



SIZE MATTERS: BERNARDO TERRACE



8.7.08

Granum Partners Introduces Bernardo Terrace

SAN DIEGO – Granum Partners of Los Gatos, Calif., announces the first of three buildings in the 330,000-square-foot Bernardo Terrace Corporate Center in Rancho Bernardo has been completed. The Class A campus offers one of San Diego County's only options for full floor or full building space with room to expand including build-to-suit potential.

“This corporate campus was built specifically to serve mid- to- large size corporate users not only in terms of size, but in terms of quality of the work environment, sustainability features and technology,” said Greg Eger of Granum Partners. “San Diego’s limited availability of land for development and current slowdown in construction means that companies needing over 25,000 square feet have very few options and there will be even fewer as what existing space there is gradually absorbed.

“With Bernardo Terrace, companies looking ahead to growth beyond this current economic blip can meet their current facility needs with immediate occupancy, and also have room to expand,” he said. “Those who wait will find their space needs unable to be met until construction once again picks up.”

Bernardo Terrace Corporate Center is located on a 27-acre site at 11111 Rancho Bernardo Rd. in Rancho Bernardo, an emerging and fast-growing Class A market that is popular for its central county location and freeway-close access. The completed 110,000-square-foot building is ready for immediate occupancy by a full-building user or can be divisible to accommodate smaller tenants. The second and third buildings are also planned at 110,000 square feet each and can be built in phases or simultaneously.

All three buildings in Bernardo Terrace offer uninterrupted views, access to nearby amenities, freeways and executive workforce housing. The office campus will also feature lushly landscaped grounds and central courtyard with a spring and meandering stream, providing informal gathering spaces and benched retreats.

“Clients and employees will enjoy the Bernardo Terrace’s lush surroundings and area amenities which feature top ranked schools, regional shopping centers, a variety of restaurants and more,” said Eger. “The community of Rancho Bernardo is an ideal place to do business.”

A design of BPA Architecture Planning Interiors, the campus was designed with sustainable building features in mind including energy efficiency and water conservation. The four-story buildings with 15’ floor-to-floor heights will provide state-of-the-art technology such as broadband and fiber optics. Tenants will enjoy a parking ratio of four cars per 1,000 square feet, a parking structure, and fitness center in the final phase of development.

The construction manager for the project was A.O. Reed.

For leasing information on Bernardo Terrace Corporate Center, contact Greg Eger of Granum Partners at 408.395.0101 or at greg.eger@gmail.com.