



10920 Via Frontera,
San Diego, CA 92127

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

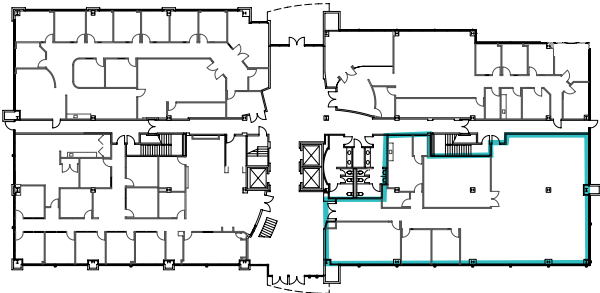
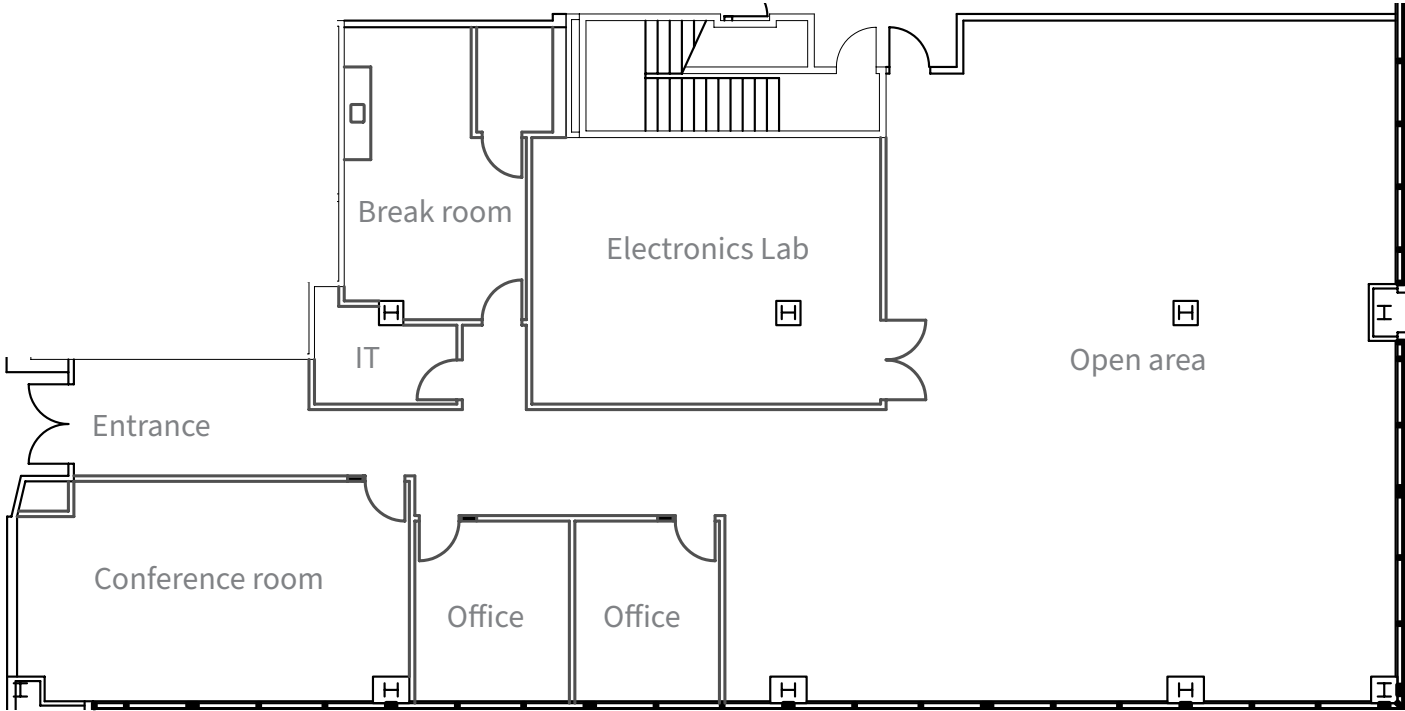


www.bit.ly/10920Lobby-Outdoor



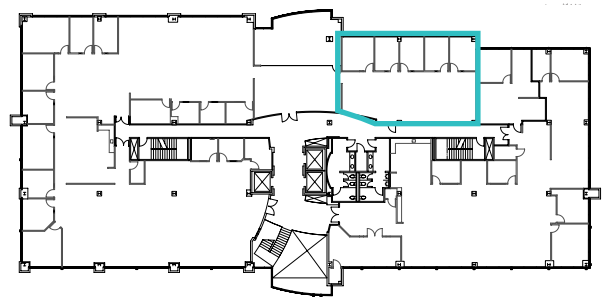
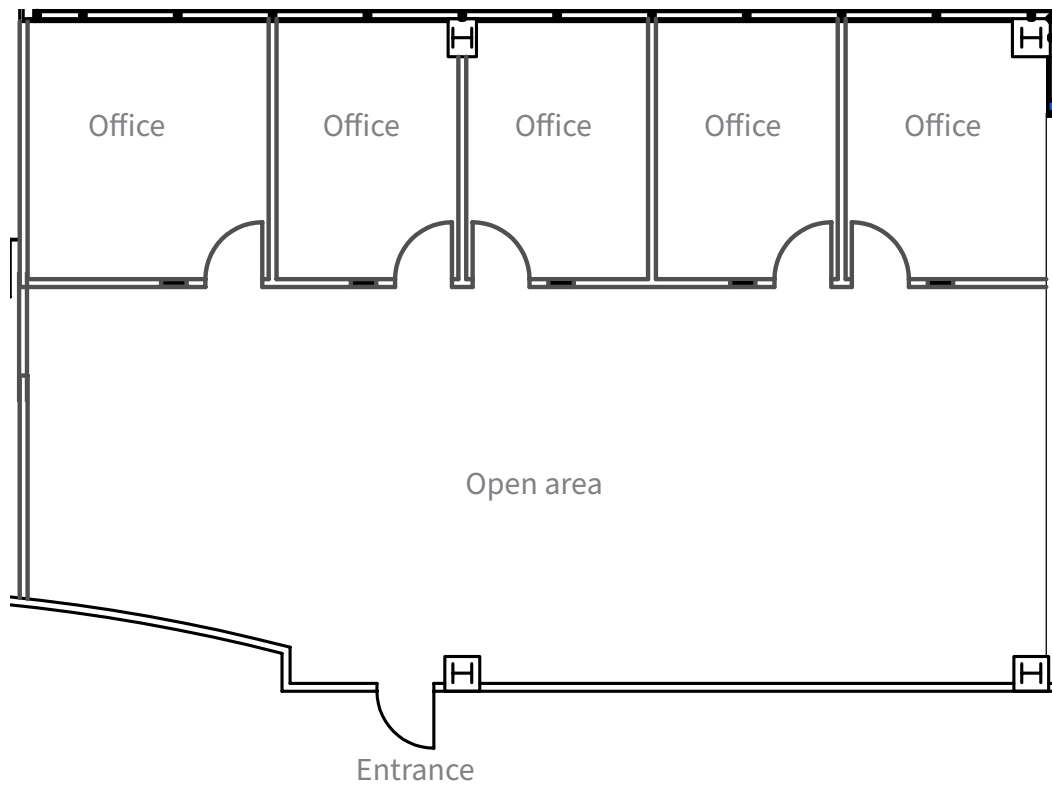
1st Floor | Suite 150 | 5,312 rsf | available March 2025

- Open office area
- Electronics lab
- 2 private offices
- Conference room
- Break room
- IT room



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

- Private offices
- Open office area

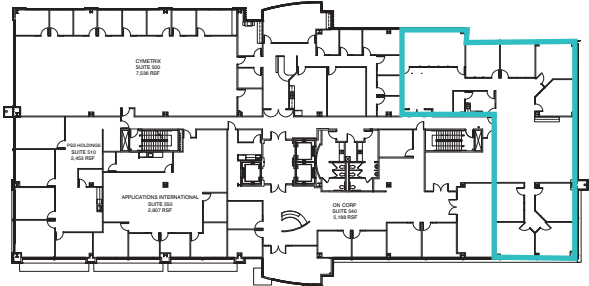
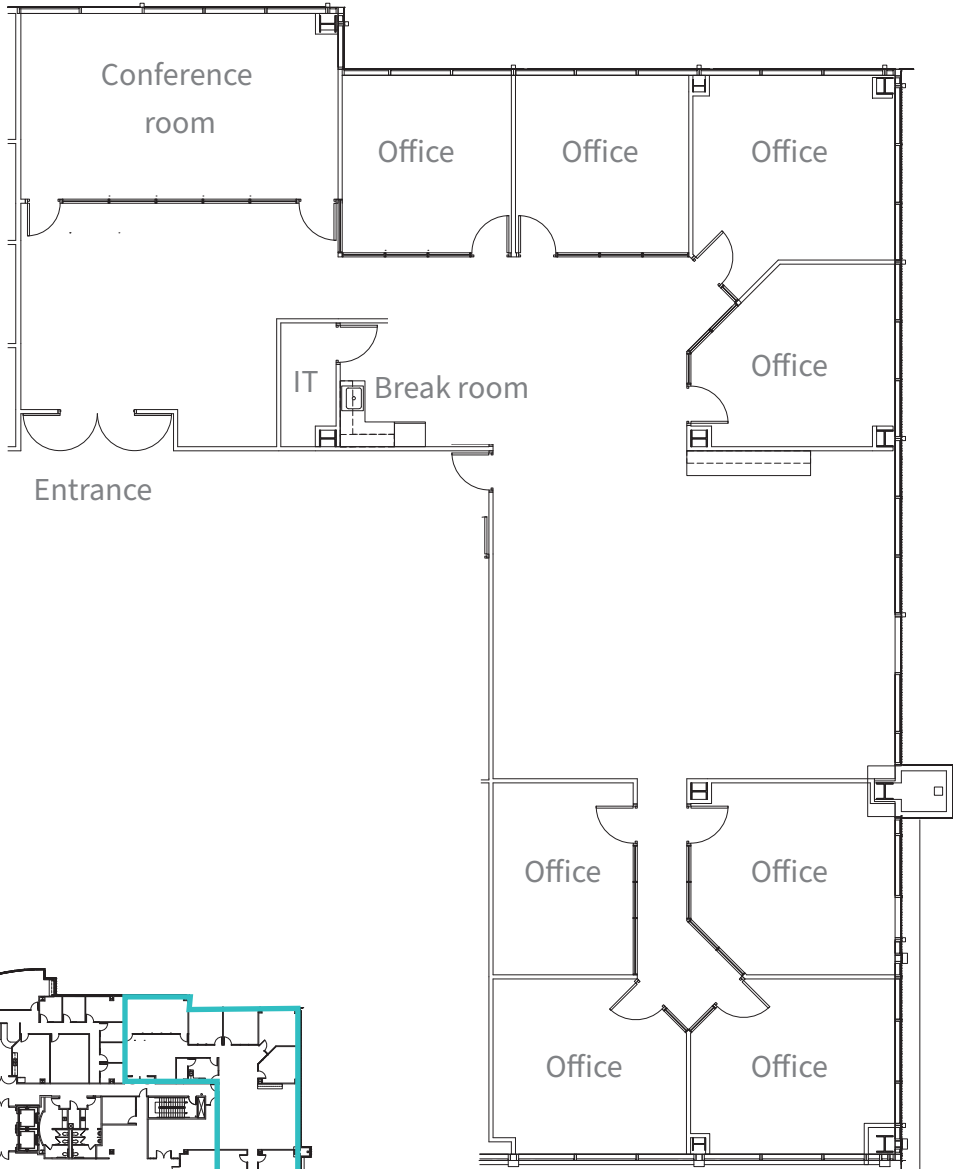


5th Floor | Suite 520 | 4,892 rsf | available now
Suite 520 can be combined with Suites 540 & 560 for ± 13,812 rsf



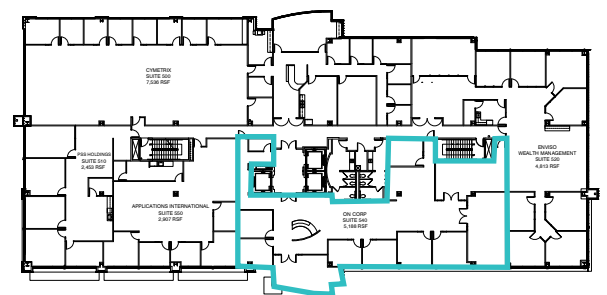
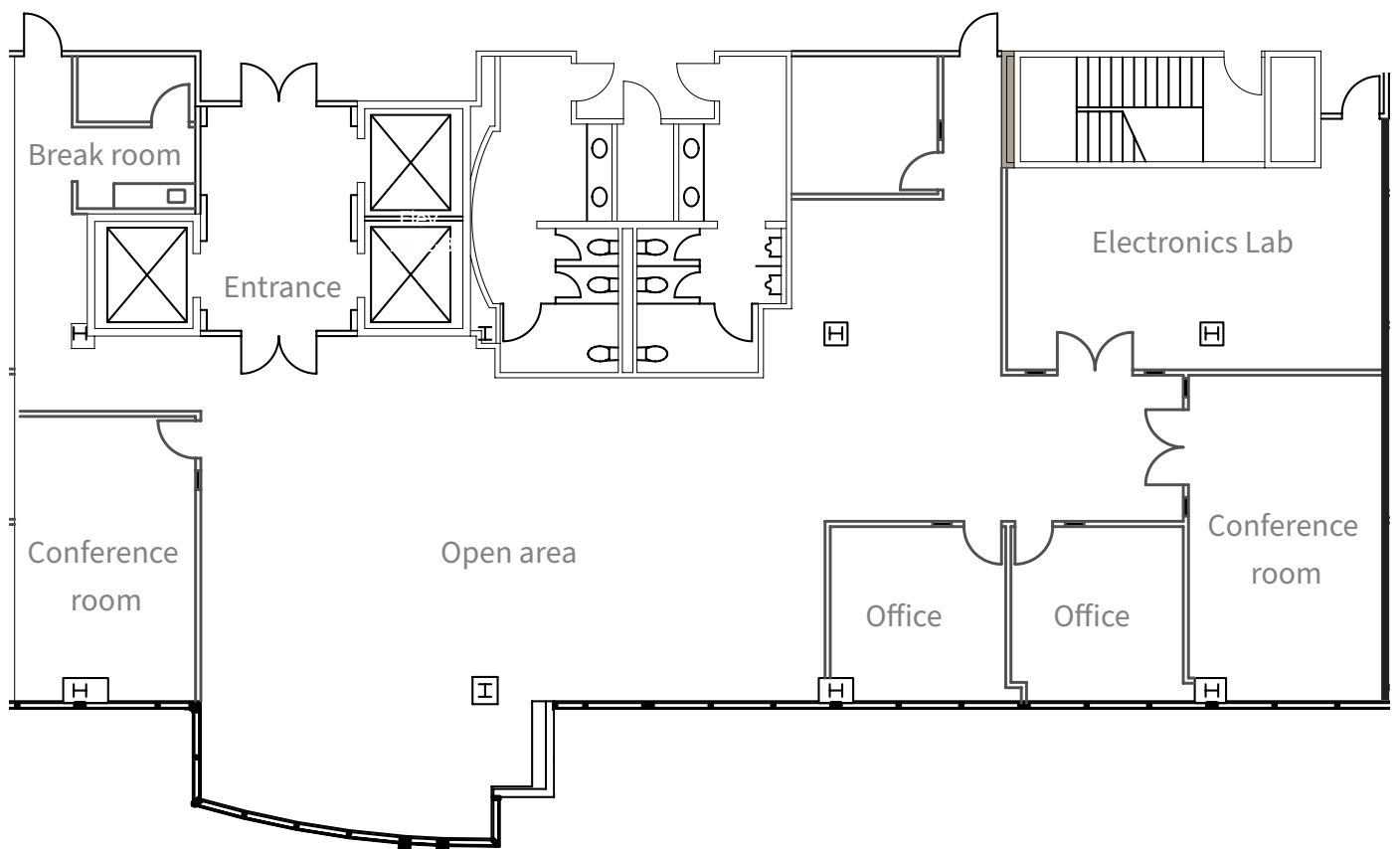
Tour Suite 520

- 8 private offices
- Conference room
- Copy/print area
- Break room
- 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
- Electronics lab
- 3 private offices
- 2 conference rooms
- Break room



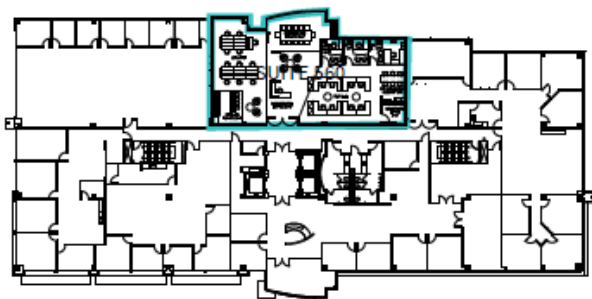
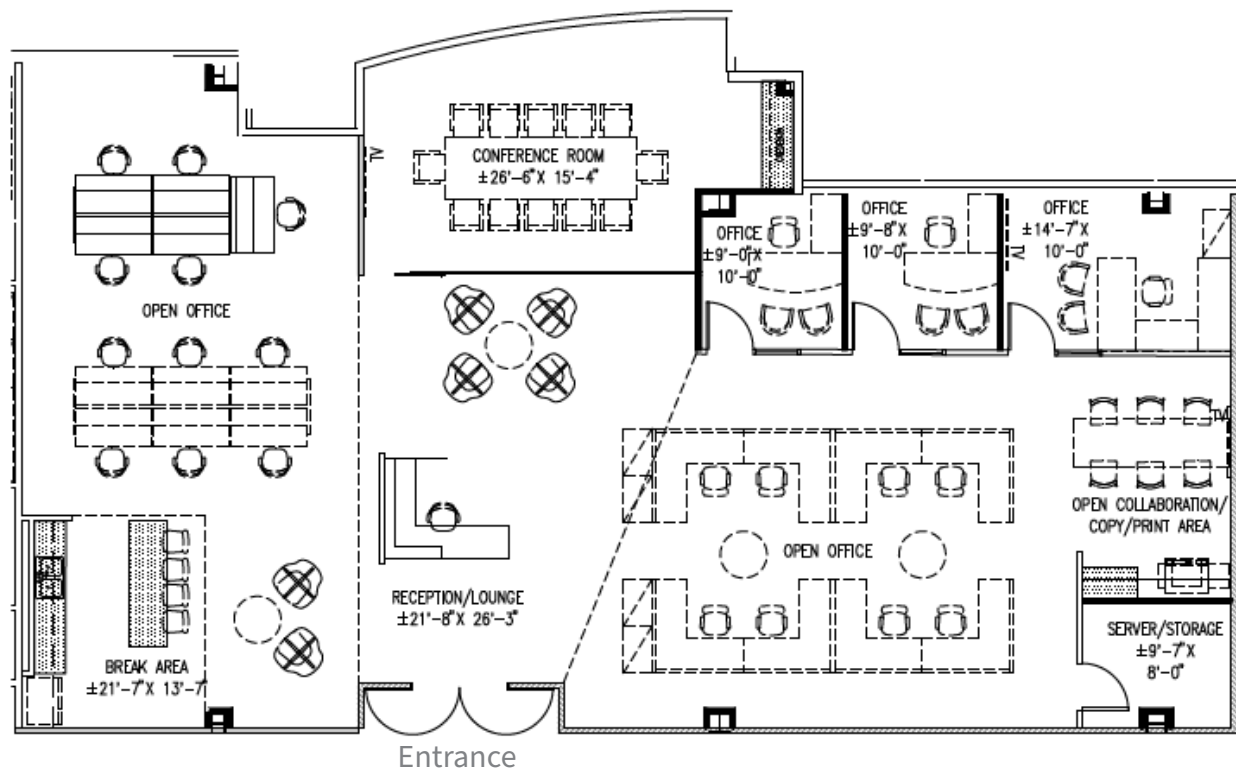
5th Floor | Suite 560 | 3,657 rsf | available now

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

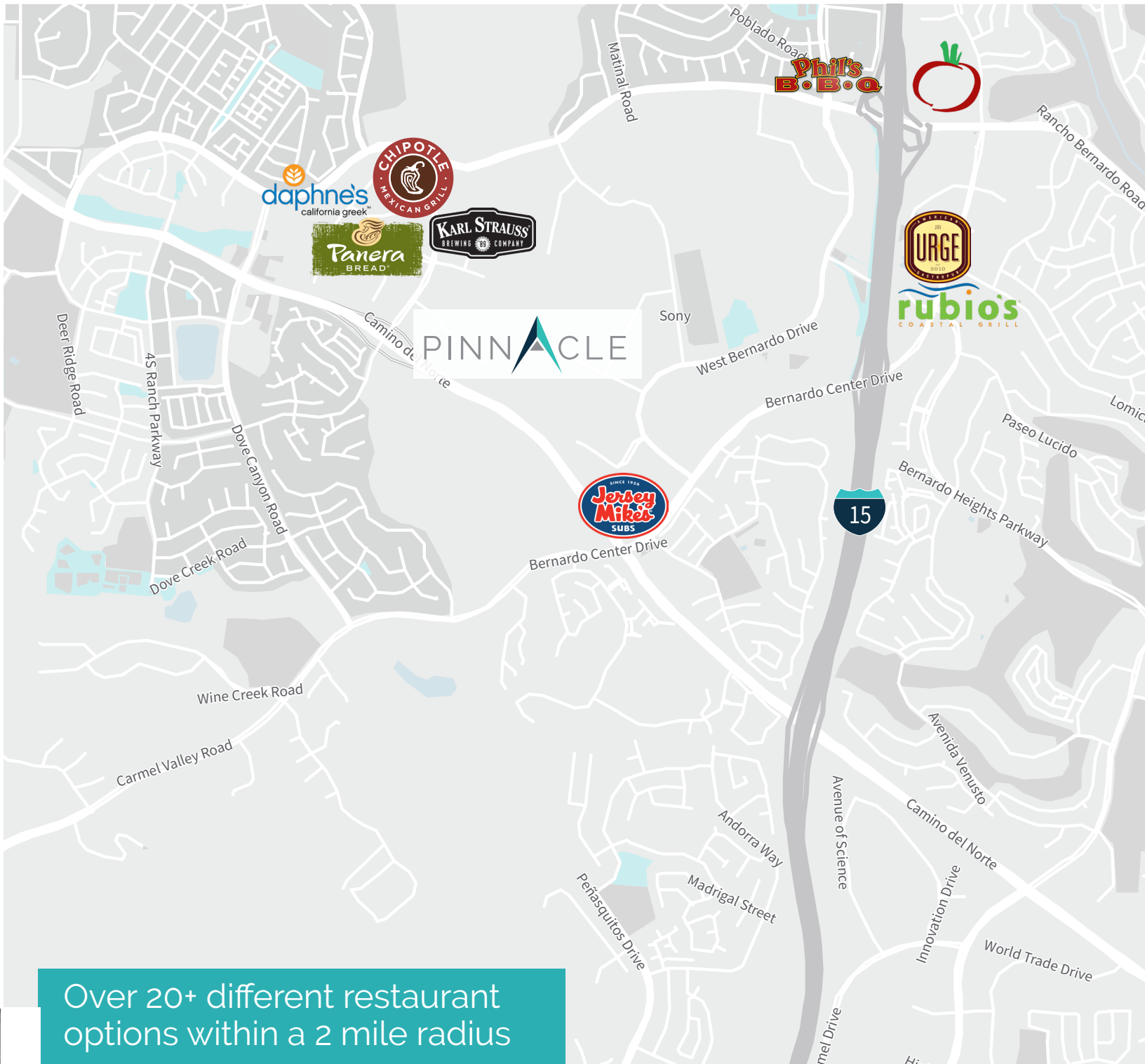


Tour Suite 560

- 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



Tim Olson
 +1 858 410 1253
 tim.olson@jll.com
 RE license#01364117

Jay Alexander
 +1 858 410 1188
 jay.alexander@jll.com
 RE license #01019910

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Lincoln
 INNOVATUS
 CAPITAL PARTNERS

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