

11011 - 11031

VIA FRONTERA



RB TECH
CENTER



Jones Lang LaSalle Brokerage, Inc.
RE license #01856260





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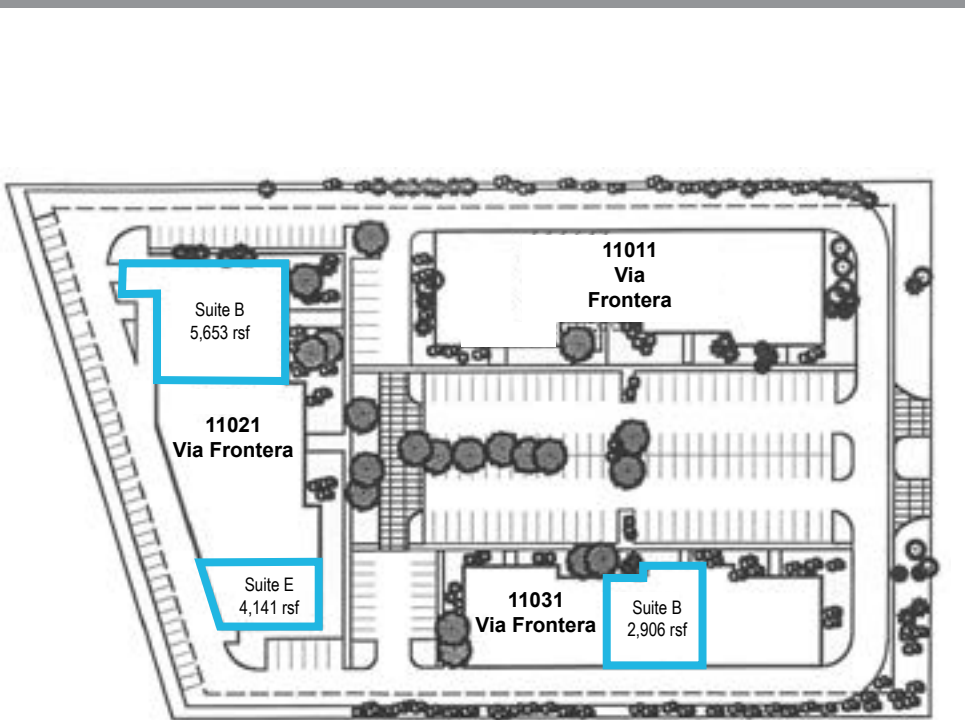
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PROJECT HIGHLIGHTS

- Ready-to-go improvements
- Nearby retail amenities
- Easy access to I-15
- Parking 3/1,000
- Grade level loading
- Fiber providers are SMS Datacenter, Spectrum and AT&T

AVAILABILITY

11021 VIA FRONTERA

Suite B - available with 30 days' notice

- 5,653 rsf
- 100% 2nd story office

Suite E - available now

- 4,141 rsf
- 100% 2nd story office

11031 VIA FRONTERA

Suite B - available with 30 days' notice

- 2,906 rsf
- 90% office, small warehouse/storage area

ASKING RENT

\$1.85/sf NNN (NNNs approximately 0.50/sf)



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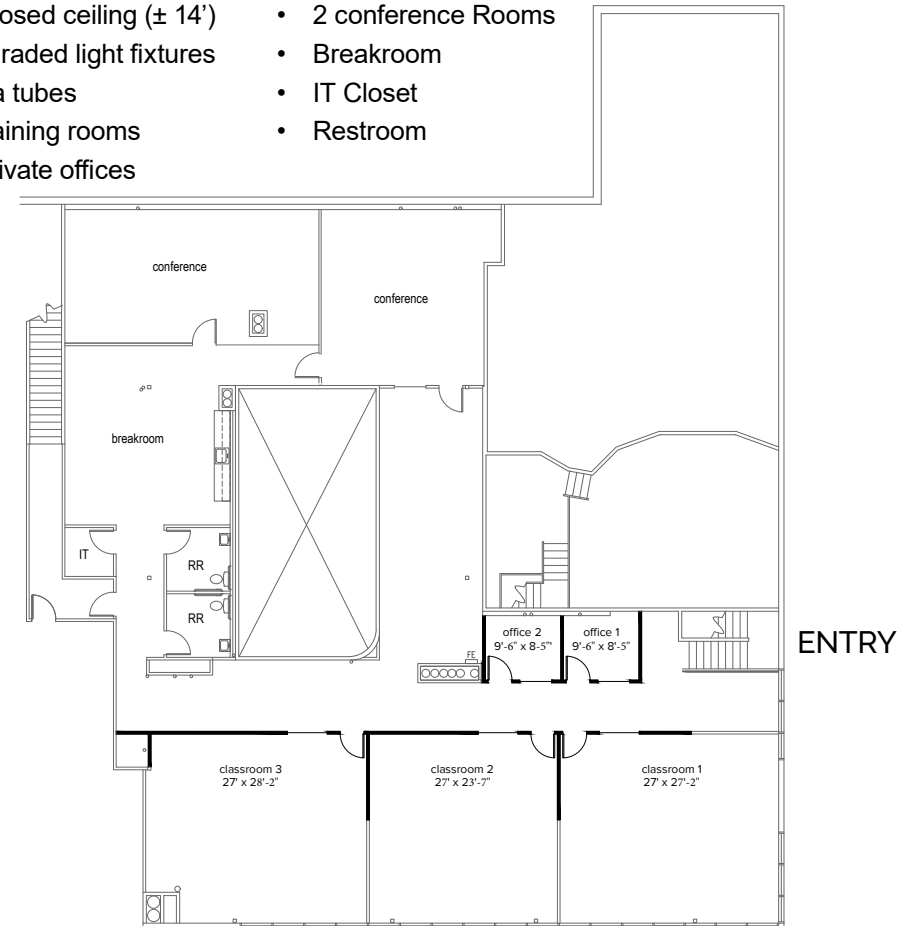


Floorplan - 11021 Via Frontera

Suite B - 5653 rsf | available with 30 days' notice



- Exposed ceiling ($\pm$ 14')
- Upgraded light fixtures
- Sola tubes
- 3 training rooms
- 2 private offices
- 2 conference Rooms
- Breakroom
- IT Closet
- Restroom



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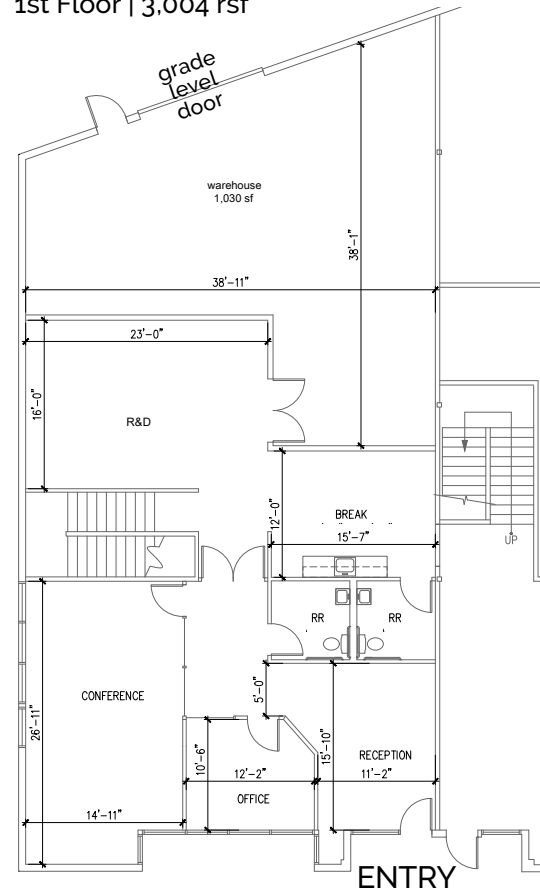
Floorplan - 11021 Via Frontera

VIA FRONTERA

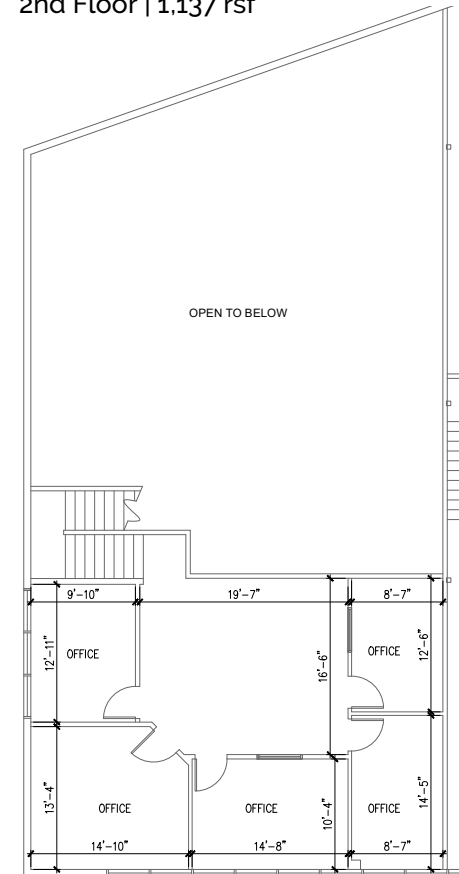
Suite E - 4,141 rsf | available now

- 6 private offices
- Conference room
- Break area
- R&D area
- Warehouse area
- Grade level door

1st Floor | 3,004 rsf



2nd Floor | 1,137 rsf



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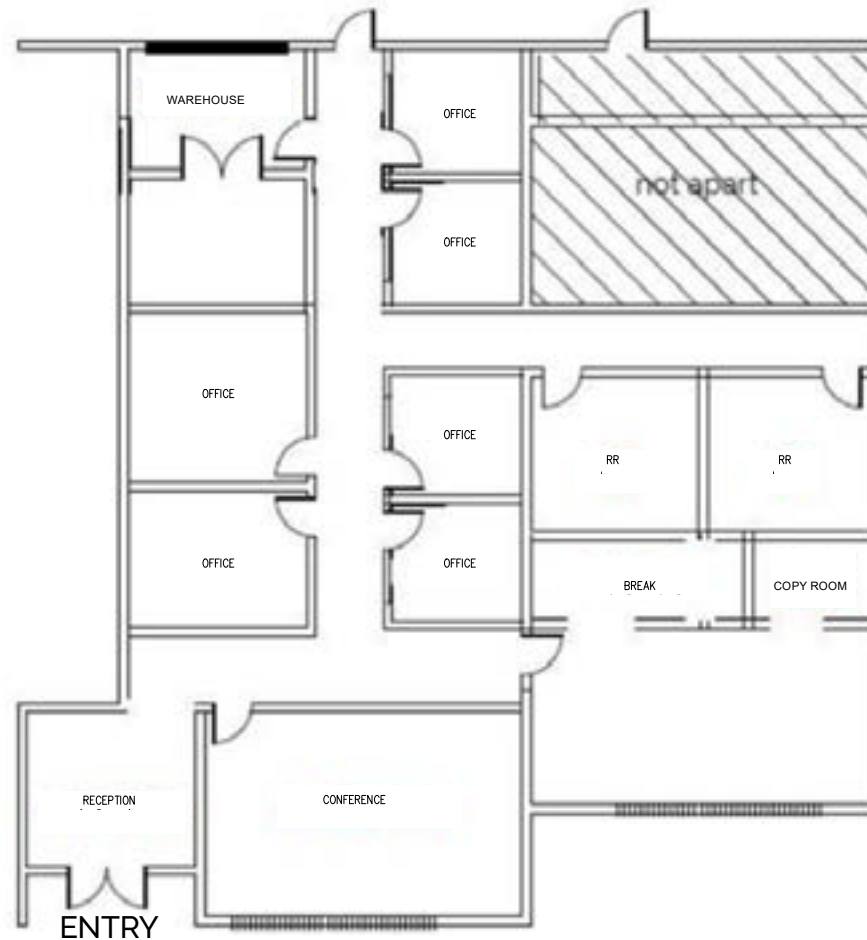
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Floorplan - 11031 Via Frontera

Suite B - 2,906 rsf | available with 30 days' notice

- Double door reception
- Large conference room
- Larger open office areas
- Private bathrooms within the suite
- Rear warehouse with grade level loading



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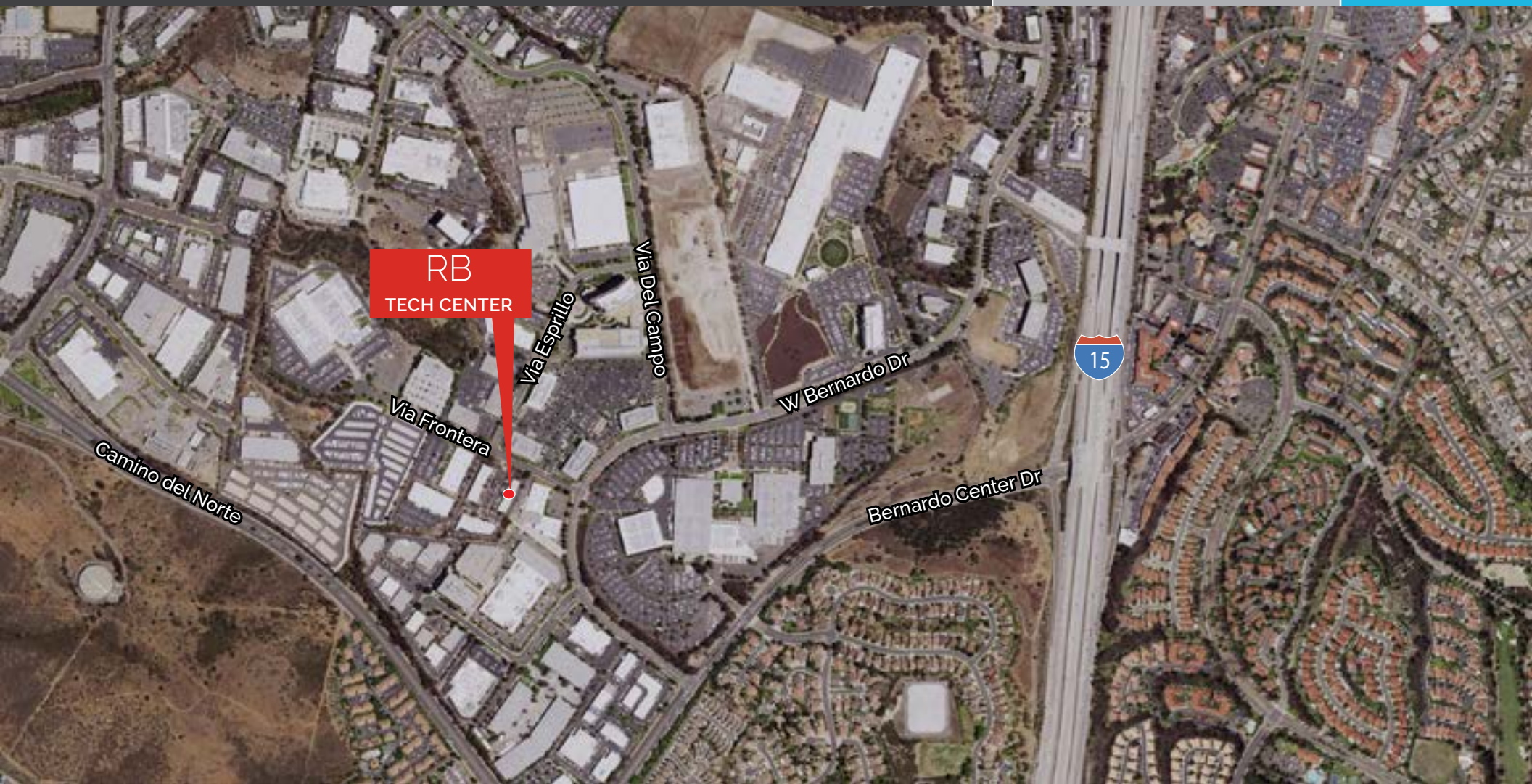
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Close proximity to retail

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**Join other quality companies such as
Sony, Hewlett Packard, British Aerospace
Systems, Broadcom, Teradata, General
Atomics, Northrop Grumman.**



1. Holiday Inn

2. High Country Plaza
7 Eleven
Kelly's Public House
Domino's Pizza
Jersey Mike's Sub

3. Radisson Inn and Suites

4. National University

5. Courtyard San Diego
Rancho Bernardo

6. Park Terrace
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 Gastropub, Pegasus Café, Ginza,
Hunan, Jack in the Box, Akai Hana, Kabob
House, Barrel Room, Los Primos, Big 5
Sporting Goods, 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

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