

FOR SALE OR LEASE

±110,190 SF | FREE-STANDING **CORPORATE HEADQUARTERS** FLEX BUILDING

# 17066 GOLDENTOP



BentallGreenOak 

 CUSHMAN & WAKEFIELD

RANCHO BERNARDO



# PROPERTY OVERVIEW

## FOR SALE OR LEASE



### SUBMARKET

Rancho Bernardo



### STORIES

Two Story Free Standing



### BUILDOUT

Flex Industrial



### SECURITY

Fenced / secured loading areal



### TOTAL SQUARE FEET

±110,190 SF



### YEAR BUILT

1991



### LOADING

1 Grade Level Door (Expandable)



### RECREATION

Volleyball & Basketball court



### BUILDING DESCRIPTION

Corporate HQ Flex Building



### VEHICLE PARKING

3.42/1,000 (376 spaces)



### LEASE RATE

Negotiable (NNN's: \$0.50 PSF)



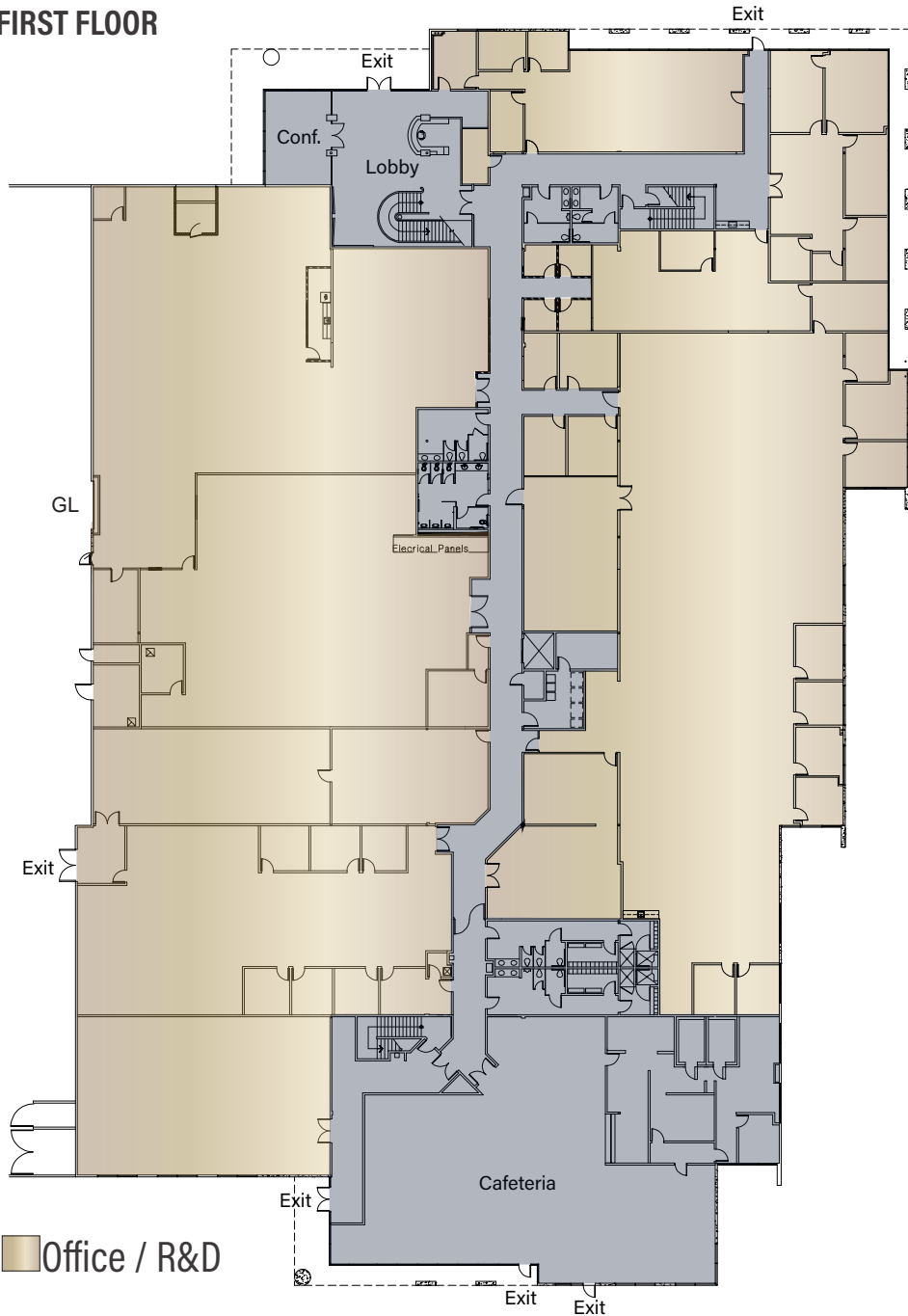
### FOR SALE

Call for Pricing

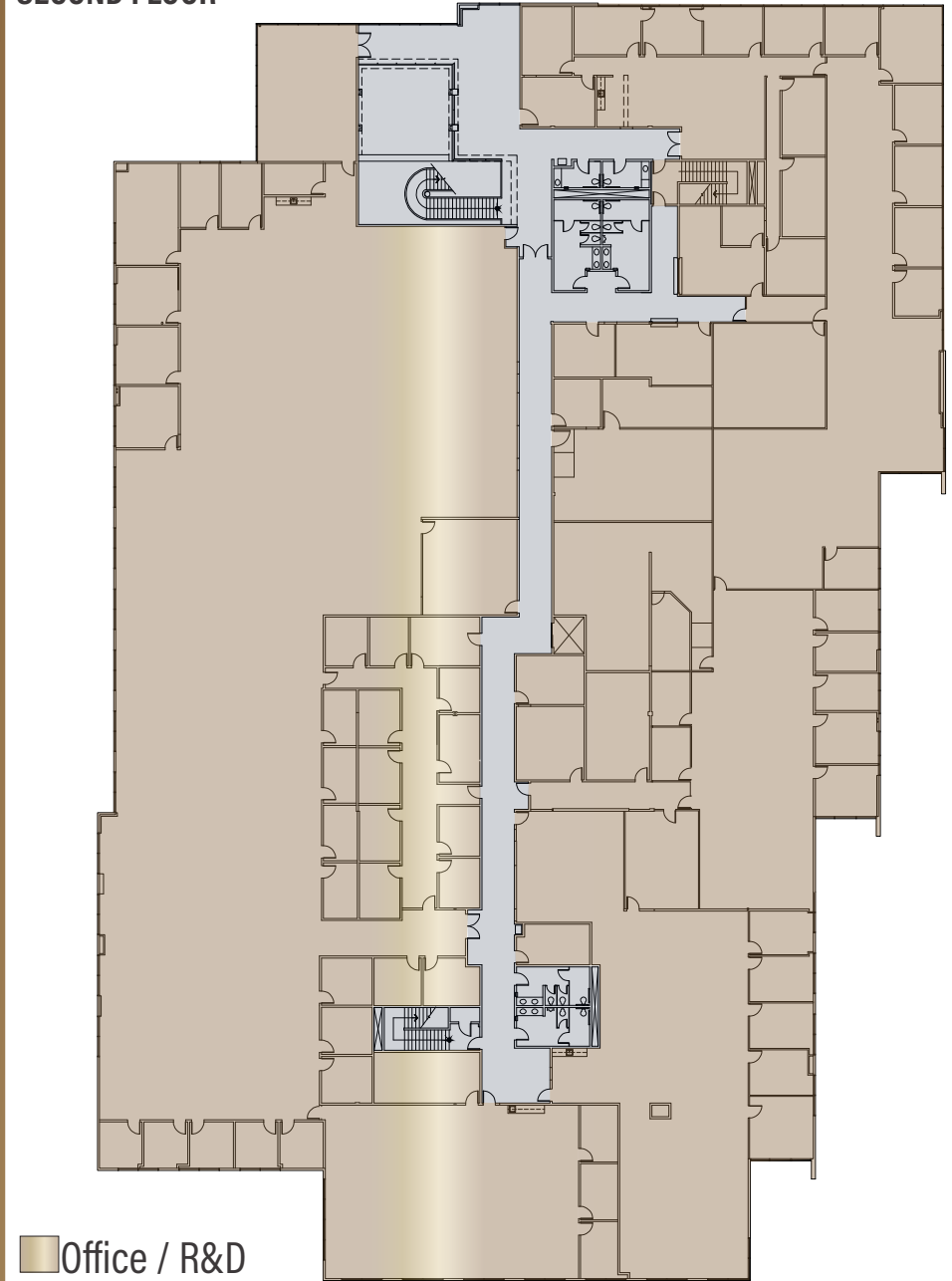


# EXISTING FLOOR PLAN

## FIRST FLOOR



## SECOND FLOOR





# POTENTIAL FIRST FLOOR PLAN

## PROPERTY HIGHLIGHTS



**FLEXIBLE FLOORPLAN**



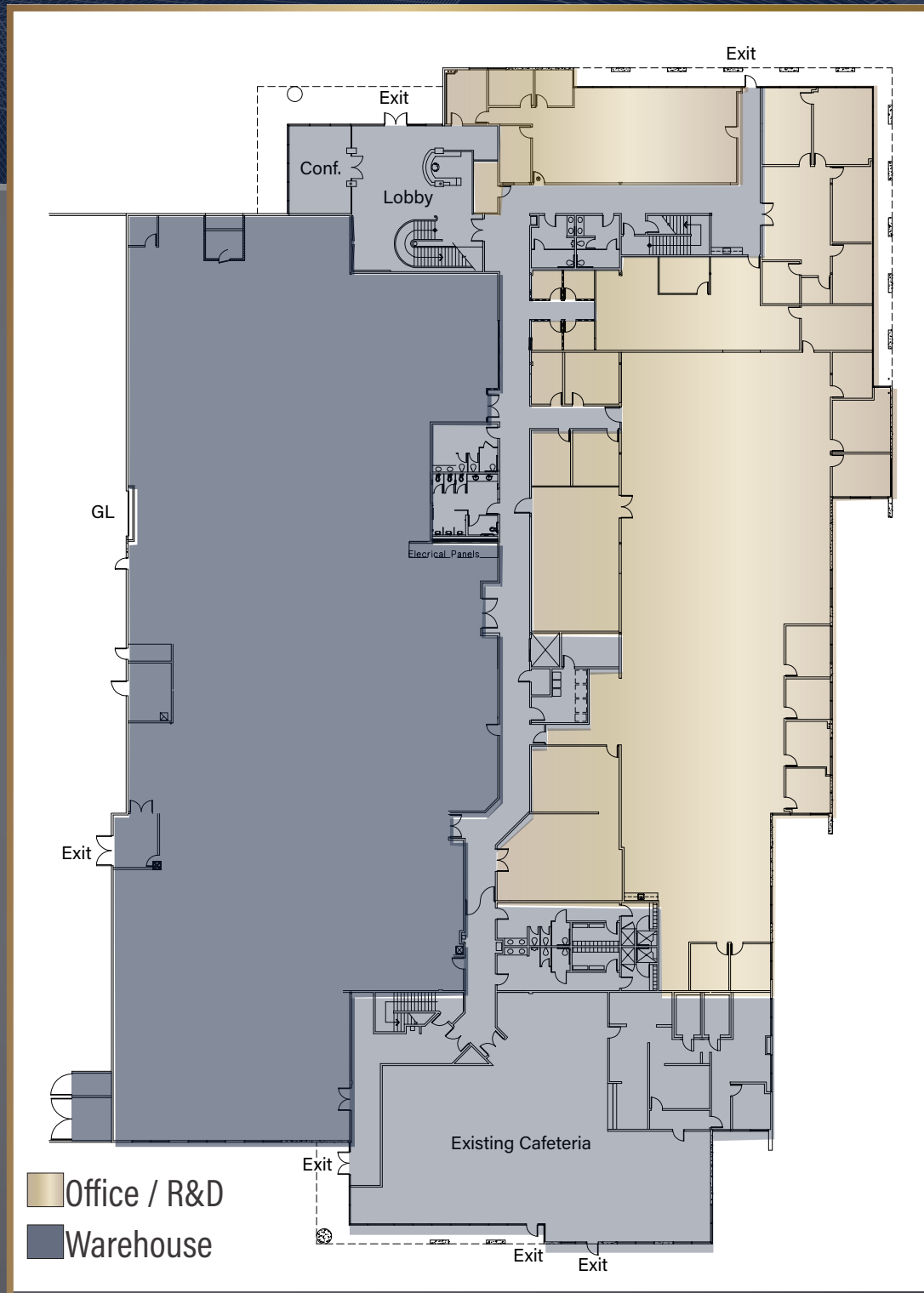
**STRONG DEMOGRAPHICS**



**6 NEARBY RETAIL CENTERS**



**IDEALLY LOCATED NEAR THE I-15**





# PROPERTY LOCATION



17066 GOLDENTOP

RANCHO BERNARDO RD

CAMINO DEL NORTE

BERNARDO CENTER DR

17066 GOLDENTOP

CAMINO SAN BERNARDO

CARMEL VALLEY RD

GOLDETOP RD

COASTWOOD RD

THORN MINT RD









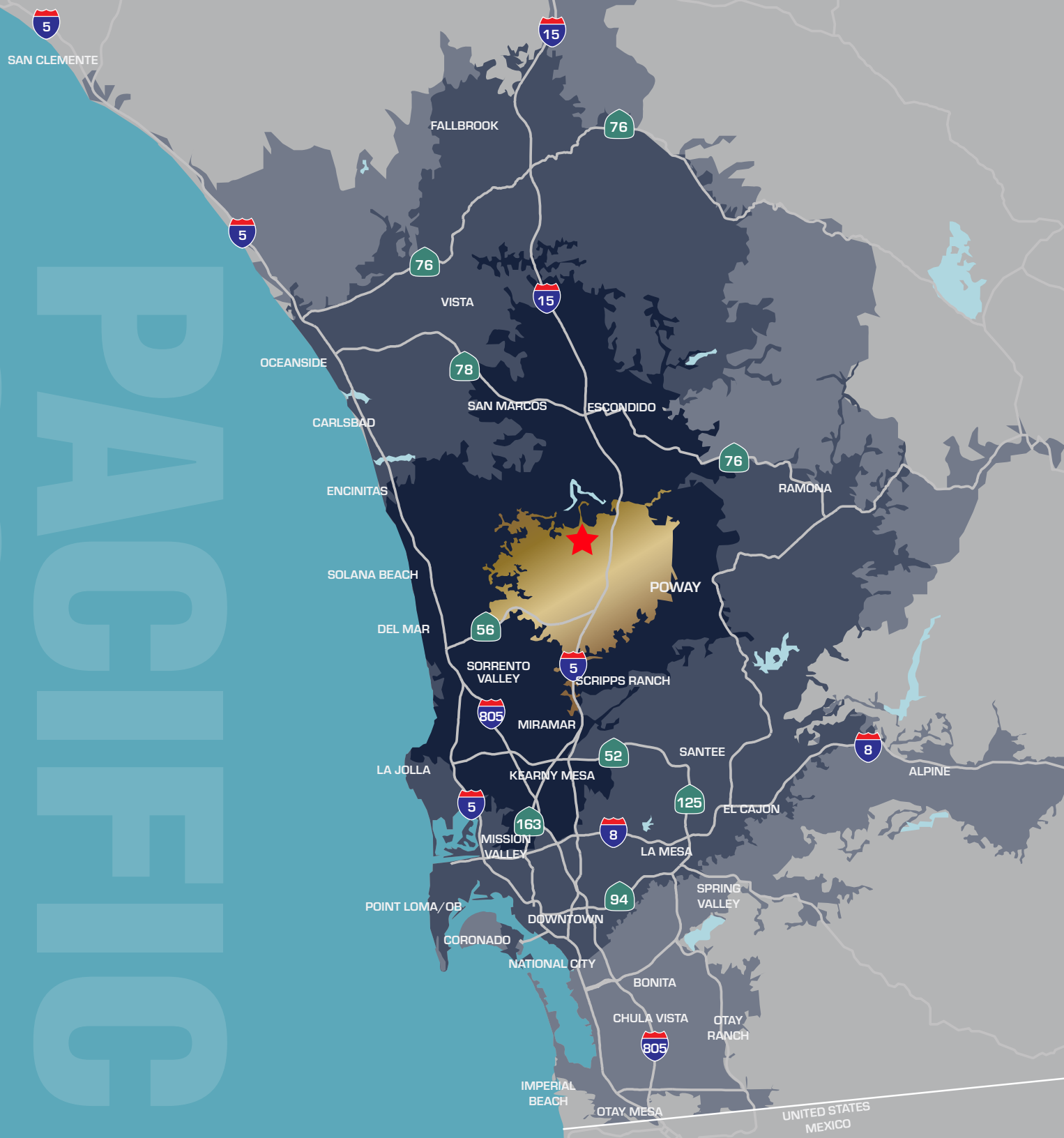
# DRIVE TIME

0 - 15 MINUTES

15 - 30 MINUTES

30 - 45 MINUTES

45 - 60 MINUTES

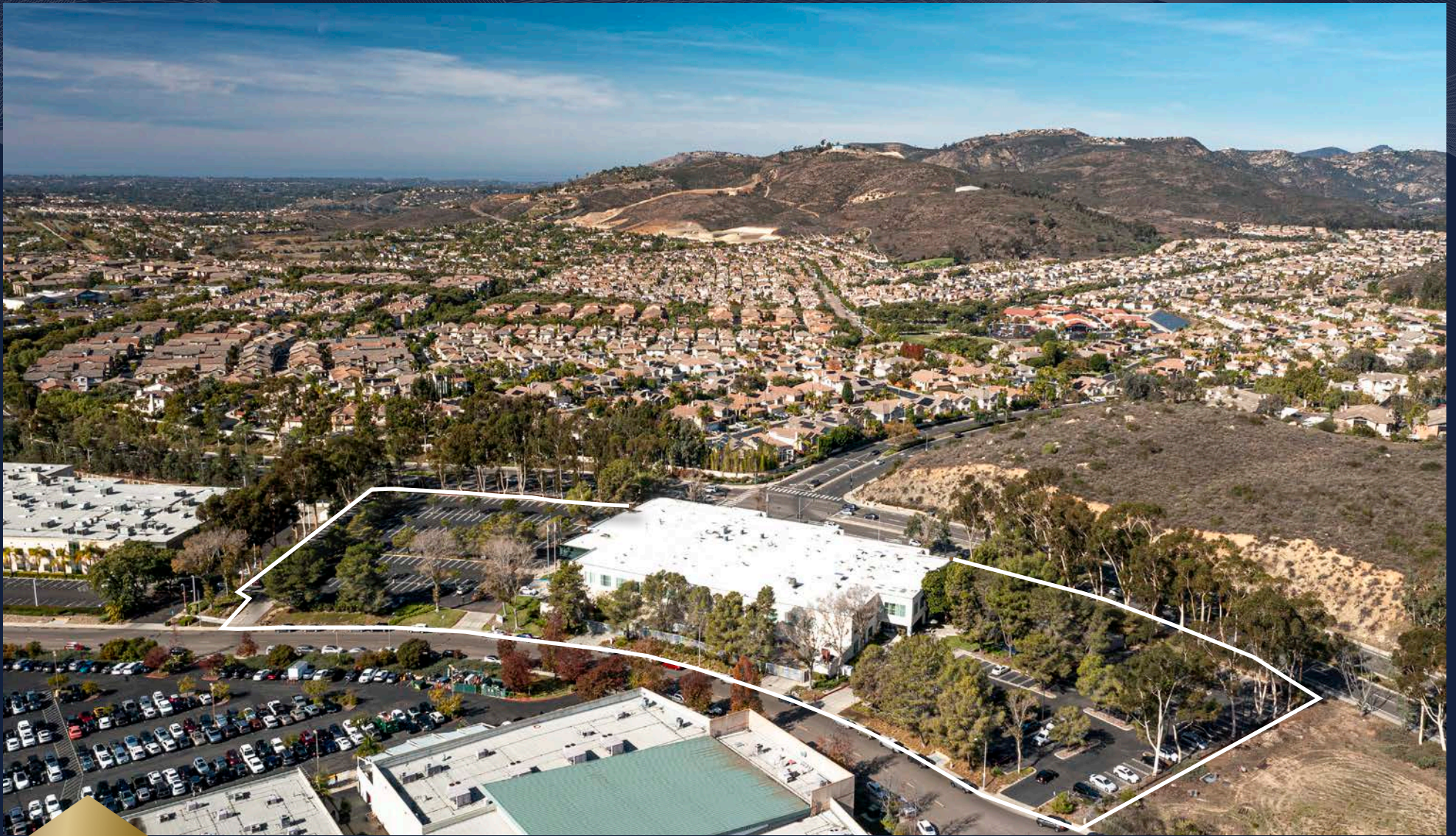




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12830 El Camino Real, Suite 100 / San Diego, CA 92130  
T: +1 858 546 5400 / F: +1 858 630 6320  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

### LEASING & OWNER-USER ADVISOR:

BRANT ABERG, SIOR  
+1 858 546 5464

[brant.oberg@cushwake.com](mailto:brant.oberg@cushwake.com)  
CA Lic 01773573

### INVESTMENT ADVISOR:

BRYCE ABERG  
+1 858 546 5462

[bryce.oberg@cushwake.com](mailto:bryce.oberg@cushwake.com)  
CA Lic 01313484

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