

15373 INNOVATION DRIVE

±77,559 RSF Class A Office/Medical Building

One of the only IL-2-1 zoned buildings in the Ranch Bernardo area

Rancho Bernardo Office/Medical Space for Lease





Property Specifications

- 77,559 RSF, three-story class "A" building
- Convenient access to I-15
- Building signage opportunity
- Covered parking available
- On-site fitness facility with shower (3rd floor)
- Exterior dining area for staff and employee's use
- In close proximity to restaurants, hotels and other retail amenities
- Zoned for professional or medical office
- Fiber equipped Cox and AT&T

Nearby Amenities

- Carmel Mountain Plaza
 - Pacific Theatres
 - Target
 - Marshalls
 - In-N-Out
- Shops @ Costco Plaza
 - Costco
 - Claim Jumper
 - Islands Restaurant

- 3 Carmel Mountain Ranch Town Ctr
 - Ralphs
 - Rite-Aid
 - Bank of America



Carmel Courtyard

- California
- Pizza Kitchen
- Borders
- Staples







Strong corporate neighborhood

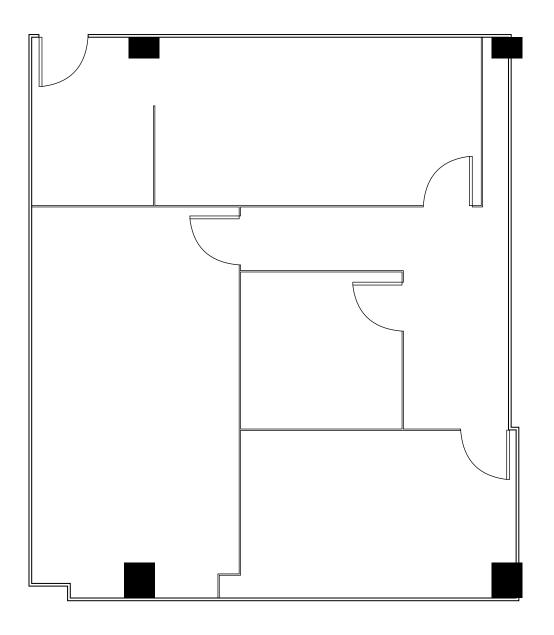


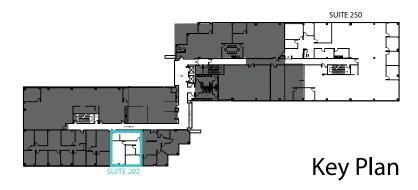
Hands-on local ownership

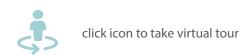




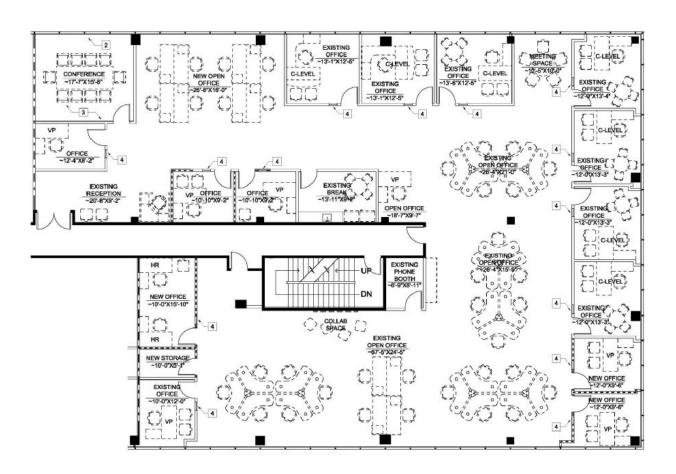
Suite 202 - 1,260 rsf (available now)

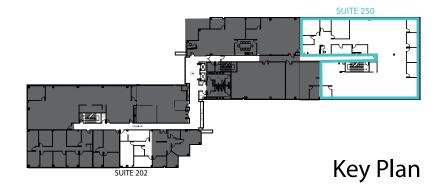


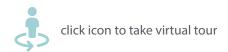




Suite 250 - 8,078 rsf (available now)

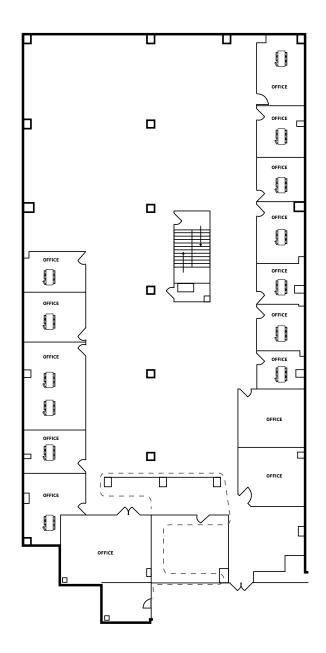


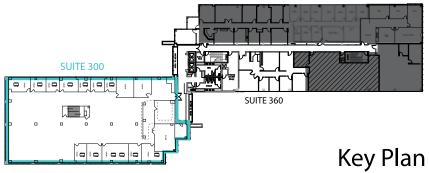




Suite 300 - 12,373 rsf (available now)

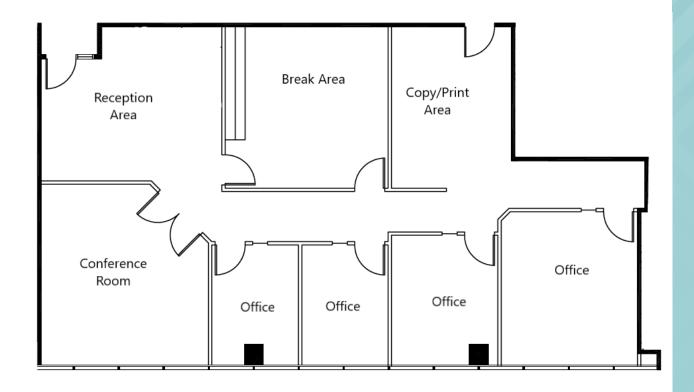
- 13 private offices
- 2 conference rooms
- Open area
- Reception area
- Great window-line

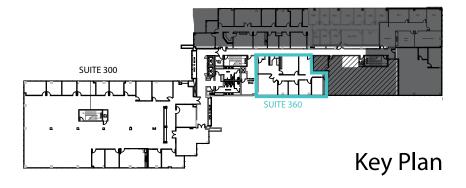




Suite 360 - 2,159 rsf (available now)

- 4 window-lined private offices
- Conference room
- Copy/print area
- Break-area





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Rancho Bernardo Office/Medical Offices for Lease



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