



10920 Via Frontera,  
San Diego, CA 92127

[PinnacleRb.com](http://PinnacleRb.com)



Jones Lang LaSalle Brokerage, Inc.  
RE license #01856260

New Ownership. New Amenities. New Spec Suites.



2

Story Lobby



Access  
to I-15



4/1,000  
parking;  
2/3 of which is covered



Views  
Hilltop location with  
panoramic views

*Owned and operated by Innovatus Capital Partners and Lincoln Property West, Pinnacle has new project enhancements and new, modern spec suites*

- Approximately 110,110 Rentable Square Foot, 5-Story Class “A” Office Building
- Easy Access from I-15 at West Bernardo Drive or Rancho Bernardo Road
- Impressive two-story lobby providing a prestigious building entry
- 4/1,000 parking ratio, two-thirds of which is covered in the building underground parking structure
- Showers and lockers on-site; adjacent fitness facility
- Jogging trails throughout Rancho Bernardo
- Updated greeting/gathering places with mountain views
- Updated lobby furniture
- Take a virtual tour of the upgraded lobbies & outdoor seating - link below

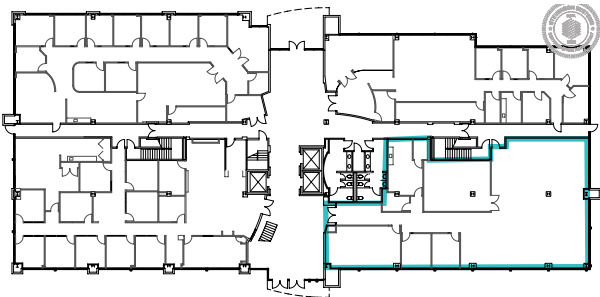
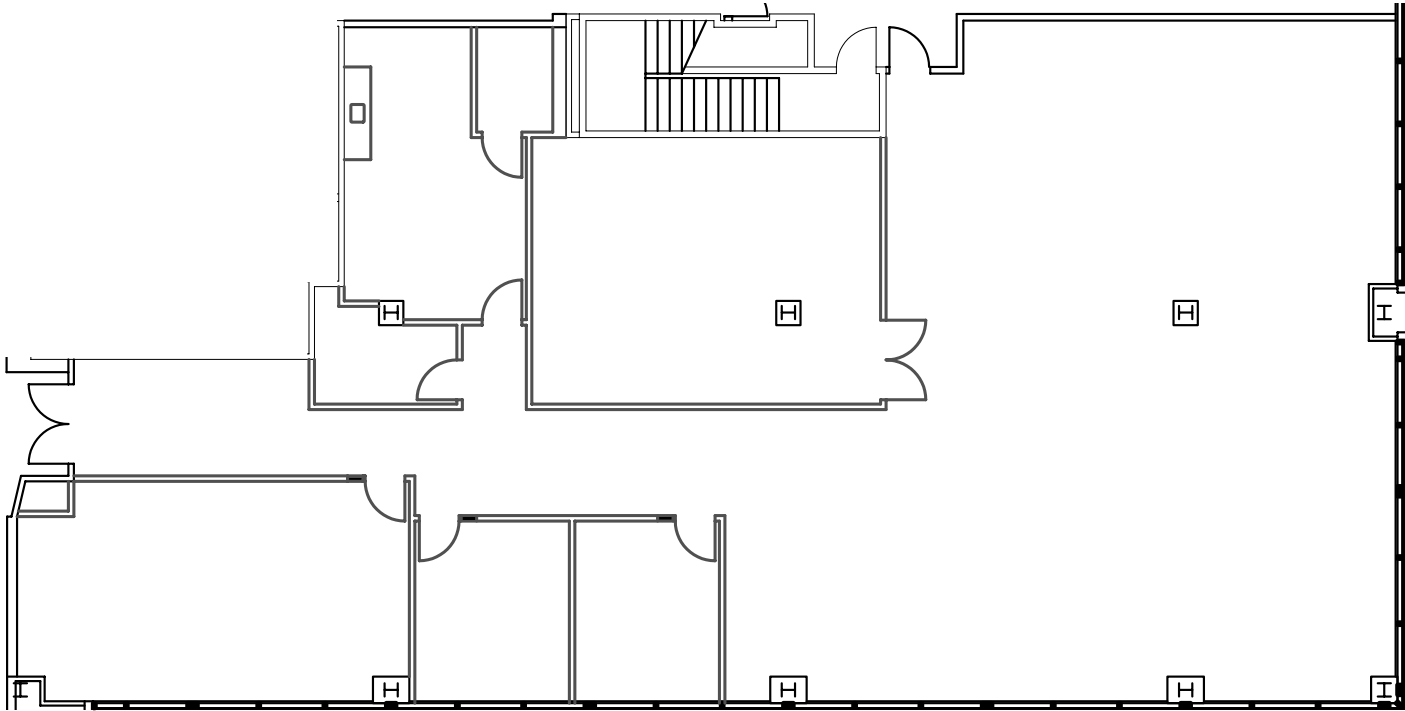


[www.bit.ly/10920Lobby-Outdoor](http://www.bit.ly/10920Lobby-Outdoor)



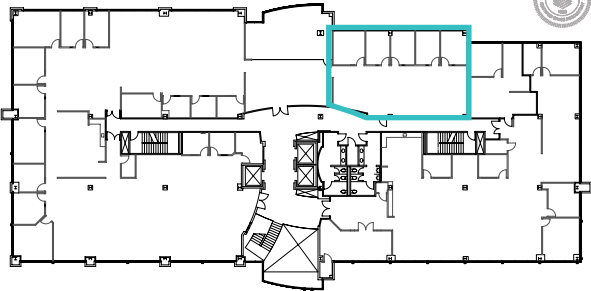
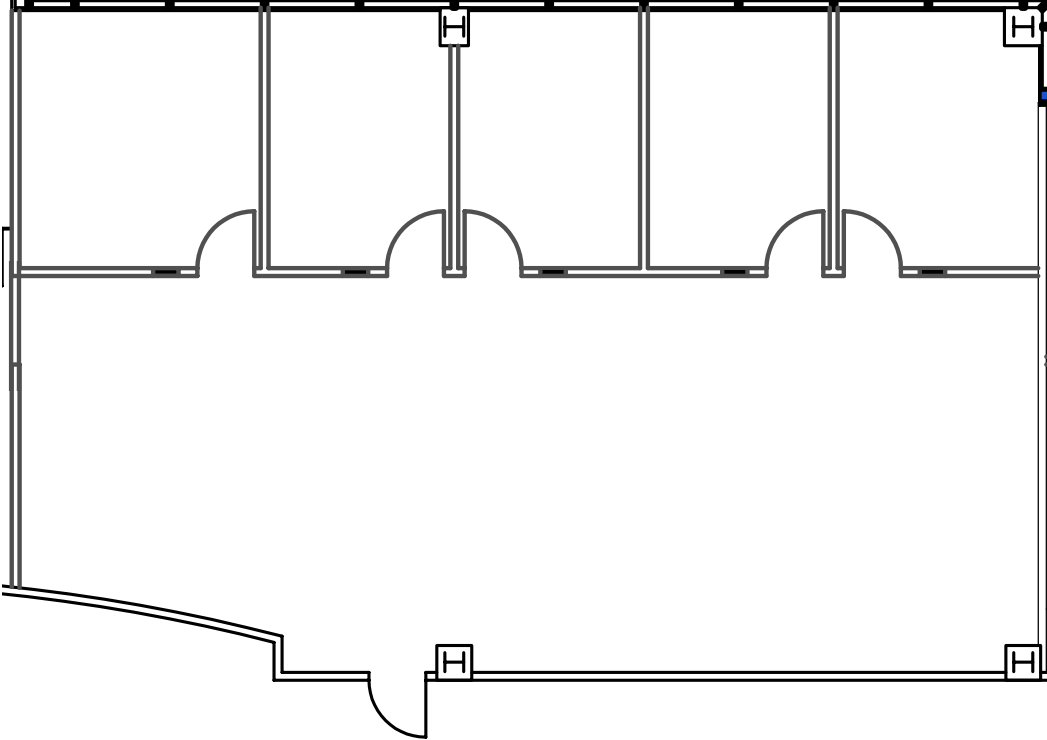
# 1st Floor | Suite 150 | 5,312 rsf | available March 2025

- ± 2 private offices
- Conference room
- Open office area
- Phone room
- Break area
- IT room



# 2nd Floor | Suite 210 | 2,189 rsf | available now

- ± 5 private offices
- Open office area

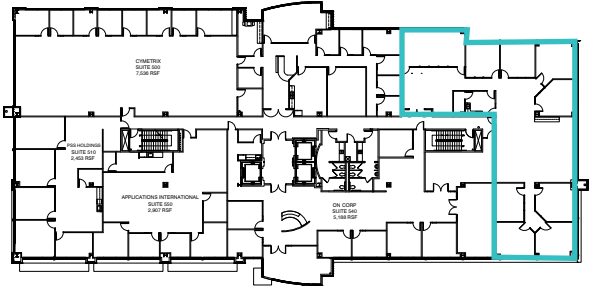
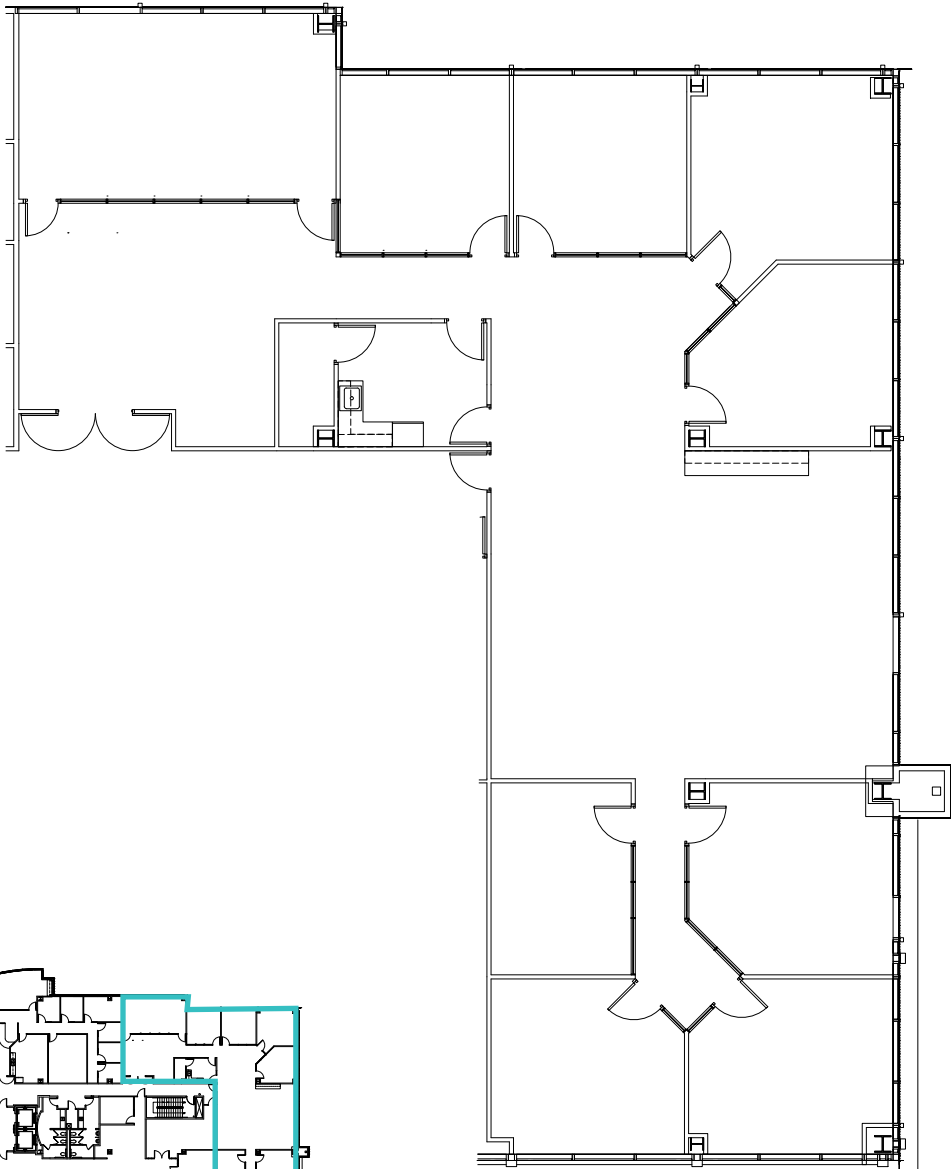


5th Floor | Suite 520 | 4,892 rsf | available now  
Suite 520 can be combined with Suites 540 & 560 for ± 13,812 rsf



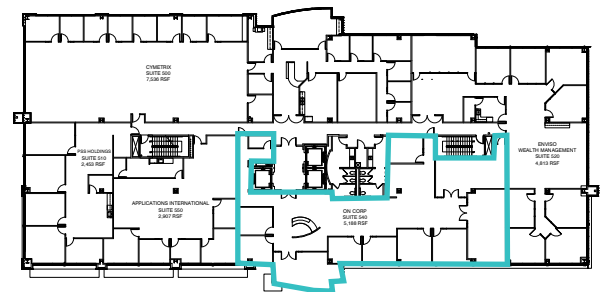
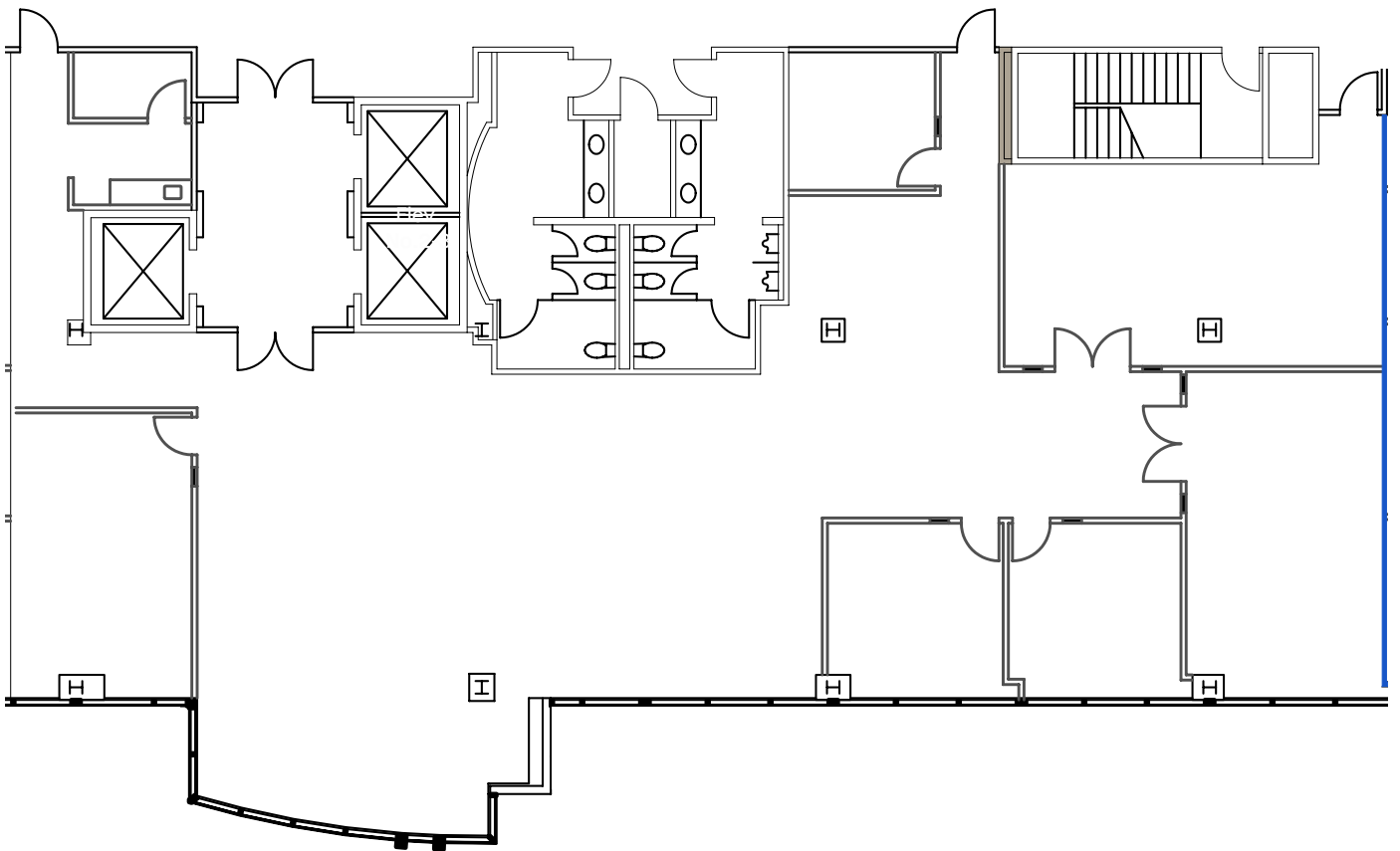
Tour Suite 520

- 8 private offices
- Conference room
- Copy/print area
- Breakroom
- IT room



5th Floor | Suite 540 | 5,263 rsf | available March 2025  
Suite 540 can be combined with Suites 520 & 560 for ± 13,812 rsf

- Open Office Area
- ±3 Private Offices
- ±3 Huddle/Conference Rooms
- Break Area



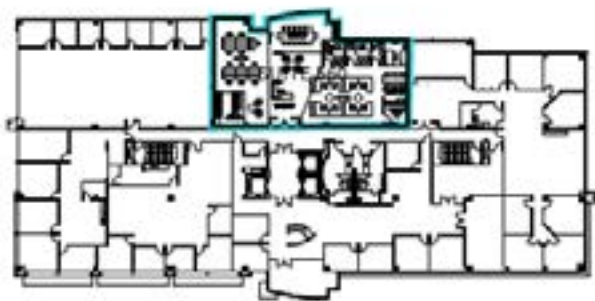
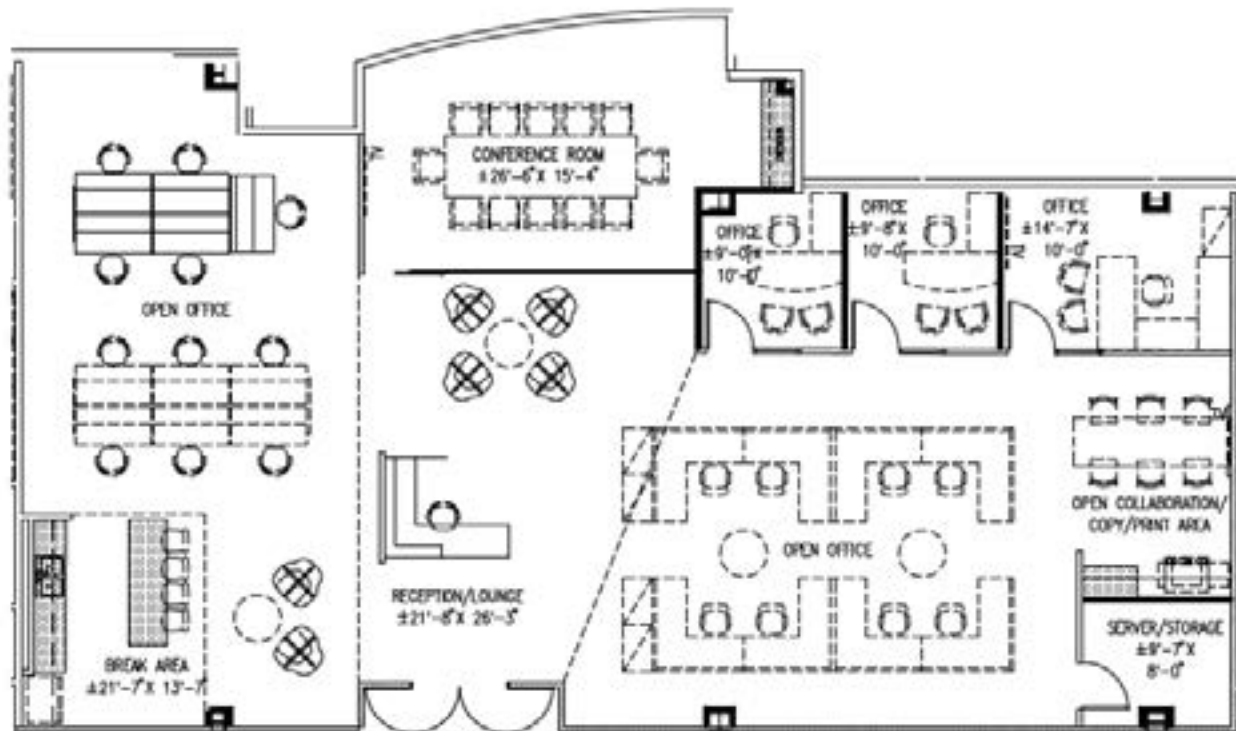
## 5th Floor | Suite 560 | 3,657 rsf | available now

Suite 560 can be combined with Suites 520 & 540 for ± 13,812 rsf



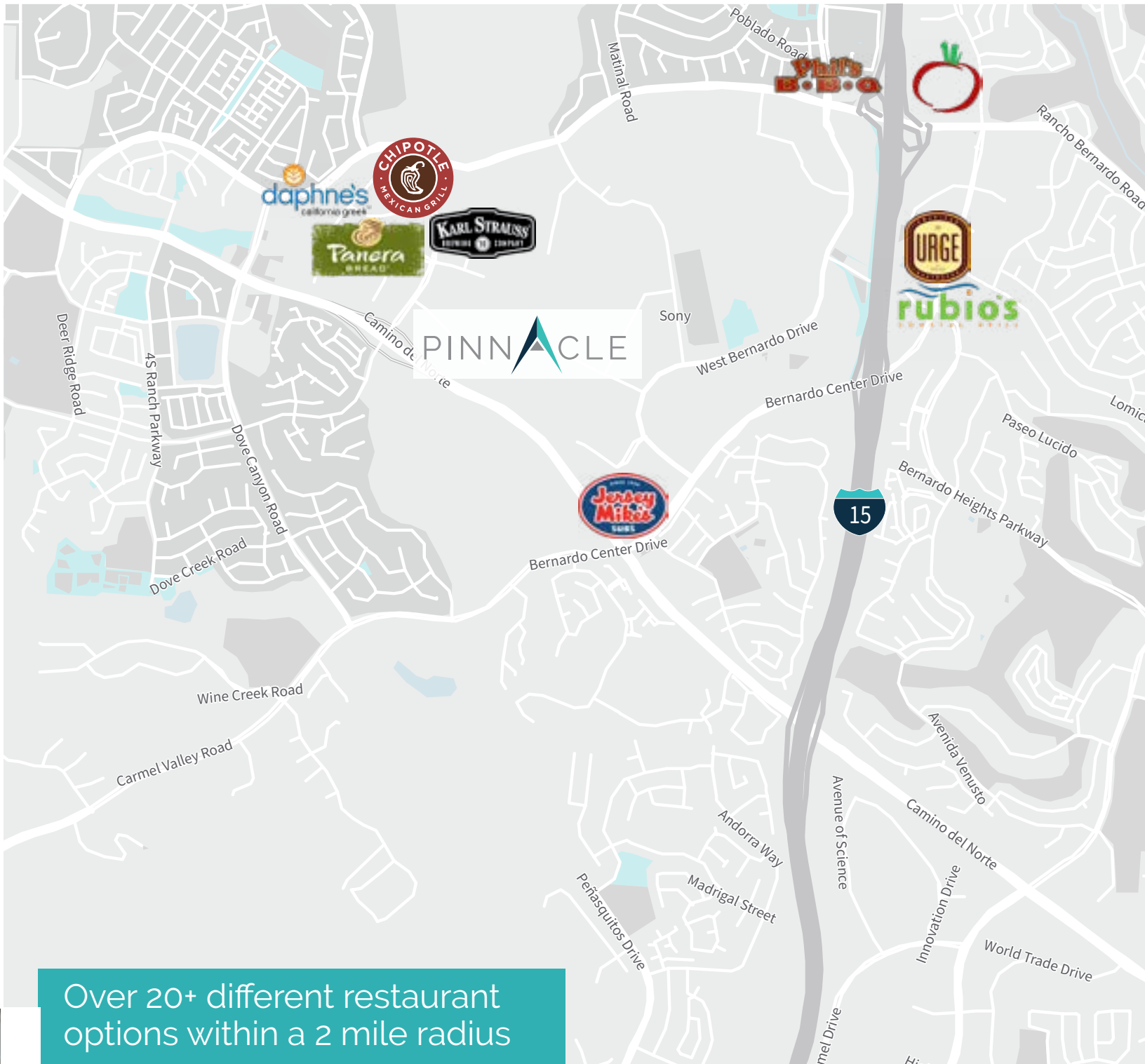
Tour Suite 560

- High-end top floor space with scenic views
- Exposed ceiling & concrete floors
- 3 private offices, conference room, breakroom, server room
- Upgraded materials and finishes
- Prominent double-door entrance directly off elevator lobby





# Area Amenities



Over 20+ different restaurant options within a 2 mile radius



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