



16707

Via Del Campo Ct.

San Diego, California

± 80,000 rsf built-to-suit for lease on 11.7 acres



Built-to-Suit Opportunity

- Planned office building - ± 80,000 rsf
- Plans approved - can be delivered with 14 months of lease execution
- Serene - quiet & highly secure location at end of Via Del Campo Ct.

16707 Via Del Campo Ct.



Features



Serene cul-de-sac location



High quality construction



Close proximity to amenities



Large 3rd floor patio



Class A Construction



Large & efficient floor plates



Expansive window line and abundant natural light

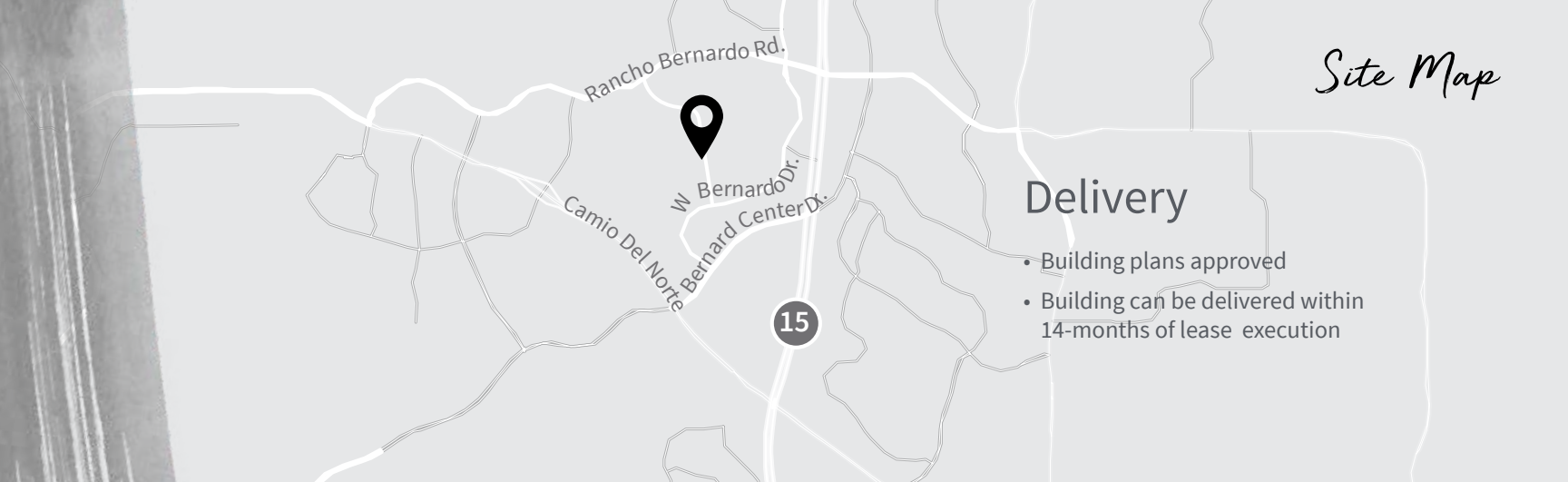
16707 Via Del Campo Ct.





Building & Location

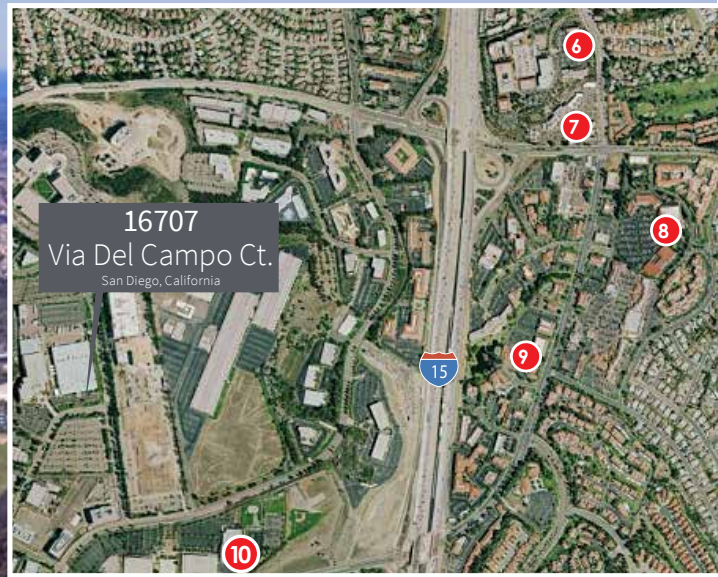
- 3-story class A office building
- Expansive window line with floor to ceiling windows
- 10' ceiling heights and 15' floor to floor
- Architectural entry feature
- High-quality lobby finishes
- Large 3-floor outdoor patio with views
- Surrounded by San Diego's largest corporate neighbors; Sony, Northrop, General Atomics, ATK, Petco, BAE
- Close proximity to 4S-Ranch retail amenities
- Quick access to the I-15
- Serene cul-de-sac location



Site Map

Delivery

- Building plans approved
- Building can be delivered within 14-months of lease execution



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 Gastropub, 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. 4S Commons

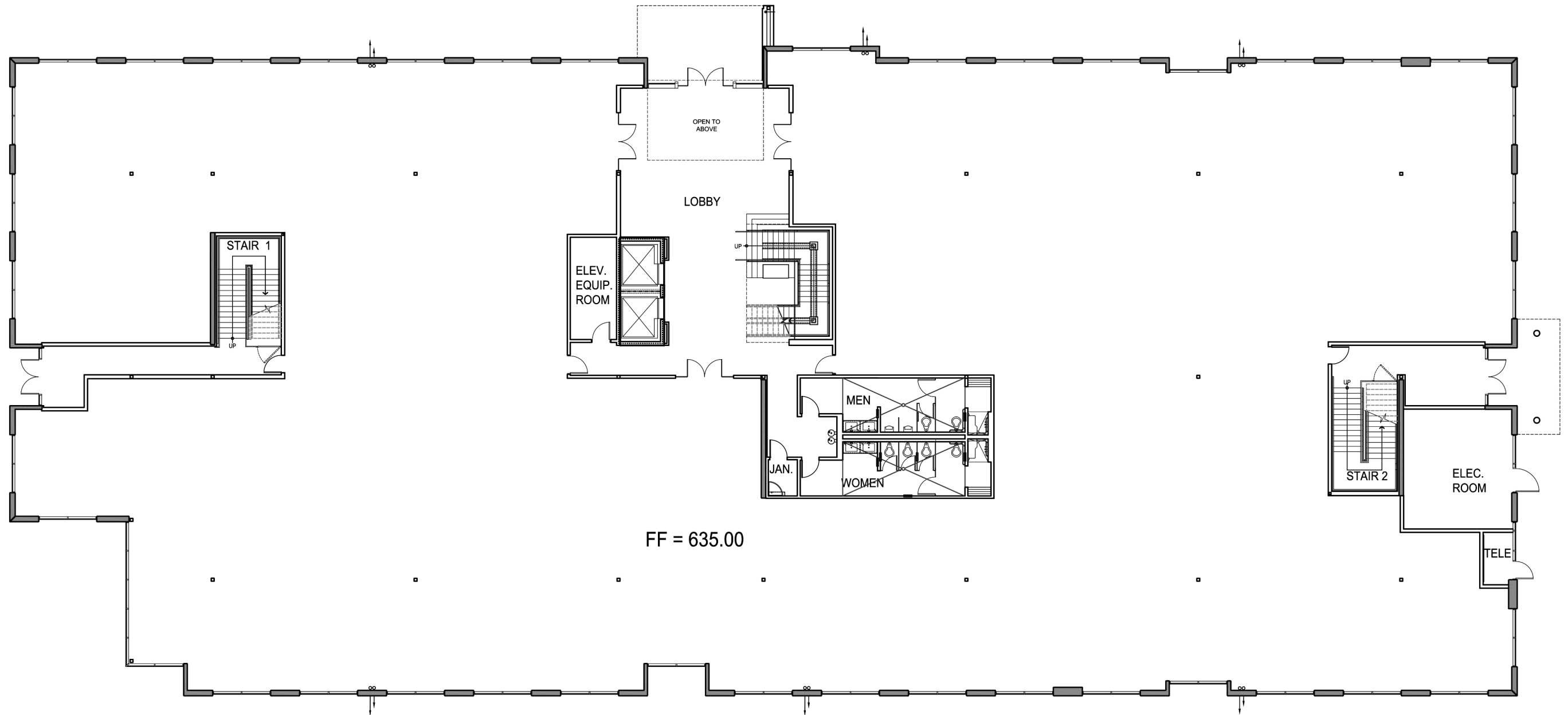
Karl Strauss Brewery & Restaurant, Miguel's Cocina, Chipotle, Daphne's, Wendy's, Bretty's BBQ, Wells Fargo, Bank of America, Cost Plus, ACE Hardware, Ralph's, CVS, Bed Bath and Beyond

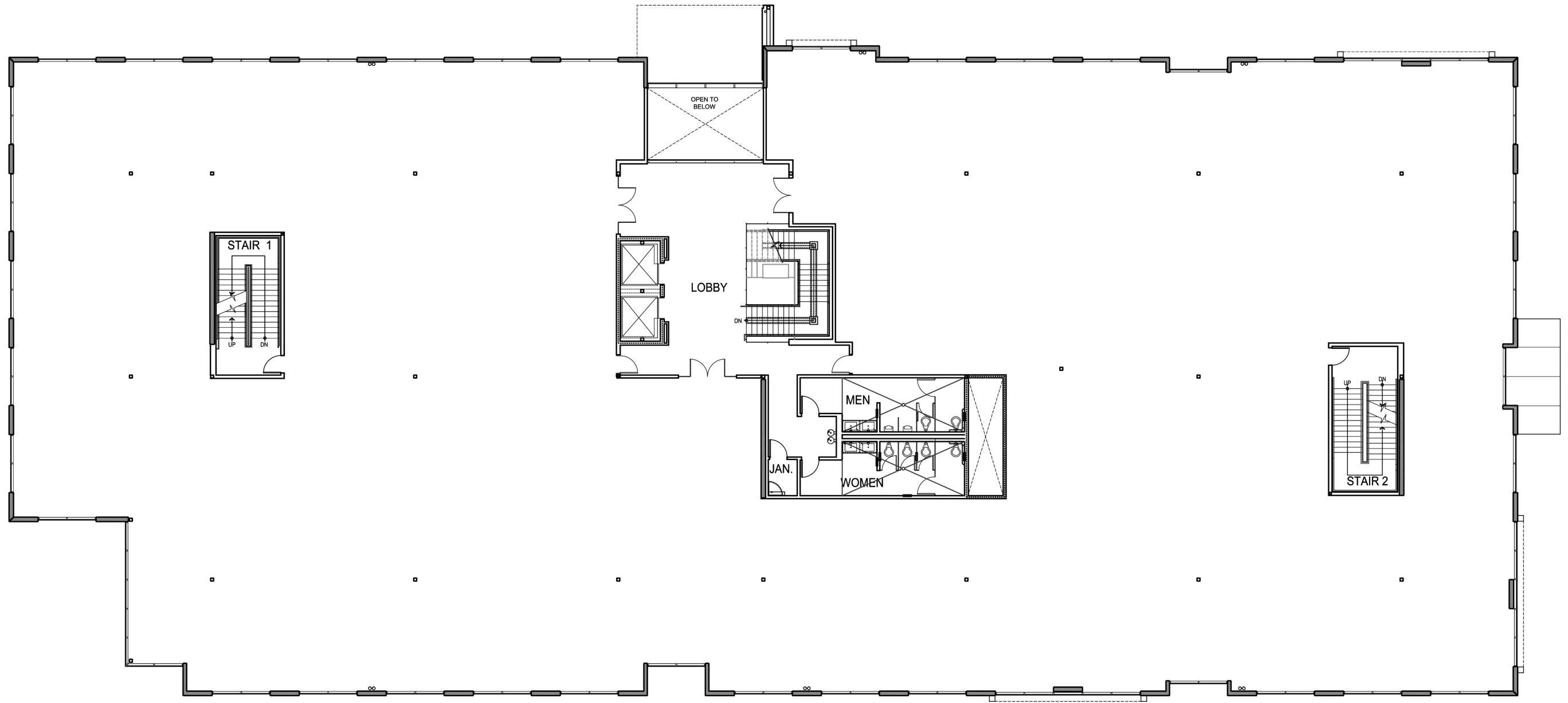
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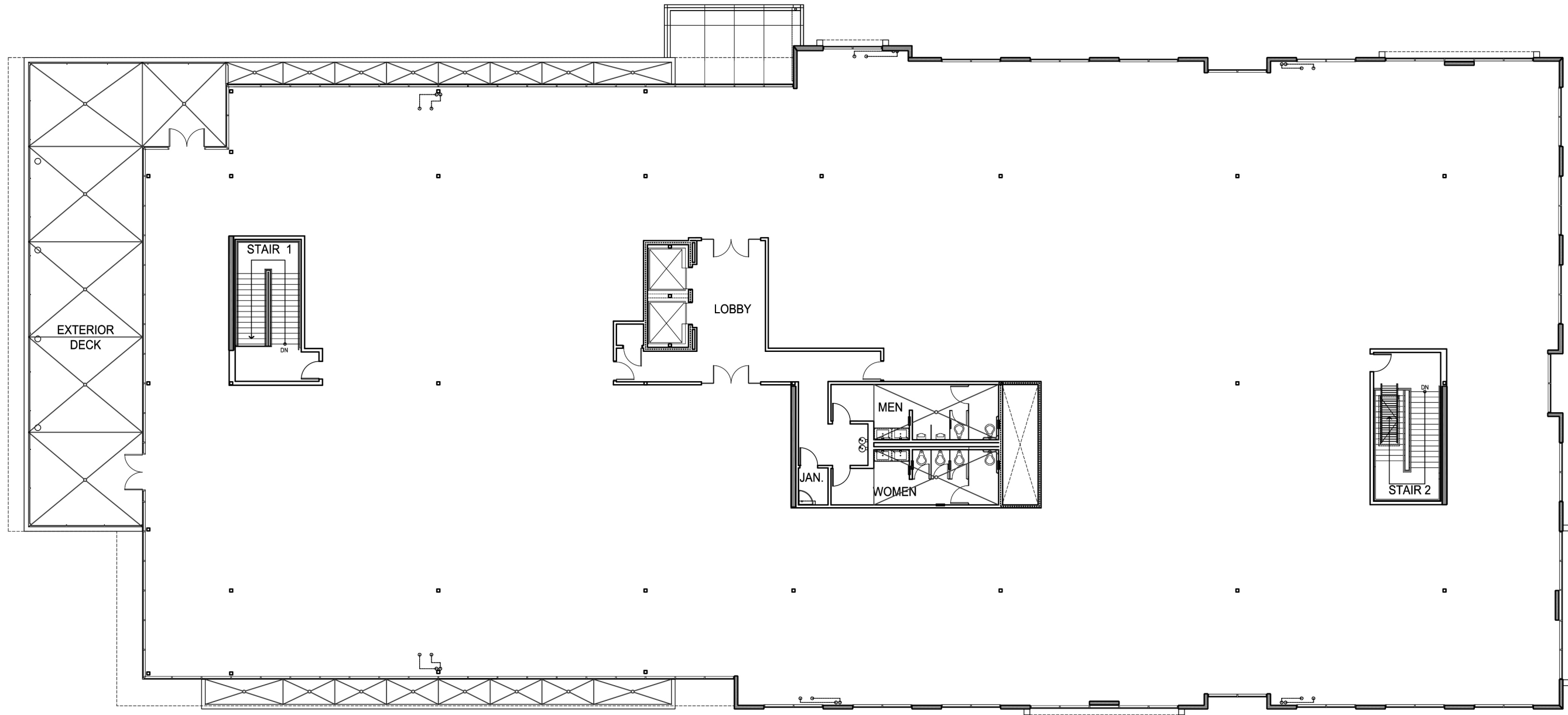


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VIA DEL CAMPO CT.

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PROPOSED BUILDING

PROJECT DATA

NET SITE AREA:	3.65 ACRES
BUILDING AREA:	
1ST FLOOR	27,780 S.F.
2ND FLOOR	27,780 S.F.
3RD FLOOR	25,160 S.F.
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TOTAL:	80,720 S.F.
PARKING:	321 SPACES (4/1000)

