

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

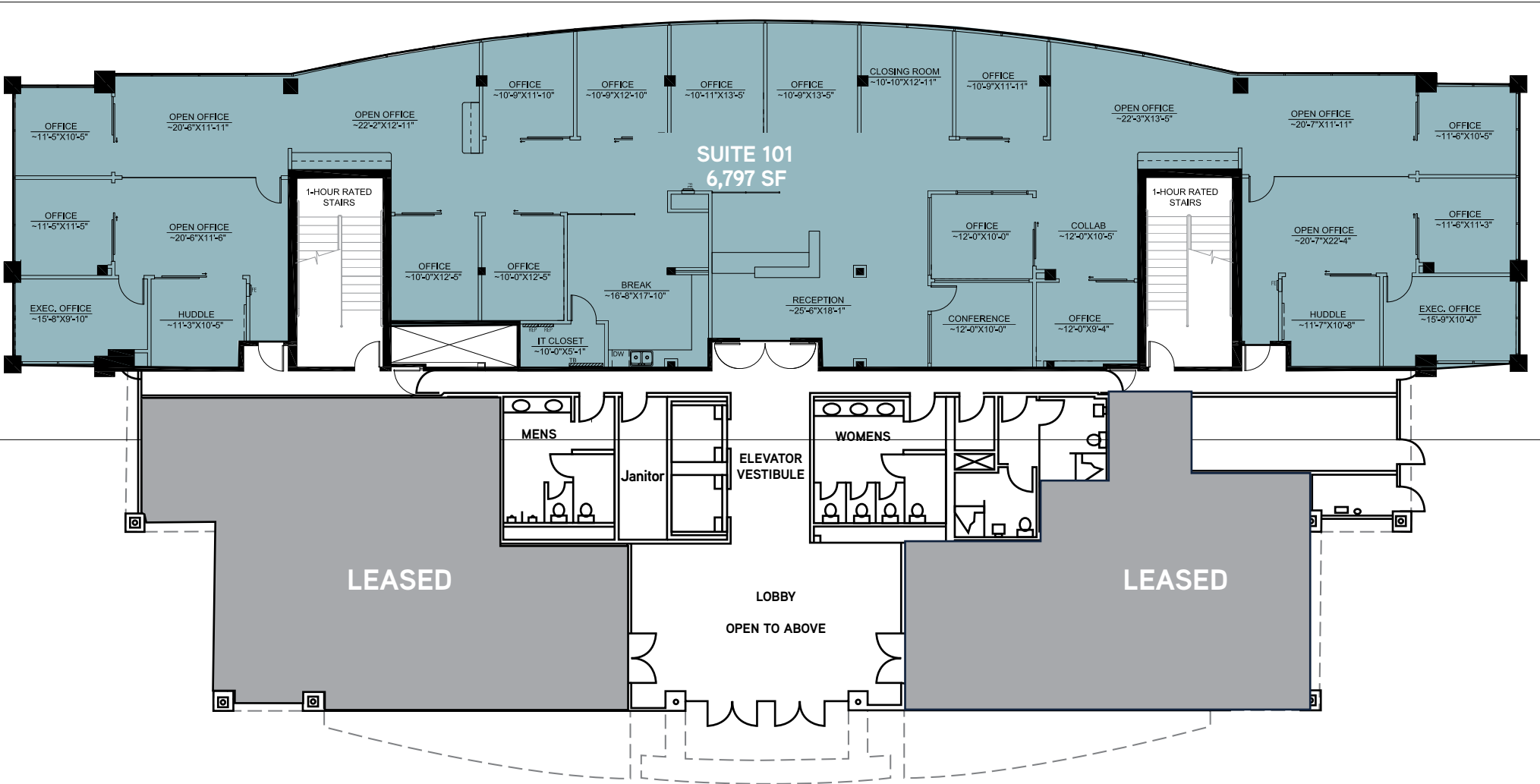
Mountain Views of Rancho Bernardo from the conference and private offices. Outdoor balcony off the break area. Can be demised down to 2,500 SF.

ASKING RATE: \$3.35/SF* plus Electric

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



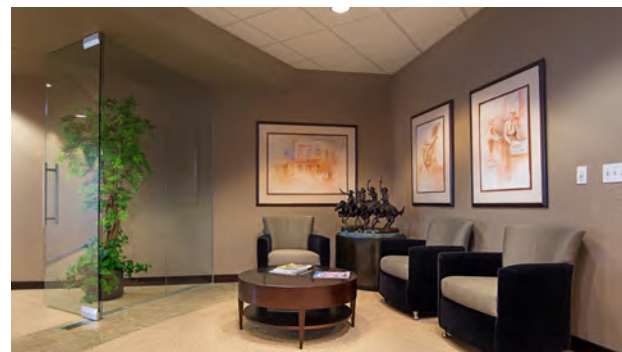
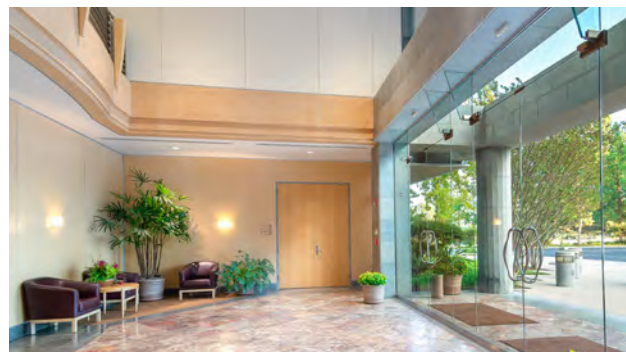
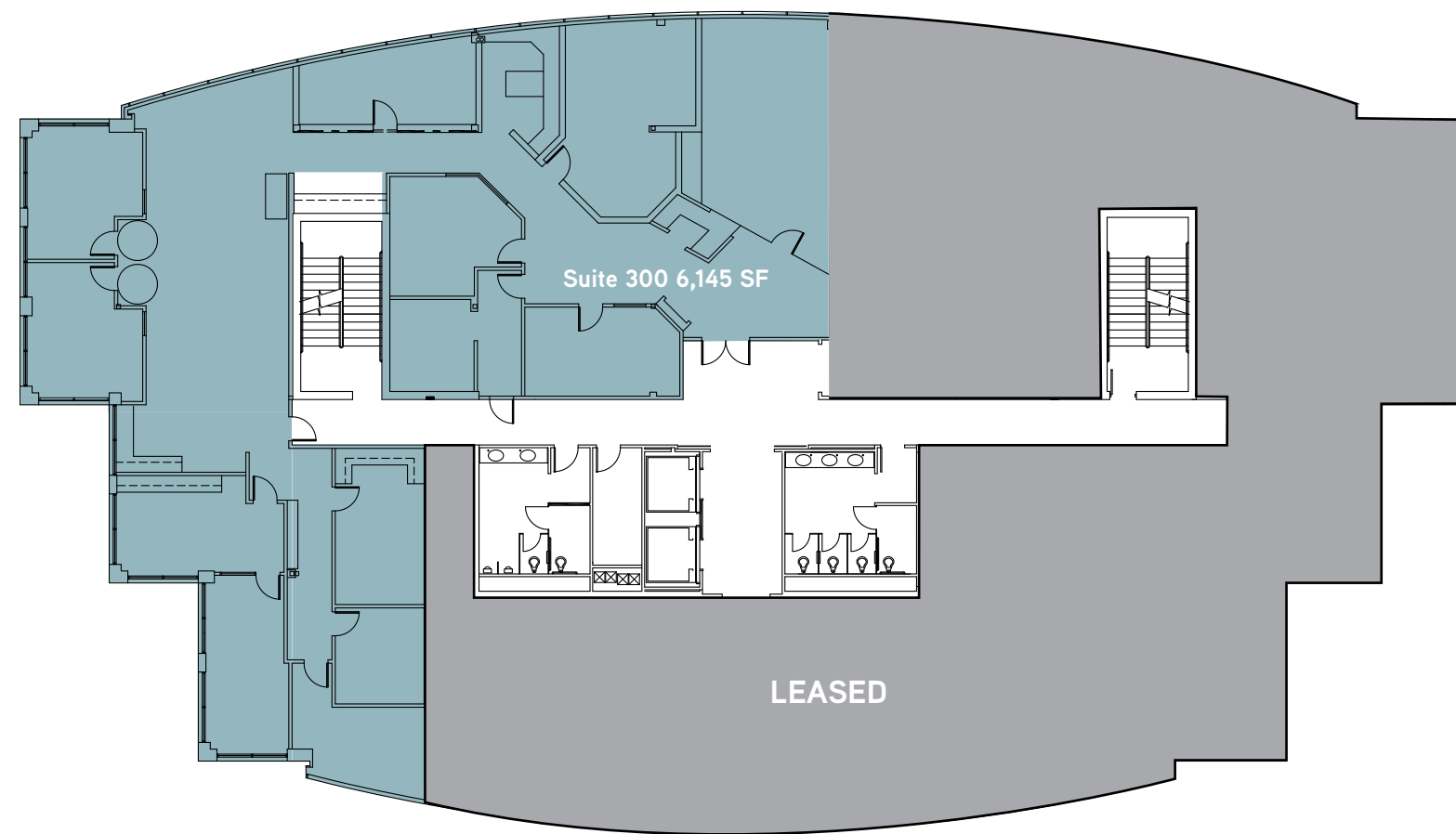
FIRST FLOOR



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.



\$139,285
AVERAGE HOUSEHOLD INCOME



161,123
TOTAL DAYTIME POPULATION



Award Winning
POWAY UNIFIED SCHOOL DISTRICT



26.5 Miles
TO SAN DIEGO INTERNATIONAL AIRPORT



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, Postal Annex, 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 | 9 Hawthorne Caterpillar | 18 Tizon Apartments |
| 2 Northrup Grumman | 10 Teradata | 19 Apple and HP |
| 3 Jerome's | 11 Palomar College | 20 Sony |
| 4 SAIC | 12 Millennium Labs | 21 Broadcomm |
| 5 General Atomics | 13 Sharp | 22 BAE |
| 6 Scripps Health | 14 Aamazon | 23 Marriot |
| 7 Petco | 15 16 Phils BBQ | 24 Apple |
| 8 Broadcom | 17 Sharp Hospital | |

LOCAL AMENITIES and corporate neighbors



WESTRIDGE

A wide-angle aerial photograph taken from an elevated position, looking over a dense forest of tall, green trees. In the background, a sprawling suburban city is visible, with numerous houses and commercial buildings. Further back, a range of mountains stretches across the horizon under a clear blue sky with a few wispy clouds. The lighting suggests it's either early morning or late afternoon, with a warm glow.

Panoramic Views From Westridge

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