

1835 ASTON AVENUE FOR LEASE

High-image Creative Flex Building Available



Rare freestanding single story
creative office with warehouse



Move-in ready
office improvements



Prominent location within
Carlsbad Research Center



Warehouse with
grade level loading



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

1835 Aston Avenue, Carlsbad, California

	Building size	±12,335 SF
	Build Out	Office: 8,273 RSF Warehouse: 2,843 RSF (expandable)
	Amenities	Two (2) on-site showers Large open kitchen with roll up door to outdoor
	Land size	2.5 acres (shared with 1825)
	Parking	3.5/1,000 (26 dedicated parking stalls)
	Zoning	C-M (Commercial Limited Industrial)
	Loading	One (1) grade level loading door
	Operating expenses	Currently estimated at \$0.52/SF
	Available	Now

*Lease rate Contact broker for details.
**Please do not disturb tenant. Contact broker to schedule tours.



PROPERTY OVERVIEW

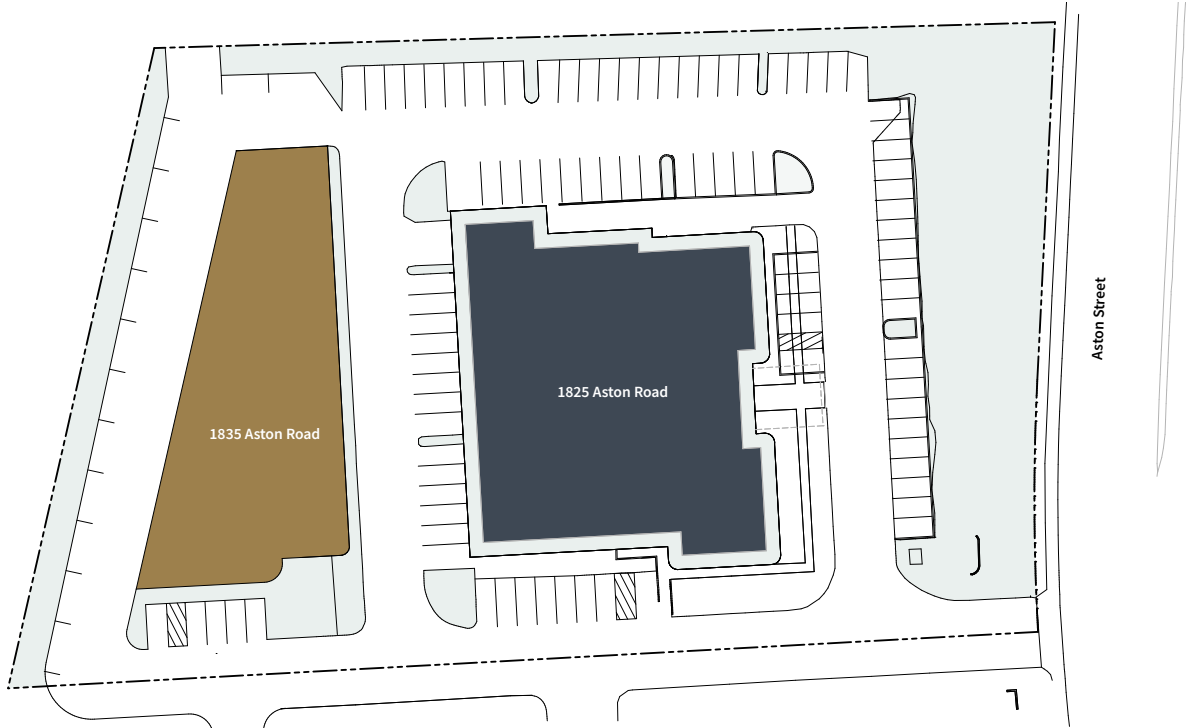




GALLERY



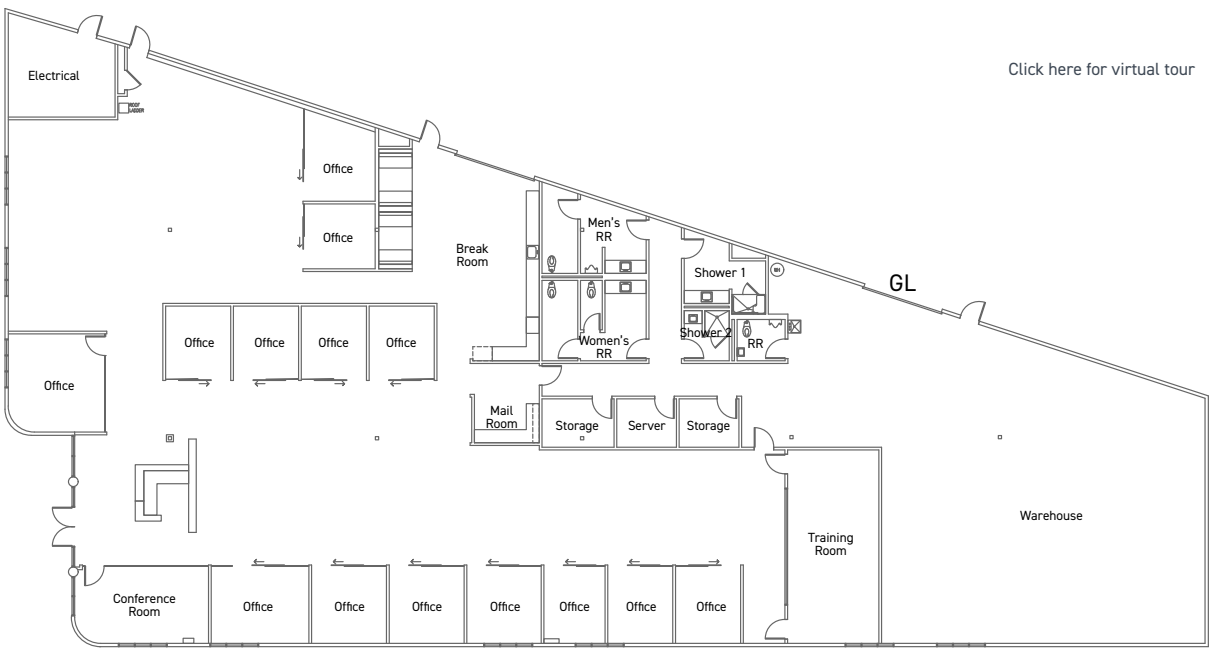
SITE PLAN



FLOOR PLAN

±12,335 SF

GL - Grade level door



LOCATION OVERVIEW



CORPORATE NEIGHBORS AERIAL





1835

ASTON AVENUE

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