

# New Class "A" Office Building

16909 West Bernardo Drive, San Diego CA 92127



## Highlights

- ❖ *Exceptional location within 12 million square foot of neighboring office & R&D.*
- ❖ *Featuring: Views, Balconies, & Patios*
- ❖ *16,673 s.f. available with 7,606 s.f. floor plates (divisible)*
- ❖ *42% covered parking*
- ❖ *Proximate to freeway on/off ramps and planned transit*
- ❖ *Station for I-15 managed lanes*
- ❖ *In excess of 4 parks per 1,000 s.f. (usable)*
- ❖ *Corporate environment, join Sony, Hewlett-Packard, Siemens, SAIC, BAE, General Dynamics, & others*

**BOARDWALK**  
DEVELOPMENT, INC.

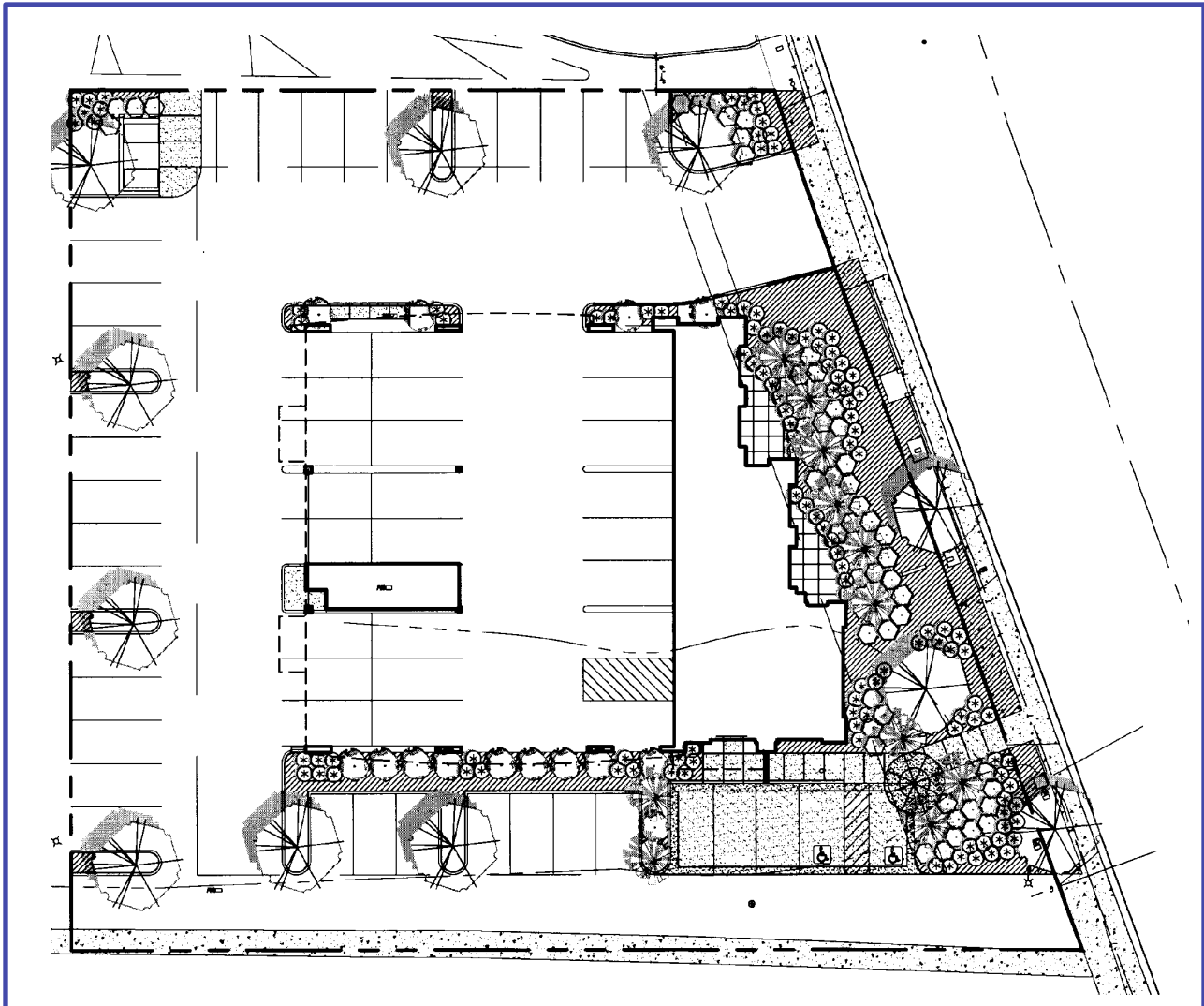
**Ben Longwell**

16909 West Bernardo Dr. San Diego, CA 92127  
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ben@boardwalkdevelopment.com

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## Site Plan



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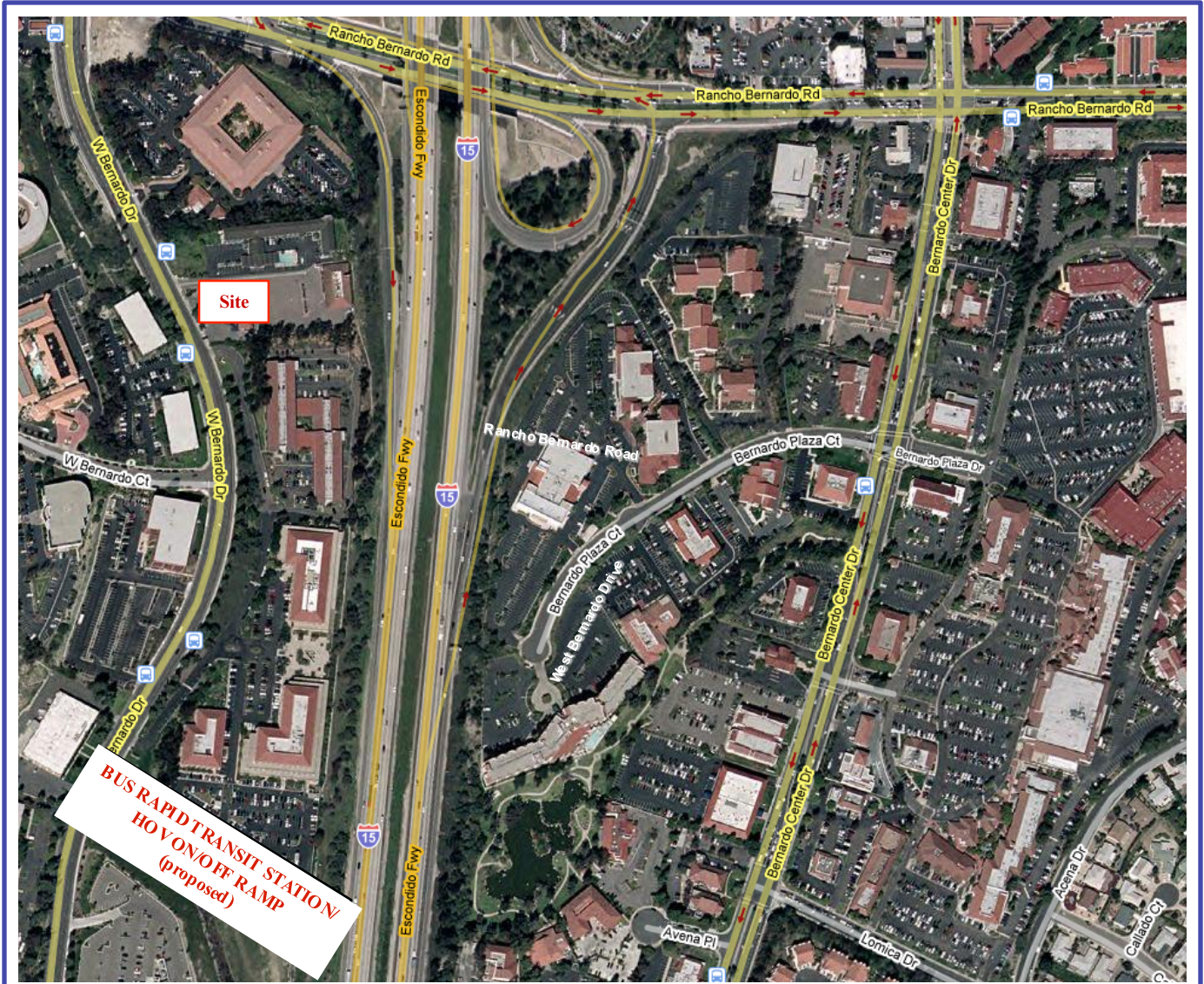
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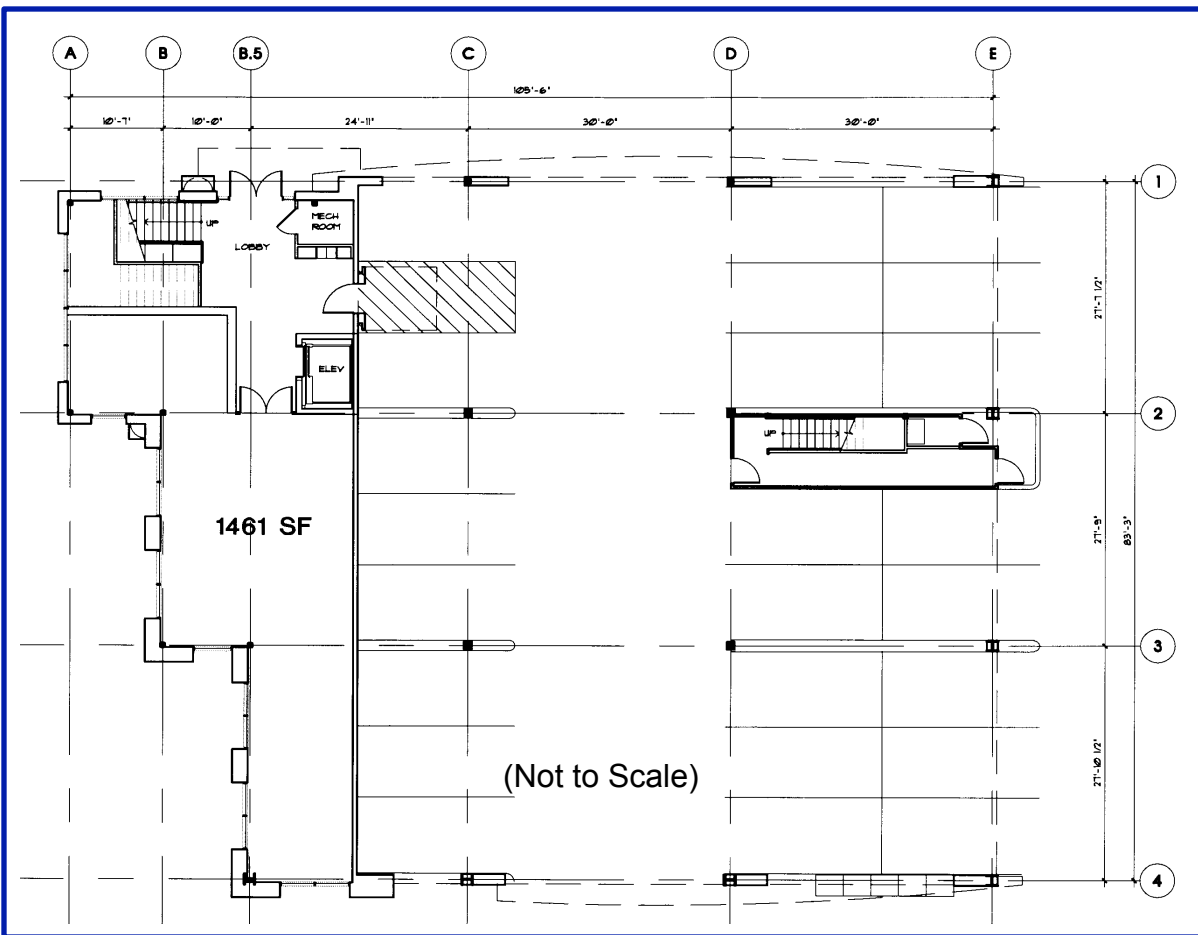
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Floor Plan – 1st Floor



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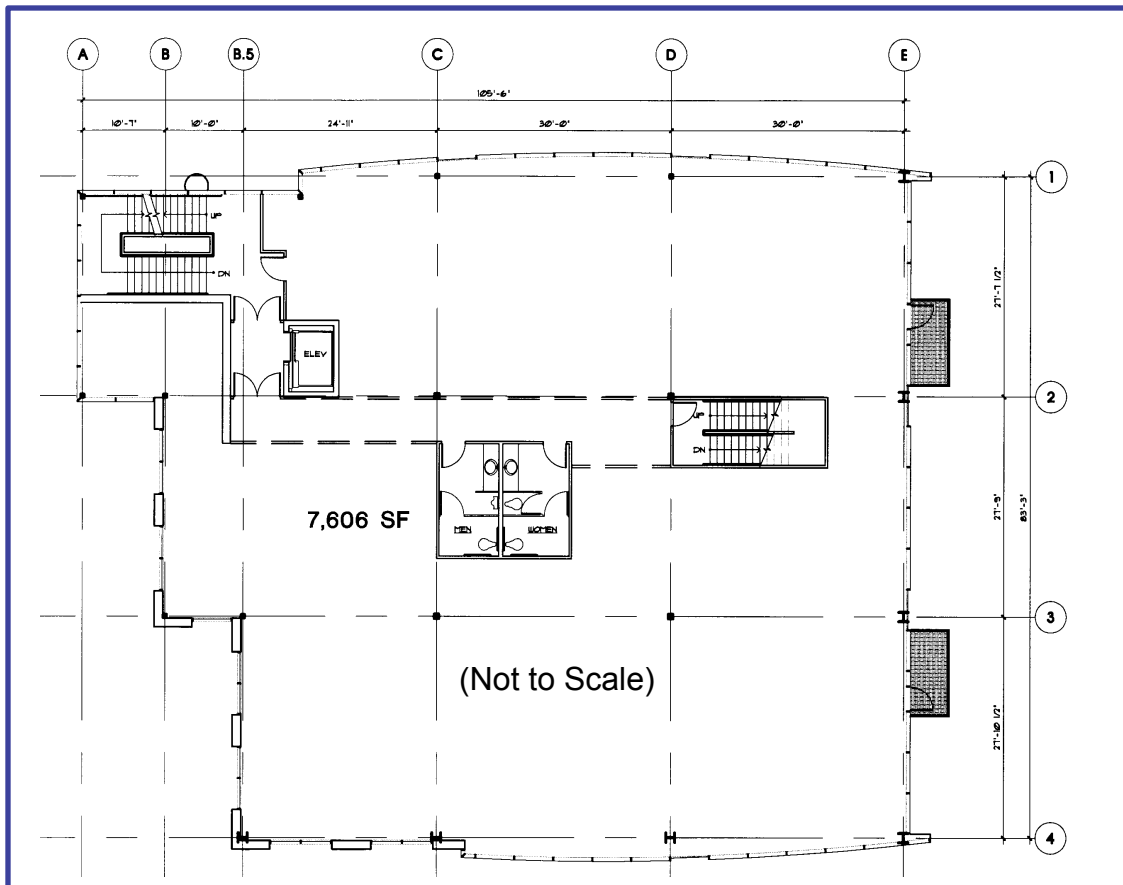
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# New Class "A" Office Building

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Floor Plan – 2nd Floor



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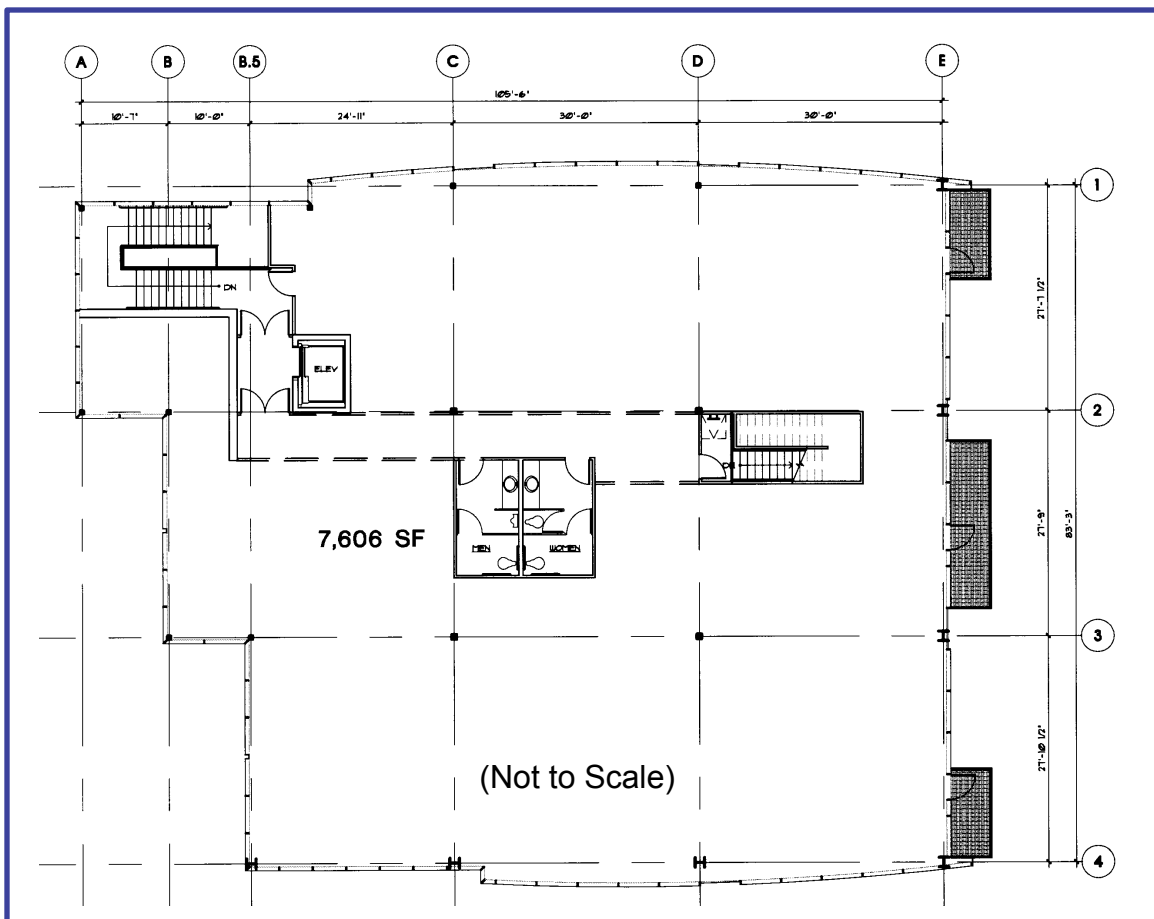
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# New Class "A" Office Building

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Floor Plan – 3<sup>rd</sup> Floor



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