

A modern, multi-story office building with a large glass facade reflecting the sky and surrounding trees. The building is white with a prominent glass corner. In the foreground, there are several green trees and a red curb. The sky is clear blue.

BR
CENTRE

**HIGHLY VISABLE OFFICE BUILDING
LOCATED IN THE HEART OF RANCHO BERNARDO**

BERNARDO REGENCY CENTRE

11545 West Bernardo Court, San Diego, CA 92127
48,027 SF office building for lease

Owned & Operated by:
OMNINET



PROPERTY FEATURES



- High image professional office building with excellent glass line



- Re-imaged lobby and common areas



- Features outdoor garden terrace with seating overlooking panoramic mountain views



- Numerous local retail amenities and convenient freeway access



- Ample parking



- Showers & lockers on-site



- EV charging stations

AVAILABILITIES

Suite	Size	Available	Lease Rate (SF)	Description
100 ¹	5,073 SF	Vacant	\$2.60 + E	Large open office area, 4 private offices, 2 medium-size conference areas, 3 huddle rooms/private offices, and open break area. Contiguous up to 11,911 RSF.
150 ¹	6,838 SF	Vacant	\$2.60 + E	8 private offices, Open kitchen/café, huddle room and open area, server room. Contiguous up to 11,911 RSF.
203/205	2,115 SF	Vacant	\$2.60 + E	Reception area, 5 private offices, conference room, break room, and storage area.
303	1,233 SF	Vacant	\$2.60 + E	Planned Spec Suite. 2 private offices/ huddle rooms, break room, and open office area.

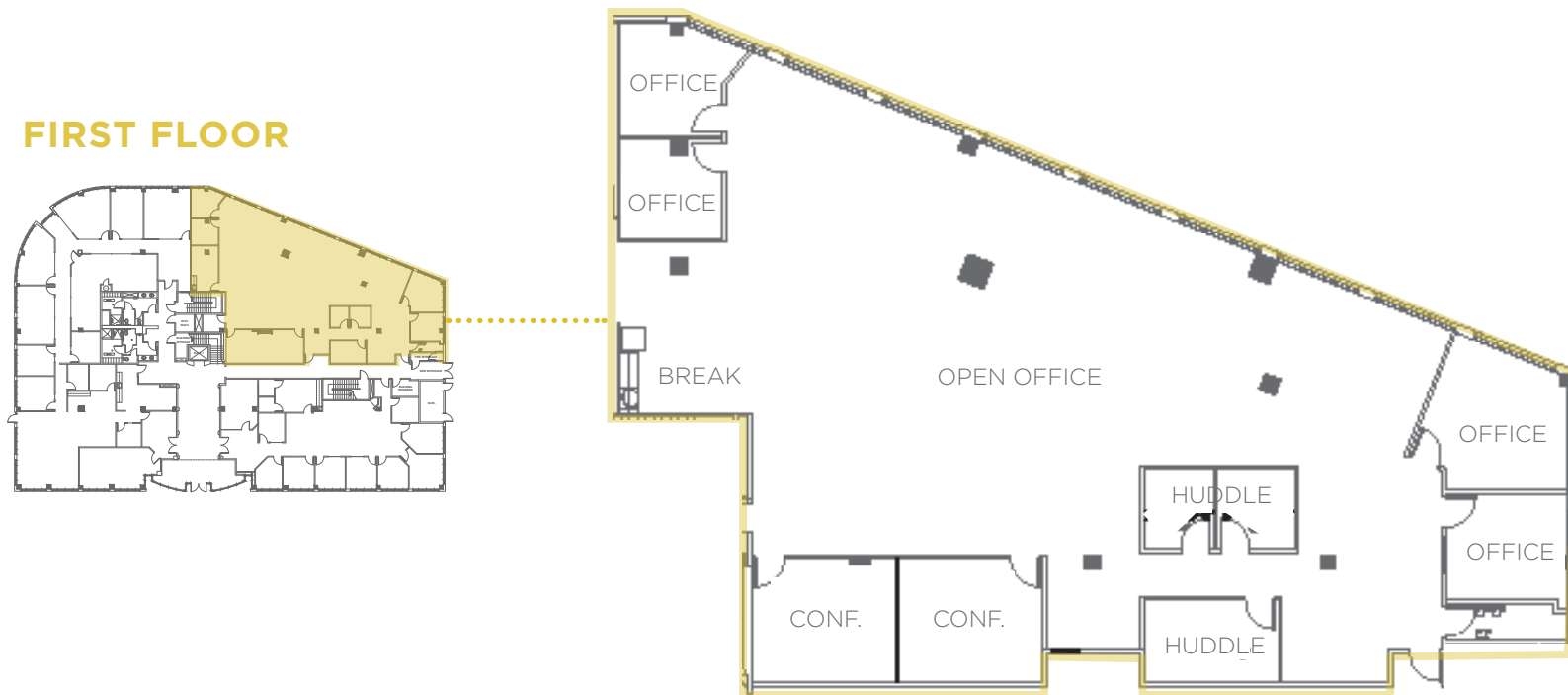
¹Suites 100 & 150 are contiguous up to 11,911 RSF



SUITE 100 | 6,838 SF

Suite	Size	Available	Lease Rate (SF)	Description
100	5,073 SF	Vacant	\$2.60 + E	Large open office area, 4 private offices, 2 medium-size conference areas, 3 huddle rooms/private offices, and open break area.

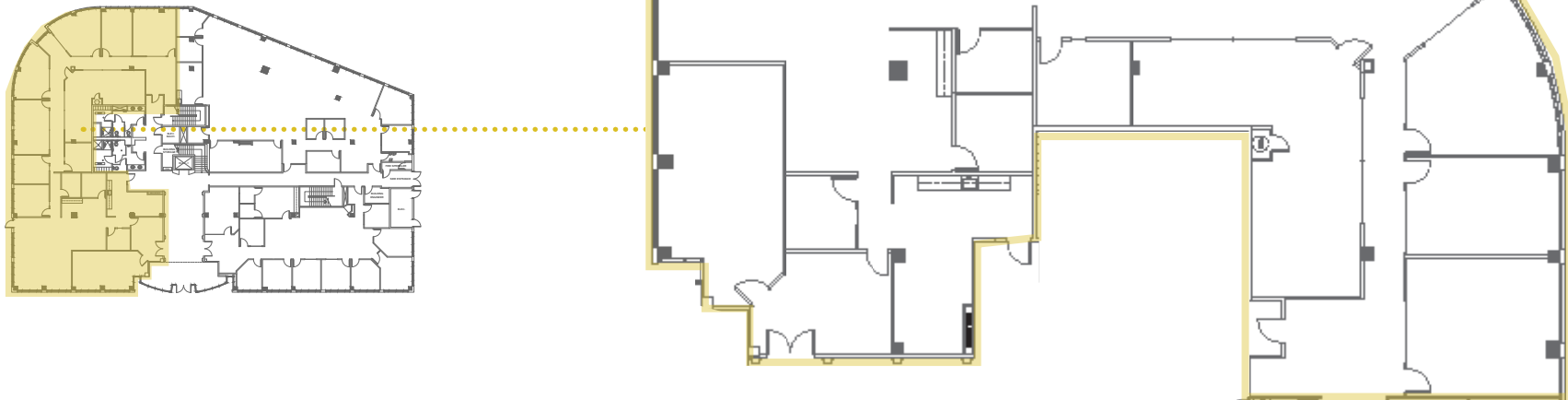
FIRST FLOOR



SUITE 150 | 5,073 SF

Suite	Size	Available	Lease Rate (SF)	Description
150	6,838 SF	Vacant	\$2.60 + E	8 private offices, Open kitchen/café, huddle room and open area, server room.

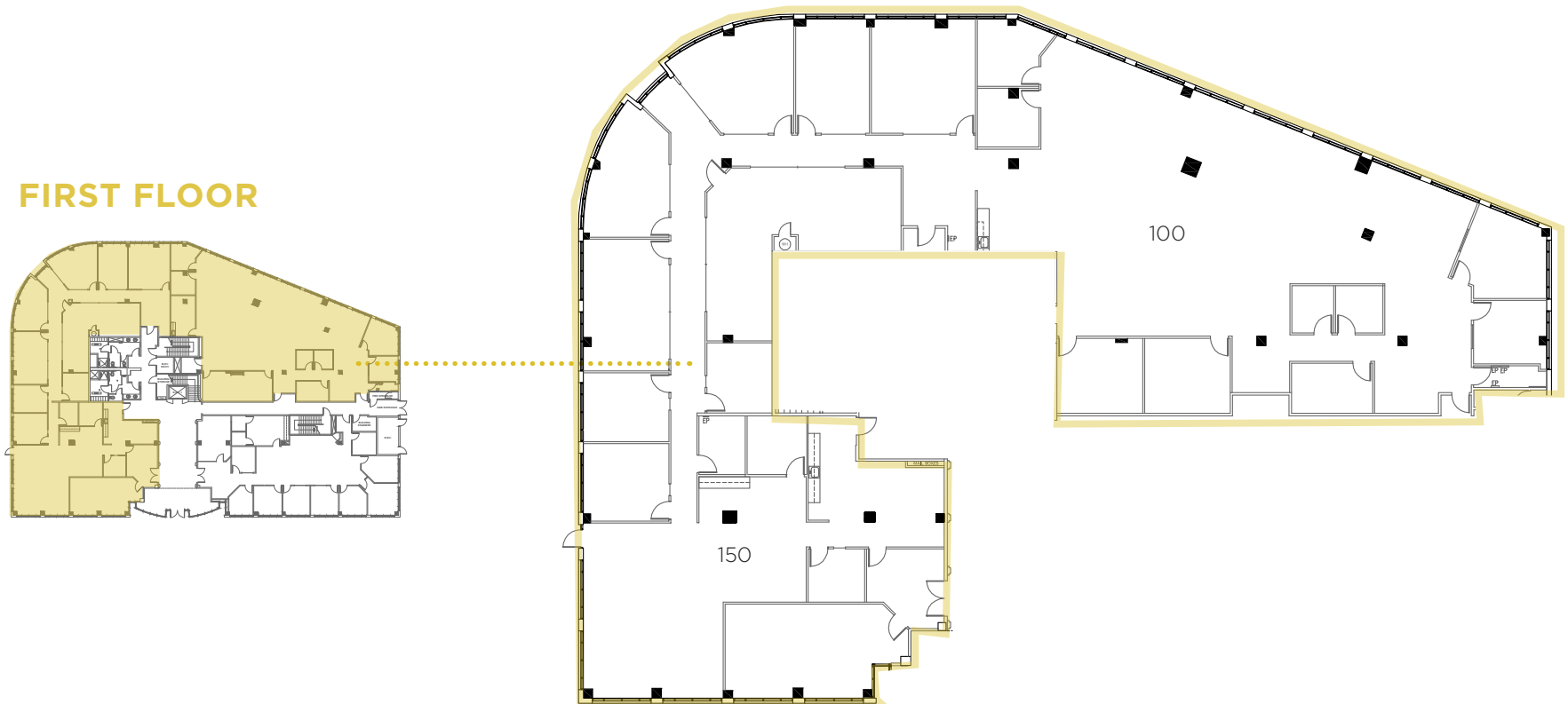
FIRST FLOOR



SUITE 100/150 | 11,911 SF

Suite	Size	Available	Lease Rate (SF)	Description
100/150	11,911 SF	Vacant	\$2.60 + E	Reception, 1 large conference room, 2 medium conference rooms, kitchen, work area, open area, 12 private offices, 4 huddle rooms, large electronics lab/storage/open area, server room.

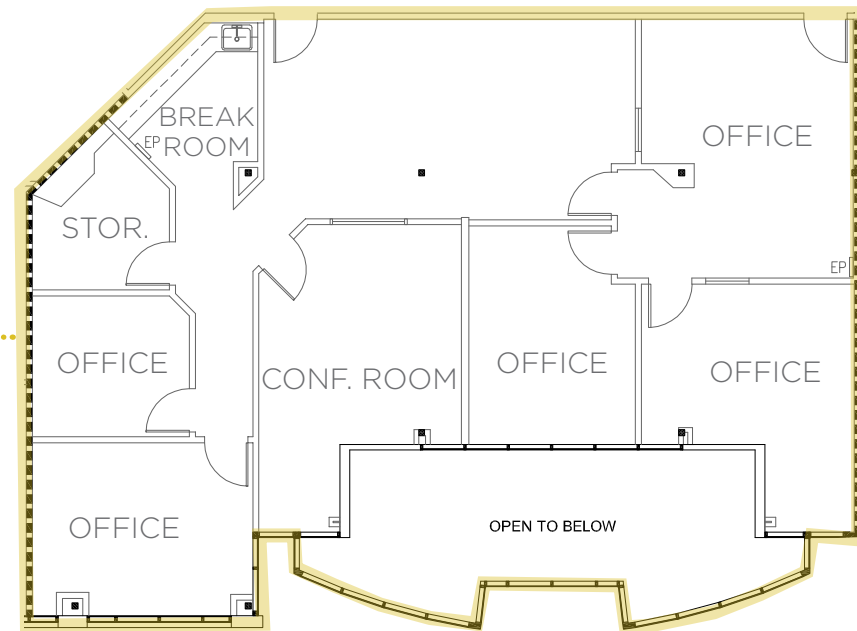
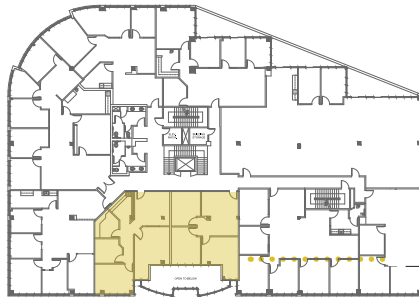
FIRST FLOOR



SUITE 203/205 | 2,115 SF

Suite	Size	Available	Lease Rate (SF)	Description
203/205	2,115 SF	Vacant	\$2.60 + E	Reception area, 5 private offices, conference room, break room, and storage area.

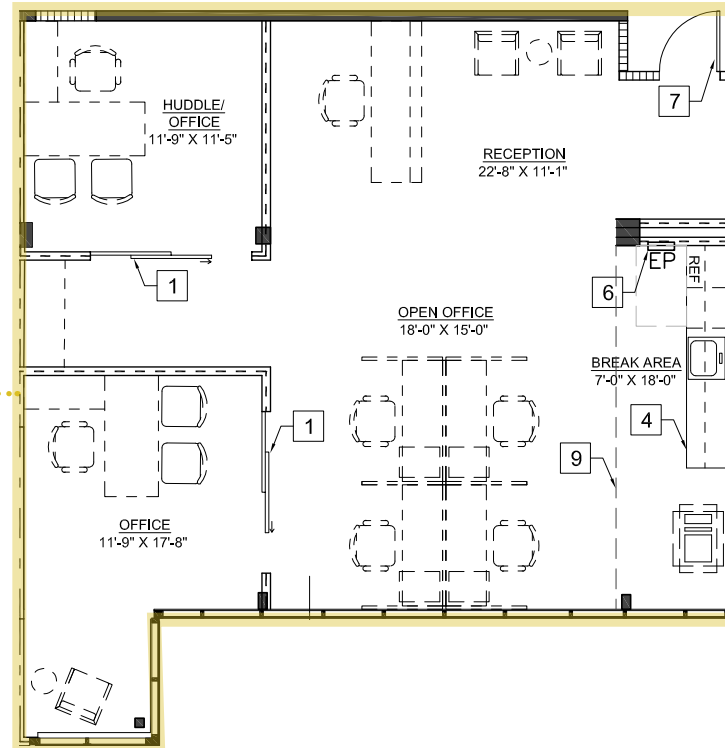
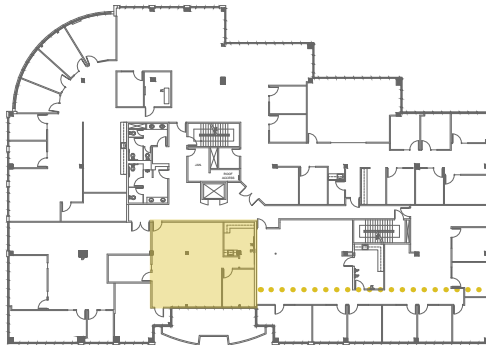
SECOND FLOOR

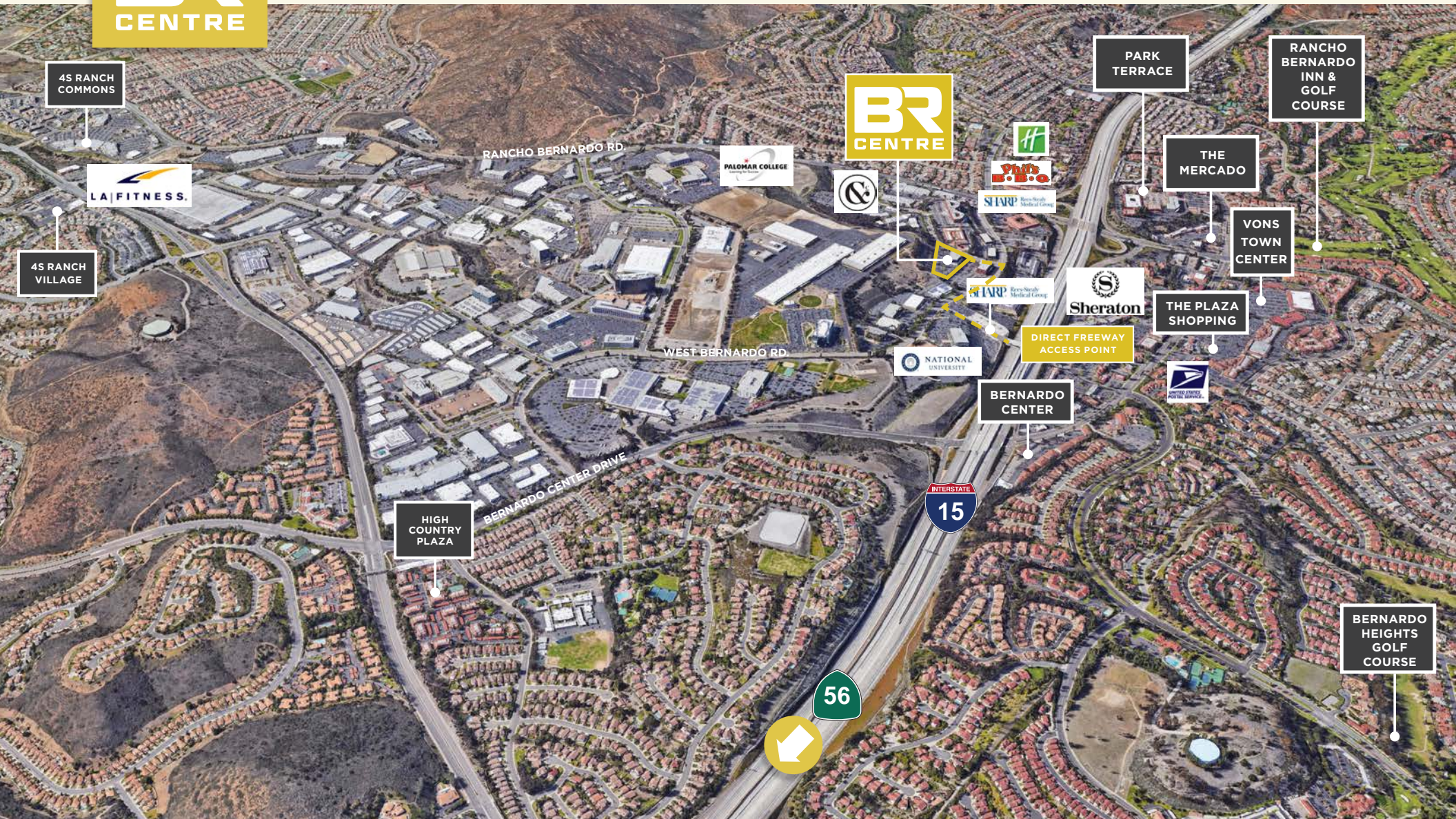


PLANNED SPEC SUITE 303 | 1,233 SF

Suite	Size	Available	Lease Rate (SF)	Description
303	1,233 SF	Vacant	\$2.60 + E	Planned Spec Suite. 2 private offices/ huddle rooms, break room, and open office area.

THIRD FLOOR





RANCHO BERNARDO TOWN CENTER 6 MIN DRIVE



4S RANCH COMMONS 7 MIN DRIVE



THE PLAZA SHOPPING CENTER 6 MIN DRIVE



NEARBY RESTAURANTS 5 MIN WALK





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11545 WEST BERNARDO COURT, SAN DIEGO, CA 92127

FOR MORE INFORMATION, CONTACT:

MIKE NOVKOV
(858) 546 5412
mike.novkov@cushwake.com
Lic. #01890388

