

FOR LEASE

THE BLUFFS

16870 W. BERNARDO DRIVE
SAN DIEGO, CA 92127

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Colliers

THE BLUFFS

16870 W. Bernardo Drive
San Diego, CA 92127

Property Details

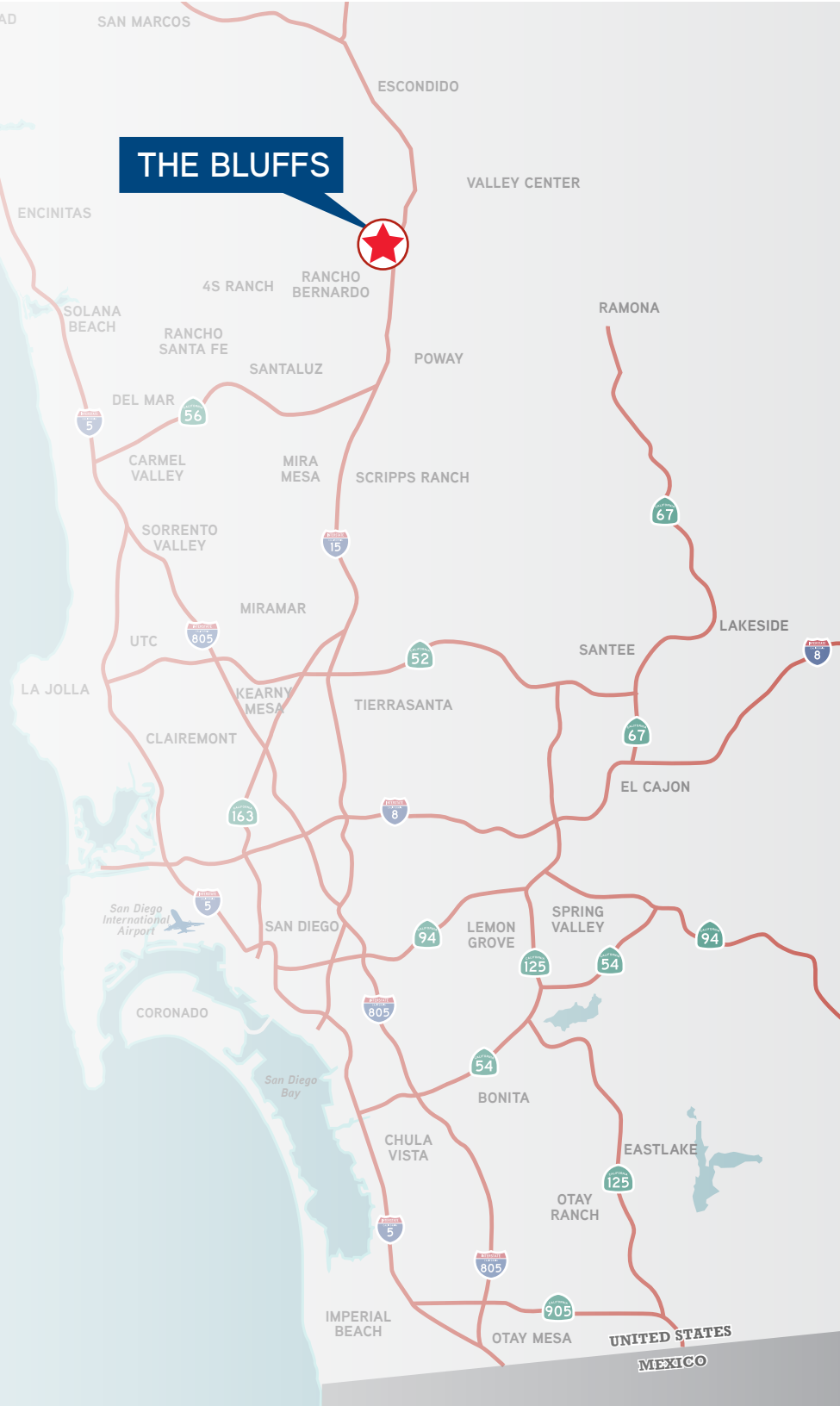
- › 4-story award Winning Class A Office Building (68,708 RSF)
- › Key corner location with immediate access to I-15 and mass transit
- › 4:1 Parking Ratio
- › Corporate neighbors include, Sony, BAE, Hewlett Packard, Northrop Grumman, General Atomics, Cymer, NCR and Chase Mortgage
- › Dramatic Lobby/Building Entrance
- › Close proximity to numerous hotels, restaurants and retail services

Availability

- | | |
|-------------------------------|-------------------------------|
| › Existing As-Built: | › Proposed: |
| › Suite 200: Approx. 2,224 SF | › Suite 200: Approx. 3,038 SF |
| › Suite 220: Approx. 8,291 SF | › Suite 220: Approx. 4,728 SF |
| › Suite 200-220: 8,291 SF | › Suite 230: Approx. 2,749 SF |
| › Suite 200-230: 10,515 SF | › Suite 220-230: 7,081 SF |
| › Suite 340: 3,945 SF | › Suite 200-220: 7,766 SF |
| | › Suite 200-230: 10,515 SF |

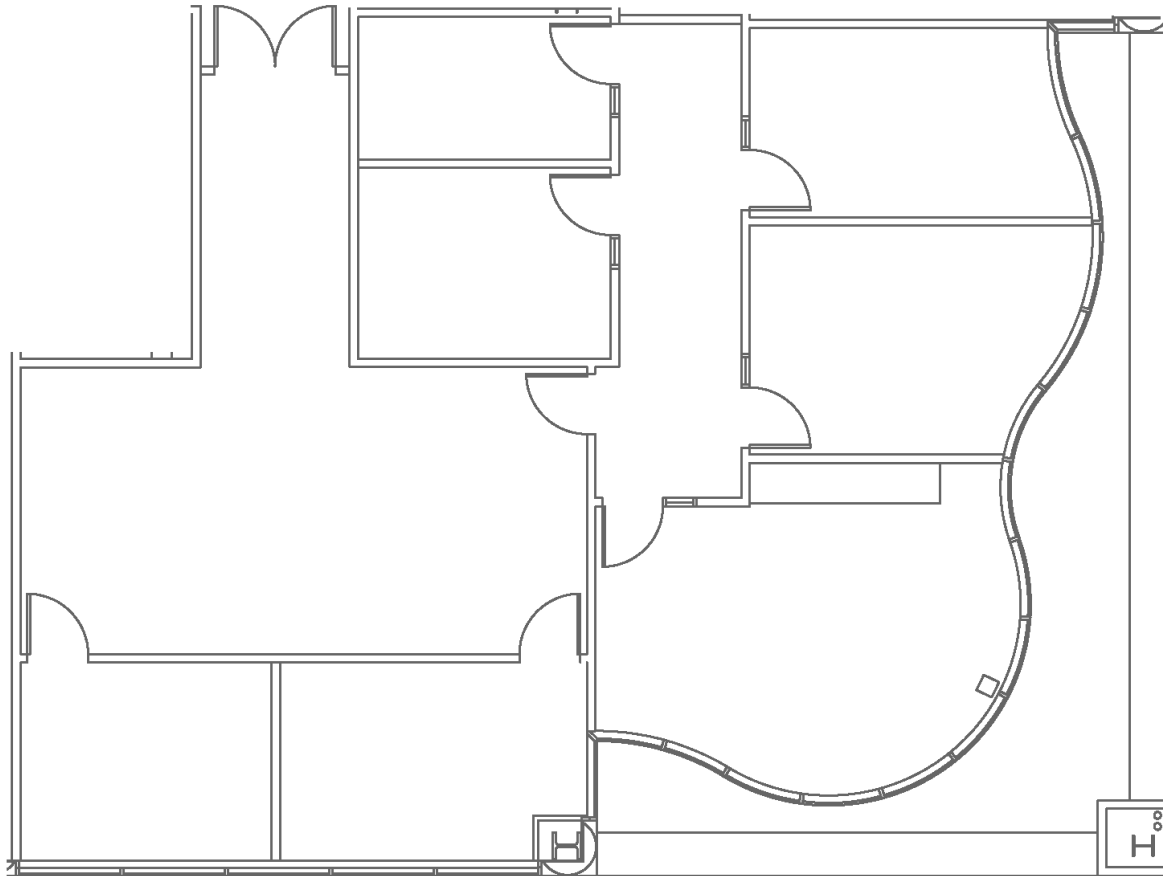
Lease Rate: \$3.35/SF, plus electric *(subject to improvements and other lease terms)*

Landlord will consider amortizing creative style improvements for minimum 5 year lease terms.



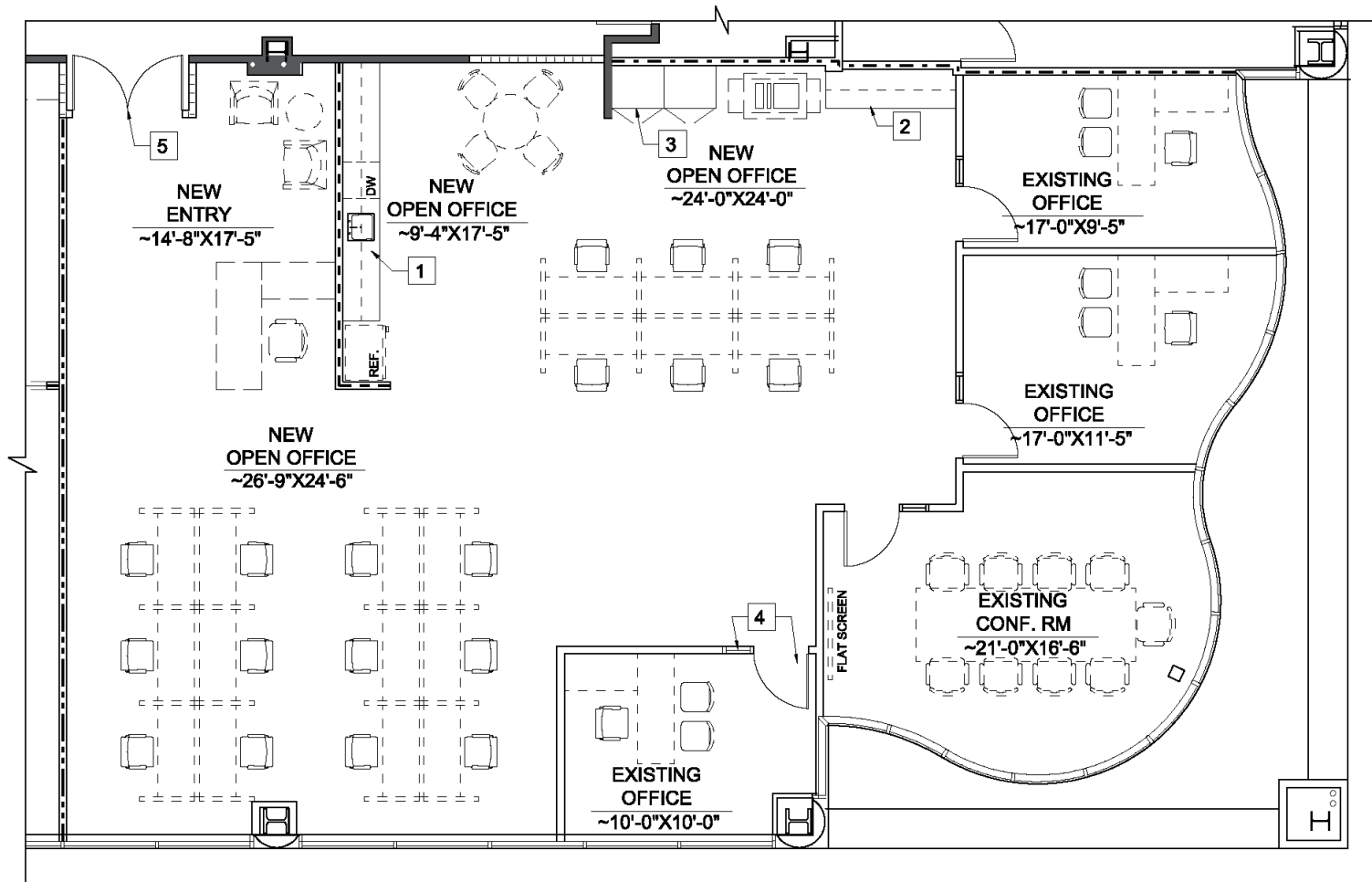
FLOOR PLAN

Suite 200 "As-Built"
Approximately 2,224 SF (available with 30-Days' Notice)



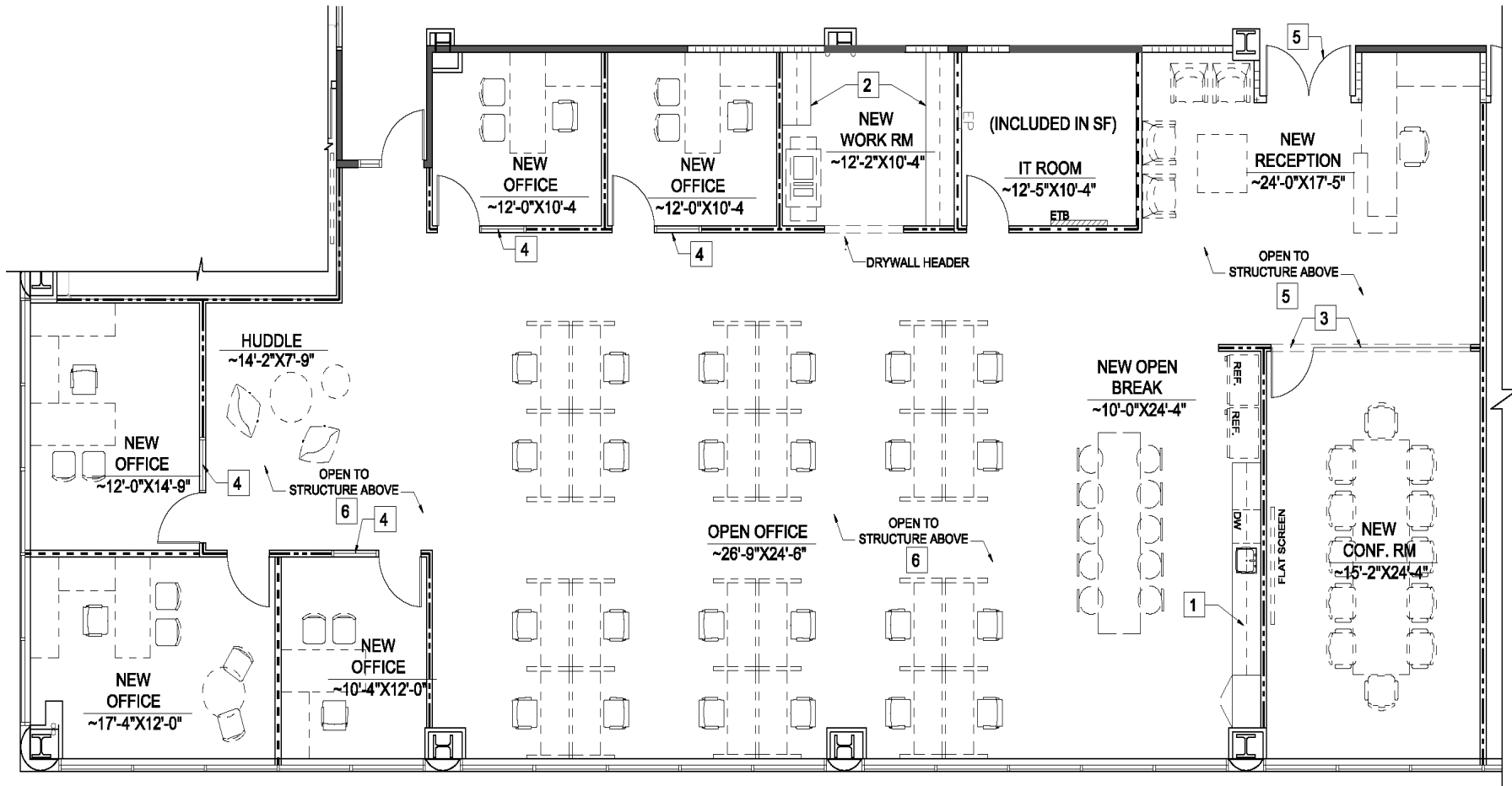
FLOOR PLAN

Suite 200 "Proposed"
Approximately 3,038 SF



FLOOR PLAN

Suite 220 "Proposed"
Approximately 4,728 SF



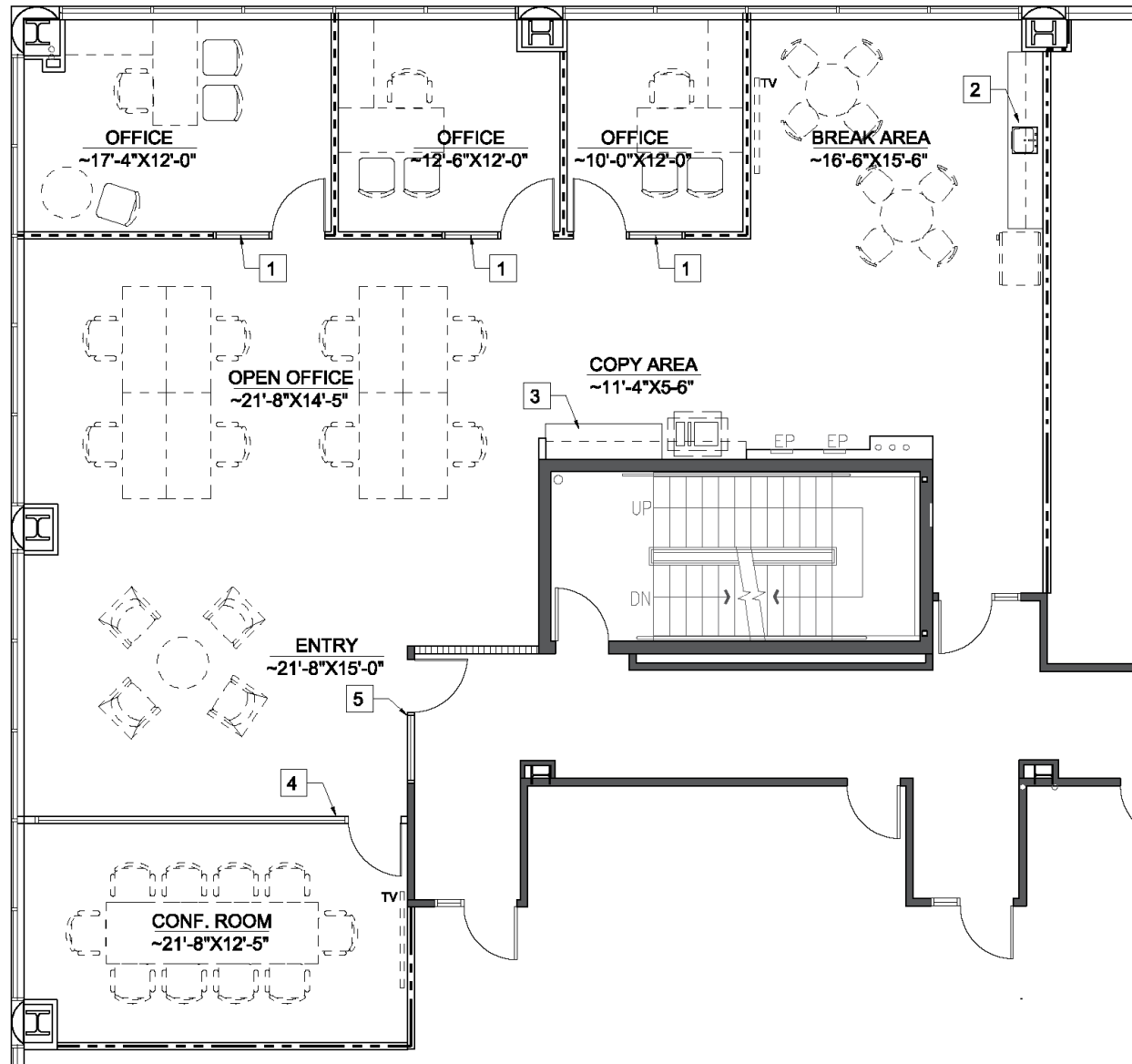
SUITE #220

SCALE: 1/8" = 1'-0"



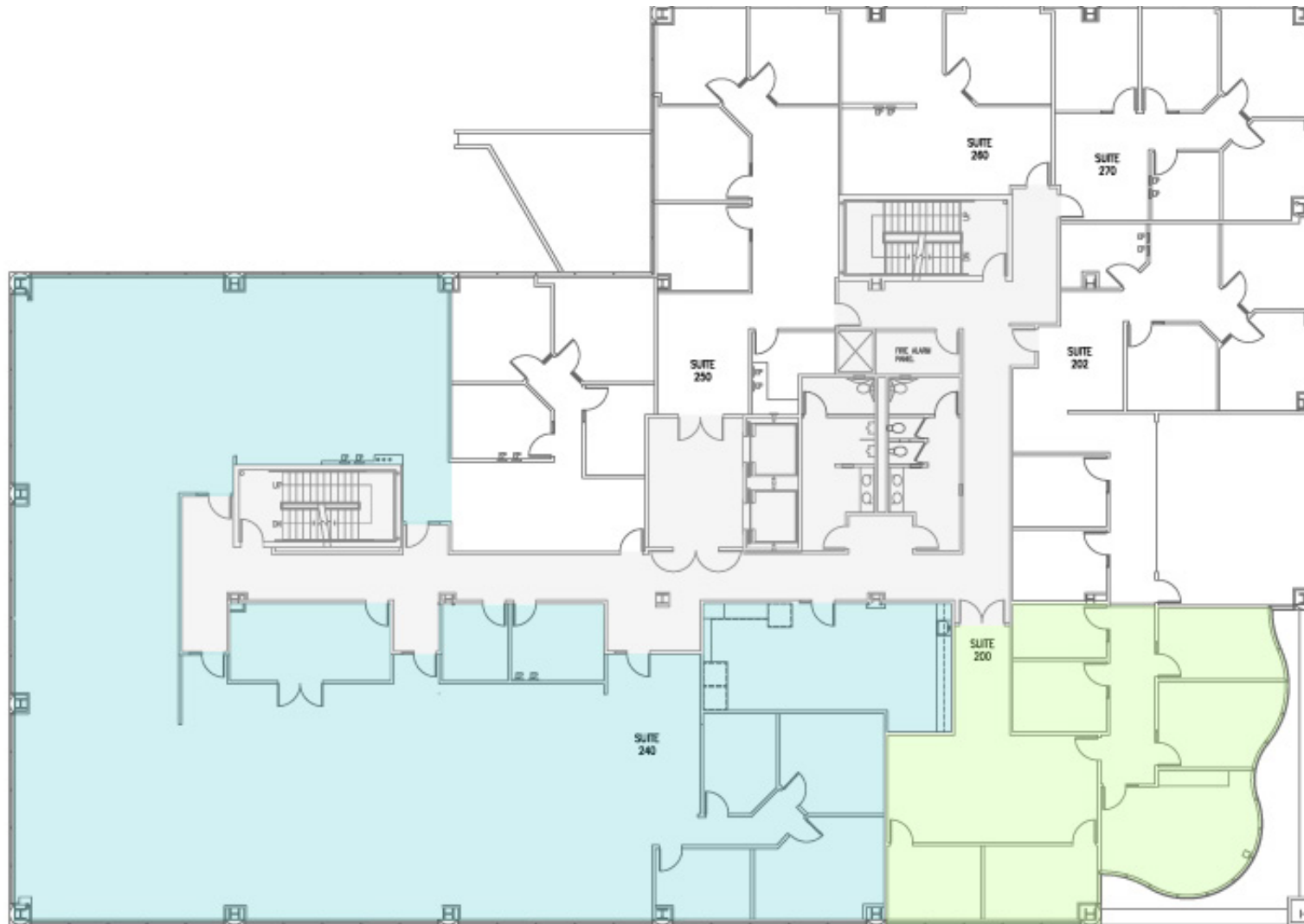
FLOOR PLAN

Suite 230 "Proposed"
Approximately 2,749 SF



FLOOR PLAN

Suite 200-230 "As-Built"
Approximately 10,515 SF



Suite 220: 8,291 SF

Suite 200: 2,224 SF

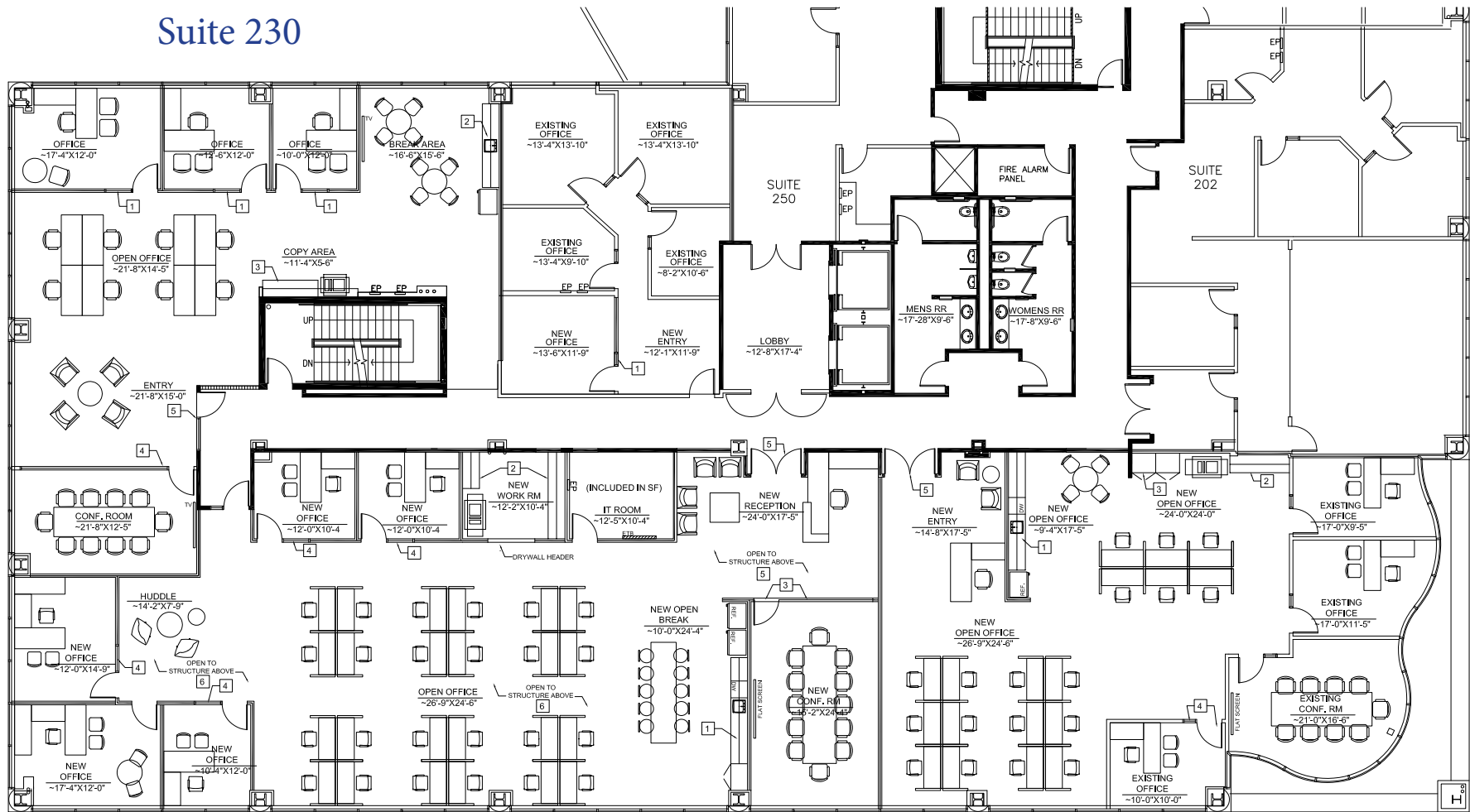
FLOOR PLAN

Suite 200-230 "Proposed"

These suites can be combined as follows:

Suite 220-230: 7,477 SF | Suite 200-220: 7,766 SF | Suite 200-230: 10,515 SF

Suite 230

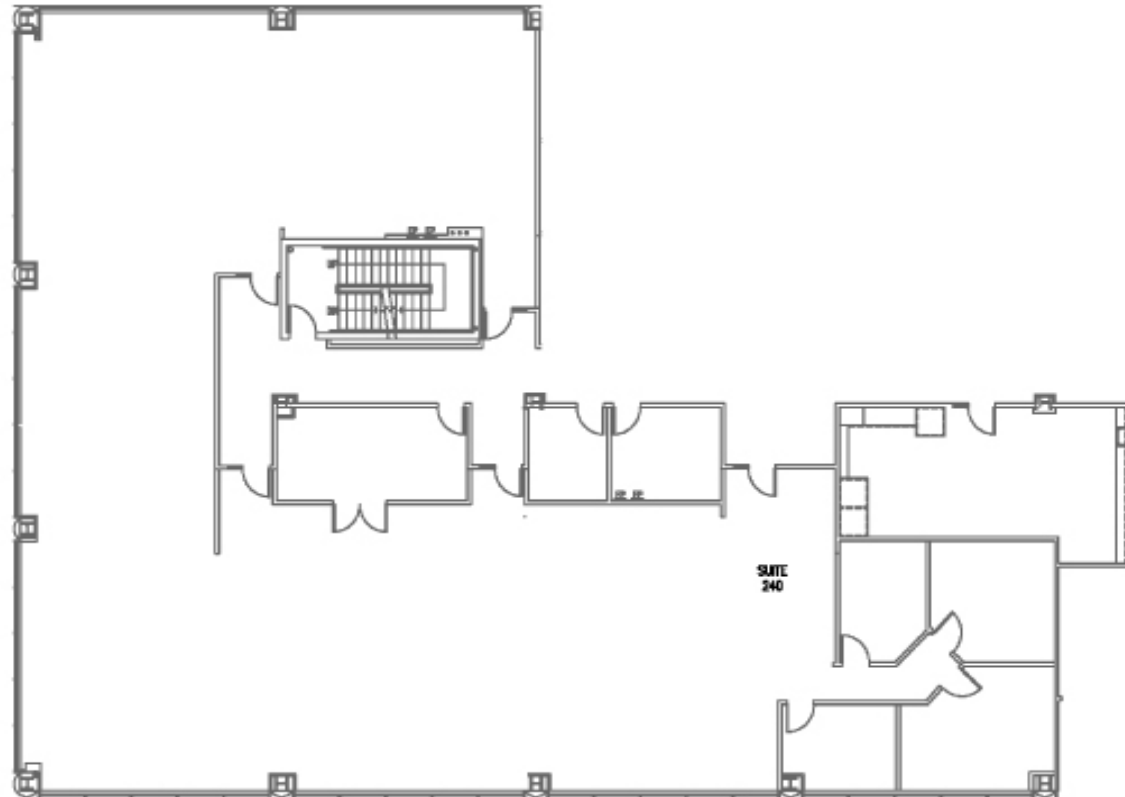


Suite 220

Suite 200

FLOOR PLAN

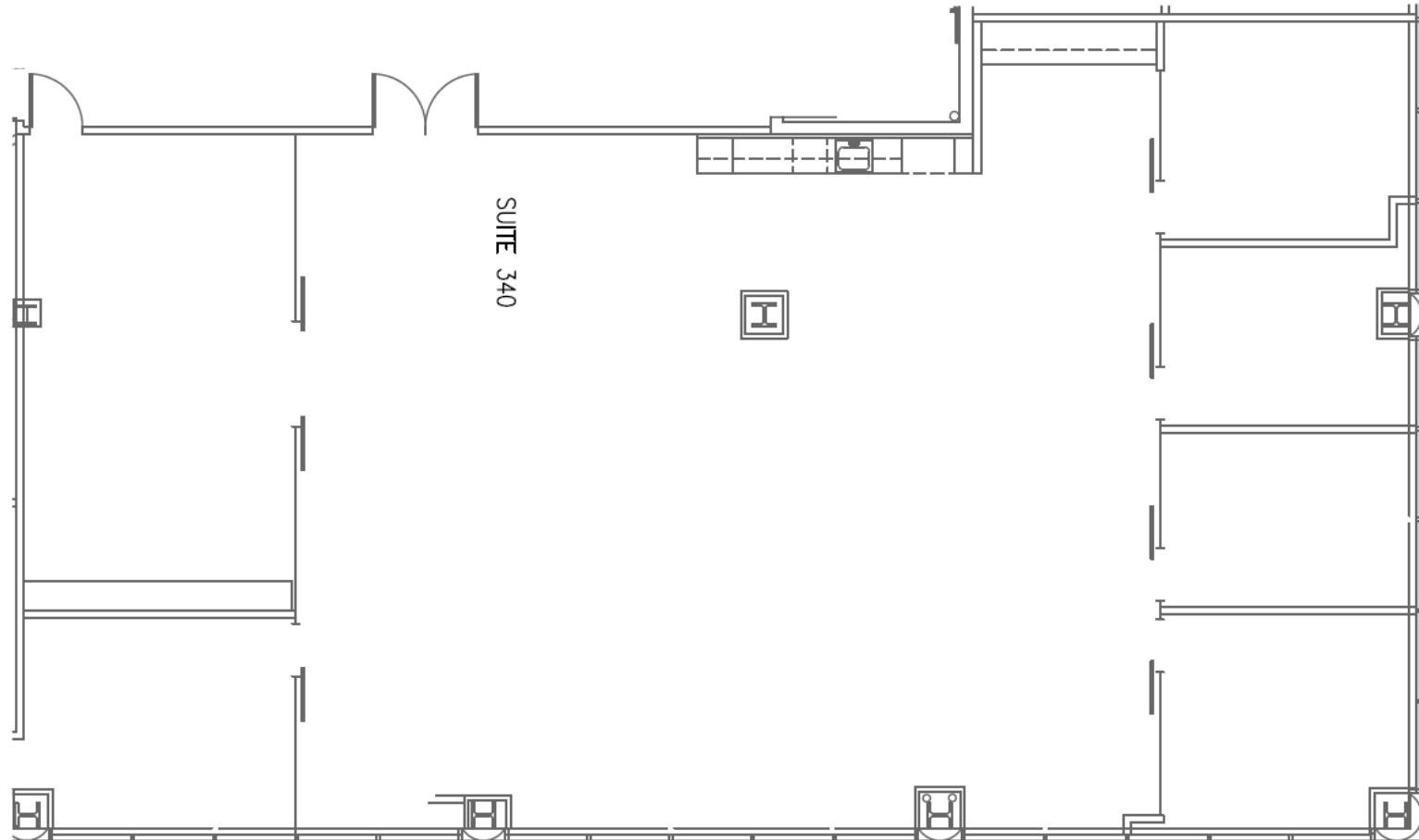
Suite 220 "As-Built"
Approximately 8,291 SF
Divisible to 2,749 SF & 5,542 SF



FLOOR PLAN

Suite 340 "As-Built"
Approximately 3,945 SF

Highly creative space with open ceiling, 5 offices on window line, conference room & kitchenette



THE BLUFFS



M. BERNARDO DRIVE

VIA DEL CAMPO



1 4S Commons Town Center

Jimbo's, Ralphs, Bed Bath & Beyond, Verizon Wireless, The UPS Store, CVS, Bank of America, Miguel's Cocina, Wells Fargo, Wendy's, Chipotle, Daphne's, Jamba Juice, Pei Wei

2 4S Ranch Village

Carl's Jr., Subway, Starbucks, T-Mobile, Sushi on the Rock, Flippin' Pizza

3 Park Terrace

24 Hour Fitness, Souplantation, Hilton Garden Inn

4 The Mercado Rancho Bernardo

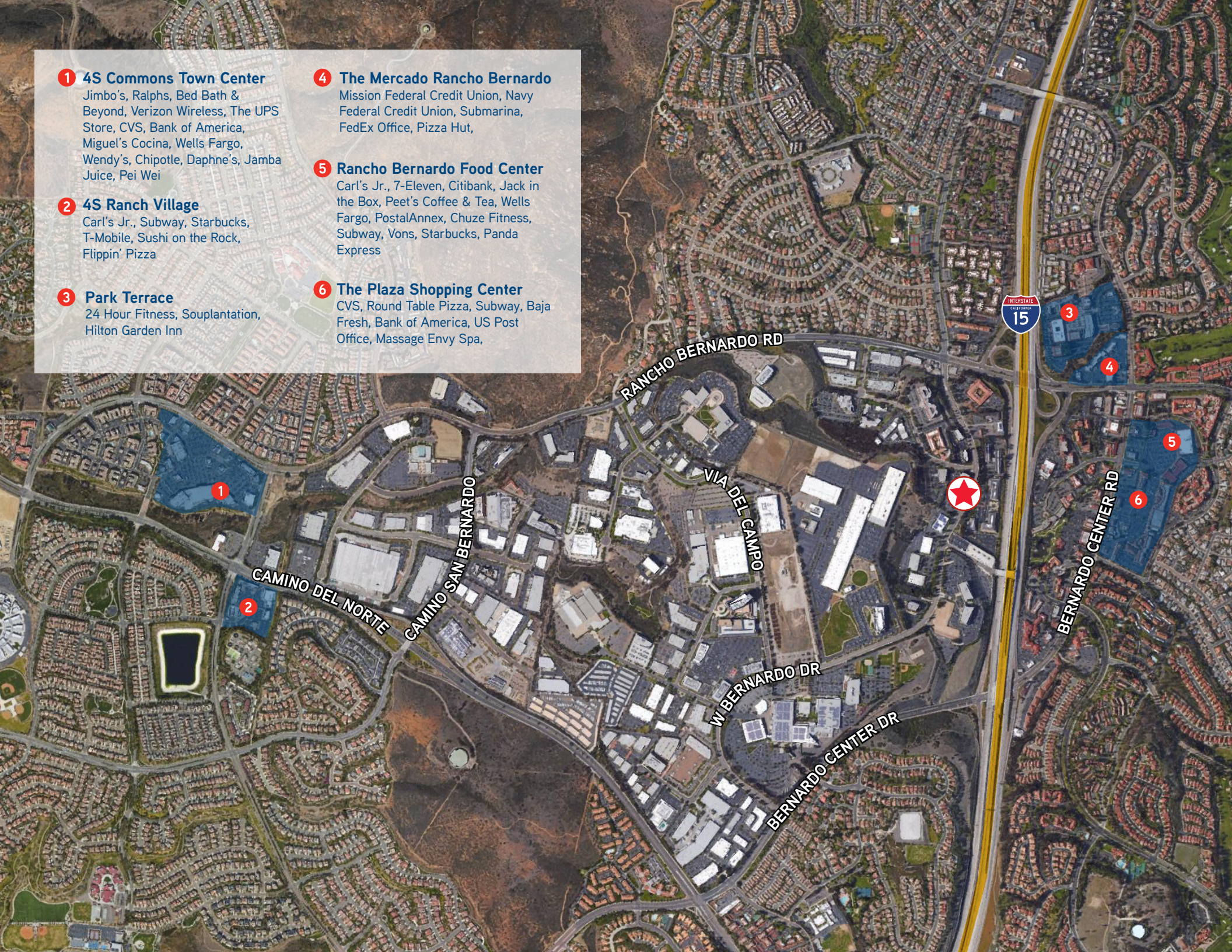
Mission Federal Credit Union, Navy Federal Credit Union, Submarina, FedEx Office, Pizza Hut,

5 Rancho Bernardo Food Center

Carl's Jr., 7-Eleven, Citibank, Jack in the Box, Peet's Coffee & Tea, Wells Fargo, PostalAnnex, Chuze Fitness, Subway, Vons, Starbucks, Panda Express

6 The Plaza Shopping Center

CVS, Round Table Pizza, Subway, Baja Fresh, Bank of America, US Post Office, Massage Envy Spa,



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16870

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