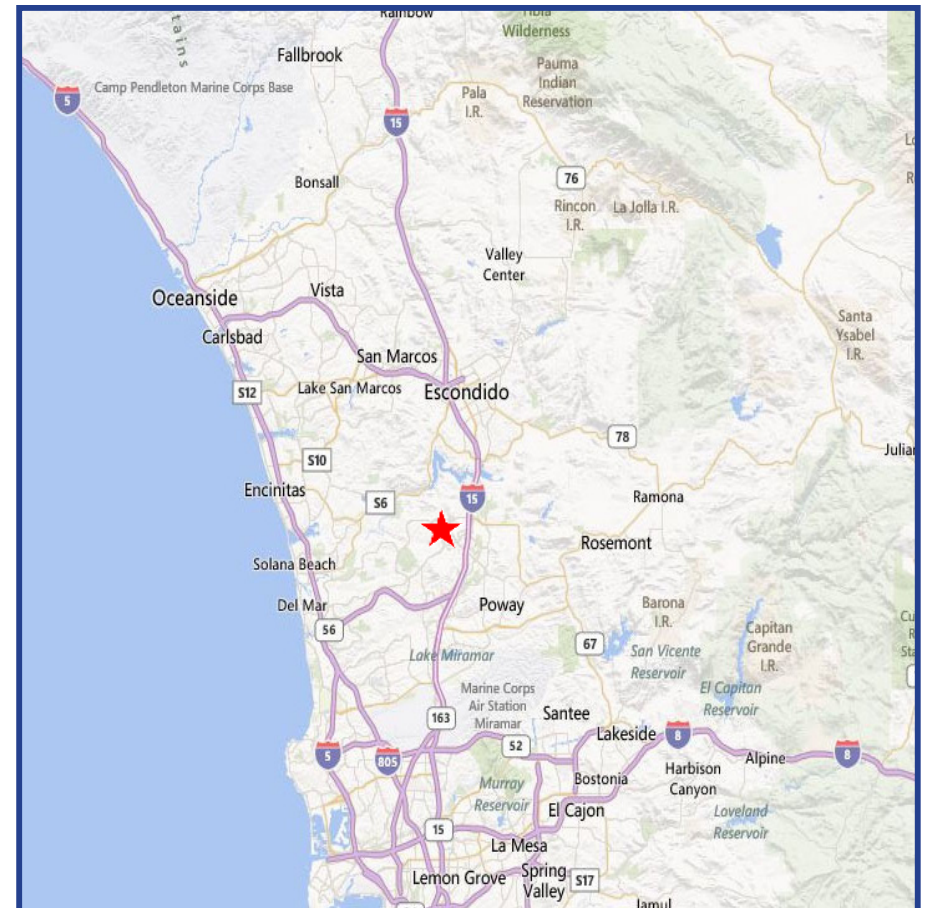


## PROPERTY DESCRIPTION

- Located in Rancho Bernardo, one of the most desirable communities in San Diego County
- The property is located right off I-15 at Rancho Bernardo Drive
- Shopping and other businesses are a short drive away
- Located in the Montadura Business Center which is comprised of 11 units zoned IP-2-1
- Two story free standing building
- Secured building with 24/7 access & card entry system
- Ample parking
- Professionally managed with low association fees

## SUITE DESCRIPTION

- 8,200 sq. ft. suite two story building
- Recently remodeled with lots of open area and glass walls
- Extensive window line with views of Rancho Bernardo
- Modern design with private offices, open work area, conference room & restrooms on both floors
- 100% climate controlled with heavy power: 3P, 4W, 400 amps, 277-480V



# HORIZON

RESOURCES, INC.  
COMMERCIAL REAL ESTATE

11423 W Bernardo Ct,  
San Diego, CA

45 Commons Town Center

Camino Del Norte (32,804 VPD)

45 Ranch Village Center

High Country Plaza

The Santaluz Club

Rancho Penasquitos Towne Ctr.

Plaza Rancho Penasquitos

INTERSTATE 15

(219,000 VPD)

Escondido Mall

JC GOLF

The New Mercado Shopping Center

Rancho Bernardo Town Center

Plaza At Rancho Bernardo

PALOMAR HEALTH

RANCHO BERNARDO HIGH SCHOOL

Carmel Mountain Ranch Town Center

Carmel Mountain Plaza

56

POWAY



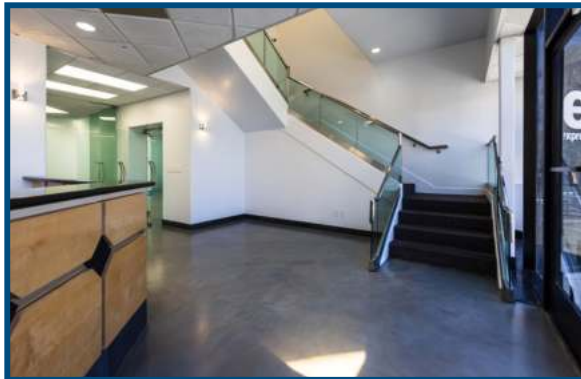
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