

FOR SALE

# High Image Flex Condos

THREE INDIVIDUAL UNITS TOTALING  
11,739 SQUARE FEET



## THE TOWERS AT BRESSI RANCH

6194, 6196 & 6198 INNOVATION WAY  
CARLSBAD, CA 92009



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# PROPERTY FEATURES



Three Flex R&D condominium units totaling 11,739 SF built out with high-end improvements. Office improvements in 6196 & 6198 include two-story loft design and exposed ceiling providing a creative environment. The warehouse portion encompasses all three units and is highly improved with heavy power, multiple car lifts, extensive exhaust system, sound proofing and 3 grade level doors. The space was formally used for automotive storage and race preparation.

Flexible unit sizes and design options can accommodate multiple tenant configurations to allow for an owner-user to lease out portion of the Premises, if desired.

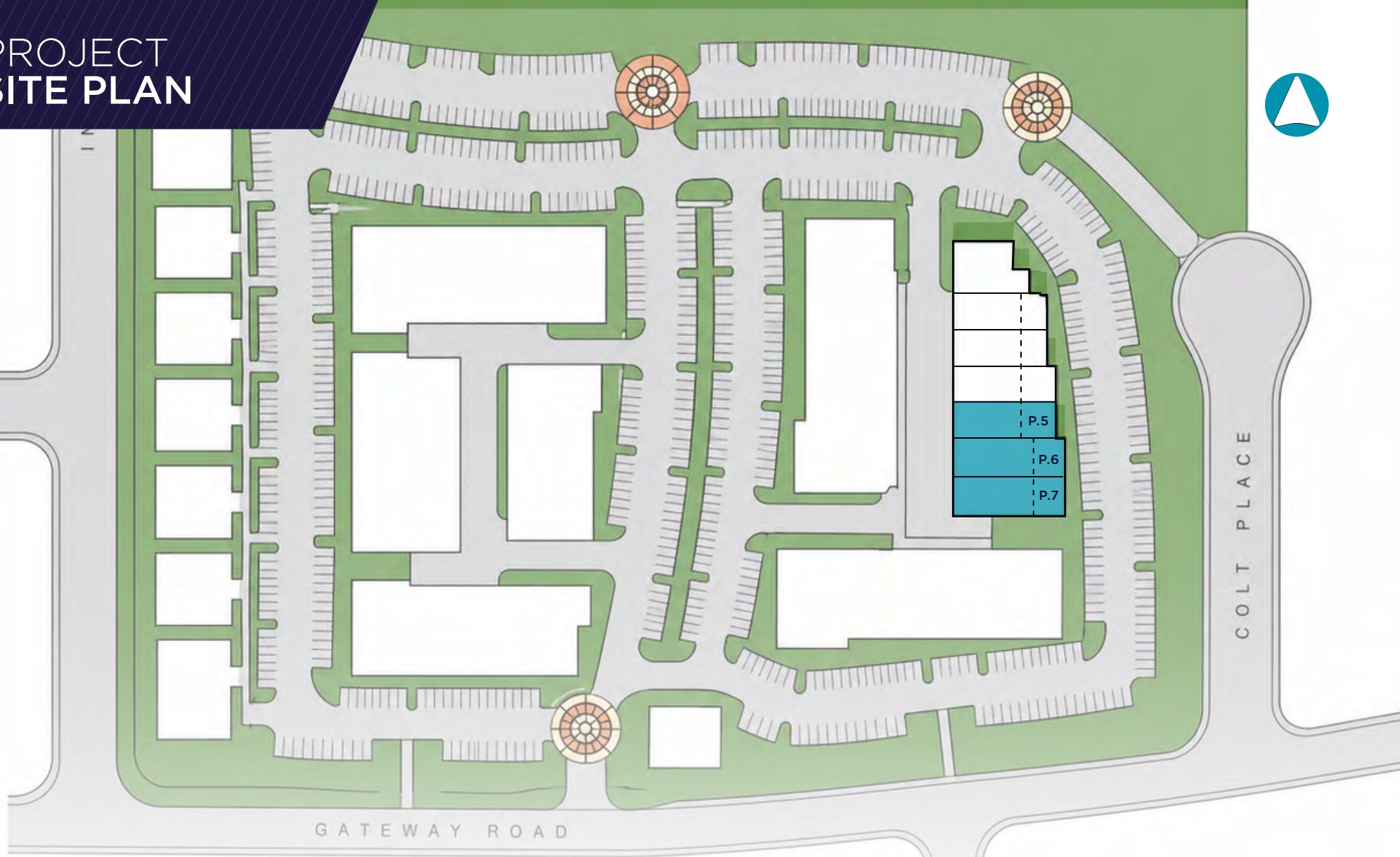
## PROPERTY DETAILS

<b>ADDRESS/ CONDO UNIT:</b>	6194, 6196, 6198 Innovation Way Carlsbad, CA 92009
<b>PROPERTY TYPE:</b>	Three (3) Flex R&D Industrial Condos
<b>PROJECT NAME:</b>	The Towers at Bressi Ranch
<b>CONDO SIZES:</b>	Unit P.5 (6194): 3,737 SF Unit P.6 (6196): 3,989 SF Unit P.7 (6198): 4,013 SF <b>Total: 11,739 SF</b>
<b>ZONING:</b>	Carlsbad P-C (Planned Community)

<b>CONSTRUCTION:</b>	Concrete Tilt Up
<b>YEAR BUILT:</b>	2007
<b>APNs:</b>	Unit P.5: 213-262-14-18 Unit P.6: 213-262-14-19 Unit P.7: 213-262-14-20
<b>LOADING:</b>	3 Grade Level 12' x 14' Doors (1/unit)
<b>CLEAR HEIGHT:</b>	22'
<b>PARKING:</b>	3.25 / 1,000 SF

**SALE PRICE: \$4,650,000**

# PROJECT SITE PLAN



**THE TOWERS AT BRESSI RANCH** is Carlsbad's most desirable flex & office project - situated on 20 acres within Bressi Ranch Corporate Center, a 132-acre, campus-style mixed-use business park in Carlsbad, California within convenient driving distance to the affluent communities of Carlsbad, Encinitas, San Elijo Hills, La Costa, and Aviara. The project was built in 2007 and has been awarded a LEED certification. The units feature extensive glass-line in the office area catering to small entrepreneurial businesses and large corporations with satellite offices looking for owner/user opportunities.

The Towers is also within walking distance to countless amenities, including Pizza Port, Trader Joes, Mendocino Farms, Sprouts, Board & Brew, Bird Rock Coffee Roasters, and Eureka!

# ACCESS TO AMENITIES

ENCINITAS



10 MINS

TO INTERSTATE 5

DOWNTOWN CARLSBAD

5 MINS TO PALOMAR AIRPORT

## PALOMAR COMMONS



## LIFT



## CARLSBAD OAKS



## BRESSI RANCH VILLAGE CENTER

## THE SQUARE AT BRESSI RANCH



# UNIT 6196-6198 PHOTOGRAPHY



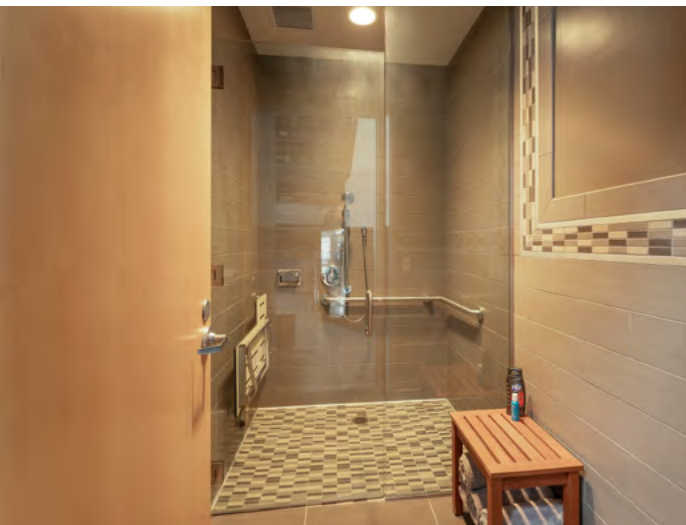
Highly Improved & Creative  
2-level Office Space



# UNIT 6194 PHOTOGRAPHY



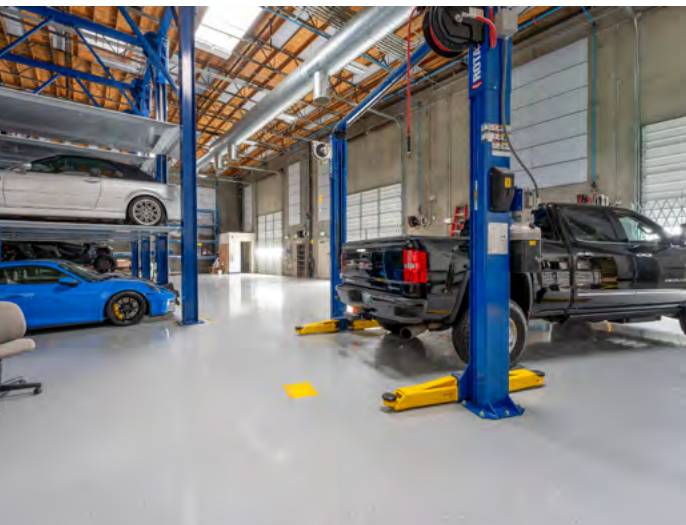
Lounge & Office Area with  
direct access to Warehouse



# WAREHOUSE PHOTOGRAPHY

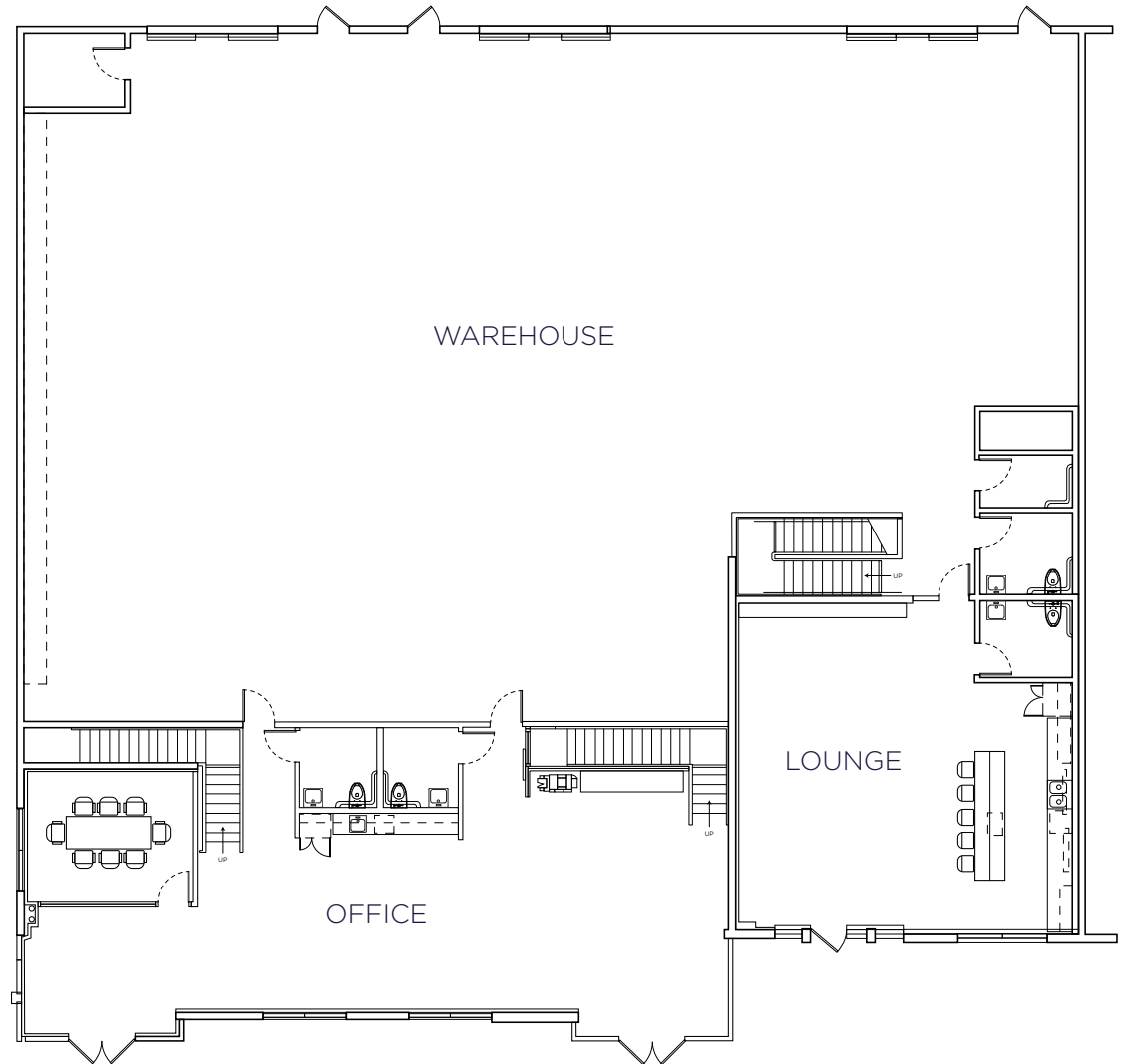


Heavy Power :: 4 meters; 800 amps  
Car Lifts Available

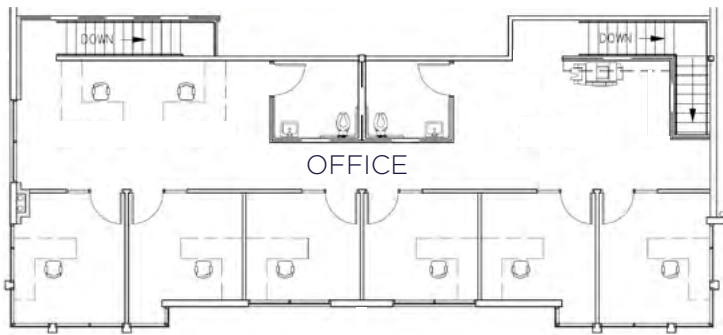


# PROPERTY FLOOR PLAN

## GROUND LEVEL



## SECOND FLOOR



# PROPERTY PHOTOGRAPHY



The Towers at Bressi Ranch // Carlsbad, CA



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