



15822 BERNARDO CENTER DRIVE, SAN DIEGO, CA 92127



About Mosaic

Mosaic offers a gathering place for creativity, innovation, and communication in the workplace. At Mosaic, a diverse range of businesses, individuals and talents intersect to form something greater than their individual parts.



We are proud to offer a completed exterior remodel, and a unique opportunity in a prime location next to San Diego's top corporate neighbors including Apple, Amazon, HP, Sony, Petco, Hitachi, BAE Systems, Cymer and Intel.



**New project monument
and directional signage**



**Great views and
outdoor patios**



**New project branding and
design improvements**



**Modernized
landscape**



**Outstanding
visibility**



**Immediate
freeway access**



**3.8/1,000
parking ratio**



**Walkable food
amenities**



**Recently completed
spec suite**



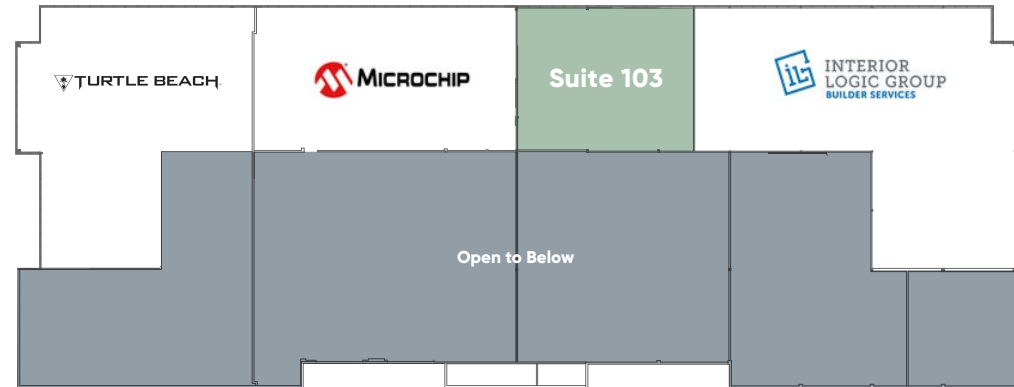
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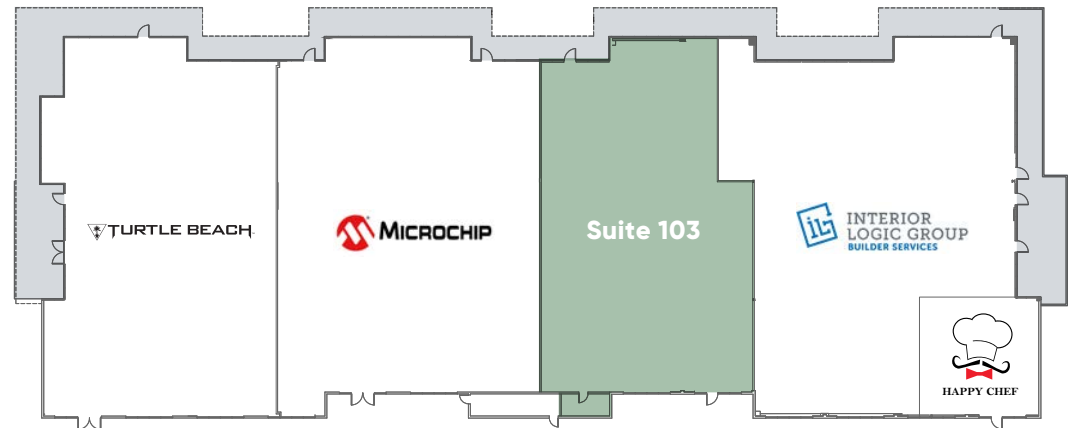
Suite 103

11,715 SF

Brand new spec suite

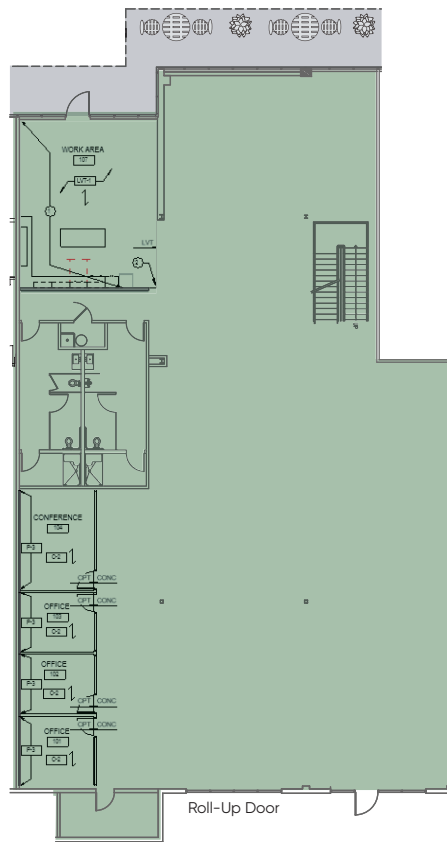
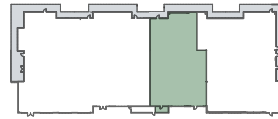


Mezzanine

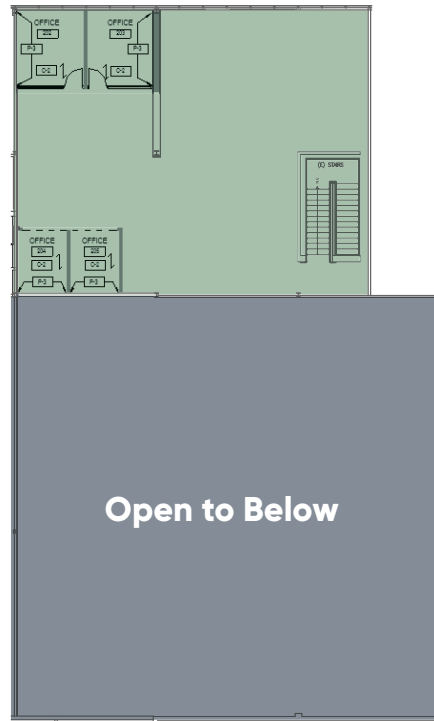


First Floor

Availability



First Floor



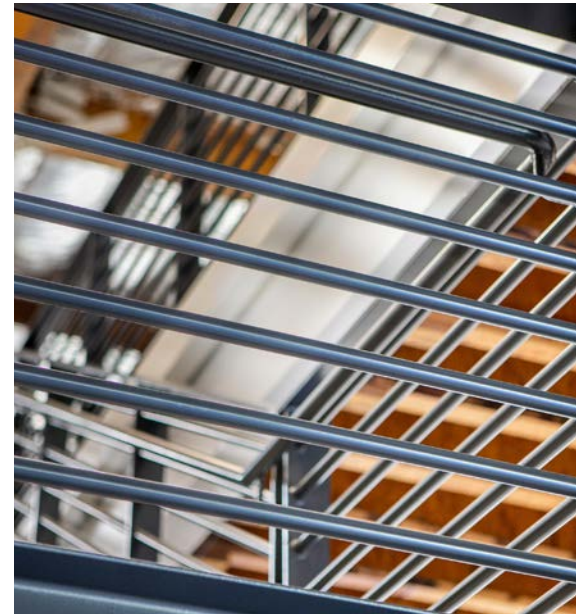
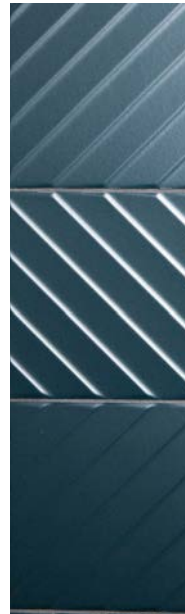
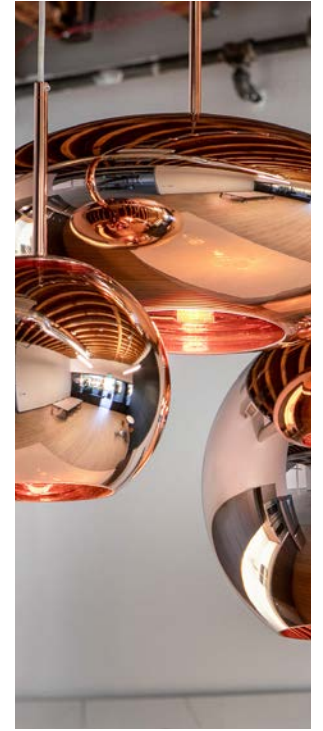
Mezzanine

suite
103

11,715 RSF Recently completed spec suite. Open areas and private offices, garage roll up door, exposed ceilings, concrete floors, floor to ceiling window line, open office mezzanine area open to office space below, outdoor patio space. Fantastic views to the East.

Health & Wellness

- Large roll up and open door systems to allow for maximum fresh air flow
- Brand new HVAC system with MERV 8 filters
- EWave Options available to remove dust mites and bacteria
- CO2 sensors that can engage system fresh air when required
- 2 large industrial ceiling fans for optimal air flow
- Abundance of natural light including 6 large skylights
- Outdoor flex space



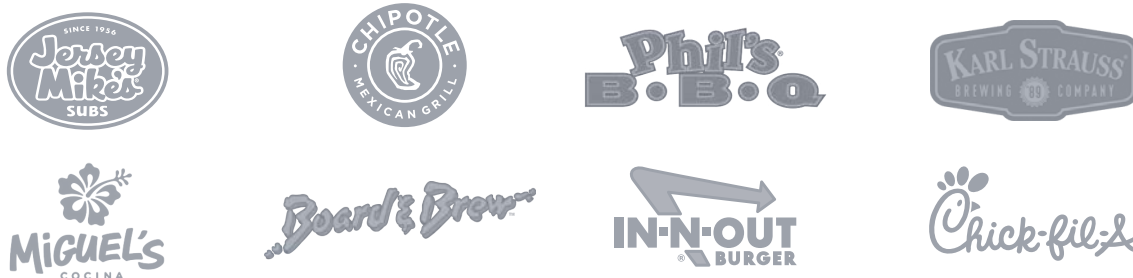
Amenities

Mosaic is conveniently located just off the I-15 freeway surrounded by executive and workforce housing along with nationally ranked schools. There are more than **450 restaurants** within a 5-mile radius of the property including Jersey Mike's, Rockin Burger, Domino's, Taco Patron Grill, Victor's Greek Kafe, Tandoori Xpress, and Kelly's public house.

Corporate Neighbors



Nearby Food & Dining



Rancho Bernardo

*5-mile radius
snapshot*



2019 Population

202,023



Number of Businesses

6,028



Number of Employees

68,336



Corporate Neighbors



Del Norte High School

Rancho Santa Fe

45 Ranch Sports Park



Barons market



Bernardo Heights Country Club



NORDSTROM rack



Michaels



BANANA REPUBLIC

Marshalls



TJ-maxx

STAPLES



Pier 1 imports

ROSS DRESS FOR LESS



TRADER JOE'S



8

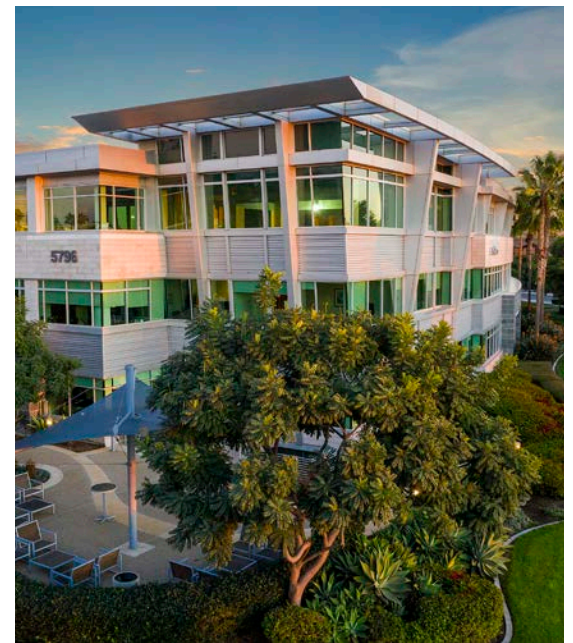
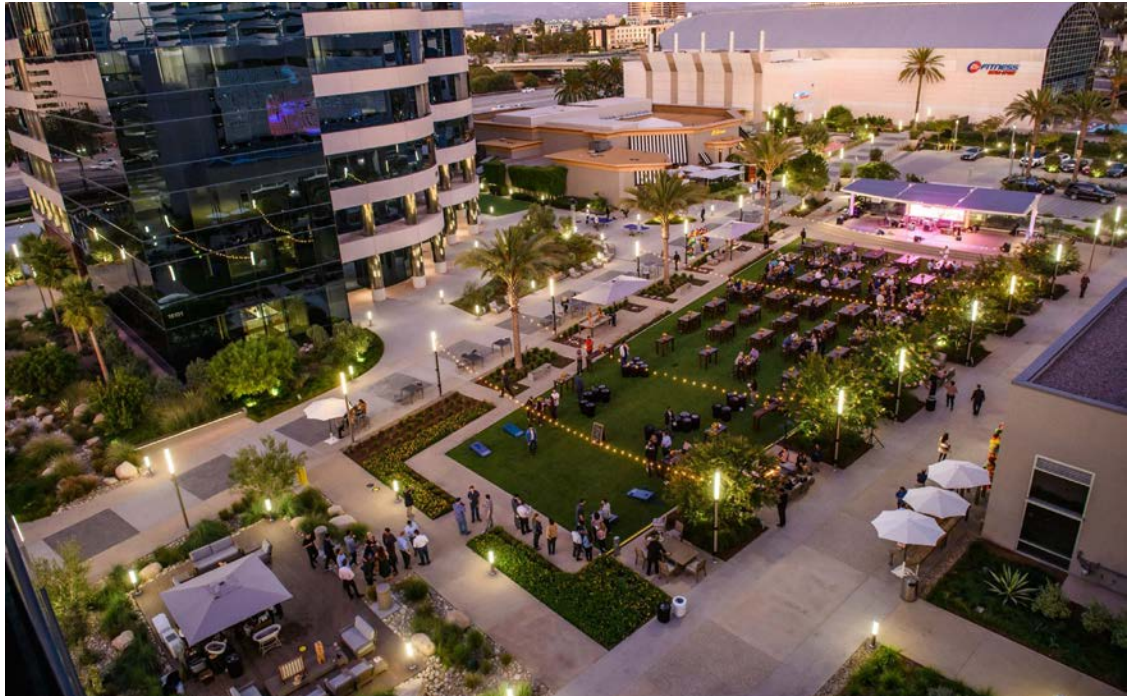


SENTRÉ

Founded in 1989, we have developed deep investment, development and operating expertise across office, multi-family, retail and industrial properties throughout the West Coast and Mexico totaling more than 10 million square feet and \$4B in transactional volume.

We partner on a variety of real estate projects in urban and/or urban-like locations (“surban”) that are walkable, amenity rich and located near transportation, education and employment centers.

Mosaic is an embodiment of our real estate philosophy.





mosaic



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