

11011 - 11031

VIA FRONTERA



RB TECH
CENTER



11011

11021

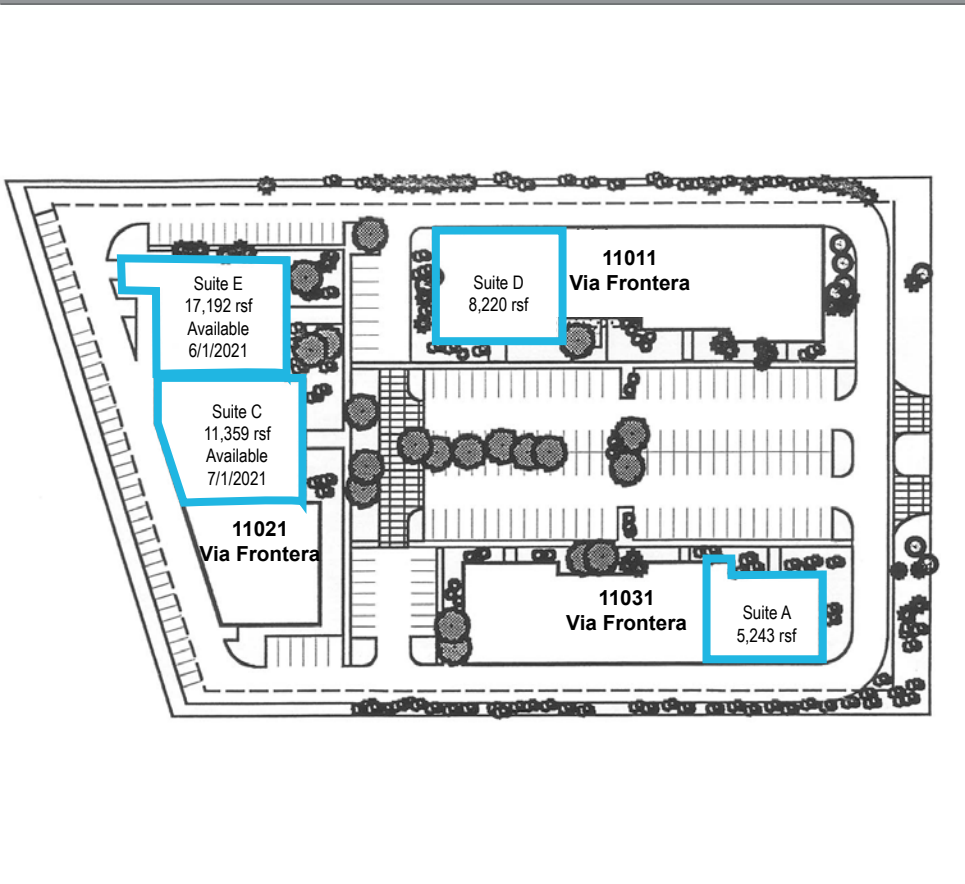
11031

R. B. TECH CENTER

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PROJECT HIGHLIGHTS

- Ready-to-go improvements
- Nearby retail amenities
- Easy access to I-15
- Parking 3/1,000
- Grade level roll-up doors
- Fiber providers are SMS Datacenter, Spectrum and AT&T

AVAILABILITIES

11011 Via Frontera, Suite D

- 8,220 rsf
- 6 private offices
- 6 conference/meeting rooms
- 1,000 sf manufacturing lab
- R&D lab
- Lunch room
- Kitchen

11031 Via Frontera, Suite A

- 5,243 rsf
- 100% HVAC
- 5 private offices
- Conference room
- 2 break rooms
- Storage room
- Large training room

11021 Via Frontera, Suite C*

Available 7/1/2021 - possibly earlier

- 11,539 rsf
- High-end cool creative space
- Exposed ceilings
- 2 roll-up doors
- 9 private offices
- Large conference room
- Ample open space for social distancing
- Small fitness room
- Shower

11021 Via Frontera, Suite E*

Available 6/1/2021 - possibly earlier

- 5,653 rsf - 2nd floor
- 7 private offices
- Conference room
- Lounge area

* can be contiguous for 17,192 rsf

ASKING RENT

- Negotiable Rate - NNNs approximately \$0.398/sf

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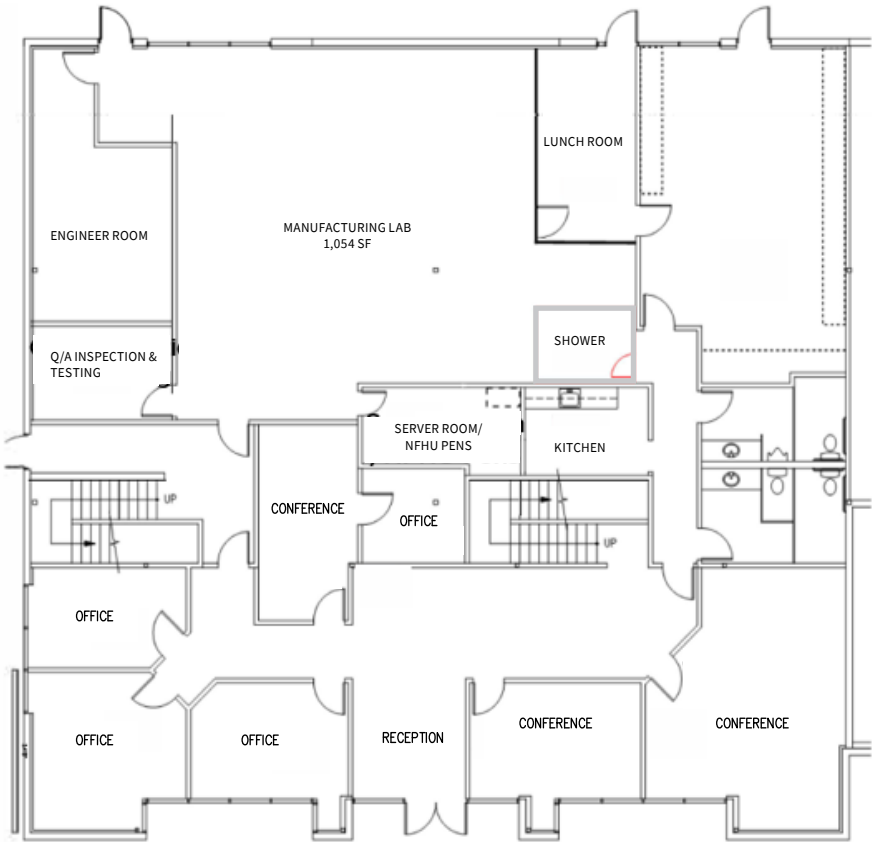


NEARBY AMENITIES

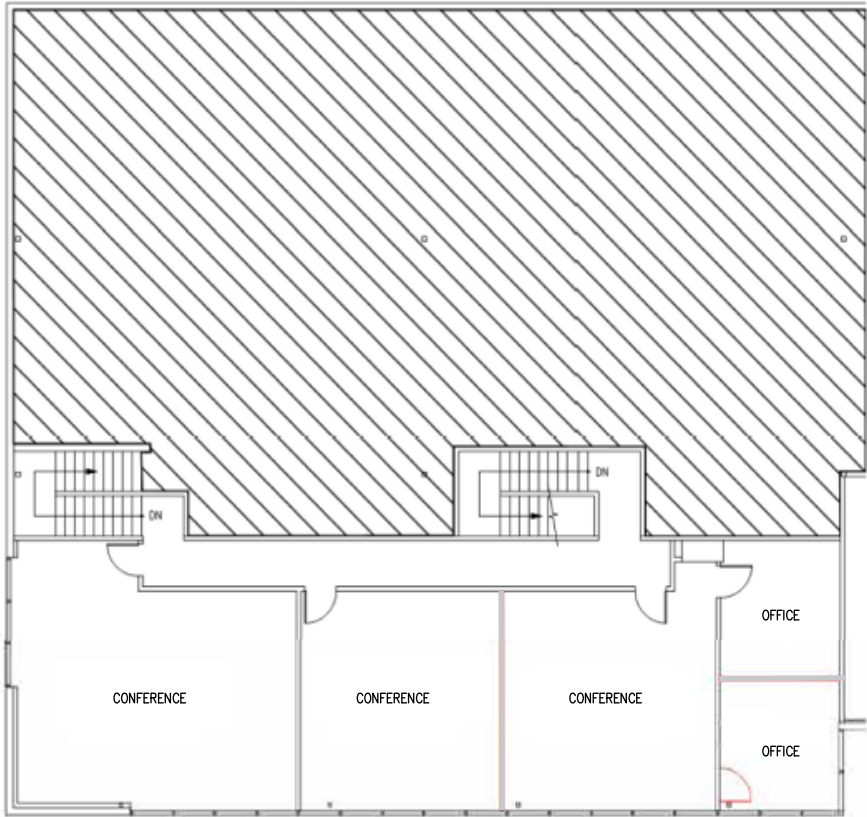
- 1 Holiday Inn**
- 2 Starbuck's Coffee**
- 3 Radisson Inn and Suites**
- 4 National University**
- 5 Courtyard San Diego Rancho Bernardo**
- 6 Park Terrace**
Rancho Bernardo Public Library, Hilton Garden Inn, 24-Hour Fitness, Souplantation, Stir Fresh Mongolian grill
- 7 The Mercado**
Barons Marketplace, 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

Floorplan - 11011 Via Frontera

Suite D - 8,220 rsf



First floor



Second floor



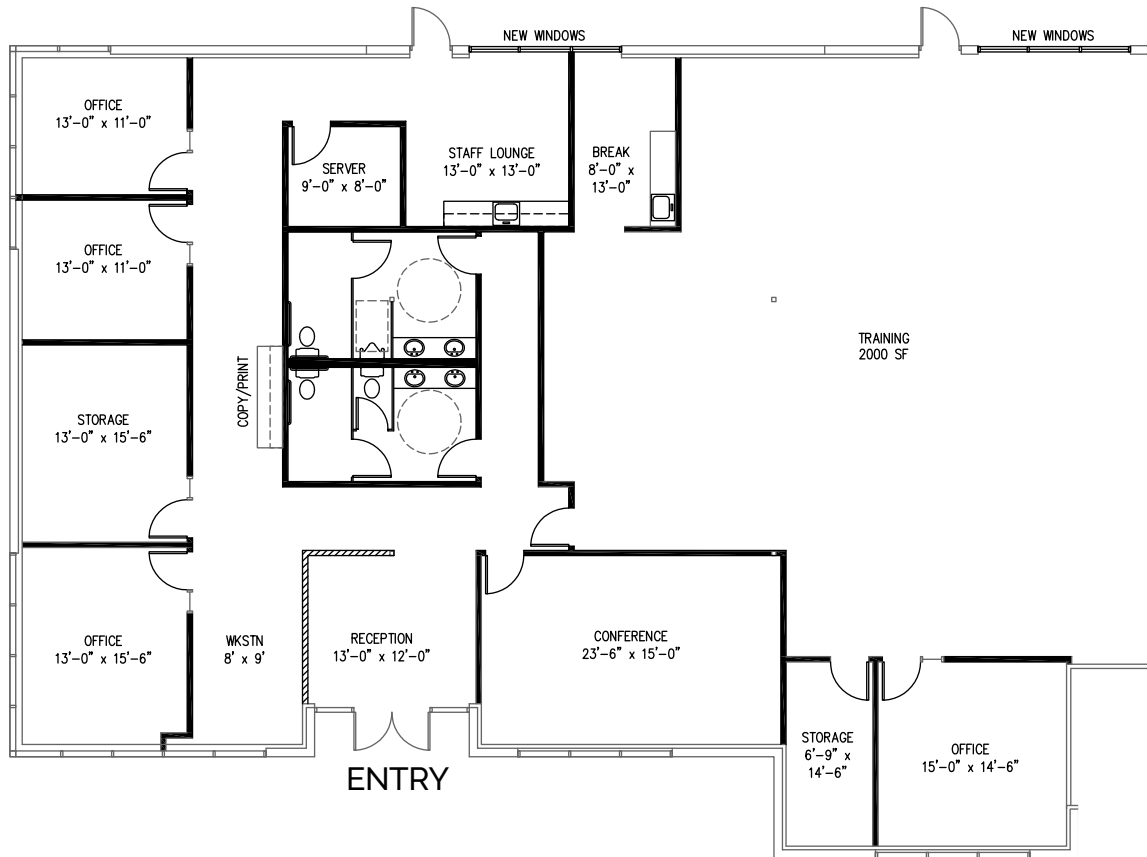
Take a Virtual Tour | 11031_A

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Floorplan - 11031 Via Frontera

VIA FRONTERA

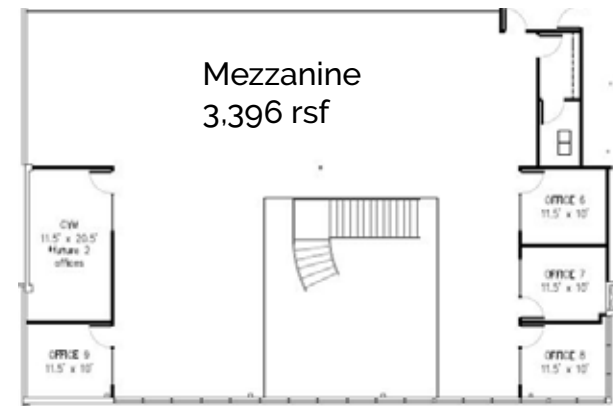
Suite A - 5,243 rsf



Floorplan - 11021 Via Frontera

Suite C - 11,539 rsf | available July 2021

(Suites C & E can be contiguous for 17,192 rsf)



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Floorplan - 11021 Via Frontera

VIA FRONTERA

Suite E - 5,653 rsf | available June 2021

(Suites E & C can be contiguous for 17,192 rsf)

