

# BPC

BERNARDO PLAZA COURT

PROFESSIONAL OFFICE & MEDICAL SPACE

11818-11858 BERNARDO PLAZA COURT  
SAN DIEGO, CALIFORNIA 92128





# PROPERTY FEATURES

- Professional Office & Medical Space available for lease
- **Lease Rate** Office: \$2.35/RSF + E | Medical: Negotiable
- Flexible lease terms
- Five buildings totaling 52,206 SF located on 5.52 acres of landscaped grounds, creating a unique campus-like setting
- Project located in the heart of Rancho Bernardo
- Freeway visibility with convenient access to Interstate 15
- Located adjacent to many amenities including restaurants, hotels, shopping, and parks
- Over 4.0/1,000 RSF parking ratio
- Beautiful mountain views
- Signage available
- Professionally managed by Triwell Properties



# AVAILABILITY

**LEASE RATE: \$2.35/RSF + E | MEDICAL: NEGOTIABLE**

*(MEDICAL LEASES INCLUDE \$80/RSF TI ALLOWANCE ON A 10 YEAR LEASE TERM)*

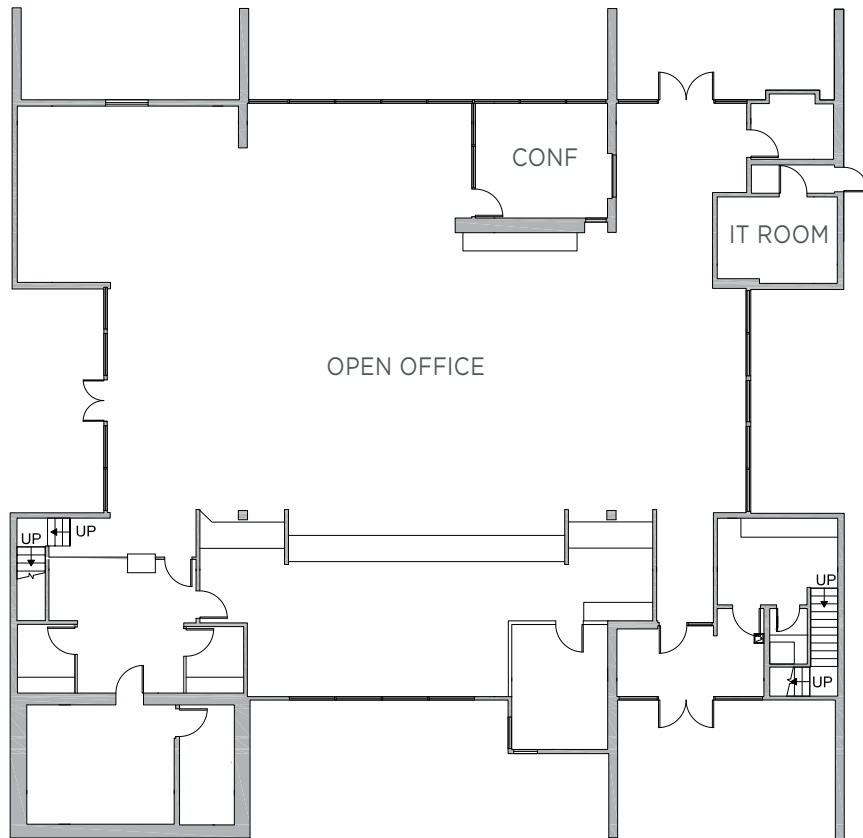
## FLEXIBLE LEASE TERMS AVAILABLE

BLDG-SUITE #	SQUARE-FEET	AVAILABLE	COMMENTS
<a href="#"><u>11818 BLDG</u></a>	8,064 RSF	60 Days'	Entire two-story building   Prominent location, signage, flexible floor plan.
<a href="#"><u>11848-260</u></a>	1,025 RSF	Vacant / Now	Reception area, front desk, kitchen/storage, treatment room, 1 private office
<a href="#"><u>11858-200</u></a>	1,179 RSF	Vacant / Now	1 private office, open office area, IT / storage room
<a href="#"><u>11858-220</u></a>	1,640 RSF	Vacant / Now	Reception area, 3 private offices, loft, open office area with kitchenette
<a href="#"><u>11858-200/220</u></a>	2,819 RSF	<i>Contiguous Option</i>	<i>Contact listing broker for conceptual plan</i>
<a href="#"><u>11858-230</u></a>	1,338 RSF	Vacant / Now	Reception area, 2 private offices, open office area with kitchenette
<a href="#"><u>11858-240</u></a>	2,511 RSF	Vacant / Now	Reception area, 6 private offices, loft, open office area with kitchenette
<a href="#"><u>11858-270</u></a>	549 RSF	Vacant / Now	Reception area, 1 private office
<a href="#"><u>11858-230/270</u></a>	1,887 RSF	<i>Contiguous Option</i>	<i>Contact listing broker for conceptual plan</i>

# AVAILABILITY | 11818 BLDG

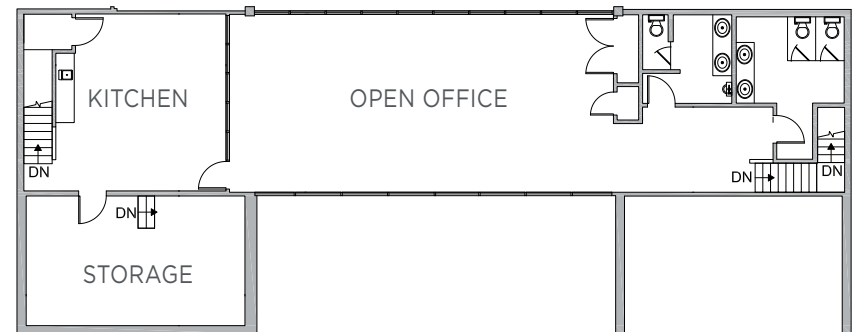
## FIRST FLOOR | 5,856 SF

Entry level | Open area with conference room



## SECOND FLOOR | 2,208 SF

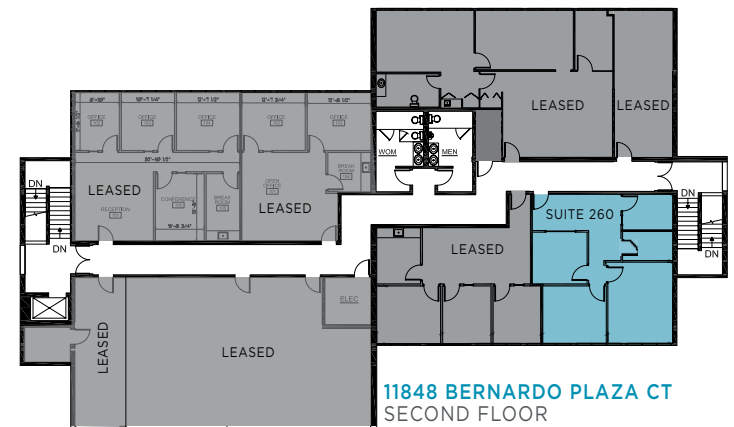
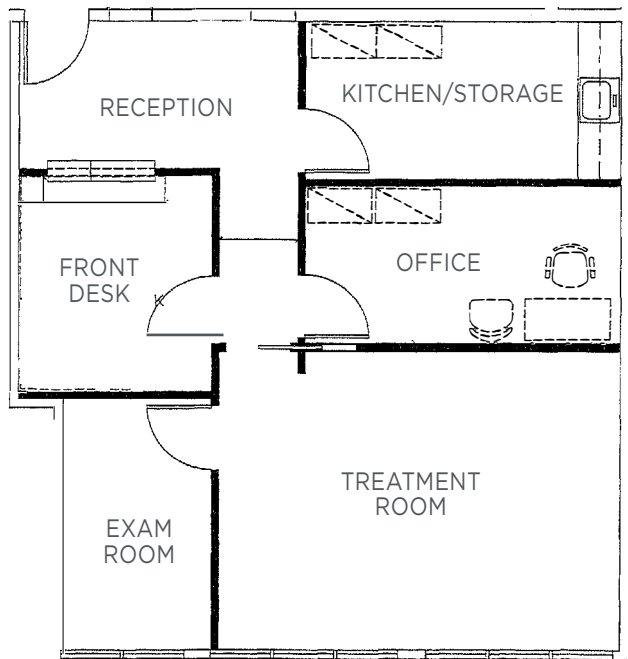
Mezzanine Level | Restrooms, open office, kitchen, storage



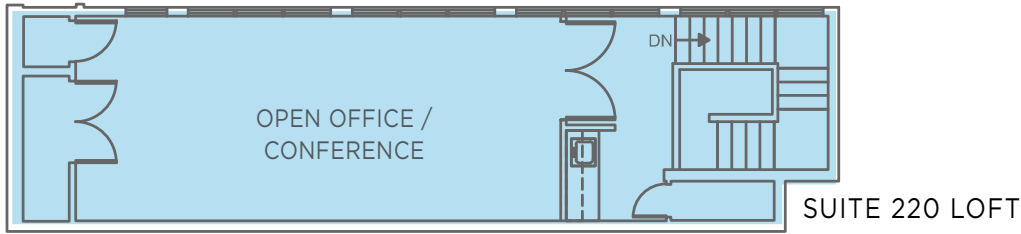
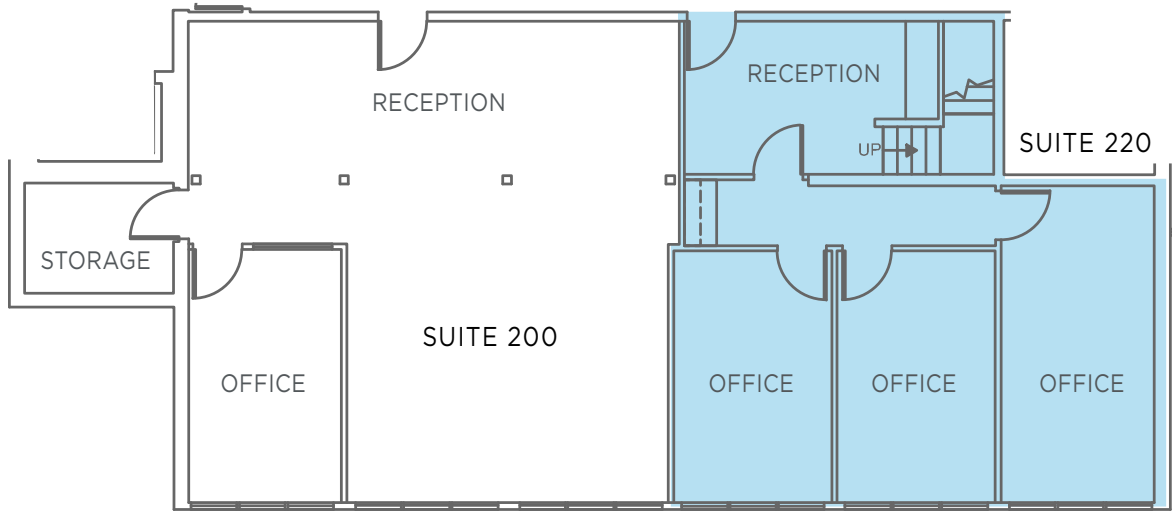
# AVAILABILITY | 11848 BLDG

## SUITE 260 | 1,025 SF

Reception area, front desk, kitchen/storage, treatment room, 1 private office



# AVAILABILITY | 11858 BLDG



## SUITE 200 | 1,179 SF

1 private office, open office area, IT / storage room

## SUITE 220 | 1,640 SF

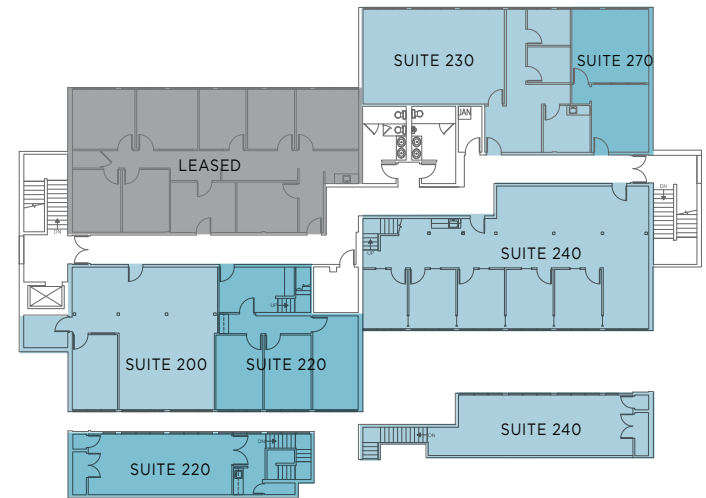
Reception area, 3 private offices, loft, open office area with kitchenette

Suites 200 & 220 are contiguous for 2,819 SF, contact listing broker for conceptual plan

## SUITE 200

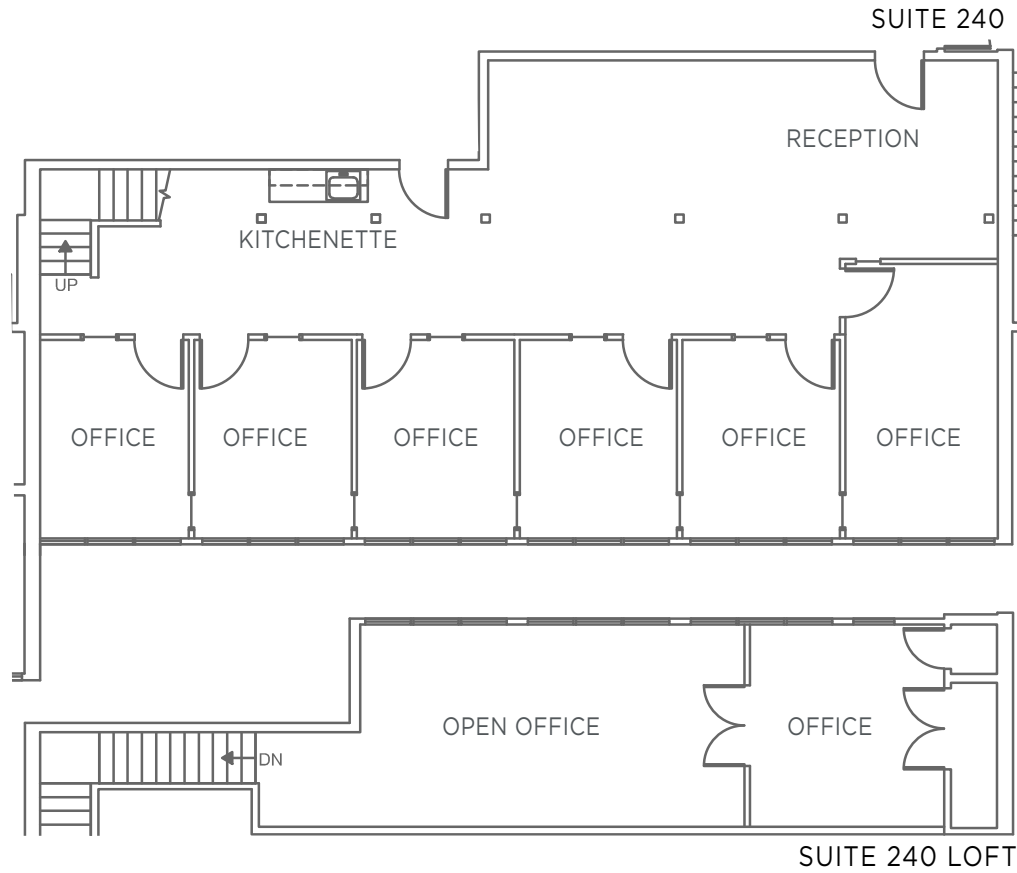


## SUITE 220



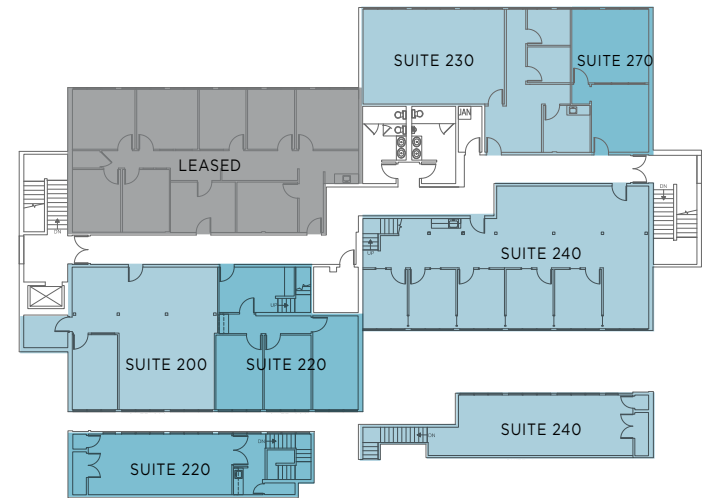
**11858 BERNARDO PLAZA CT**  
SECOND FLOOR & LOFT

# AVAILABILITY | 11858 BLDG



SUITE 240 | 2,511 SF

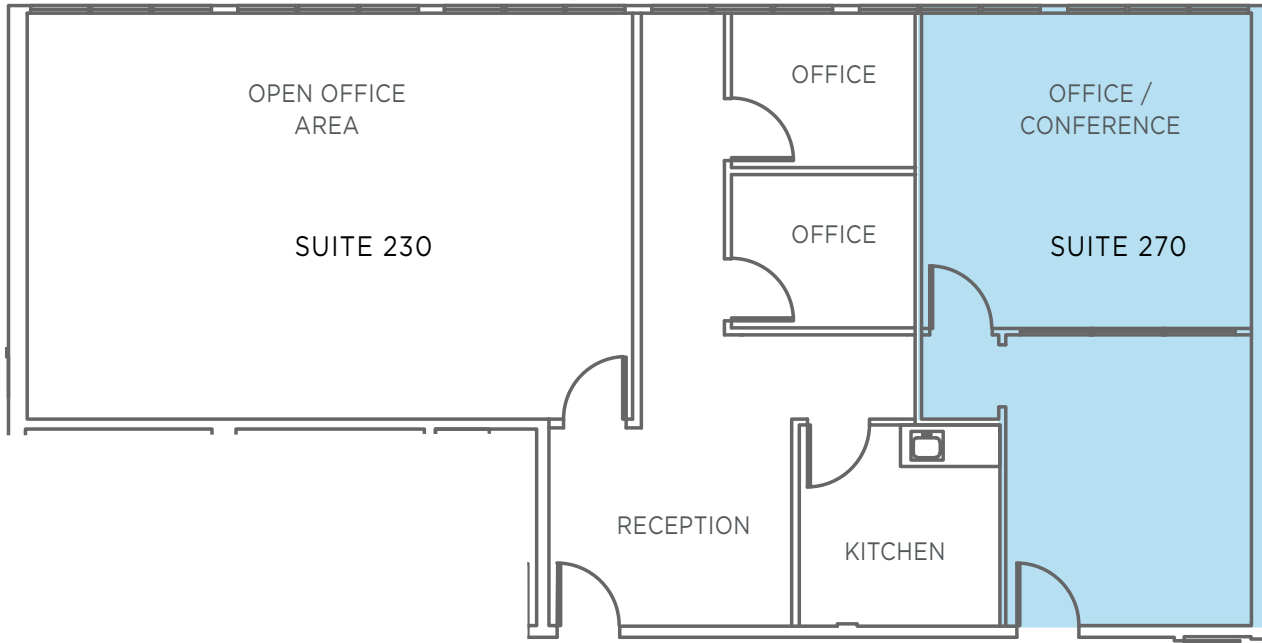
Reception area, 6 private offices, loft, open office area with kitchenette



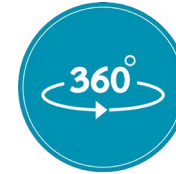
11858 BERNARDO PLAZA CT  
SECOND FLOOR & LOFT



# AVAILABILITY | 11858 BLDG



SUITE 230



SUITE 270



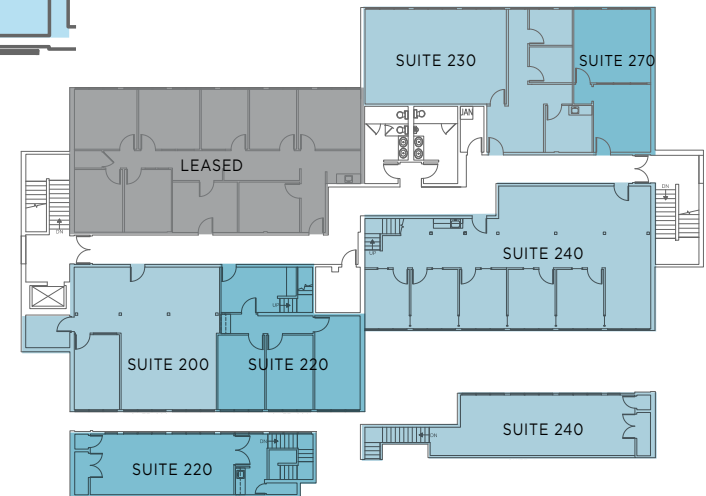
**SUITE 230 | 1,338 SF**

Reception area, 2 private offices, open office area with kitchenette

**SUITE 270 | 549 SF**

Reception area, 1 private office

Suites 230 & 270 are contiguous for 1,887 SF, contact listing broker for conceptual plan



**11858 BERNARDO PLAZA CT**  
SECOND FLOOR & LOFT

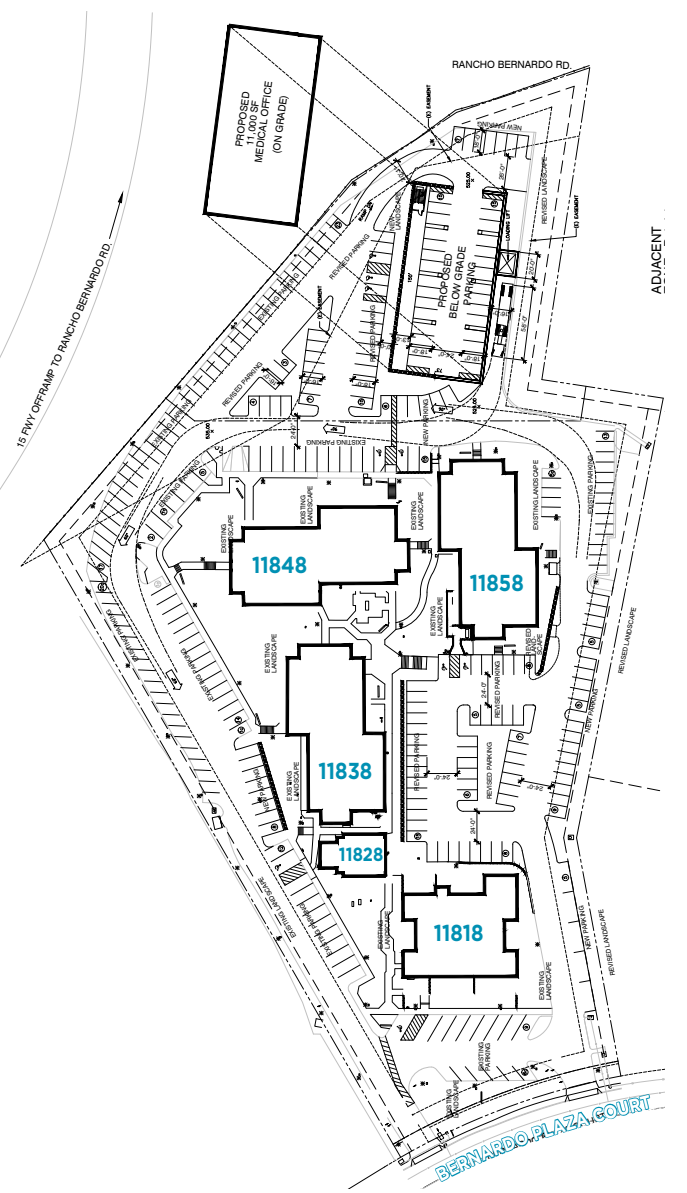
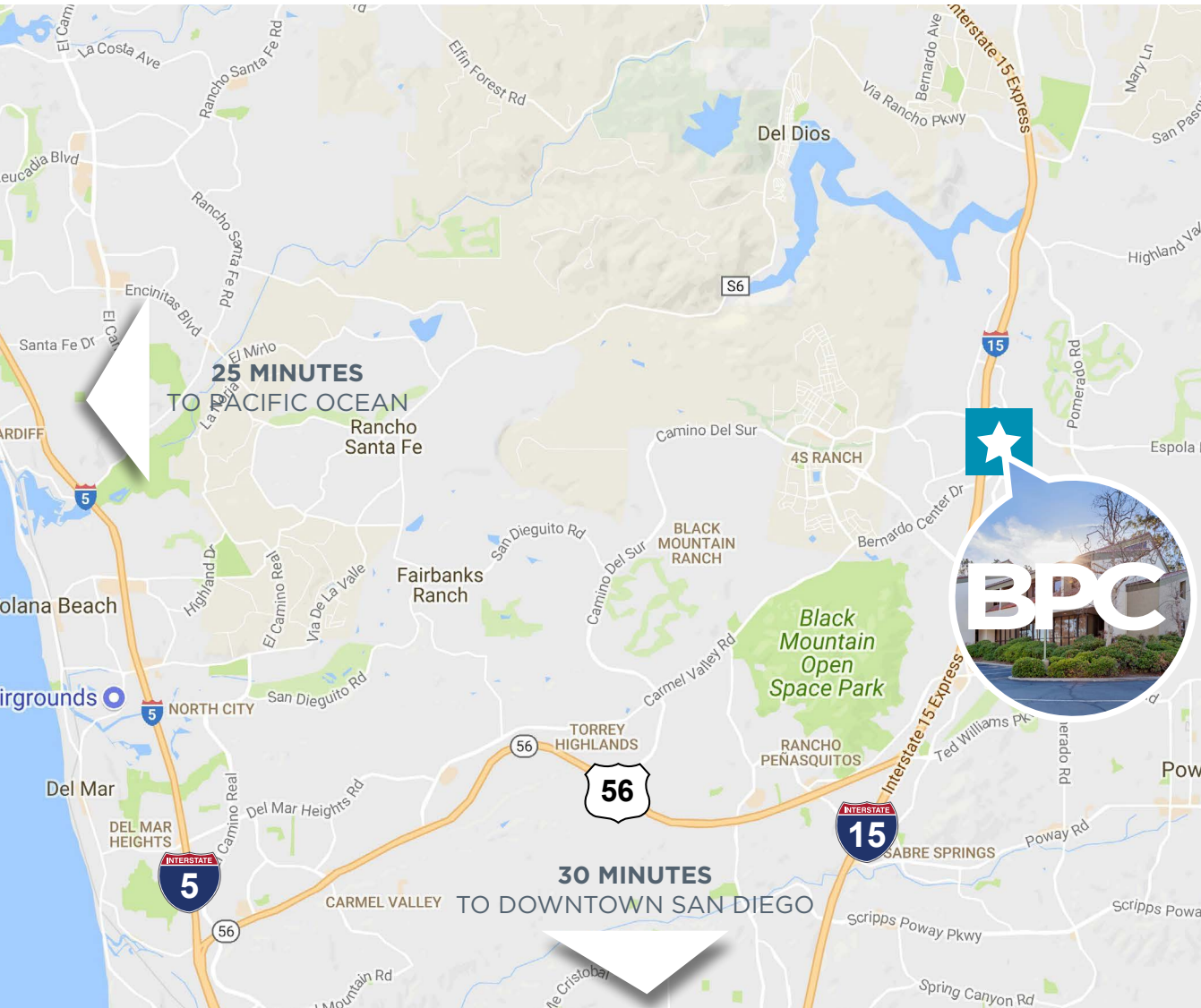


# PROJECT PHOTOS





# LOCATION & SITE PLAN





# NEARBY RETAIL AMENITIES

