

WESTRIDGE

16644 West Bernardo Dr



BREHM
Properties



CAST
CAPITAL PARTNERS

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PROPERTY DETAILS

- › Best views in Rancho Bernardo
- › Award Winning Class A Office Building
- › Easy Access to I-15 and mass transit
- › 4:1 Parking Ratio
- › Dramatic Lobby/Building Entrance
- › On-site ownership and management

AVAILABILITY

Suite 101 > 6,797 SF > Available Now

Modern creative office suite with exposed ceilings in the entry and glass window line offices. Double door entry to lobby with great visibility as you enter the building.

Suite 300 > 6,145 SF > 60 Day Notice

Mountain Views of Rancho Bernardo from the conference and private offices. Outdoor balcony off the break area. Can be demised down to 2,500 SF.

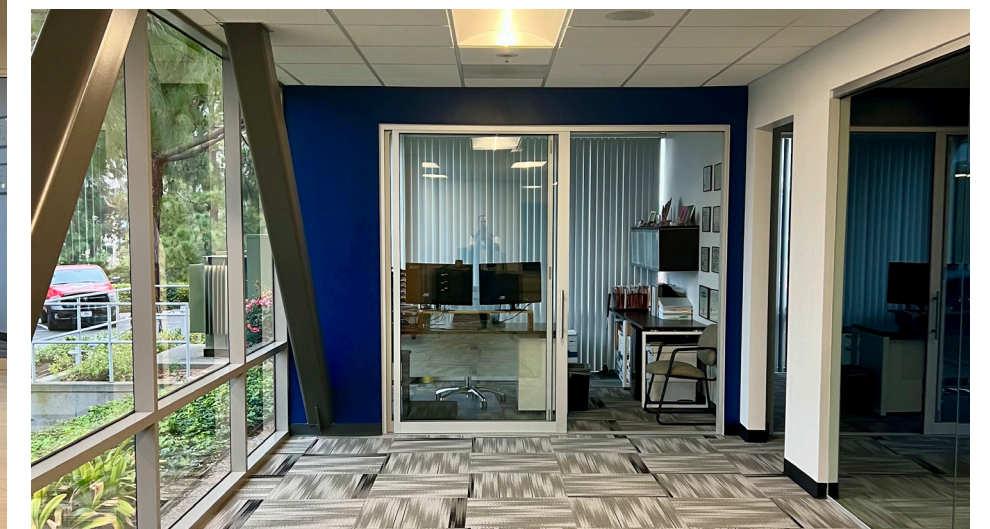
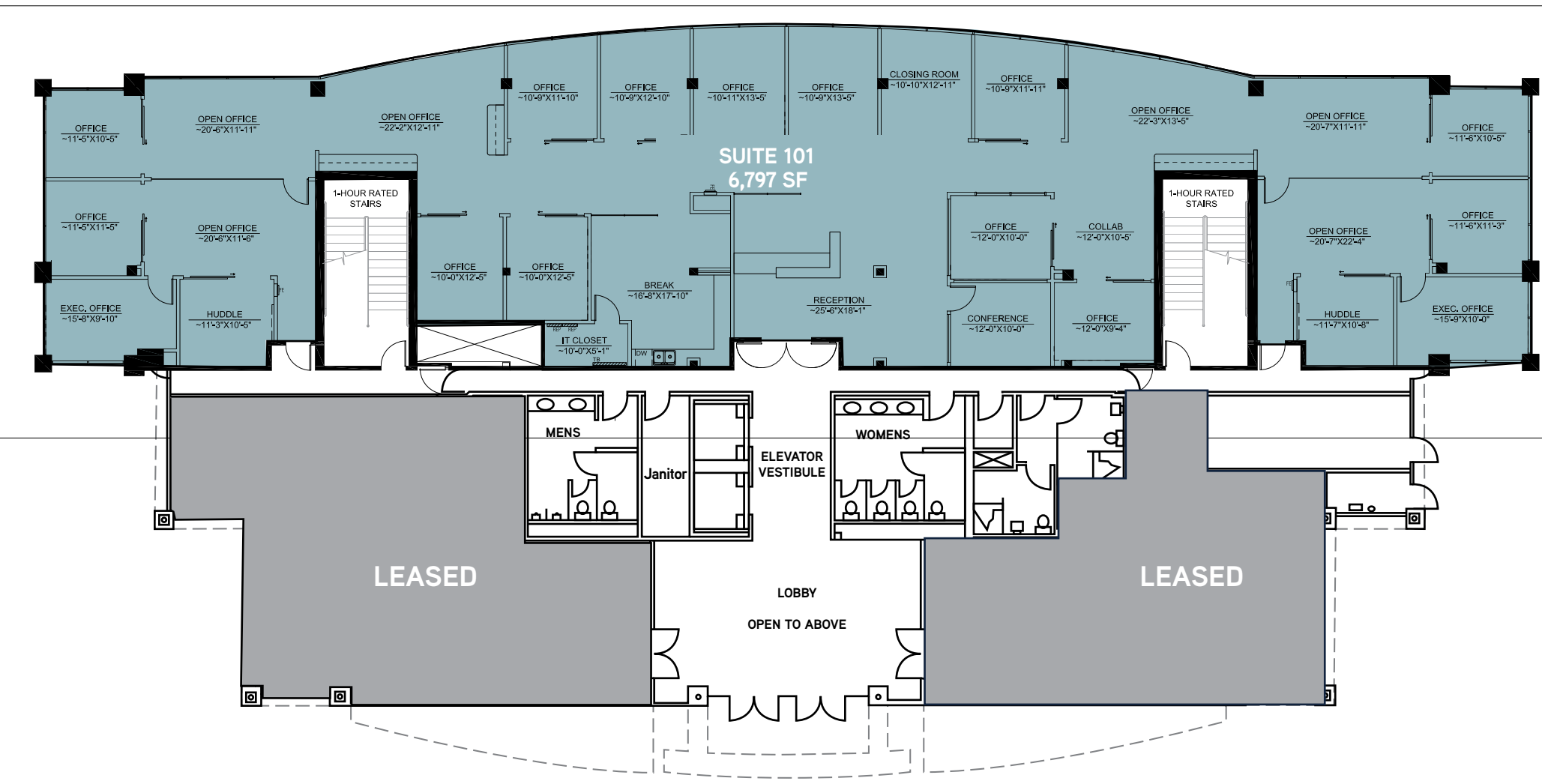
ASKING RATE: \$3.35/SF* plus Electric

**Asking rates include 5 day per week janitorial services*

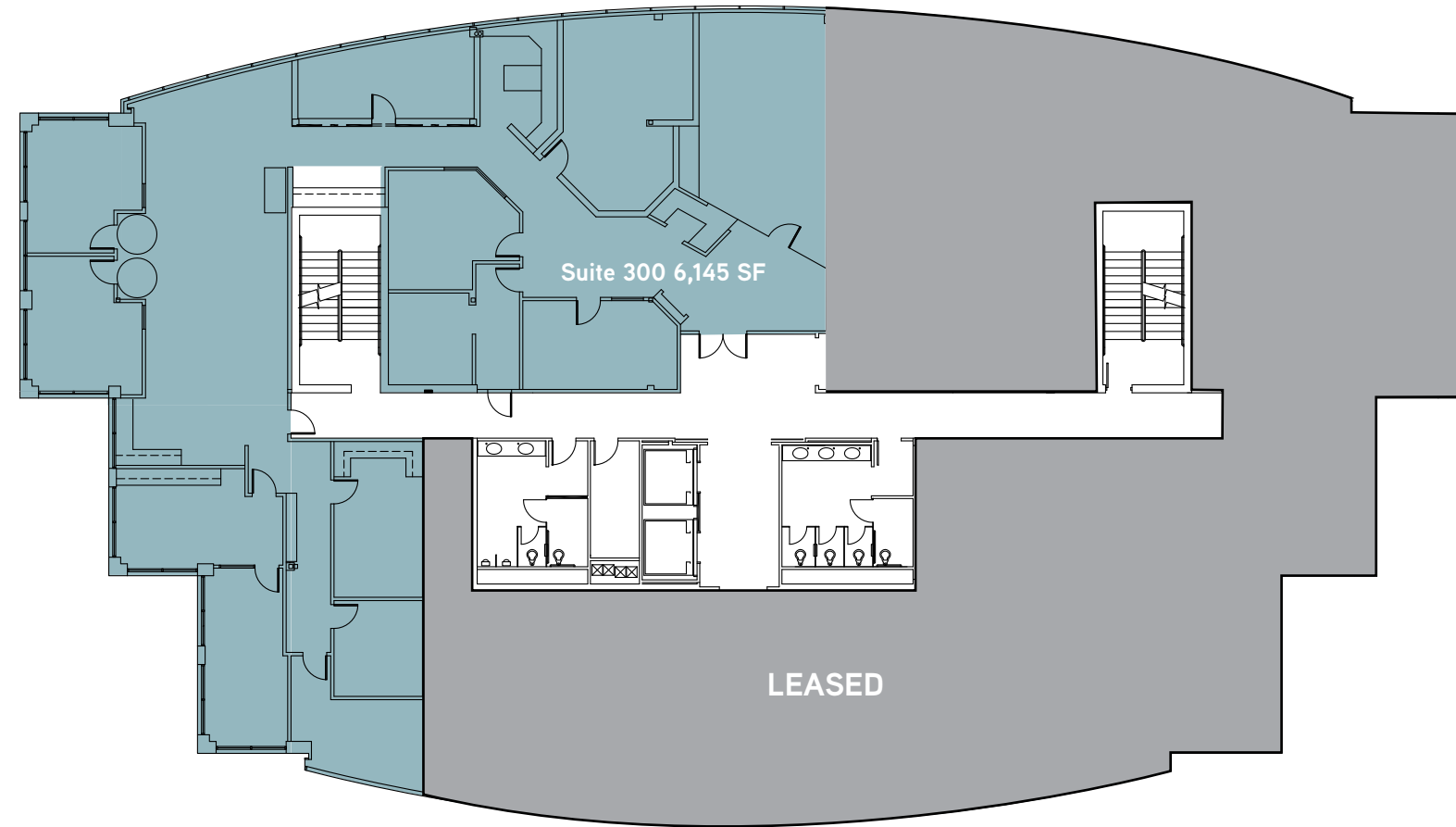


FIRST FLOOR

SUITE 101



THIRD FLOOR





171,152 RESIDENTS
IN A 5 MILE RADIUS

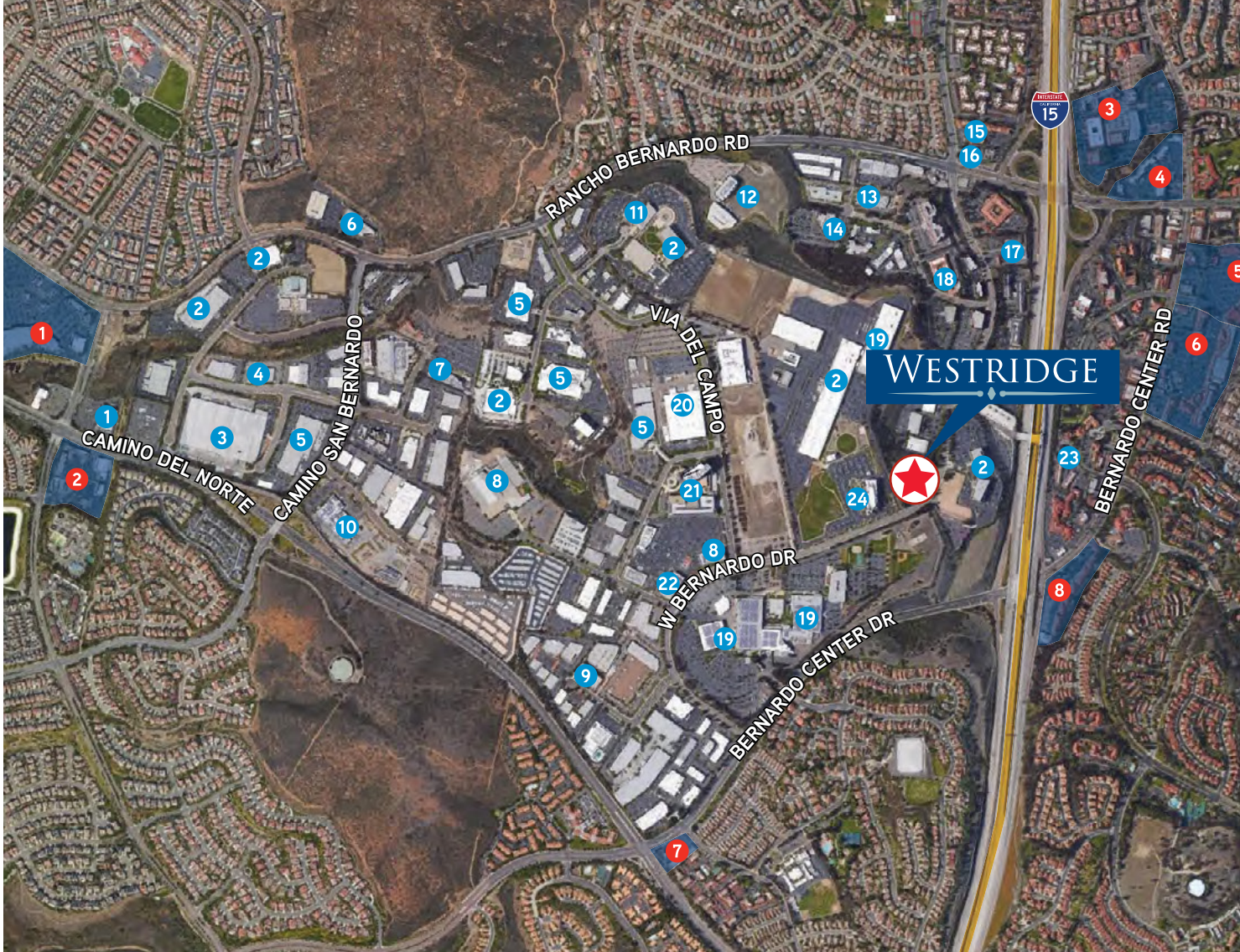
The Inland North County suburbs are comprised of world-class master planned communities in close proximity to high-tech, large corporations. The area is home to the best school district in the county, as well as numerous parks, clubs, and shopping centers with high-end retailers.



LOCAL AMENITIES

- 1 4S Commons Town Center**
Jimbo's, Ralphs, Bed Bath & Beyond, Verizon Wireless, The UPS Store, CVS, Bank of America, Miguel's Cocina, Wells Fargo, Wendy's, Chipotle, Daphne's, Jamba Juice, Pei Wei, Panera, Napizza, Wahoo's Fish Tacos, Cost Plus World Market, The Coffee Bean, Karl Strauss
- 2 4S Ranch Village**
Carl's Jr., Subway, Starbucks, T-Mobile, Sushi on the Rock, Flippin' Pizza
- 3 Park Terrace**
Hilton Garden Inn, KILN, UBS
- 4 The Mercado Rancho Bernardo**
Mission Federal Credit Union, Navy Federal Credit Union, Submarina, FedEx Office, Pizza Hut
- 5 Rancho Bernardo Food Center**
Carl's Jr., 7-Eleven, Citibank, Jack in the Box, Peet's Coffee & Tea, Wells Fargo, PostalAnnex, Chuze Fitness, Subway, Vons, Starbucks, Panda Express
- 6 The Plaza Shopping Center**
CVS, Round Table Pizza, Subway, Baja Fresh, Bank of America, US Post Office, Massage Envy Spa
- 7 High Country Plaza**
Personalized Family Dentistry, High Country Barbershop, Jersey Mike's Subs, A K Martial Arts Academy, Victors Greek Cuisine, El Patron Mexican Grill, Herring Chiropractic, Eden Spa, Westside Cleaners, New York Giant Pizza, Kelly's Pub, Garden Fresh/Souplantation/Sweet Tomatoes, Microsemi Corp., BIT Group USA Inc., Reel Picture, 7-Eleven
- 8 Bernardo Center**
Rancho Bernardo Real Estate, Rashid Realty Property Management, Sallie Hite, SDAR of Rancho Bernardo, Clear Choice Hearing Aid Ctr, Realty Experts, Fitness Together, Regina Hiremath Hairstylist, Wells Fargo Home Mortgage, Rb Sushi Japanese Restaurant, SynFast Oil Change, Passage to India, Pho Hoa Noodle Soup, Pailin Thai Cafe, Jerry Ning, Chicago Title Insurance Co

- 1** LA Fitness
- 2** Northrup Grumman
- 3** Jerome's
- 4** SAIC
- 5** General Atomics
- 6** Scripps Health
- 7** Petco
- 8** Broadcom
- 9** Hawthorne Caterpillar
- 10** Teradata
- 11** Palomar College
- 12** Millennium Labs
- 13** Sharp
- 14** Amazon
- 15** Phils BBQ
- 16** Sharp Hospital
- 18** Tizon Apartments
- 19** Apple and HP
- 20** Sony
- 21** Broadcomm
- 22** BAE
- 23** Marriot
- 24** Apple



LOCAL AMENITIES
and corporate neighbors



Panoramic Views From Westridge

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