

FOR LEASE | 2035 CORTE DEL NOGAL, CARLSBAD CALIFORNIA 92011

CAMINO WEST

CORPORATE PARK

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

CBRE

*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.

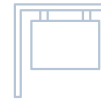
PROPERTY FEATURES



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

AVAILABILITIES

Lease Rate \$2.25/SF + Electricity

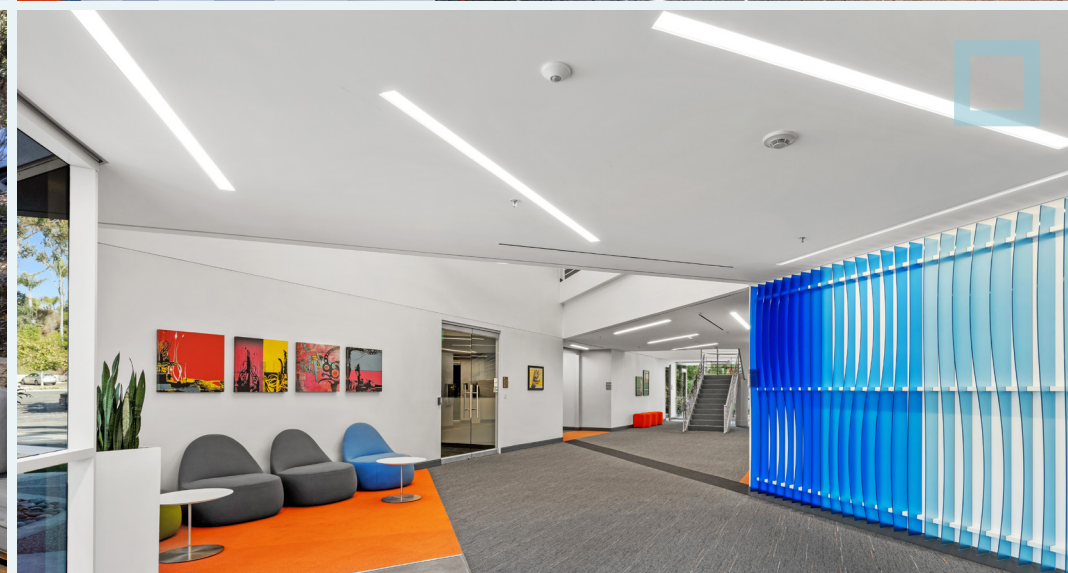
SUITE	SQUARE FEET	AVAILABLE
105	4,639 RSF	NOW
155*	2,228 RSF	NOW
165*	2,597 RSF	NOW
200*	14,489 RSF (Divisible to 11,591 SF)	NOW
250*	5,861 RSF	NOW
275	4,648 RSF	NOW
250/275	10,509 RSF	NOW

**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.)

NEW PROPERTY UPGRADES

MODERN UPGRADES, COMMON AREAS, RESTROOMS & SHOWERS, OUTDOOR LOUNGE AREA



FLOOR PLANS



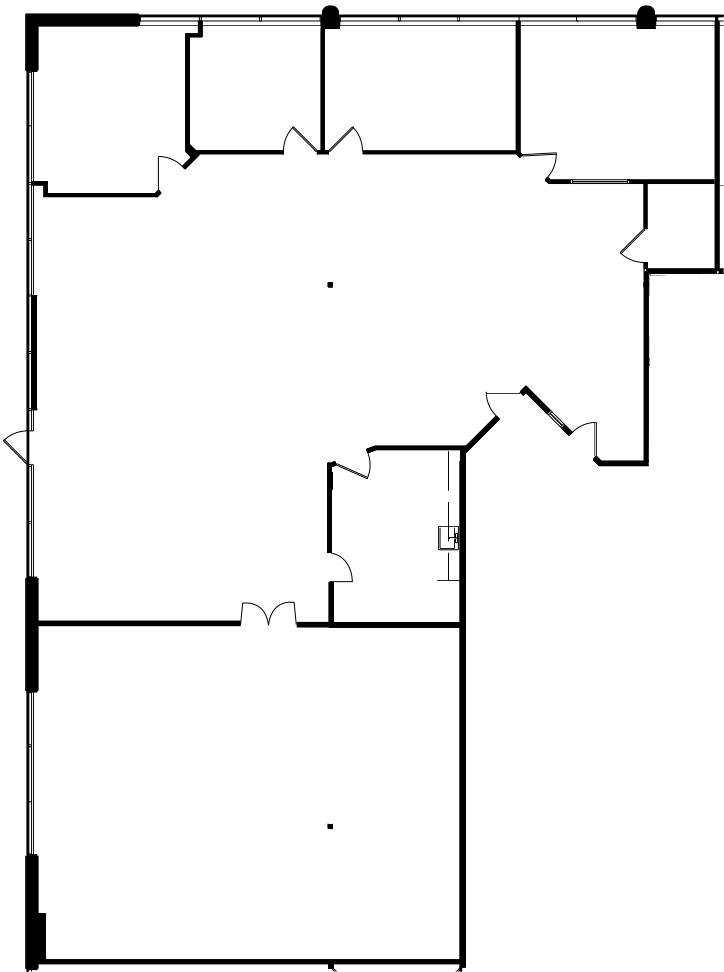
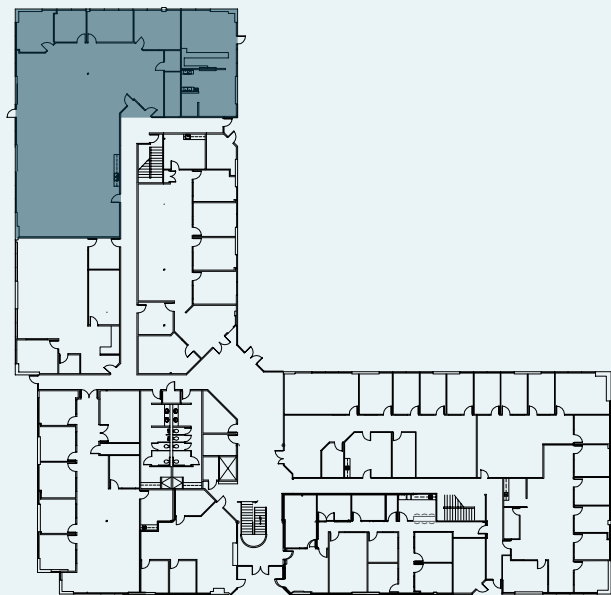
SUITE 105

AS-BUILT PLAN

RENTABLE SF	4,639 RSF
AVAILABILITY	NOW
SUITE DETAILS	• RECEPTION AREA
	• 4 PRIVATE OFFICES
	• STORAGE
	• SERVER ROOM
	• KITCHEN
	• LARGE OPEN OFFICE AREA



FIRST FLOOR



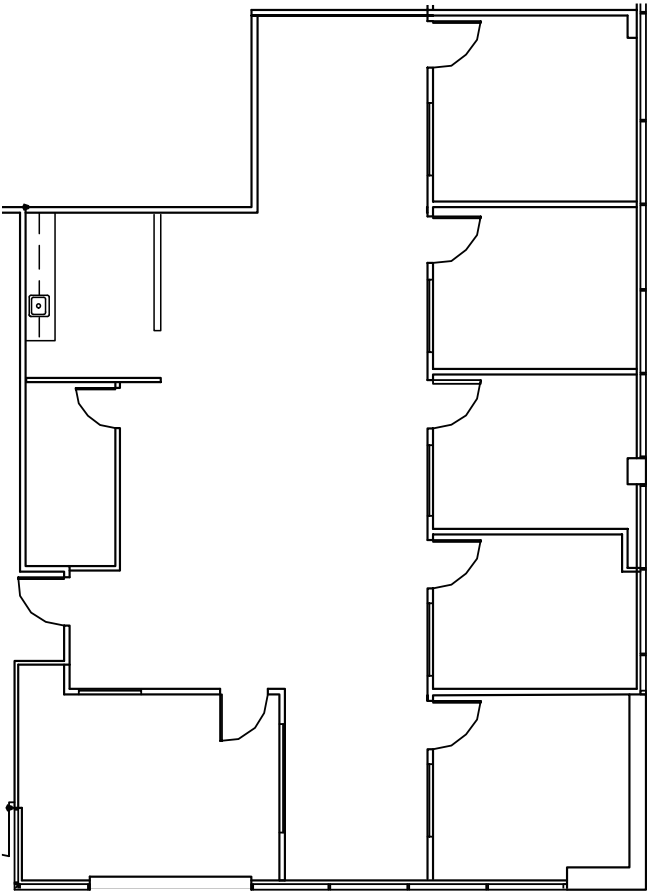
FLOOR PLANS



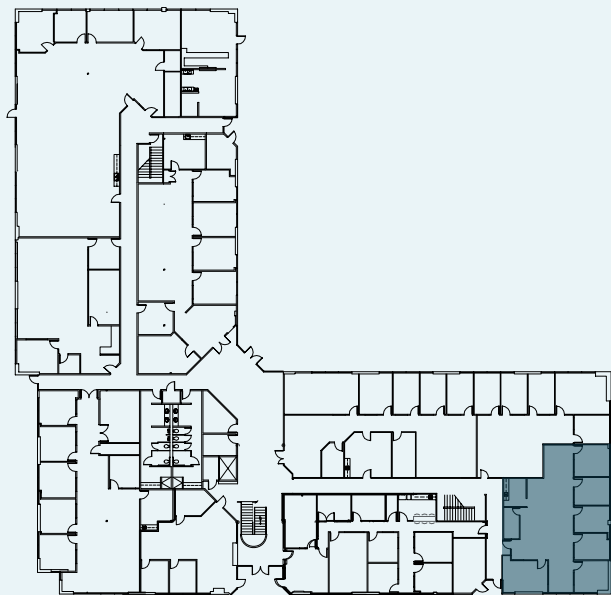
SUITE 155

AS-BUILT PLAN

RENTABLE SF	2,228 RSF
AVAILABILITY	NOW
SUITE DETAILS	• RECEPTION AREA
	• 5 PRIVATE OFFICES
	• CONFERENCE ROOM
	• KITCHEN
	• STORAGE/SERVER ROOM
	• OPEN OFFICE AREA



FIRST FLOOR



FLOOR PLANS

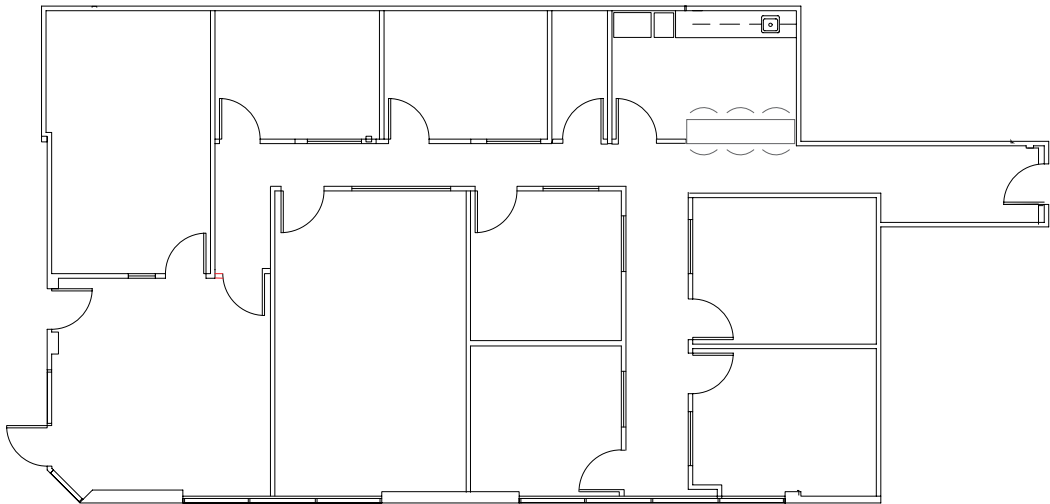


SUITE 165

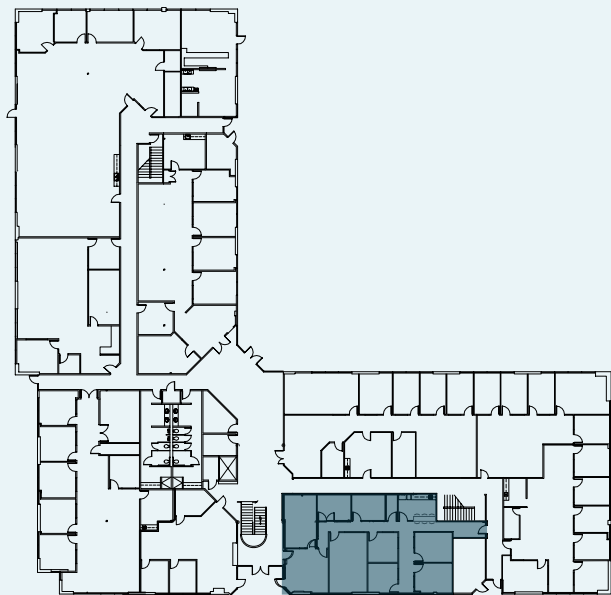
AS-BUILT PLAN

RENTABLE SF	2,597 RSF
AVAILABILITY	NOW
SUITE DETAILS	• RECEPTION AREA • 7 PRIVATE OFFICES • 2 LARGE CONFERENCE ROOMS • SERVER ROOM • KITCHEN

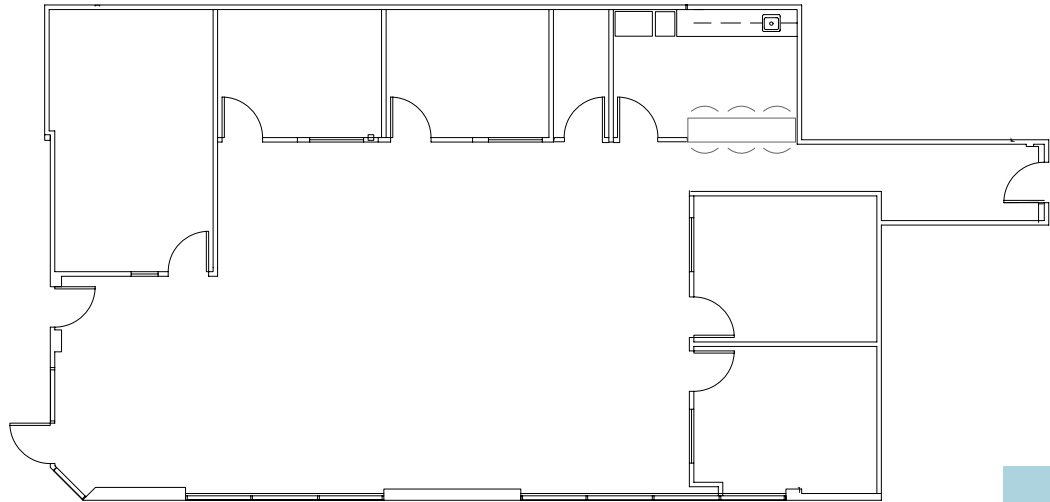
AS-BUILT PLAN



FIRST FLOOR



CONCEPTUAL PLAN



FLOOR PLANS

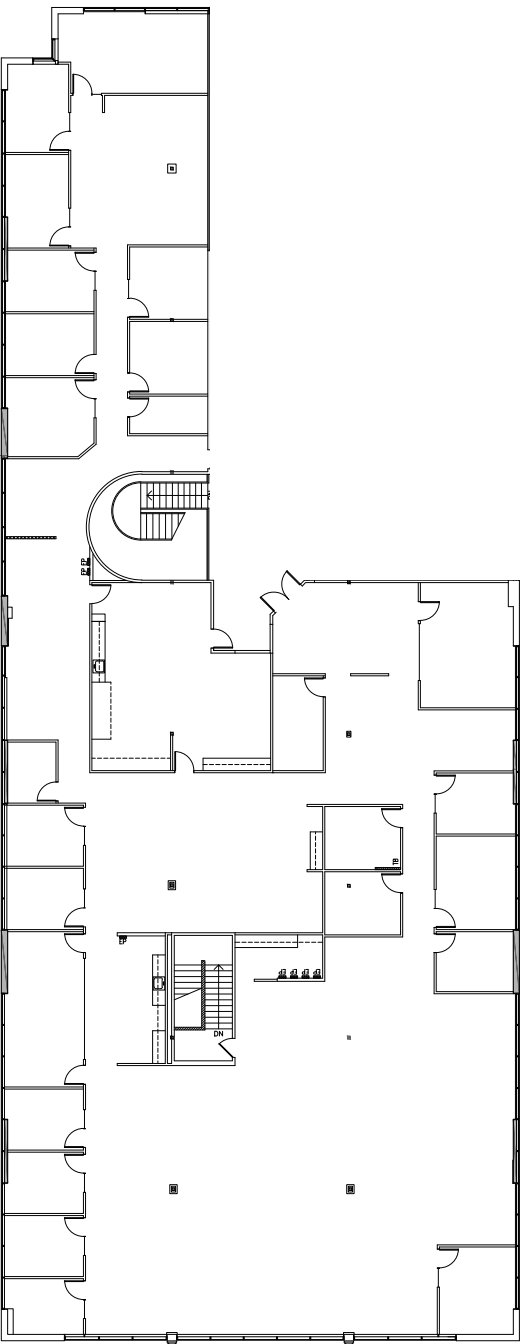
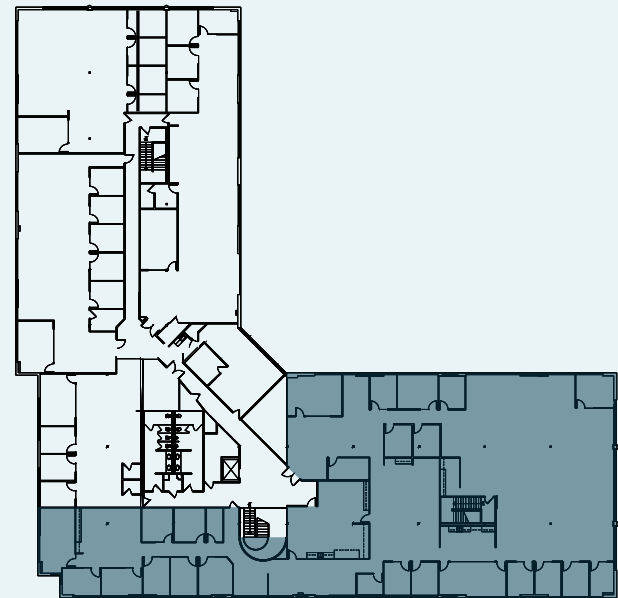


SUITE 200

AS-BUILT PLAN

RENTABLE SF	14,489 RSF (DIVISIBLE TO 11,591 SF)
AVAILABILITY	NOW
SUITE DETAILS	• RECEPTION AREA • 3 CONFERENCE ROOMS • 19 PRIVATE OFFICES • 1 SERVER ROOM • 3 STORAGE ROOMS • LARGE KITCHEN • OPEN OFFICE AREA

SECOND FLOOR



FLOOR PLANS



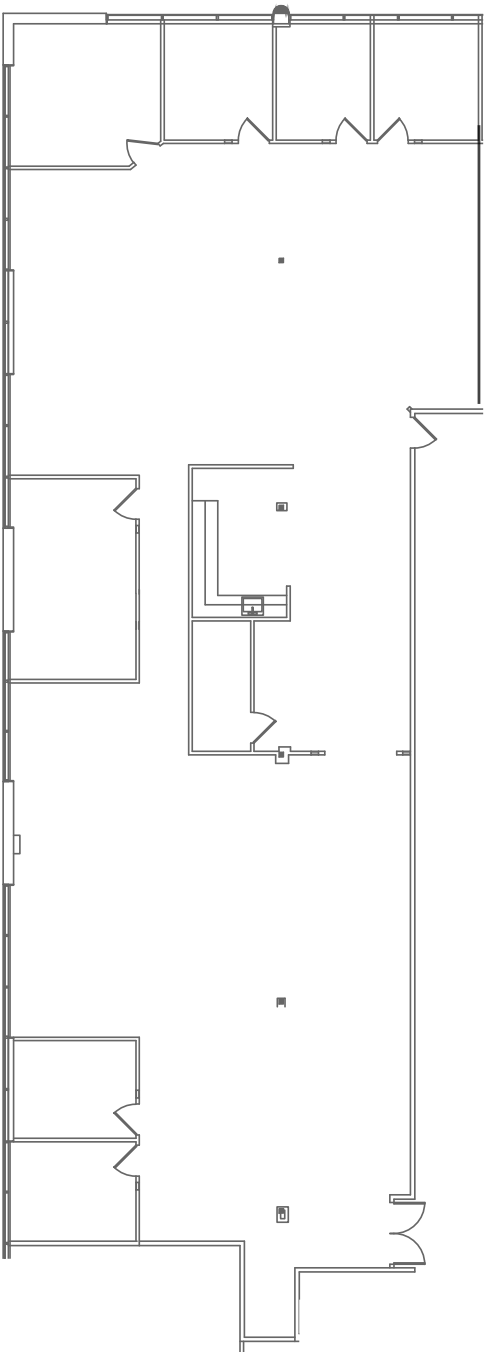
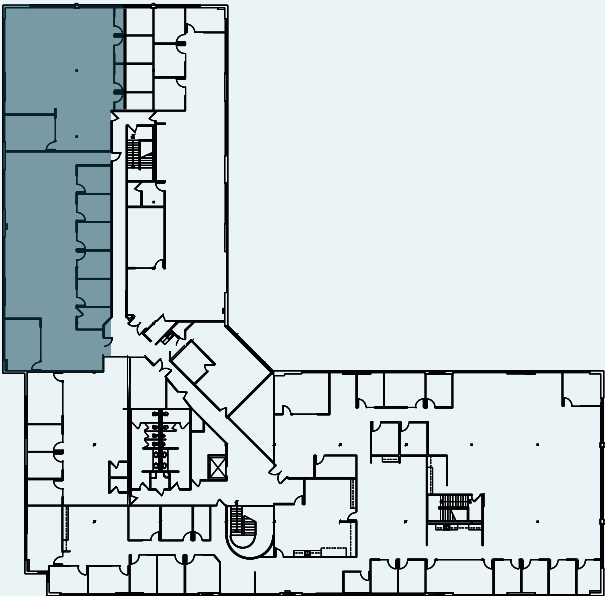
SUITE 250

AS-BUILT PLAN

RENTABLE SF	5,861 RSF
AVAILABILITY	NOW
SUITE DETAILS	• RECEPTION AREA
	• CONFERENCE ROOMS
	• PRIVATE OFFICES
	• OPEN OFFICE AREA



SECOND FLOOR



FLOOR PLANS

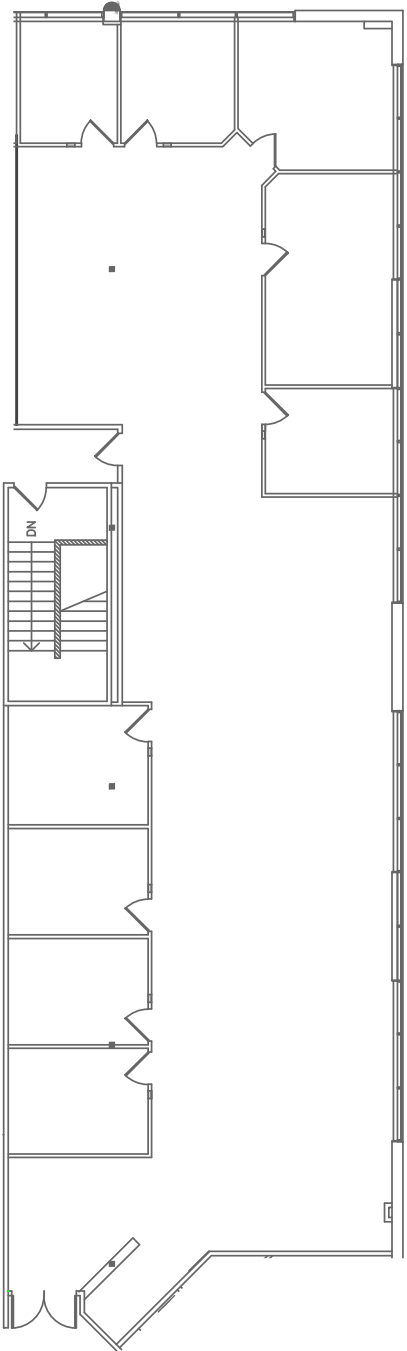
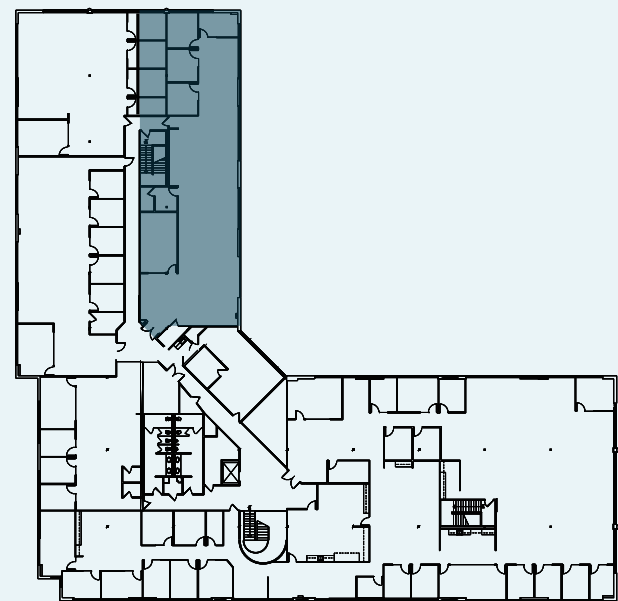


SUITE 275

AS-BUILT PLAN

RENTABLE SF	4,648 RSF
AVAILABILITY	NOW
SUITE DETAILS	• RECEPTION AREA
	• CONFERENCE ROOMS
	• PRIVATE OFFICES
	• OPEN OFFICE AREA

SECOND FLOOR



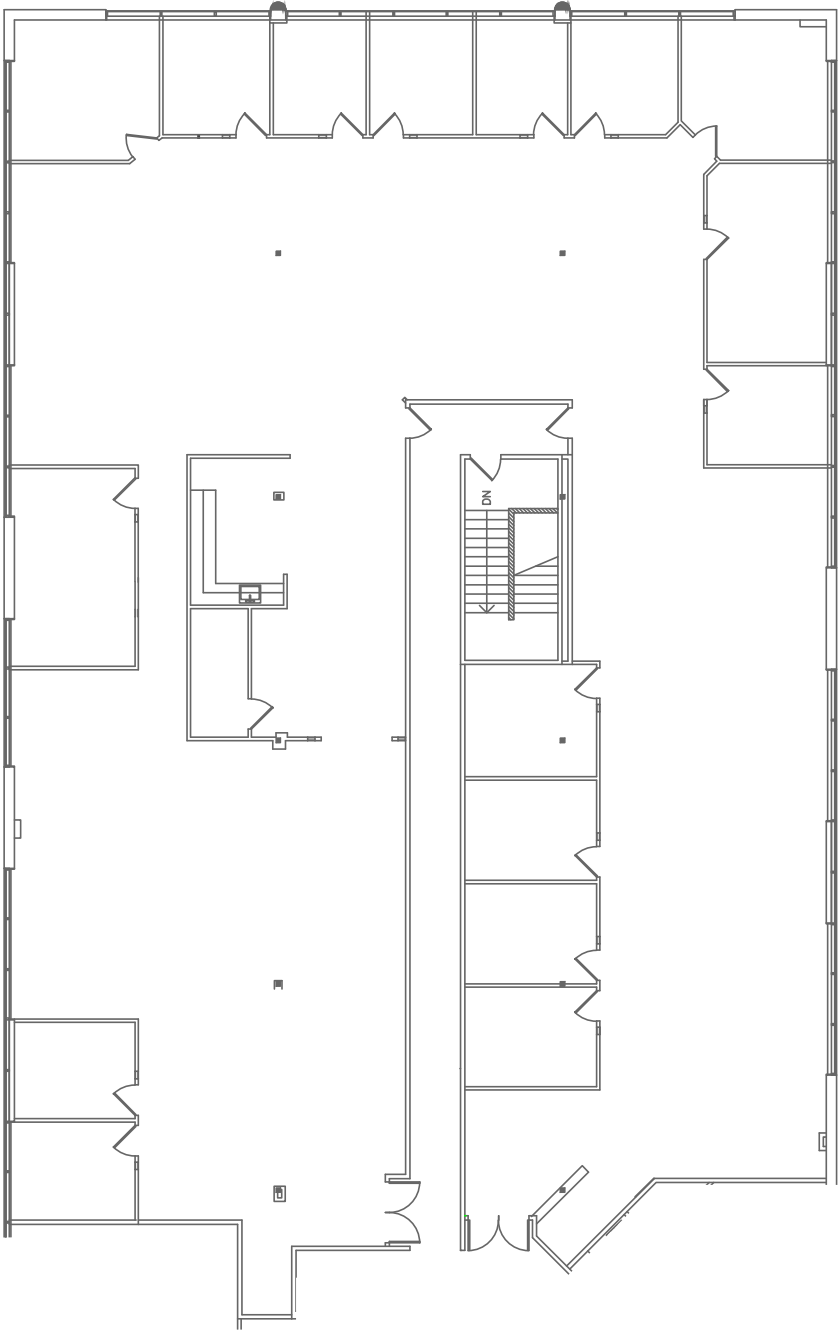
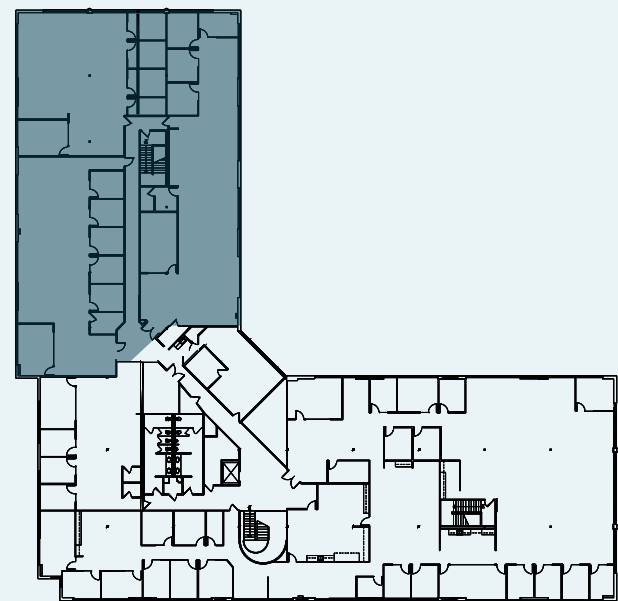
FLOOR PLANS



SUITE 250/275
CONTIGUOUS PLAN

RENTABLE SF	10,509 RSF
AVAILABILITY	NOW
SUITE DETAILS	• RECEPTION AREA
	• CONFERENCE ROOMS
	• PRIVATE OFFICES
	• OPEN OFFICE AREA

SECOND FLOOR





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CAMINO WEST

CORPORATE PARK

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