

Park Terrace Health Center

17140 Bernardo Center Drive, San Diego, CA 92128

MEDICAL OFFICE
SUITES FOR LEASE

\$100/SF TIA

* based on ten year lease term, negotiable
based on lease terms



VIEW VIDEO

 CUSHMAN &
WAKEFIELD

Park Terrace Health Center

17140 Bernardo Center Drive, San Diego, CA 92128

Building Features



4 Stalls : 1,000 RSF Parking Ratio
Subterranean Parking For
Physicians And Staff



Building And Monument
Signage Availability



Utilities: Tenant Responsible For
In-Suite Janitorial And Separately
Metered Electricity



D's Coffee Cart On-Site



New Forthcoming Renovations In
Common Area

Availability

SUITE	SF	RATE	CONTIGUOUS	COMMENTS
350	10,361	Undisclosed	Up to 16,721 SF	Existing office improvements
330	1,504	Undisclosed	Up to 16,721 SF	Cold shell
354	1,691	Undisclosed	Up to 16,721 SF	Existing office improvements
360	3,165	Undisclosed	Up to 16,721 SF	Spec suite

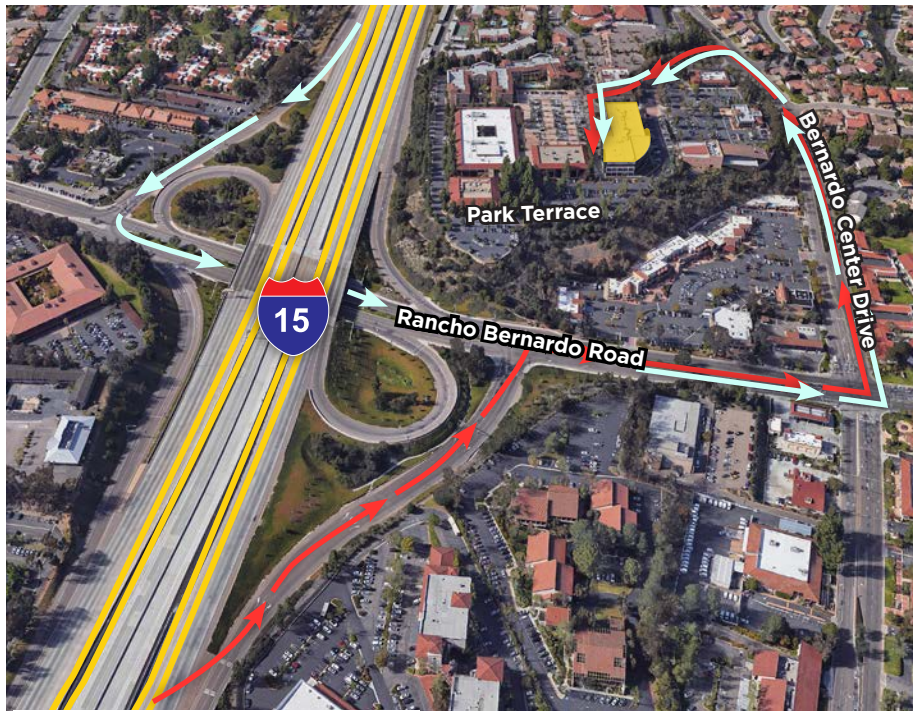
Existing Tenants



KAISER
PERMANENTE®

ROGERS
Behavioral Health

Project Aerial



Demographics

3-Mile Radius



80,235
POPULATION



\$110,459
AVERAGE
HOUSEHOLD INCOME



41.90
MEDIAN AGE

Traffic Counts

40,000
CARS PER DAY



Rancho Bernardo Road and Bernardo Center Drive



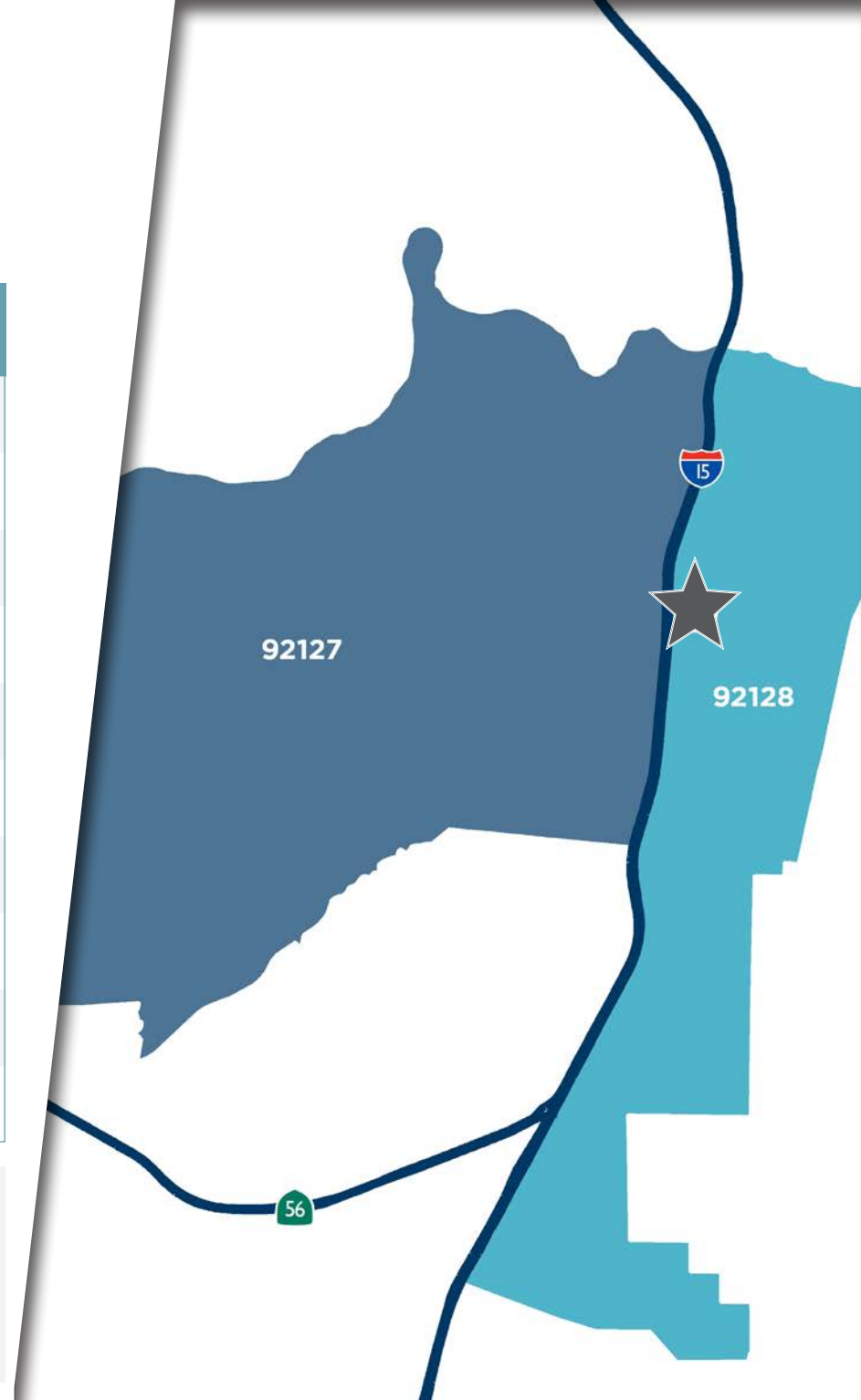
Patient Demand Forecast

Park Terrace Health Center

Service Line	2020 Volume	2025 Volume	2030 Volume	5 Year Growth	10 Year Growth
Cardiology	71,070	90,197	97,722	26.9%	37.5%
Dermatology	3,234	4,070	4,472	25.8%	38.3%
ENT	8,318	10,388	11,303	24.9%	35.9%
Gastroenterology	4,964	5,936	6,532	19.6%	31.6%
General Surgery	5,052	6,032	6,867	19.4%	35.9%
Gynecology	25,828	29,755	31,953	15.2%	23.7%
Lab	4,799	5,518	5,966	15.0%	24.3%
Nephrology	4,099	4,706	4,954	14.8%	20.9%
Neurology	9,443	10,842	11,202	14.8%	18.6%
Neurosurgery	12,700	14,522	15,575	14.3%	22.6%



Market Scenario Planner displays the types of services patients in your market are expected to use and allows projections to be customized according to five key growth drivers; disease prevalence, care management, insurance, readmissions and technology shifts. The above data is representative of Park Terrace Health Center which includes areas in zip codes 92127 and 92128.

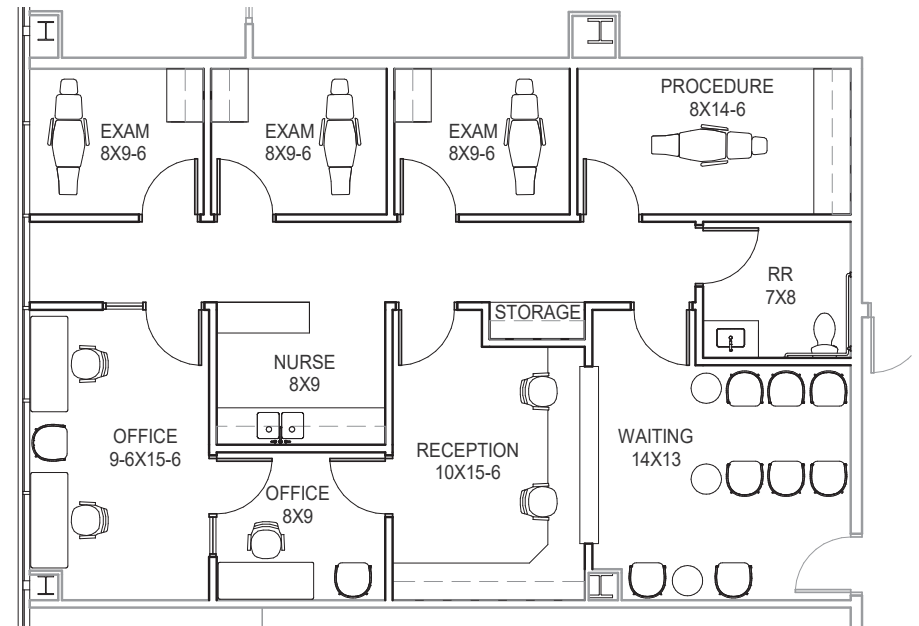


Suite 330

Existing Floor Plan



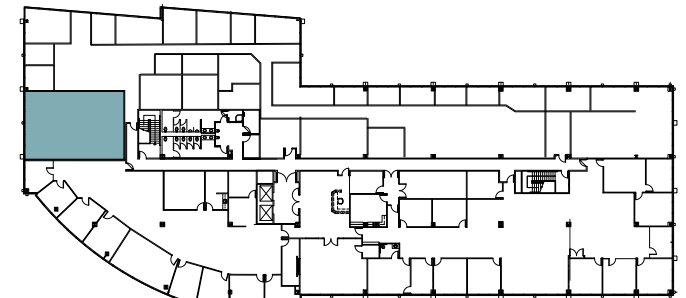
Hypothetical Dental Plan



VIRTUAL TOUR



SUITE	SF	RATE	CONTIGUOUS	COMMENTS
330	1,504	Undisclosed	Up to 16,721 SF	Cold shell



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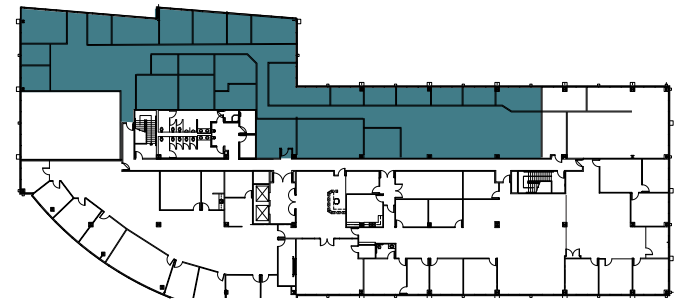
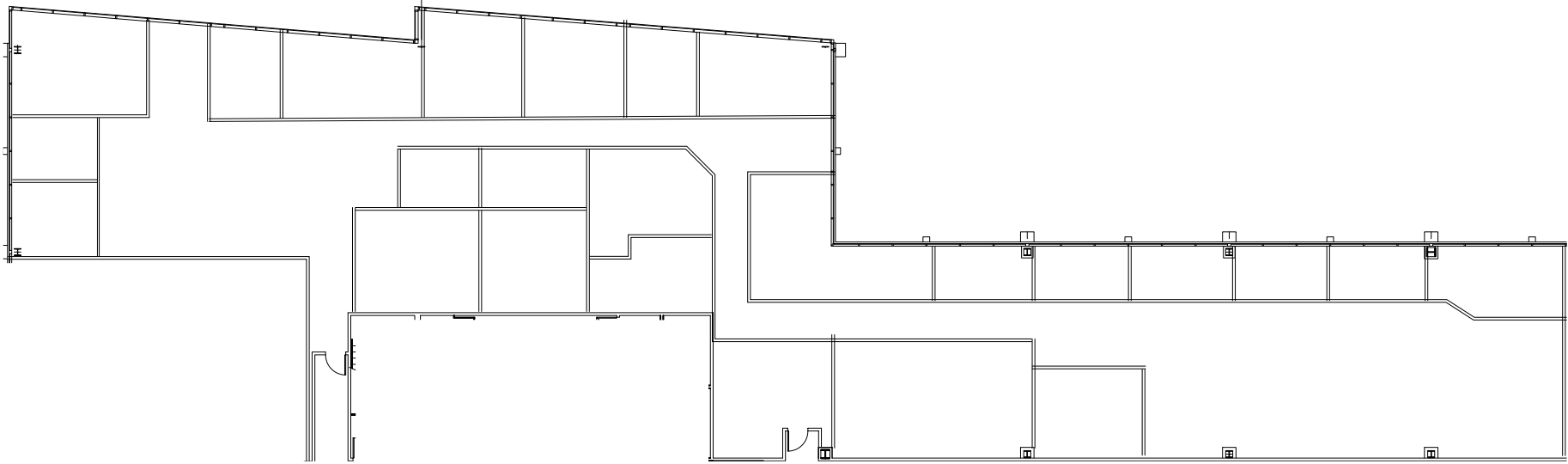
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CUSHMAN & WAKEFIELD

Suite 350

Existing Floor Plan



VIRTUAL TOUR 

SUITE	SF	RATE	CONTIGUOUS	COMMENTS
350	10,361	Undisclosed	Up to 16,721 SF	Existing office improvements

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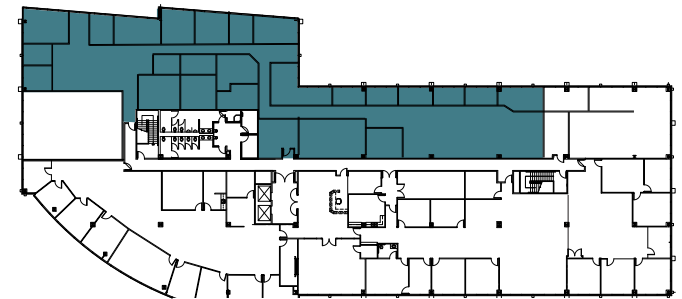
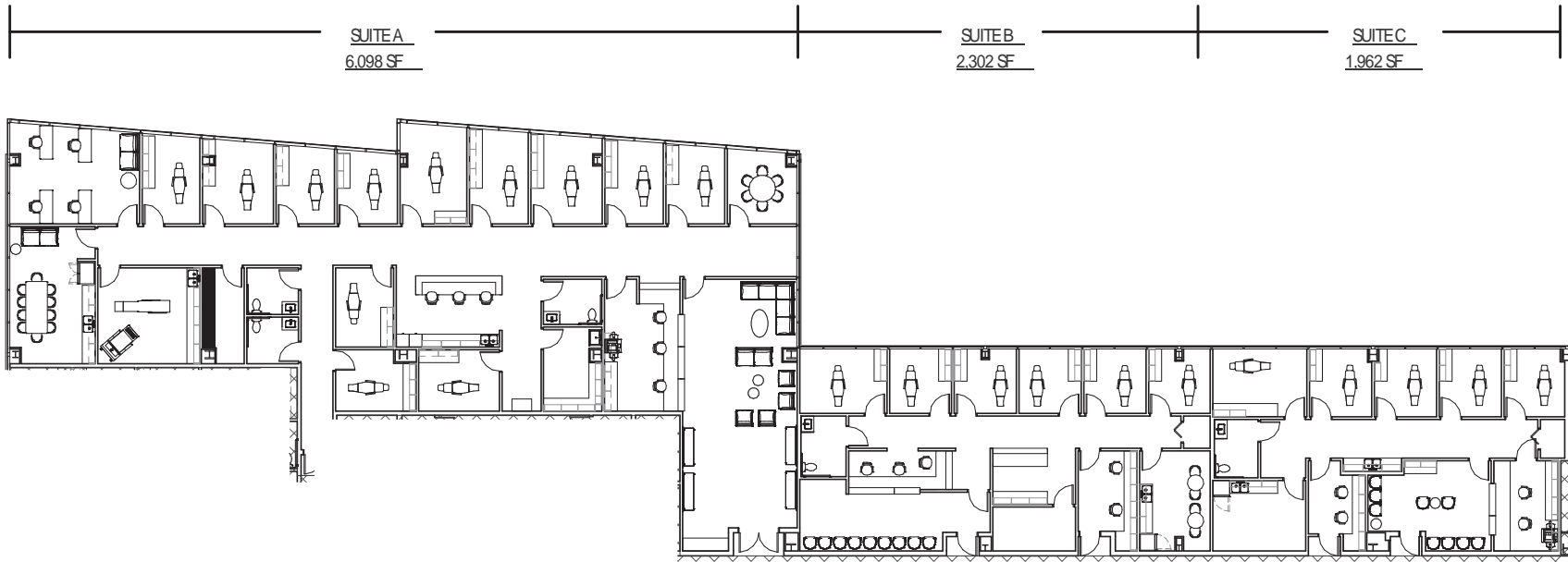
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Suite 350

Hypothetical Floor Plans



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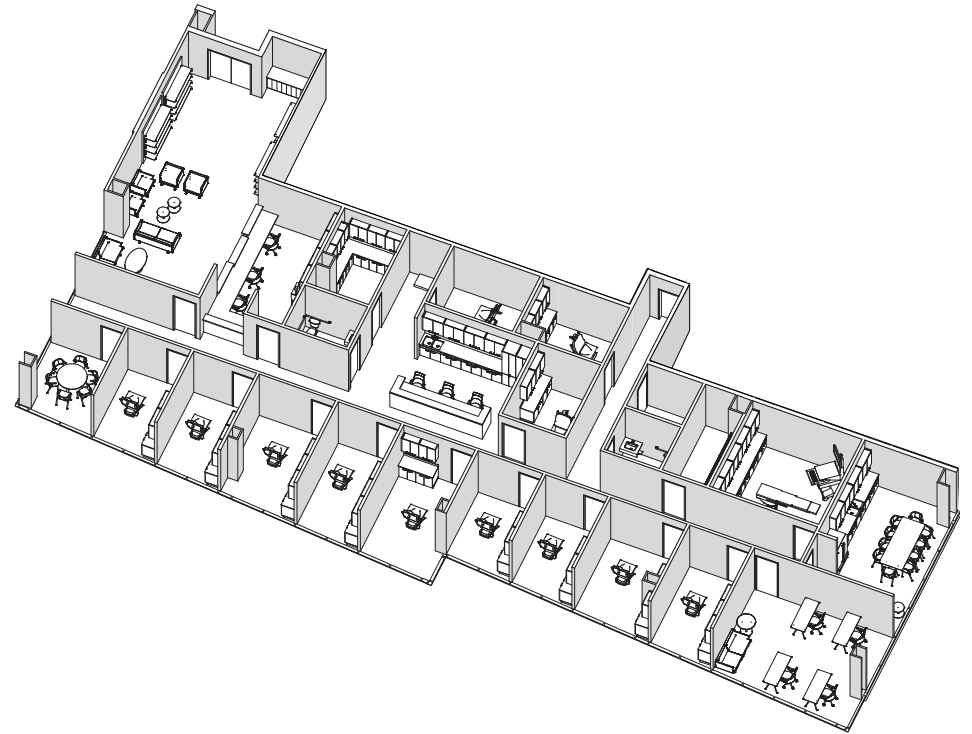
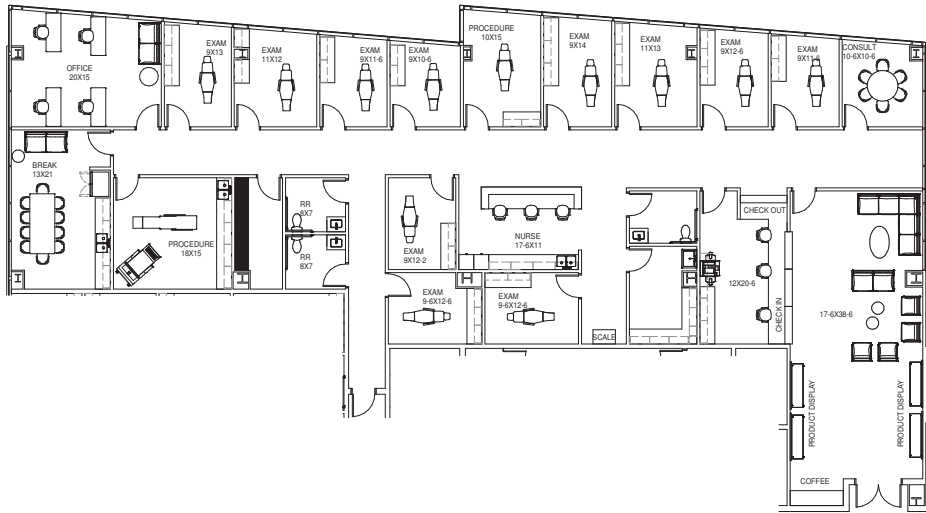
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Suite 350 | Suite A

Hypothetical Floor Plan | 6,098 SF



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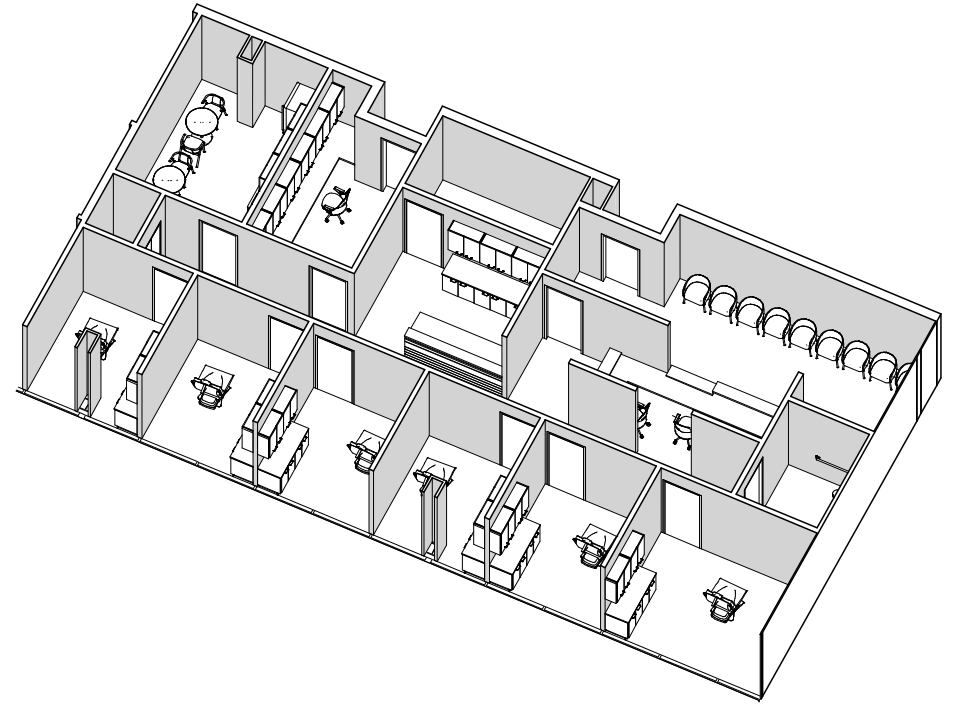
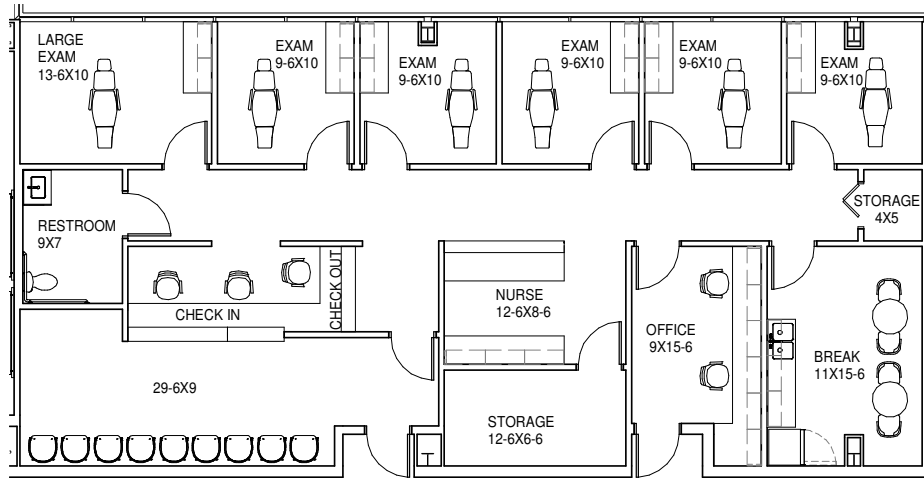
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**CUSHMAN &
WAKEFIELD**

Suite 350 | Suite B

Hypothetical Floor Plan | 2,302 SF



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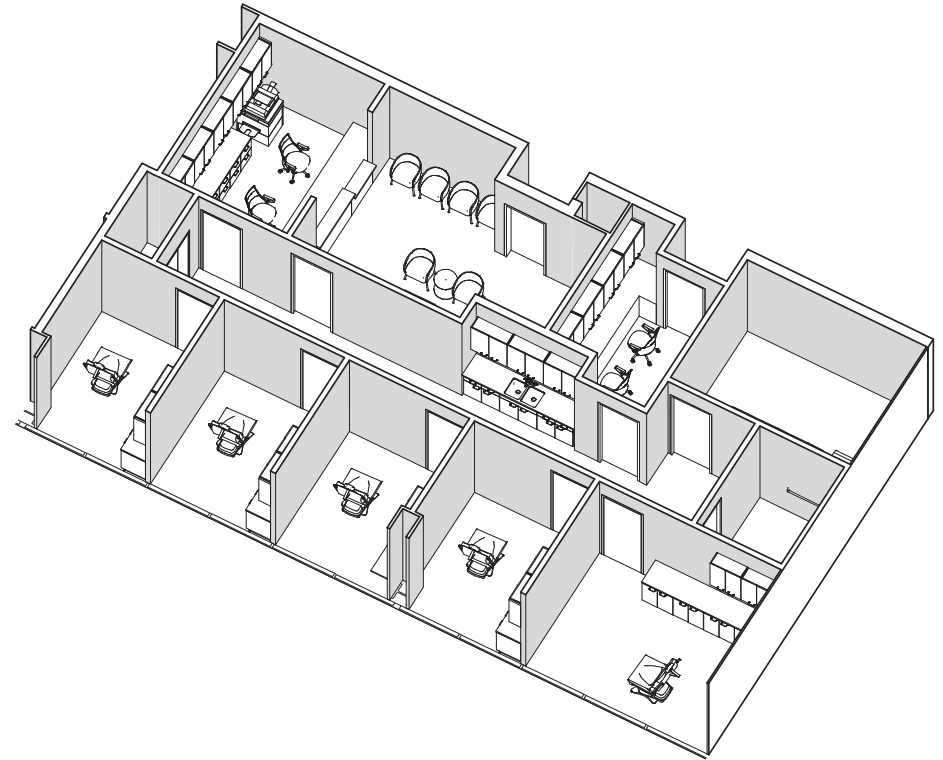
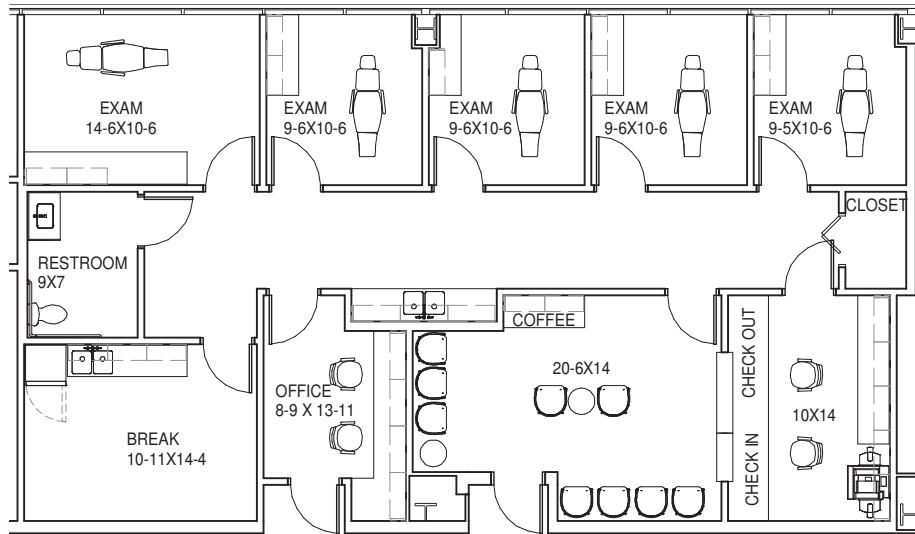
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Suite 350 | Suite C

Hypothetical Floor Plan | 1,962 SF



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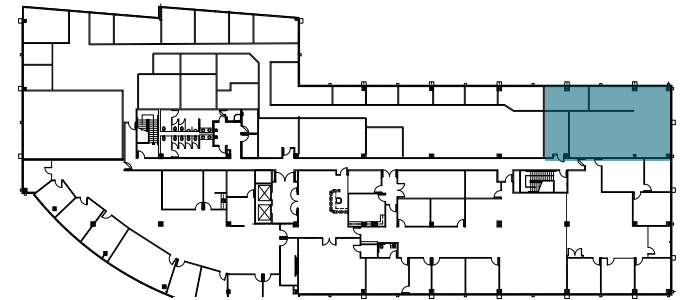
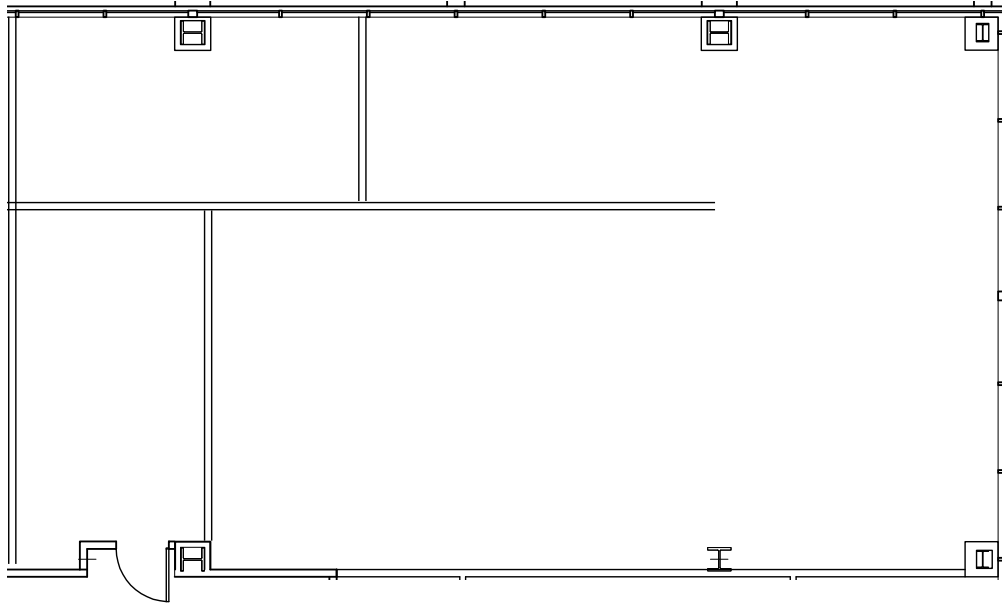
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Suite 354

Existing Floor Plan



SUITE	SF	RATE	CONTIGUOUS	COMMENTS
354	1,691	Undisclosed	Up to 16,721 SF	Existing office improvements

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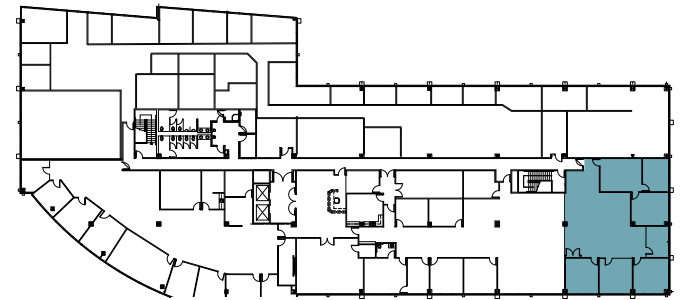
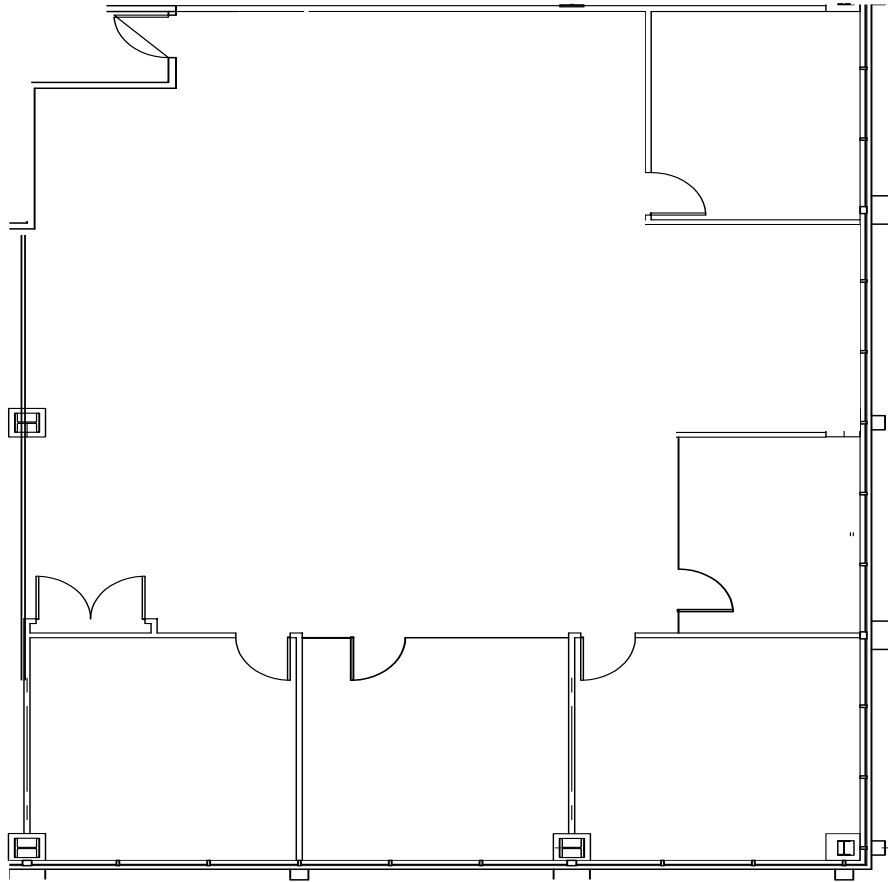
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Suite 360

Existing Floor Plan



VIRTUAL TOUR 

SUITE	SF	RATE	CONTIGUOUS	COMMENTS
360	3,165	Undisclosed	Up to 16,721 SF	Existing office improvements

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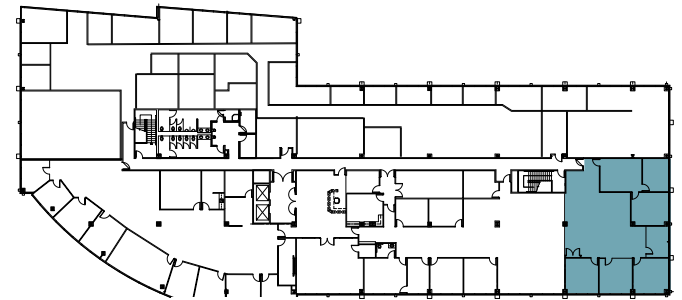
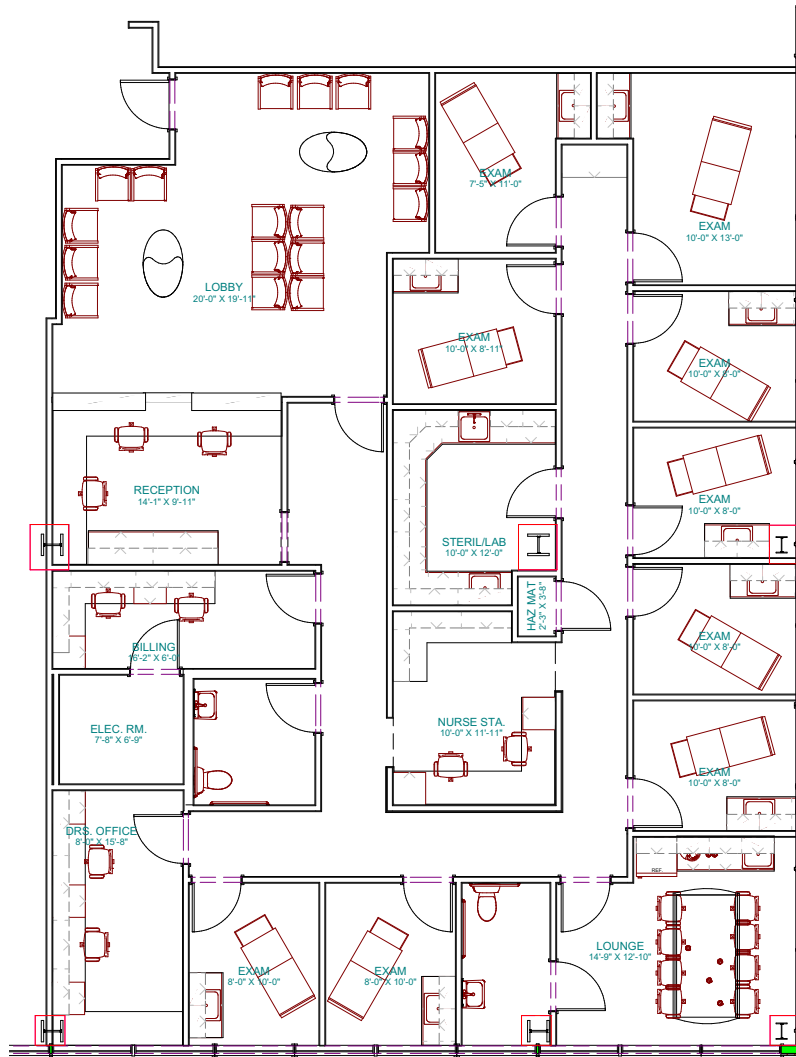
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Suite 360

Spec Suite



SUITE	SF	RATE	CONTIGUOUS	COMMENTS
360	3,165	Undisclosed	Up to 16,721 SF	Spec suite

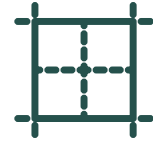
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About The Ownership



**20.5
MILLION**

SQUARE FEET OWNED BY
REMEDY MEDICAL PROPERTIES



**6+
MILLION**

SQUARE FEET DEVELOPED



**\$7+
BILLION**

HEALTHCARE ACQUISITIONS
SINCE 2012

THE ESSENCE OF REMEDY

Remedy has created customized real estate solutions for some of the most discerning healthcare providers in the United States. As the largest private owner of healthcare facilities in the country, we combine an impressive institutional infrastructure with entrepreneurial creativity and flexibility that delivers results.

Our passion: delivering strategic, efficient, and responsive real estate solutions that meet your specific needs in your specific markets, whether your organization is a community hospital, large regional health system, academic medical center, or physician group.

Healthcare providers do the vital work of caring for our families, friends, and coworkers. But we also understand that healthcare is a rapidly evolving business, one that we are proud to support with our services.

- Peter Westmeyer
CHIEF EXECUTIVE OFFICER

HEALTHCARE CLIENTS

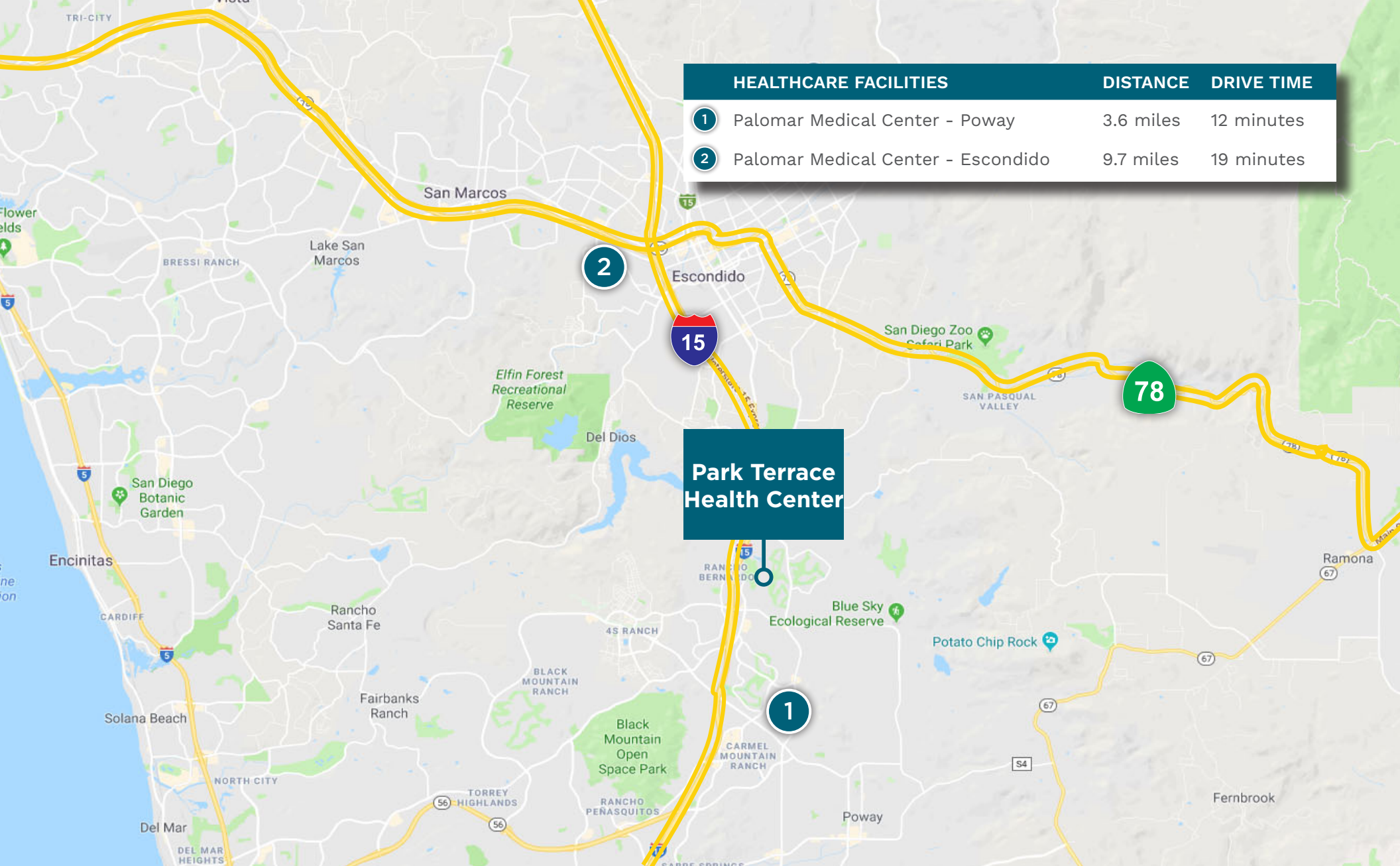
Remedy has worked with a multitude of healthcare providers of all sizes and types, including community hospitals, rural hospitals, large regional health systems, national health systems, academic medical centers, and physician groups.

REMEDY'S HIGHEST PRIORITY

While all businesses must be profitable, our highest priority is the success of our clients, whose current imperative is improving the quality, convenience, and cost of patient care. Our team has been delivering exceptional value to healthcare providers for over 35 years. Let us put our commitment, experience, and significant resources to work for your organization.

- **National Portfolio:** Largest privately owned portfolio of healthcare facilities in the country, spanning 38 states
- **In-House Capital Fund:** \$4 billion private equity fund, with capital deployed at the discretion of Remedy's internal team to provide clients with the ultimate flexibility, creativity, and speed-to-market
- **Offices:** Chicago (HQ), Atlanta, Columbus, Dallas, Denver, Indianapolis, Orlando, Phoenix, Washington DC, and **San Diego**





HEALTHCARE FACILITIES	DISTANCE	DRIVE TIME
1 Palomar Medical Center - Poway	3.6 miles	12 minutes
2 Palomar Medical Center - Escondido	9.7 miles	19 minutes

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