

# PINNA<sup>▲</sup>CLE

10920 Via Frontera ▲ San Diego ▲ CA 92127



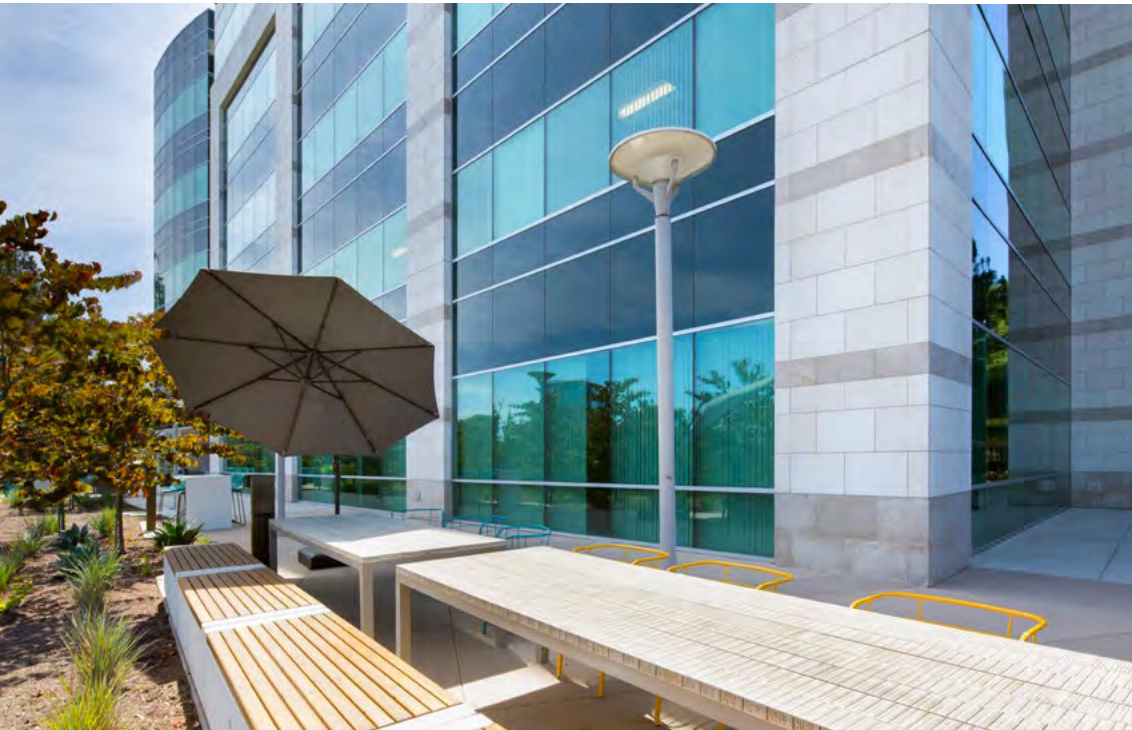
Jones Lang LaSalle Brokerage, Inc. RE license #01856260

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



*New* **OWNERSHIP.**  
*New* **AMENITIES.**  
*New* **SPEC SUITES.**

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



▶ TAKE A VIRTUAL TOUR OF THE UPGRADED LOBBIES & OUTDOOR SEATING



Approximately 110,110 RSF,  
5-story Class A office building



Showers and lockers on-site; new  
fitness and conference center



Impressive two-story lobby providing  
a prestigious building entry



Updated gathering places  
with canyon views



Walking/jogging trails throughout  
Rancho Bernardo



4/1,000 parking ratio, two-thirds  
of which is covered in the building's  
underground parking structure



Easy access from I-15 via West Bernardo  
Drive or Rancho Bernardo Road

## Coming **MARCH 2025**

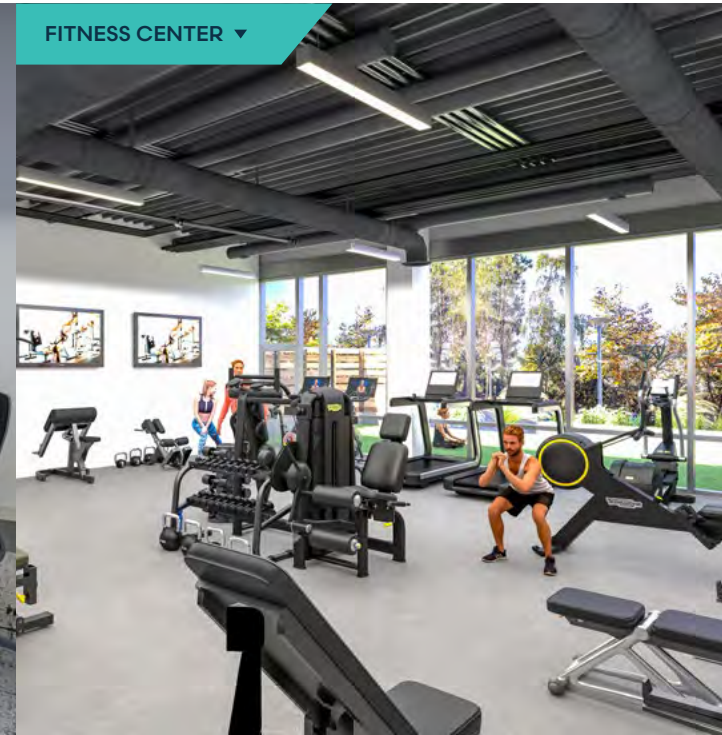
LOBBY ▾



CONFERENCE CENTER ▾



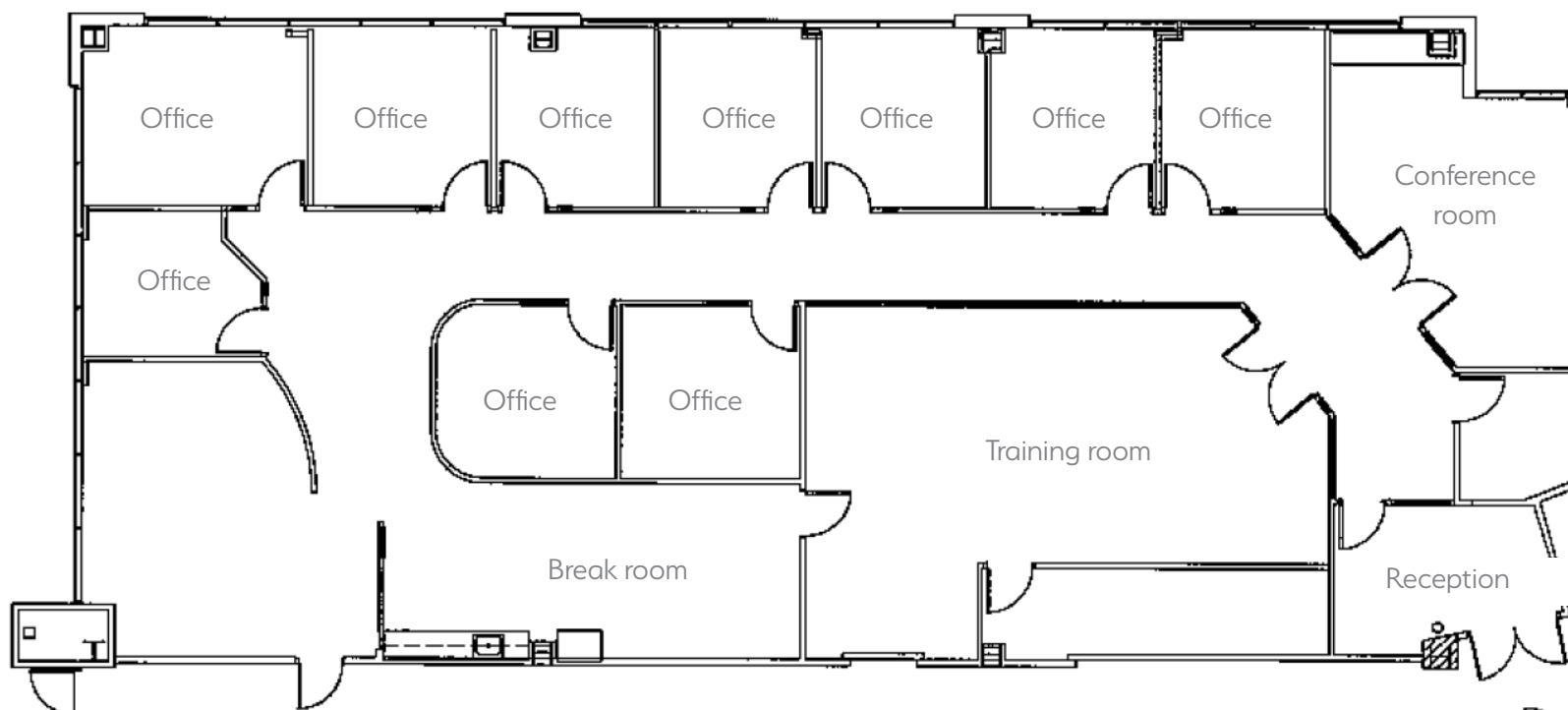
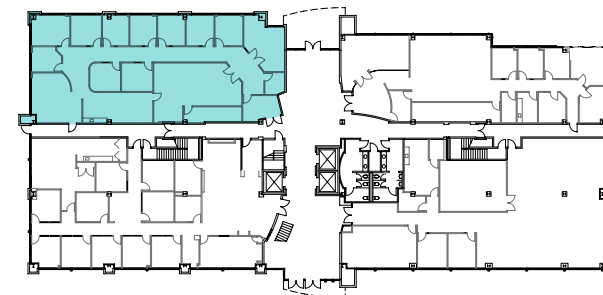
FITNESS CENTER ▾



# 1st Floor Suite 110

## 5,004 RSF

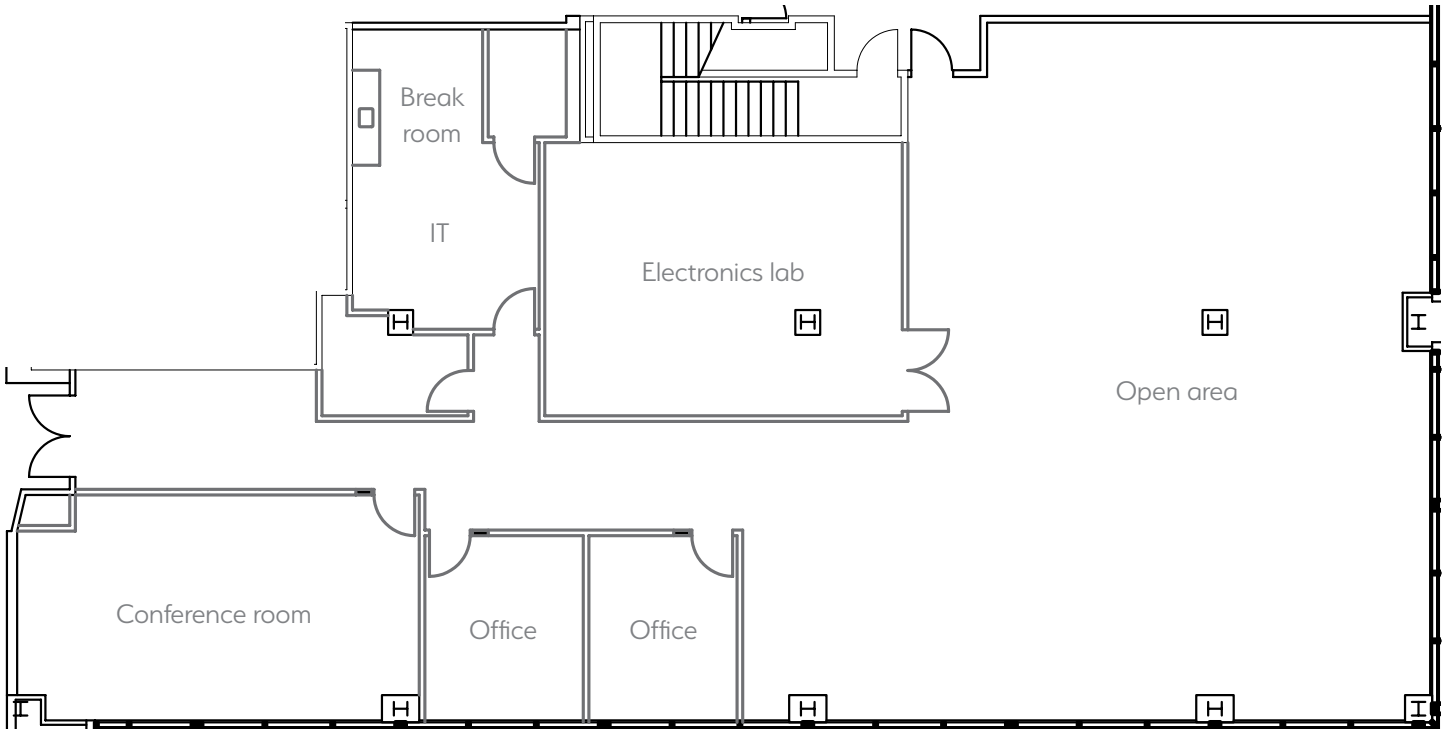
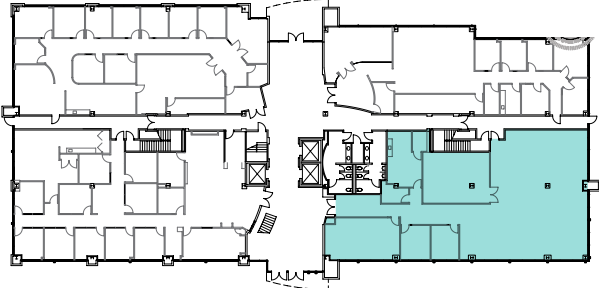
- Reception area
- Conference room
- 10 private offices
- Training room
- Break room
- IT/Storage



# 1st Floor Suite 150

## 5,418 RSF

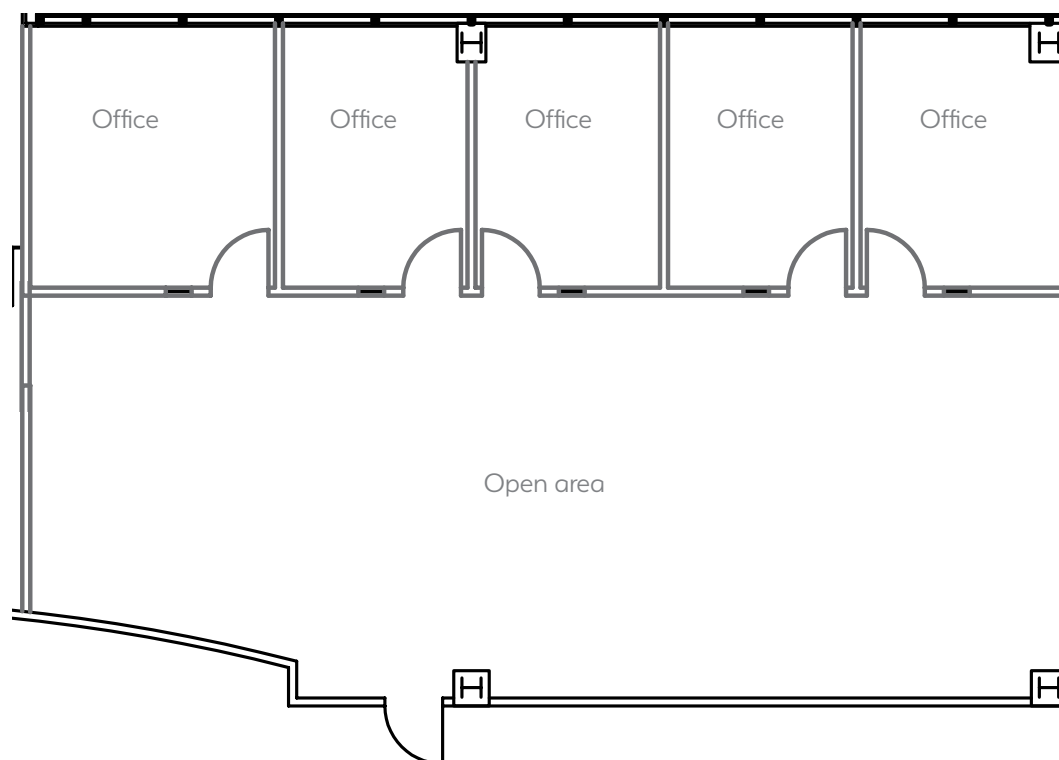
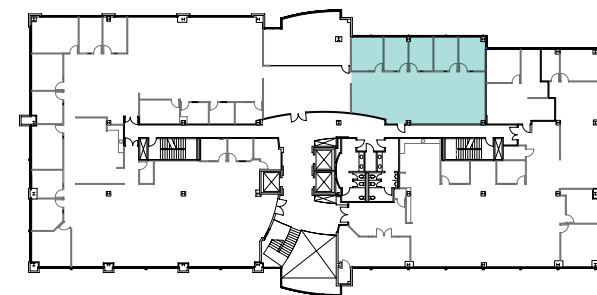
- Conference room
- 2 private offices
- Electronics lab
- Open office area
- Break room
- IT room



# 2nd Floor Suite 210

## 2,238 RSF

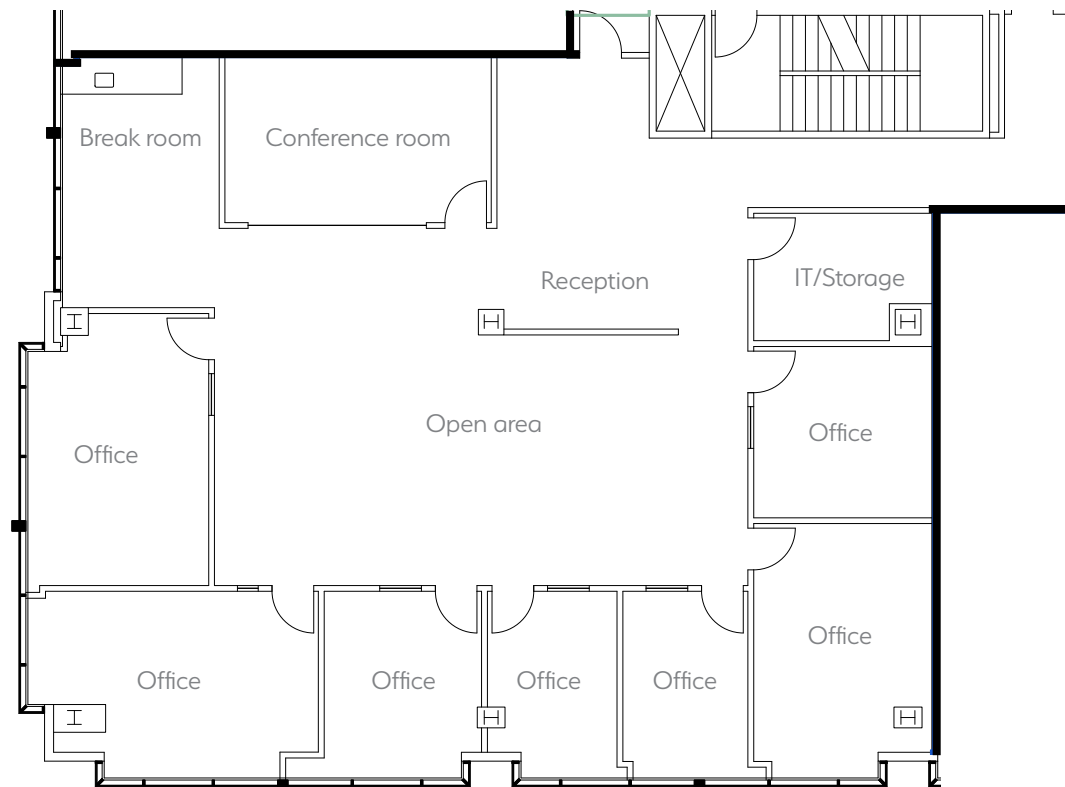
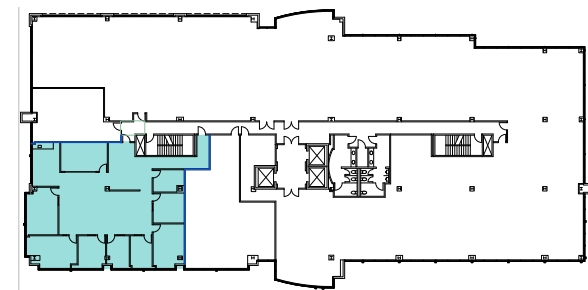
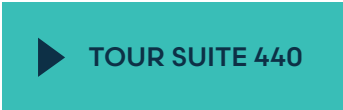
- 5 private offices
- Open office area



# 4th Floor Suite 440

## 3,965 RSF

- Reception area
- Conference room
- 7 private offices
- Open office area
- Break room

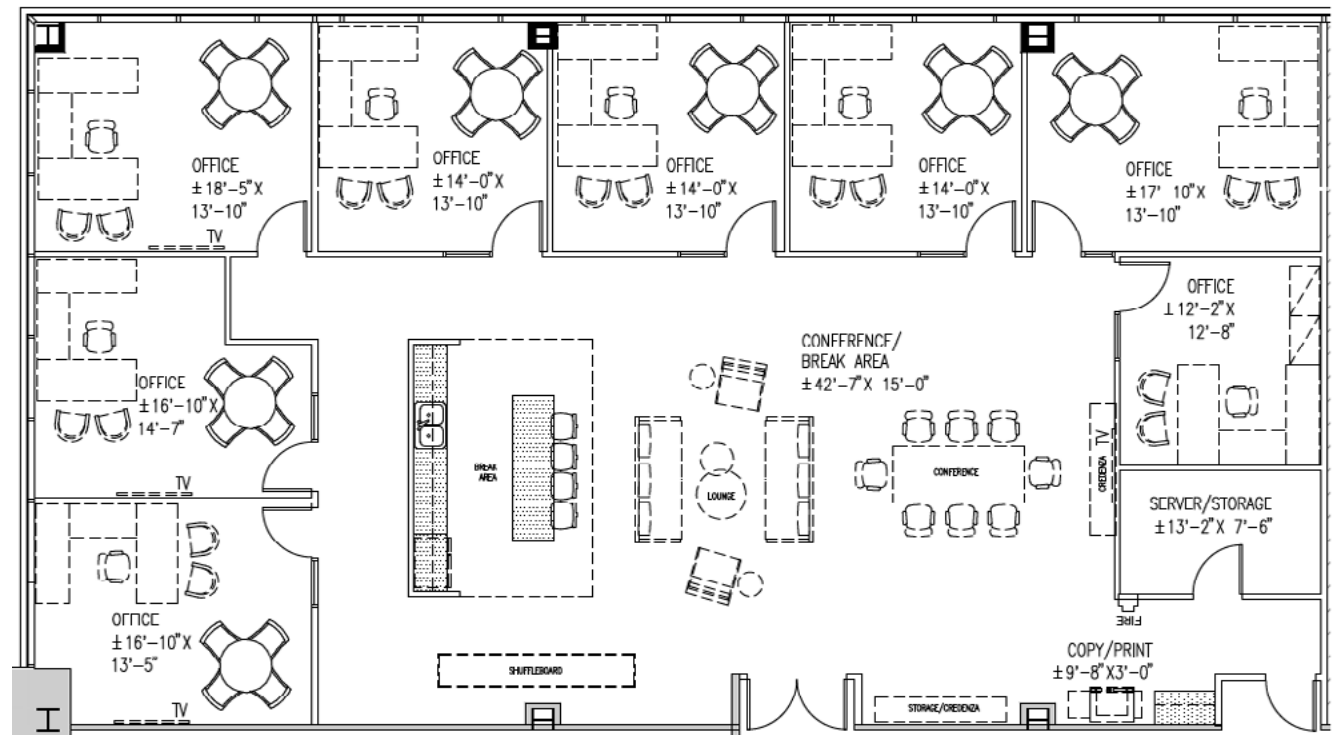
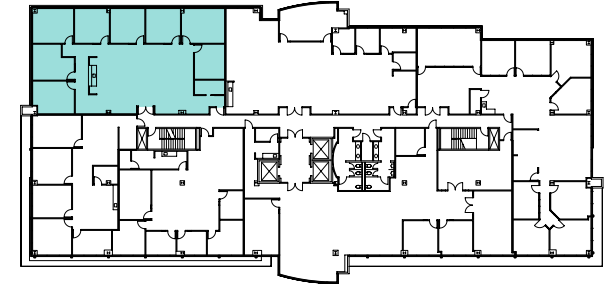


# 5th Floor Suite 500

## 4,404 RSF

Suite 500 can be combined with Suites 520, 540 & 560 for **±17,801 RSF**

- High end build out with exposed ceilings and polished concrete
- Open conference area
- 8 private offices
- Break area
- Production area
- IT/Storage room



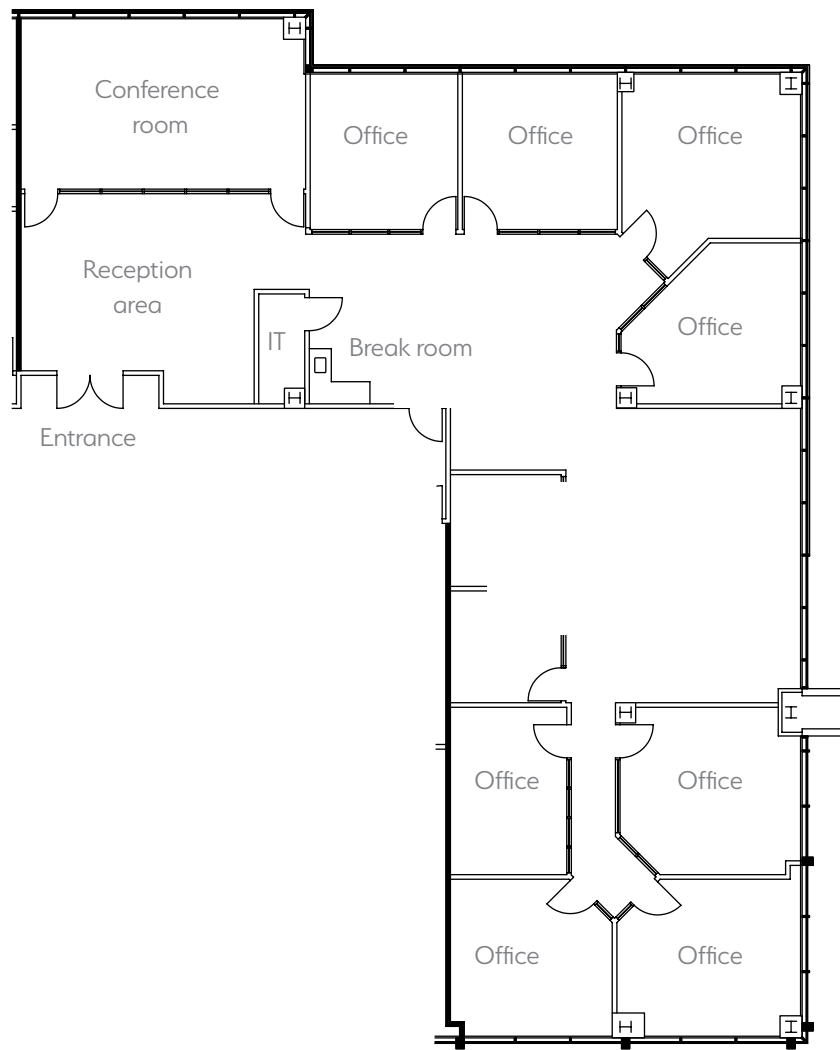


# 5th Floor Suite 520

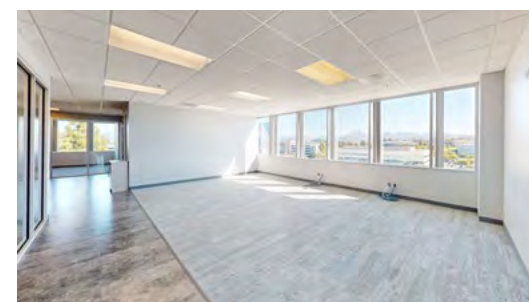
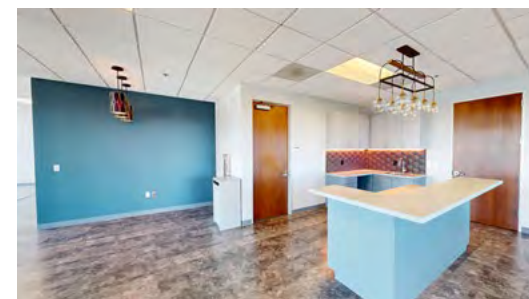
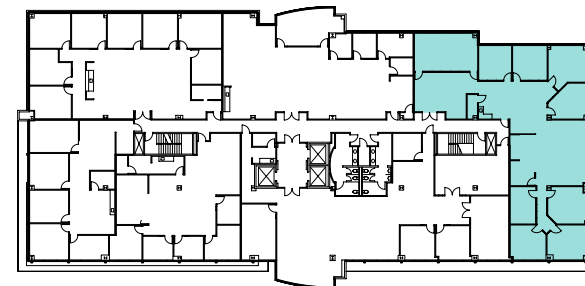
## 4,941 RSF

- Reception area
- Conference room
- 8 private offices
- Copy/print area
- Break room
- IT room

▶ TOUR SUITE 520



Suite 520 can be combined with Suites 500, 540 & 560 for **±17,801 RSF**

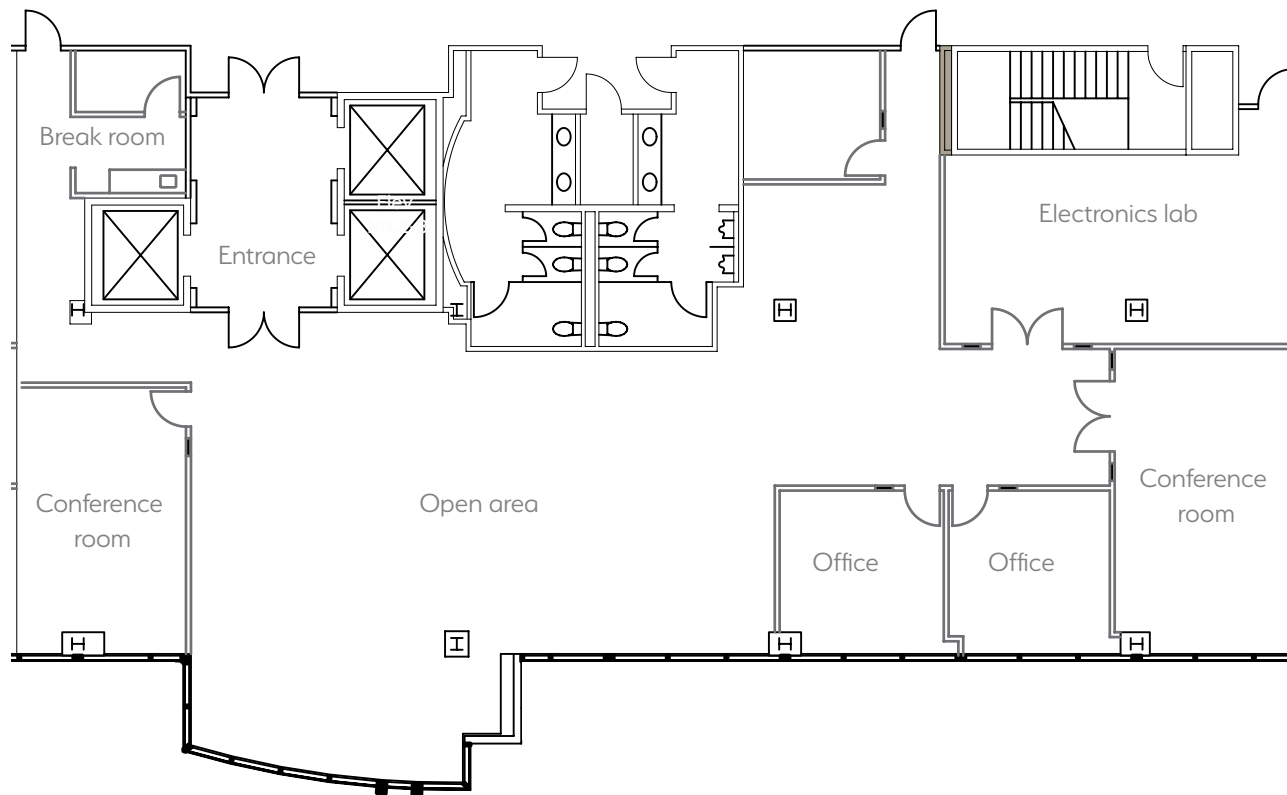
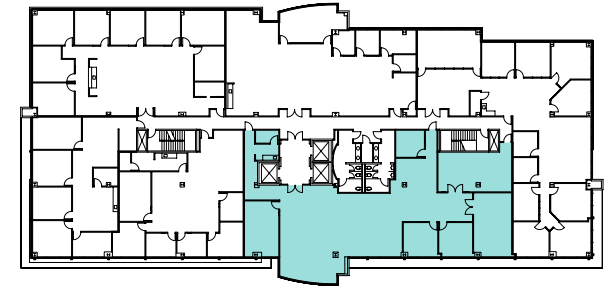


# 5th Floor Suite 540

## 5,316 RSF

- 2 conference rooms
- 3 private offices
- Electronics lab
- Open office area
- Break room

Suite 540 can be combined with Suites 500, 520 & 560 for **±17,801 RSF**

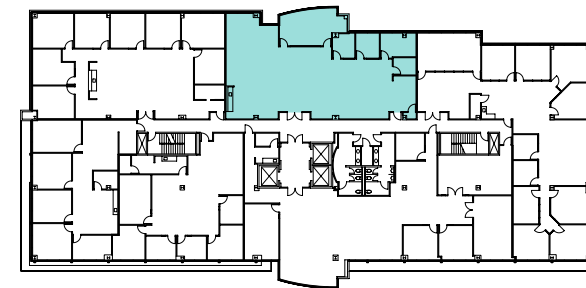


# 5th Floor Suite 560

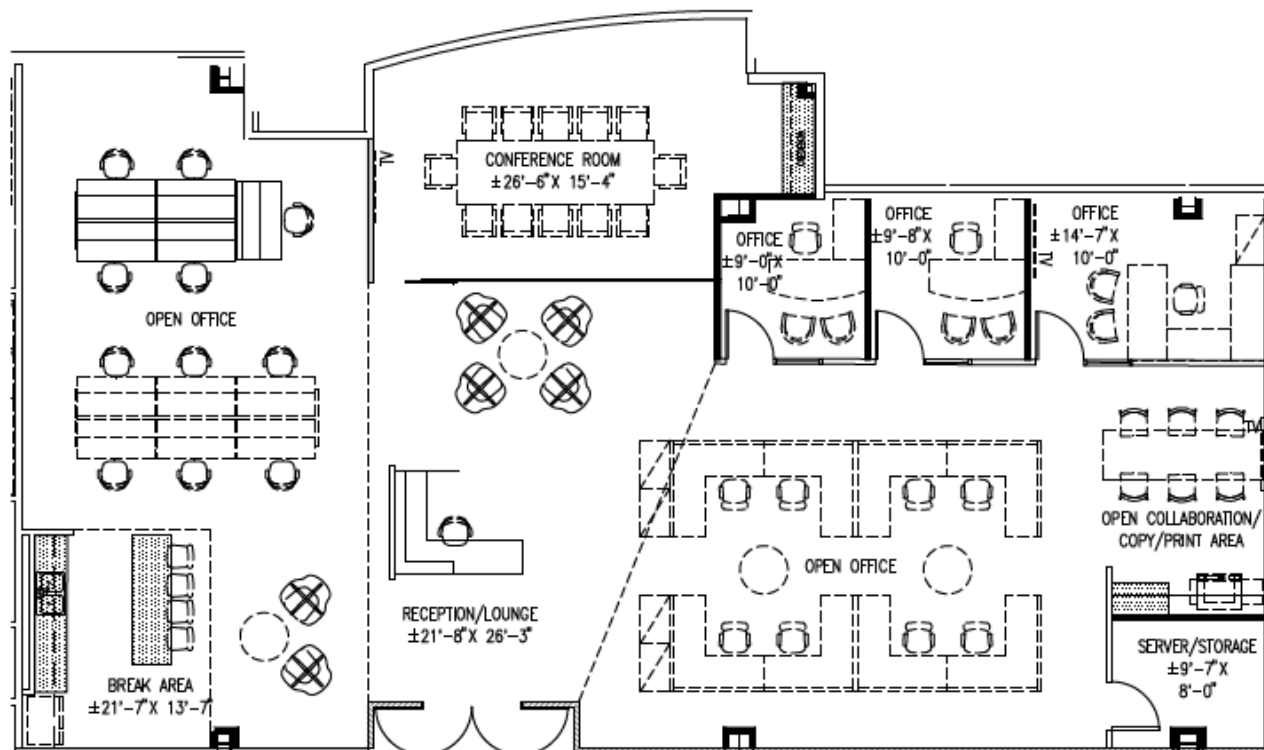
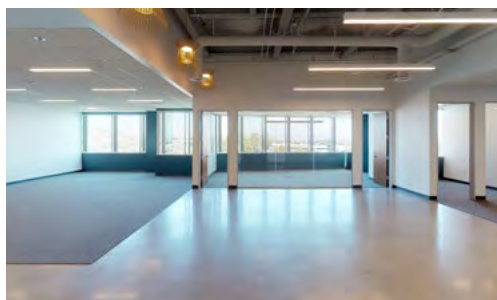
## 3,685 RSF

Suite 560 can be combined with Suites 500, 520 & 540 for **±17,801 RSF**

- Prominent double-door entrance directly off elevator lobby
- High-end top floor space with scenic views
- Exposed ceiling & concrete floors
- Conference room
- 3 private offices
- IT/storage room
- Upgraded materials and finishes



▶ TOUR SUITE 560

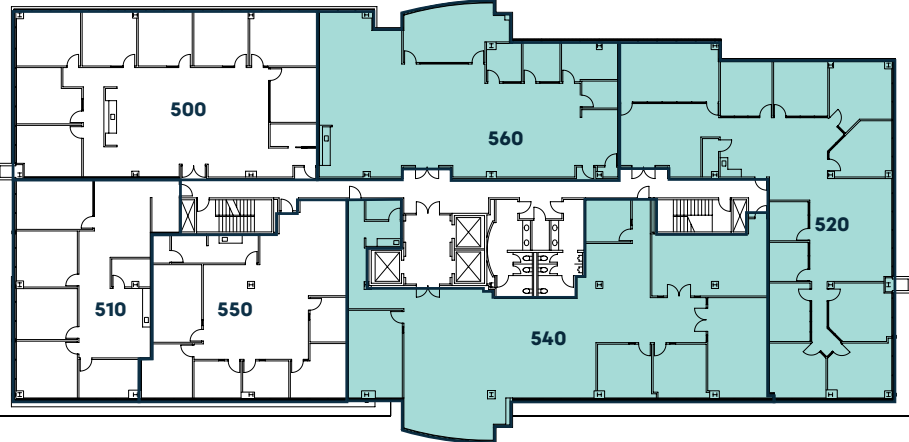
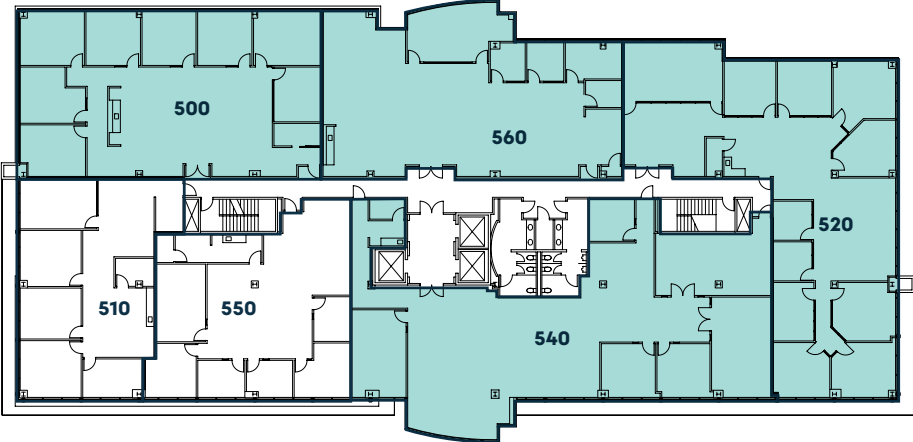


Entrance

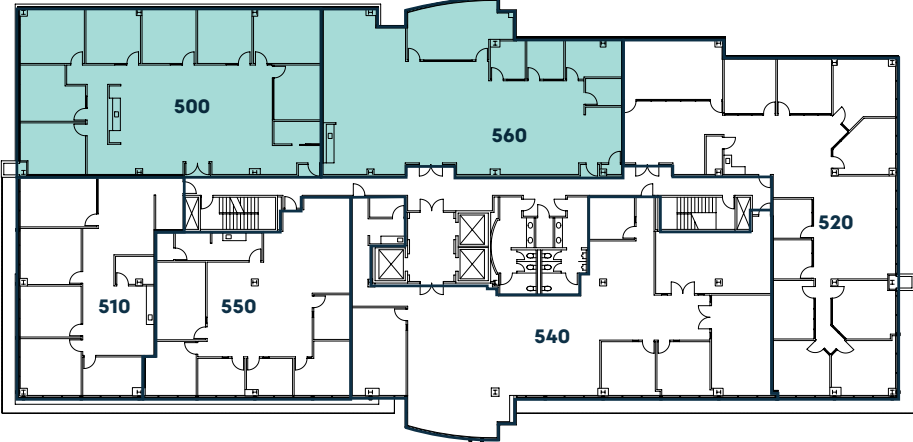
Furniture depicted is not included

# 5th Floor Suite Combinations

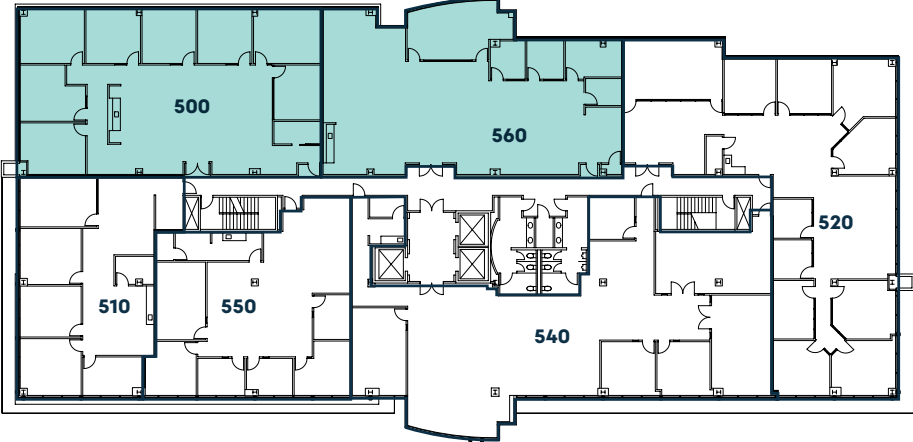
**Suites 500, 560, 540, 520**  
18,346 SF



**Suites 540, 560, 520**  
13,492 SF



**Suites 500, 560**  
8,089 SF



# Area AMENITIES



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