



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

- 1 Carmel Mountain Plaza

 - Pacific Theatres
 - Target
 - Marshalls
 - In-N-Out
- 2 Shops @ Costco Plaza

 - Costco
 - Claim Jumper
 - Islands Restaurant
- 3 Carmel Mountain Ranch Town Ctr

 - Ralphs
 - Rite-Aid
 - Bank of America
- 4 Carmel Courtyard

 - California
 - Pizza Kitchen
 - Borders
 - Staples


Building size
±77,559 RSF


±1M SF
of retail within
walking distance


Strong corporate
neighborhood

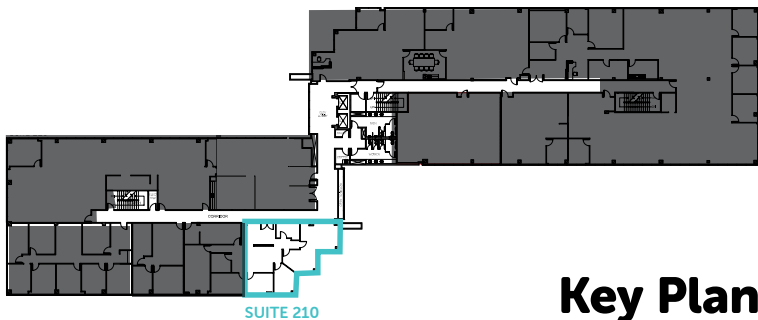
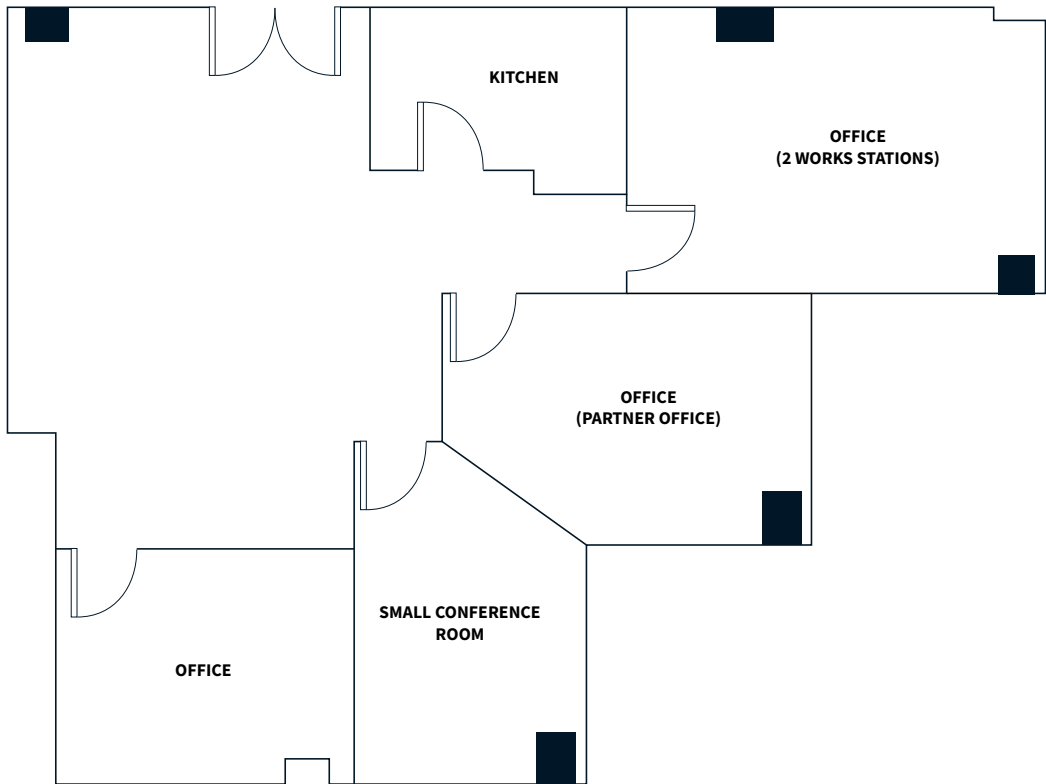

Hands-on
local ownership



Floor plan

Suite 210 - 1,327 rsf (available 11/1/26)

- Reception
- Kitchen
- 3 private offices
- 1 Small conference room

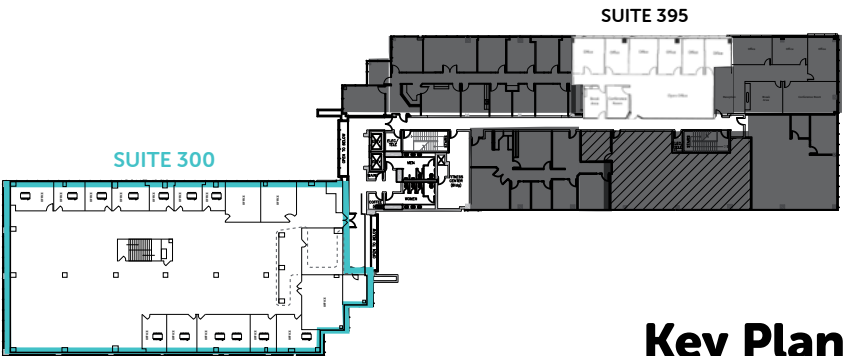
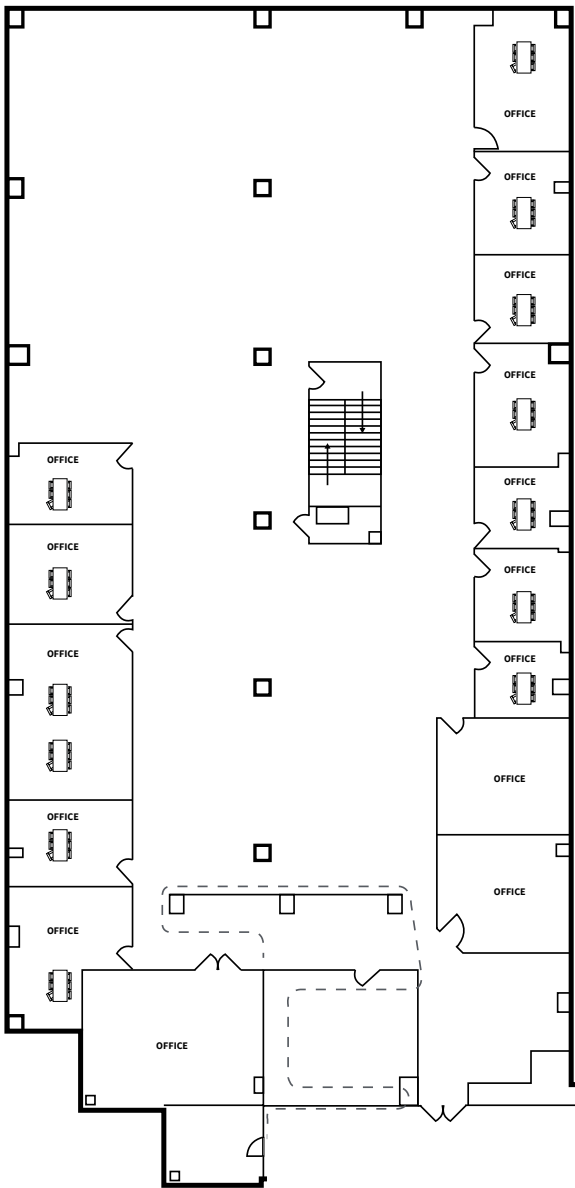


Key Plan

Floor plan

Suite 300 - 12,373 rsf (available now)

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

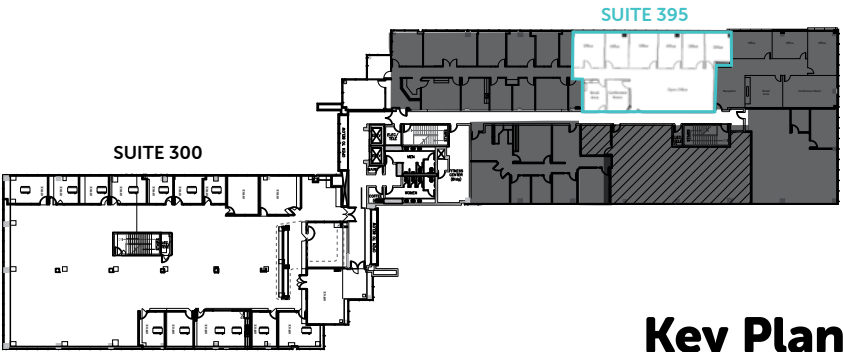


Key Plan

Floor plan

Suite 395 - 2,541 rsf (available now)

- 6 Private offices
- Conference room
- Open area
- Break room



Key Plan

15373
INNOVATION DRIVE



Jay Alexander
+1 858 410 1188
jay.alexander@jll.com
RE license #01019910

Tony Russell
+1 858 410 1213
tony.russell@jll.com
RE license #01275372

Greg Moore
+1 858 410 6367
greg.moore@jll.com
RE license #02068852

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.