

DISCOVERY

CORPORATE CENTER

16470 W. BERNARDO DR.
Building C



12,737 S.F. FOR LEASE
CLASS A OFFICE BUILDING
16470 W. BERNARDO DRIVE, SAN DIEGO, CA

FOR LEASE

12,737 SF

CLASS A OFFICE SPACE





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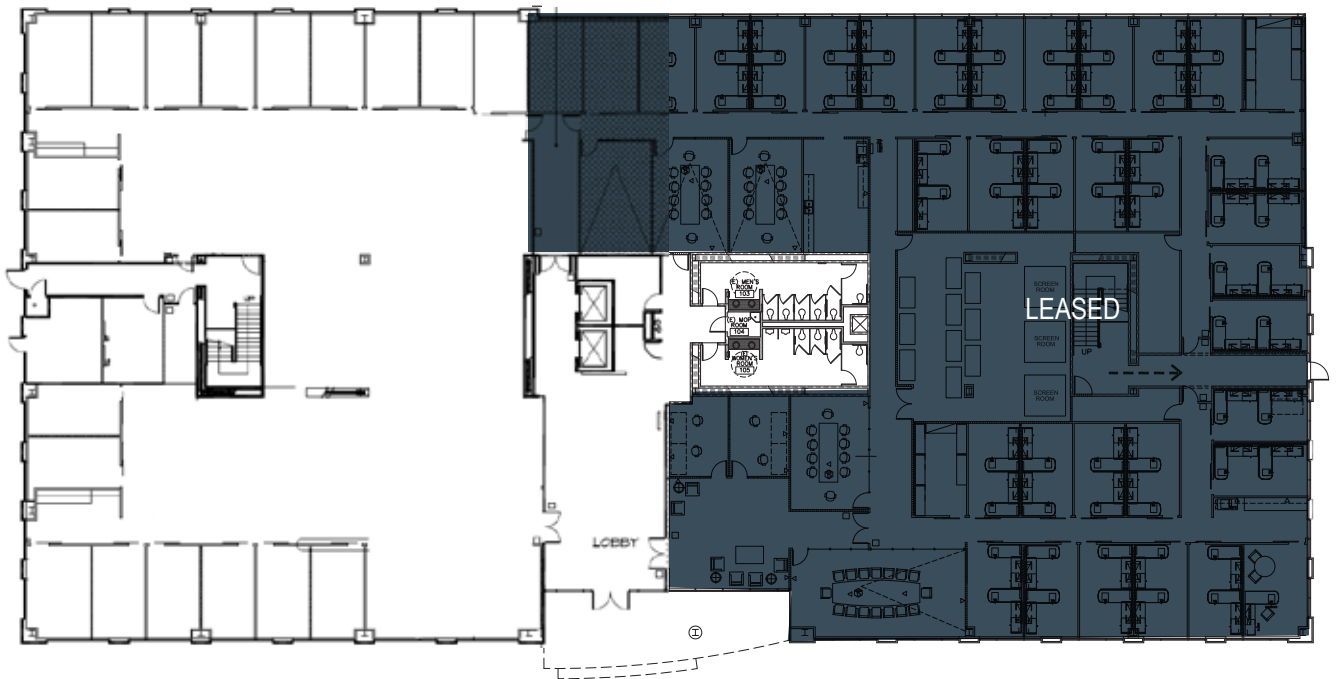
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Incredible Class A finishes throughout the large, efficient layout. Great window-line with abundant natural light and a state-of-the-art lab.

First Floor

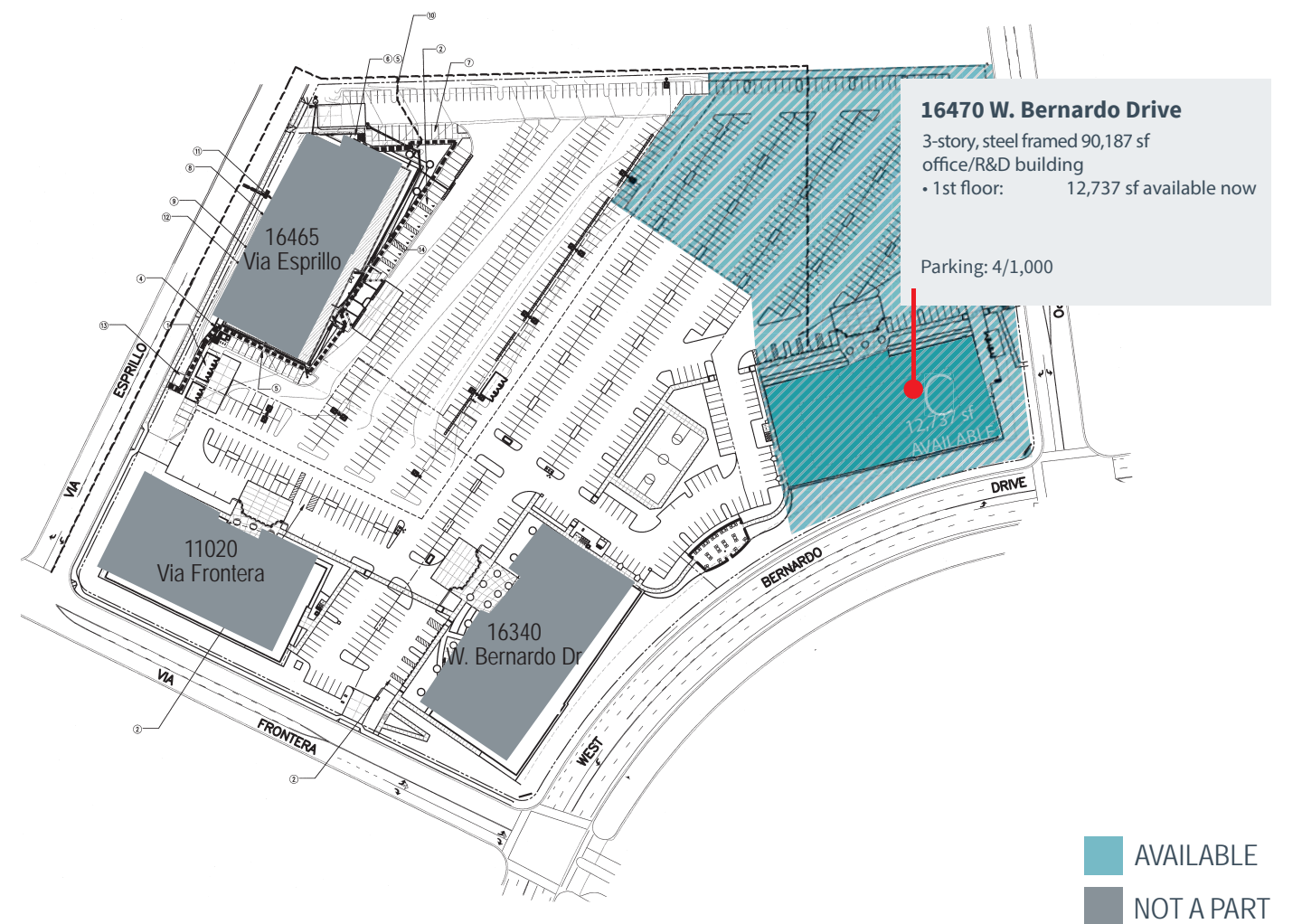
- 3-story building
- Suite 150 - \pm 12,737 sf available on the first floor
- Two person offices with workstations in place
- Conference rooms & break room
- Fully functional lab with ESD flooring and dedicated HVAC and electrical



site plan



Address	SF	Available	Asking rate
16470 W. Bernardo Drive	12,737	Now	\$2.25/ sf NNN (2017 NNN's estimated to be \$0.64/sf/mo.)



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buildingcharacteristics

Building Size	92,442 s.f.
SF Available	12,737 s.f.
Year Built	2007
LEED Certified	Yes
Zoning	IP-2-1
Construction	Steel frame structure with glass, glass fiber reinforced concrete and a metal panel window wall system with a curtain wall system at entry.
Elevator	2 hydraulic elevators
Fire Sprinklers	yes
Parking	4.0/1,000 usf
Power Capacity	2,500 A, 277/480 volt
HVAC	Roof mounted VAV package Trane units with energy management control systems.
Floorplates	Large, efficient floorplates with minimal columns



amenities



1. Holiday Inn Express

2. Starbucks Coffee / Sushi

3. Radisson Inn and Suites

4. Phil's BBQ

5. Courtyard Marriott

6. Park Terrace

Rancho Bernardo Public Library, Hilton Garden Inn, 24-Hour Fitness, Souplantation, Stir Fresh Mongolian Grill

7. The Mercado

Barons Marketplace, Submarina, Trend Cuts, Cotija's Mexican Food, Golden Spoon, Domino's Pizza, Pho Ca Dao & Grill, Pars Persian Cuisine, Navy Federal Credit Union, Circle K, Incredible Cafe, FedEx Office Print & Shop Center

8. Rancho Bernardo Town Center

Wells Fargo, Chase Bank, Chuze Fitness, Vons, Postal Annex, Starbucks Coffee, Towne Center Cleaners, Pizza Hut, Iron Wok, Subway, Sidney's Deli

9. The Plaza Shopping Center

CVS Pharmacy, San Diego National Bank, New Panda Buffet, Coco's Restaurant, Urge American Gastro pub, Pegasus Café, Ginza, Hunan, Jack in the Box, Akai Hana, Kabob House, Barrel Room, Los Primos, Big 5 Sporting Goods, Aaron Brothers Art & Framing, Round Table Pizza, Nextel, Bonelli's Pizza and Pasta, Rubio's, Bruegger's Bagels, Chevron, Draper's & Damon's

10. Bernardo Center

Pacific Western Bank, Little Caesars Pizza, Spices Thai Cafe, Pho Hoang Express, RB Sushi Japanese, Pro Barber

11. 45 Commons

Karl Strauss Brewery & Restaurant, Miguel's Cocina, Chipotle, Daphne's, Wendy's, Bretty's BBQ, Wells Fargo, Bank of America, Cost Plus, ACE Hardware, Ralph's, CVS, Bed Bath and Beyond

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MENLO EQUITIES