

FOR LEASE | 2035 CORTE DEL NOGAL, CARLSBAD CALIFORNIA 92011

# CAMINO WEST CORPORATE PARK

**CBRE**

**INTRODUCTORY  
LEASE RATE!\***  
YEAR 1: \$1.50/RSF



\*THIS LEASE INCENTIVE IS OFFERED FOR NEW LEASES FOR SUITES 165, 200 & 250 ONLY (WITH A 3 YEAR MINIMUM TERM), EXCLUDES RENEWALS AND EXPANSIONS OF EXISTING TENANTS.



# Property Features



Newly Renovated  
Common Areas &  
Restrooms



Great Accessibility:  
Less Than 5 Min. From  
I-5 & Less Than 1 Mile  
From El Camino



Building &  
Monument  
Signage Available



On-Site  
Cafe



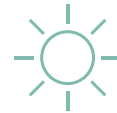
Brand New Spec Suites:  
Ready For Immediate  
Tenant Occupancy



Above Standard  
Parking  
(4.8/1,000 USF)



Less Than 1 Mile  
To Additional Retail  
Amenities



Outdoor  
Collaborative  
Areas

## Introductory Lease Rate: \$1.50/RSF + E in Year 1\*

(\*\$2.25/RSF in year 2, \$2.35/RSF in year 3 with 3% bumps thereafter. 3 year minimum term.)

## Availabilities

Lease Rate \$2.25/SF + Electricity

| SUITE   | SQUARE FEET                         | AVAILABLE |
|---------|-------------------------------------|-----------|
| 105     | 4,639 RSF                           | NOW       |
| 155*    | 2,228 RSF                           | NOW       |
| 165*    | 2,597 RSF                           | NOW       |
| 200*    | 14,489 RSF (Divisible to 11,591 SF) | NOW       |
| 250*    | 5,861 RSF                           | NOW       |
| 275     | 4,648 RSF                           | NOW       |
| 250/275 | 10,509 RSF                          | NOW       |

# New Property Upgrades

For Lease

Modern Upgrades, Common Areas, Restrooms & Showers, Outdoor Lounge Area



## Camino West Corporate Park

2035 Corte Del Nogal | Carlsbad, CA 92011

# Floor Plans

## SUITE 105 | AS-BUILT PLAN

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RENTABLE SF - 4,639 RSF

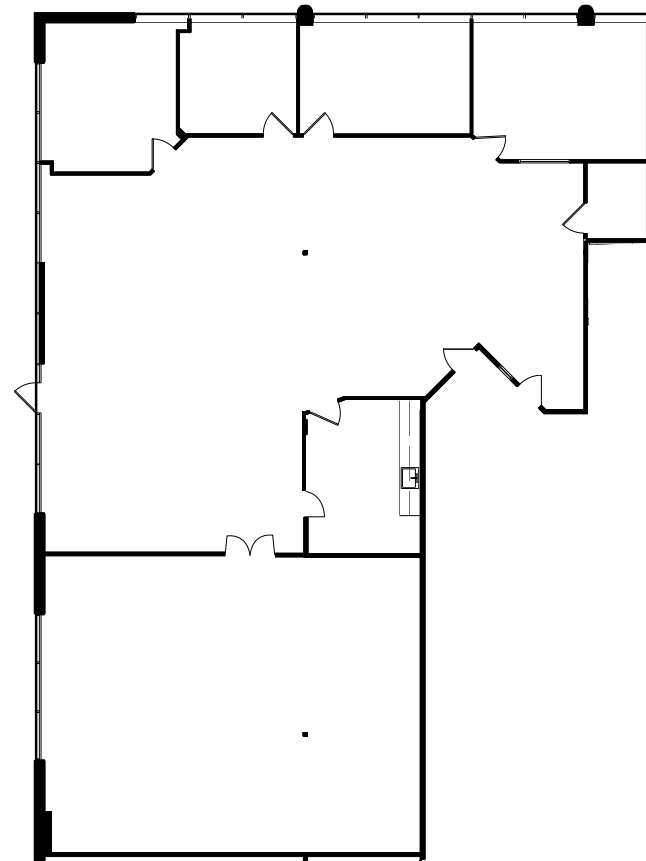
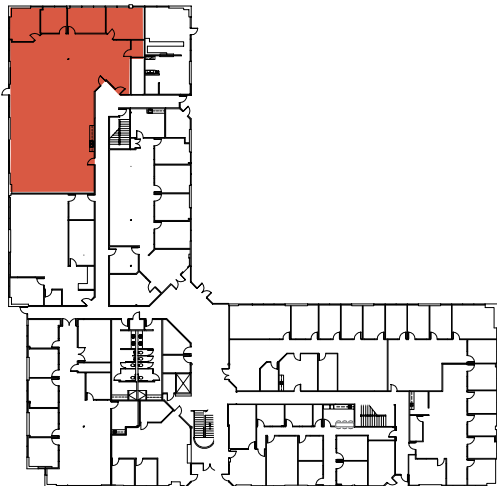
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AVAILABILITY - NOW

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SUITE DETAILS - RECEPTION AREA, 4 PRIVATE OFFICES, STORAGE, SERVER ROOM CLOSET, KITCHEN AND OPEN OFFICE AREA

### First Floor



## Camino West Corporate Park

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# Floor Plans

### SUITE 155 | AS-BUILT PLAN

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RENTABLE SF - 2,228 RSF

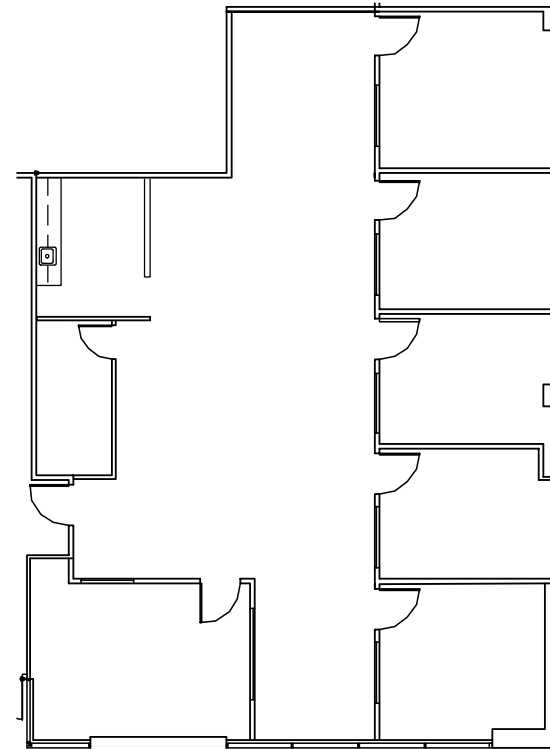
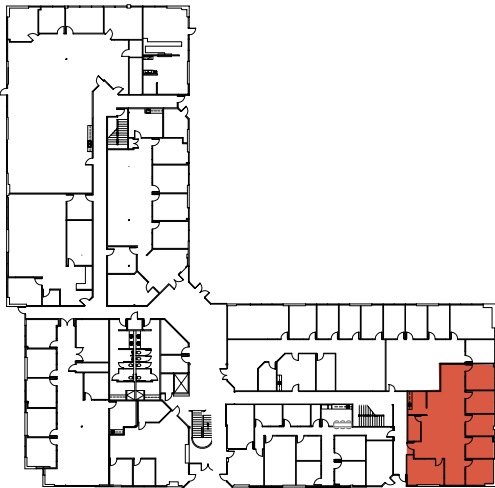
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AVAILABILITY - NOW

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SUITE DETAILS - RECEPTION AREA, 5 PRIVATE OFFICES, CONFERENCE ROOM, KITCHEN, STORAGE AND OPEN OFFICE AREA

### First Floor



## Camino West Corporate Park

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# Floor Plans

## SUITE 165 | AS-BUILT PLAN

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RENTABLE SF - 2,597 RSF

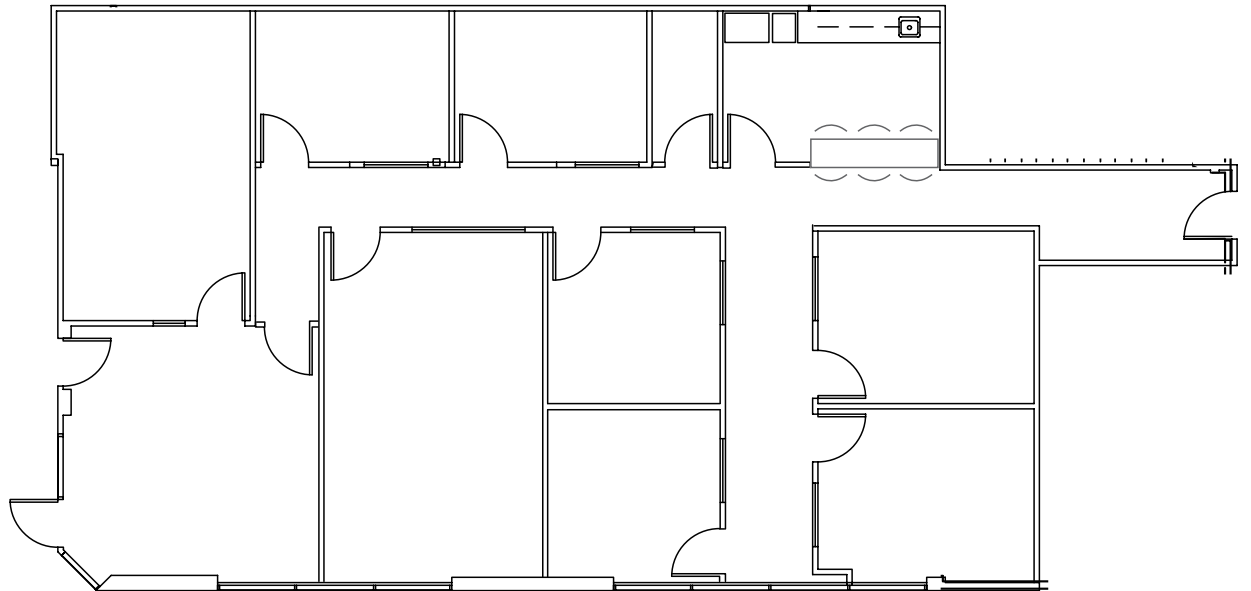
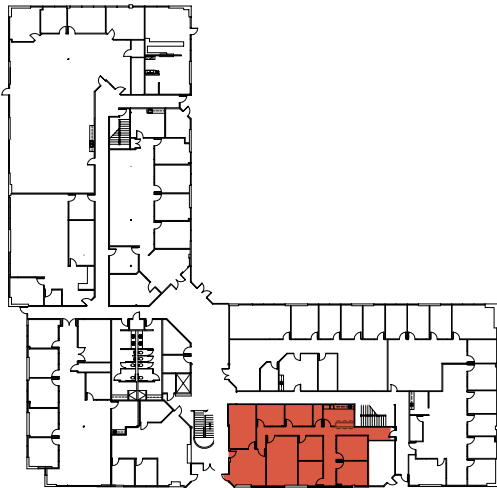
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AVAILABILITY - NOW

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SUITE DETAILS - RECEPTION AREA, 7 PRIVATE OFFICES, CONFERENCE ROOM, SERVER ROOM, COPY AREA AND KITCHEN

### First Floor



## Camino West Corporate Park

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# Floor Plans

### SUITE 200 | AS-BUILT PLAN

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RENTABLE SF - 14,489 RSF (DIVISIBLE TO 11,591 SF)

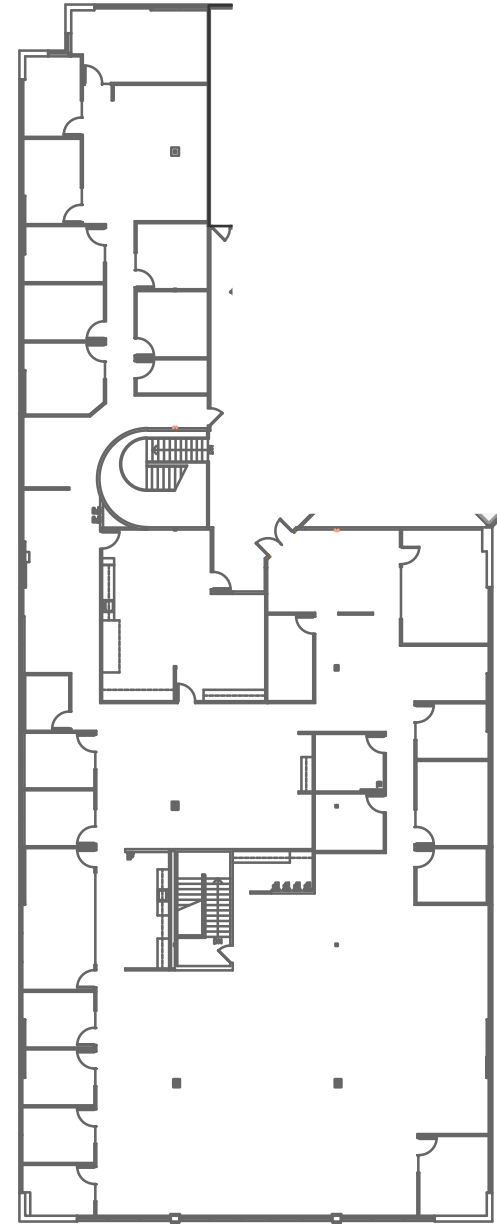
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AVAILABILITY - NOW

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SUITE DETAILS - RECEPTION AREA, 3 CONFERENCE ROOMS, 19 PRIVATE OFFICES, 1 SERVER ROOM, 3 STORAGE ROOMS, LARGE KITCHEN AND OPEN OFFICE AREA

### Second Floor



**Camino West Corporate Park**

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**SUITE 200**



## Camino West Corporate Park

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# Floor Plans

## SUITE 250 | AS-BUILT PLAN

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RENTABLE SF - 5,861 RSF

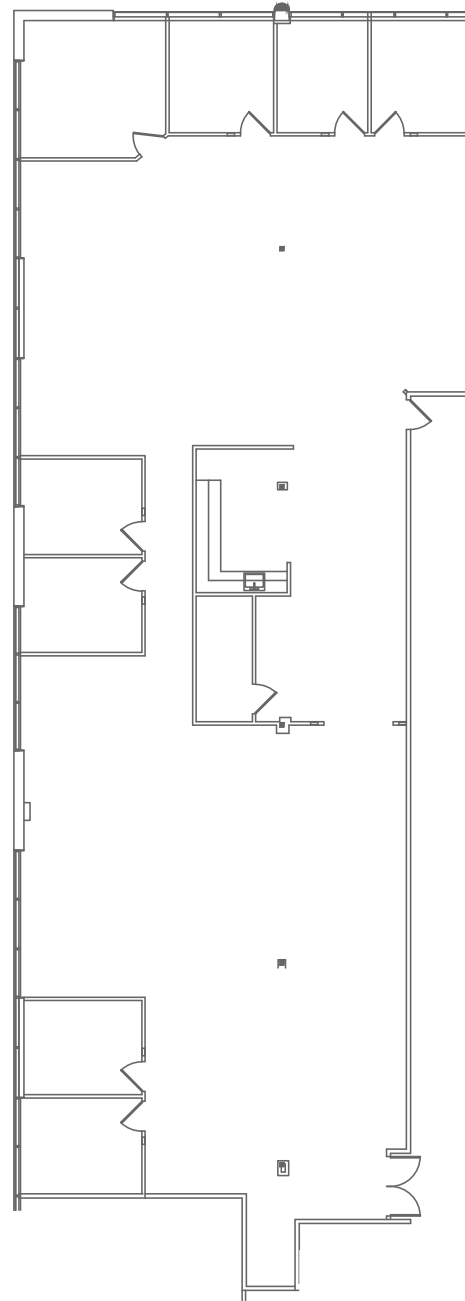
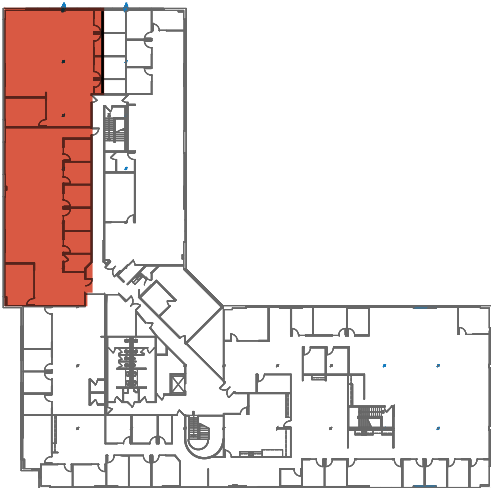
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AVAILABILITY - NOW

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SUITE DETAILS - RECEPTION AREA, PRIVATE OFFICES,  
CONFERENCE ROOM, OPEN OFFICE AREA

## Second Floor



## Camino West Corporate Park

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# Floor Plans

### SUITE 275 | AS-BUILT PLAN

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RENTABLE SF - 4,648 RSF

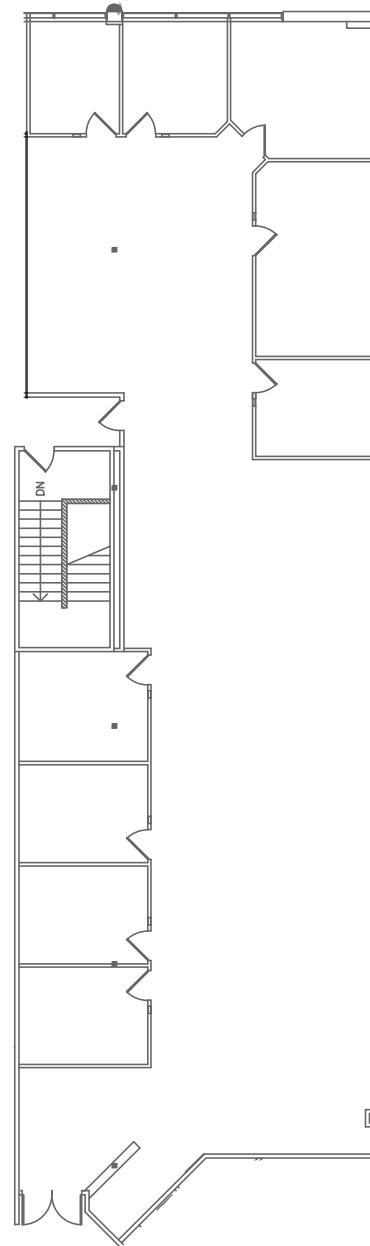
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AVAILABILITY - NOW

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SUITE DETAILS - RECEPTION AREA, PRIVATE OFFICES,  
CONFERENCE ROOM, OPEN OFFICE AREA

## Second Floor



## Camino West Corporate Park

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# Floor Plans

## SUITE 250/275 | CONTIGUOUS PLAN

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RENTABLE SF - 10,509 RSF

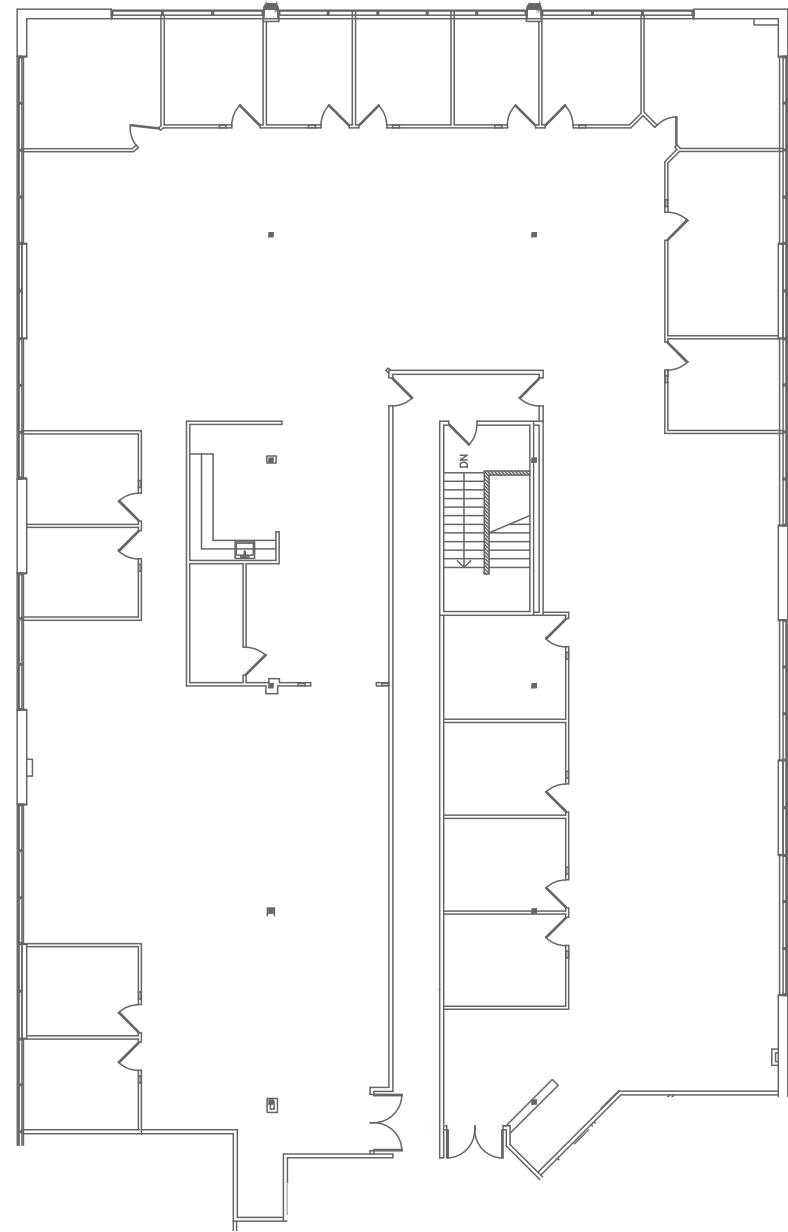
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AVAILABILITY - NOW

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SUITE DETAILS - RECEPTION AREA, PRIVATE OFFICES,  
CONFERENCE ROOM, OPEN OFFICE AREA

## Second Floor





## Contact Us

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