

Rancho Bernardo's office/R&D solution

# 1TECH PLACE

10905 - 10949 Technology Place  
1techplace.com



Office and R&D space available for Lease



Jones Lang LaSalle Brokerage, Inc.  
RE license #01856260

## Outstanding Property Features

- Rancho Bernardo's only creative technology campus
- Recently renovated exterior
- Less than one mile to I-15, in a private campus environment





1 TECH PLACE

Camino Del Norte

Camino San Bernardo

Bernardo Center Drive



West Bernardo Drive

Rancho Bernardo Road

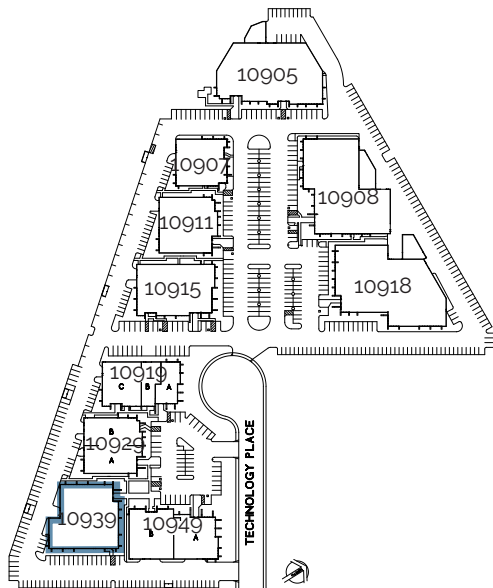


## CORPORATE NEIGHBORS

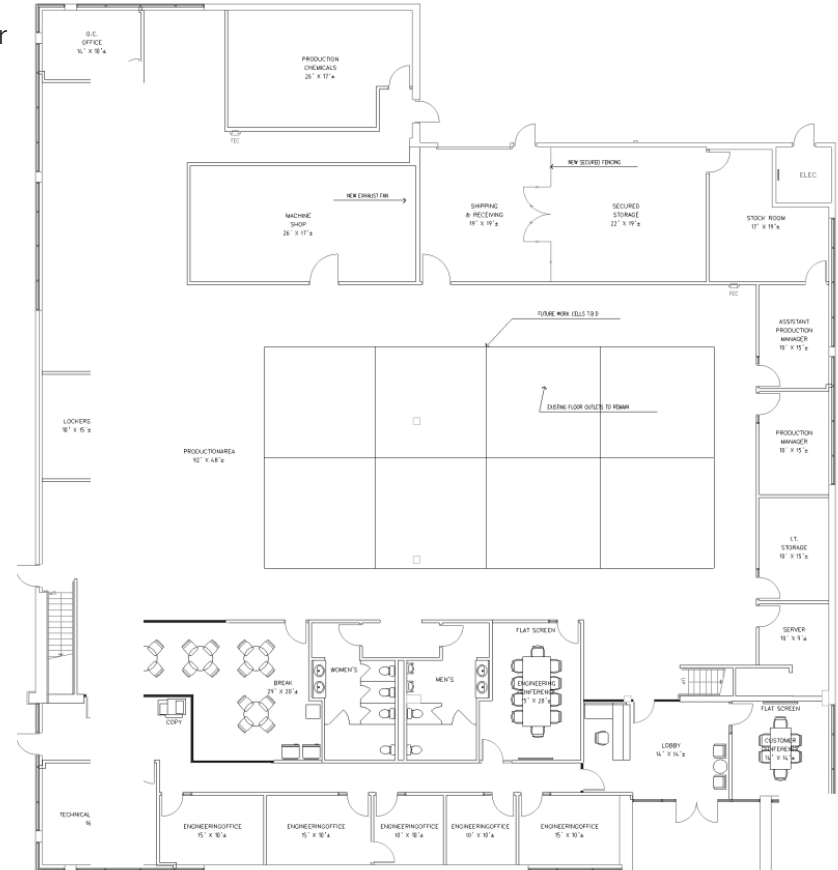
Ideally situated near such companies as: Millennium Laboratories, Daybreak Games, Sony, Hewlett Packard, BAE, Broadcom, Teradata, General Atomics, Northrop Grumman and Petco's new state-of-the-art Corporate Headquarters.

# 10939 Technology Place | As-Is Floor Plan

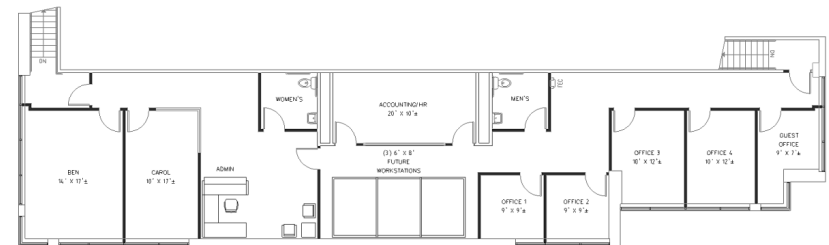
- 15,961 SF currently available for Sublease - longer term available on a direct basis
- Move-in ready manufacturing space
- Corporate office space upstairs & downstairs
- Mix of office, manufacturing, lab & warehouse space
- Grade level roll-up door
- Heavy power
- 3.5/1,000 parking ratio
- Lease Rate: Call for Information



Ground Floor



Mezzanine





conference room



private office



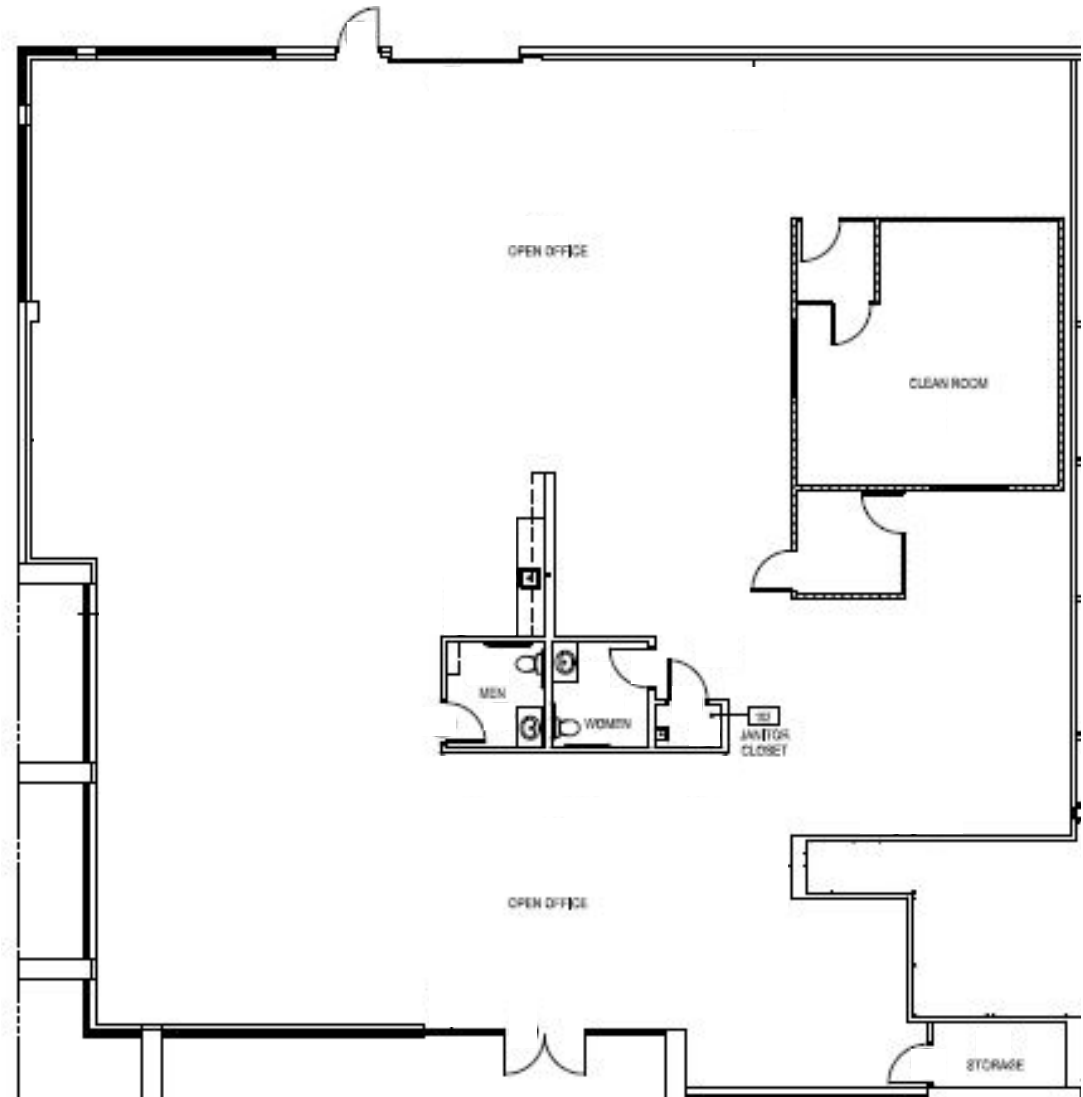
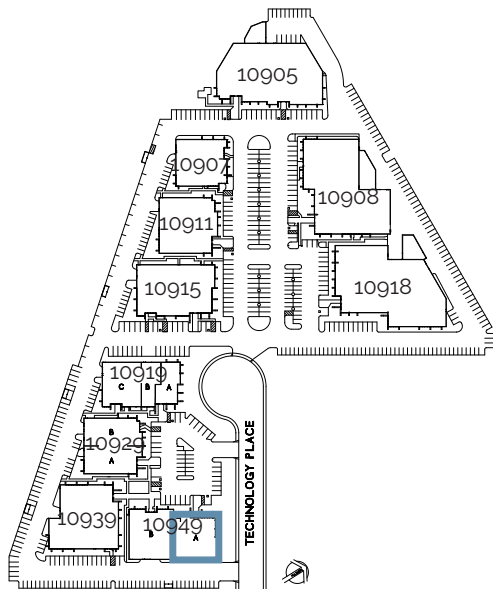
electronics lab



warehouse

# 10949 Technology Place | As-Is Floor Plan

- Suite A – 6,353 SF
- Available Now
- 100% HVAC flex space
- Grade-level door
- Existing cleanroom
  - Dimensions are 20 x20 with main room as ISO7 and two ante rooms are ISO 8.
  - 7 HEPA filters
  - Built Q1/Q2 2020
- Lease Rate: Call for Information





10949 Technology Place | Warehouse Photos



Tim Olson  
858.410.1253  
tim.olson@jll.com  
RE license #01364117

Greg Moore  
858.410.6367  
greg.moore@jll.com  
RE license #02068852

Jay Alexander  
858.410.1188  
jay.alexander@jll.com  
RE license #01019910

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