

SECOND FLOOR
SPEC SUITES NOW
COMPLETE!

2231

CARLSBAD COURTYARD

2231 RUTHERFORD ROAD CARLSBAD, CA, 92008

FOR LEASE |



Property Features



Beautiful 39,798 square foot atrium courtyard building



Elevator served atrium lobby



Prestigious Carlsbad Research Center location



Building and monument signage available



Fiber optic capabilities



Men's & Women's locker room with showers



Strong, local ownership with commitment to project quality



Suites offering extensive glass lines on both exterior and courtyard sides



Near McClellan-Palomar Airport, Park Hyatt Aviara Resort, Legoland, Carlsbad Flower Fields, and Omni La Costa Resort and Spa



Availabilities

LEASE RATE - **\$2.45/SF + E**

SUITE	SQUARE FEET	AVAILABLE
100	5,196 RSF	NOW
120	5,688 RSF	5/1/26
250	11,395 RSF (Divisible to 3,987 SF)	NOW*
120/250	17,083 RSF (Contiguous option on two floors)	90 DAYS

*Spec Suites now complete!

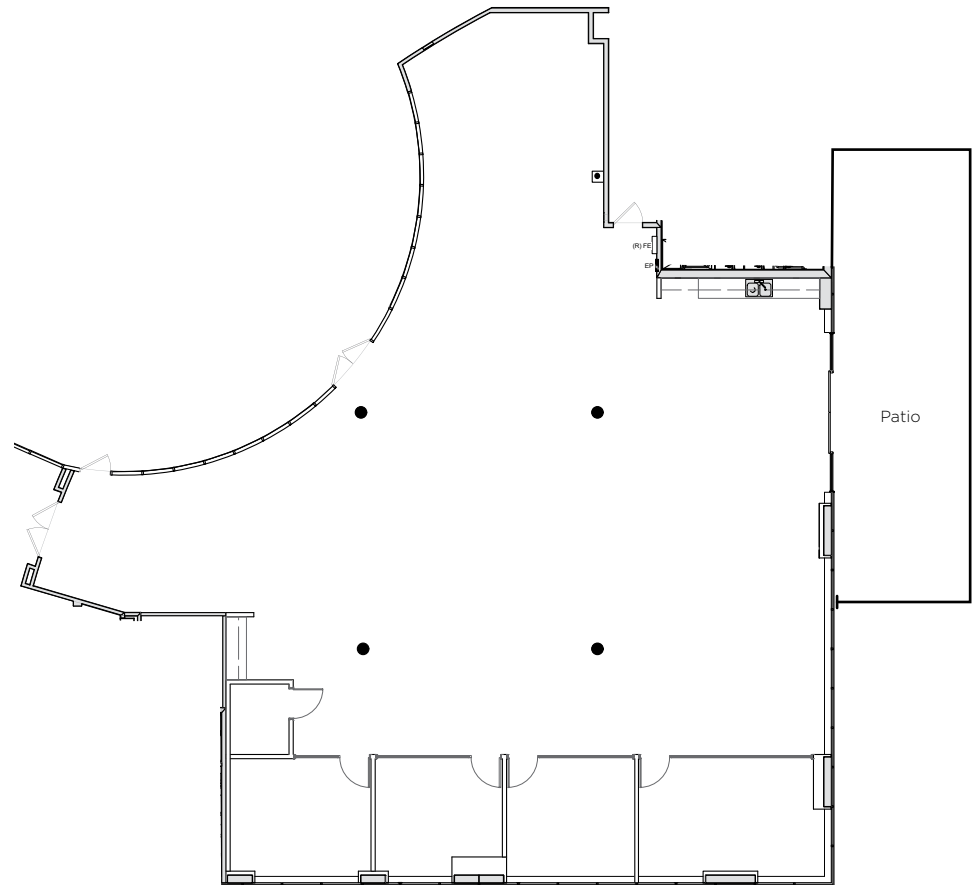
Recent renovations include new roof, drought tolerant landscaping, new hardscape in courtyard and outdoor patio space enhancements



Floor Plans

FIRST FLOOR – SUITE 100

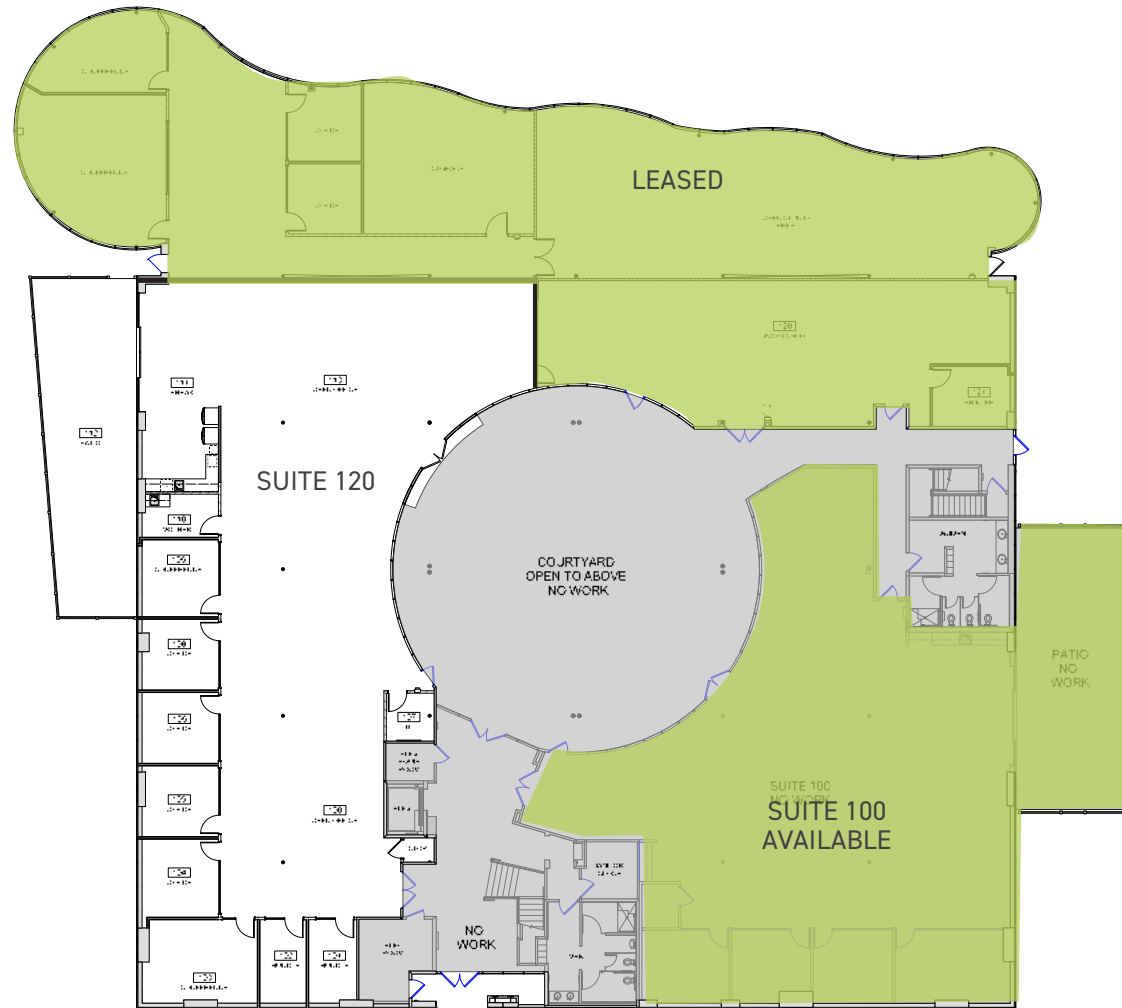
- 5,196 RSF
- Open ceiling creative office space with private patio and extensive window line. Current layout includes: Reception area, conference room, 3 private offices, storage / server, open kitchen and open office area.



Floor Plans

FIRST FLOOR – SUITE 120

- 5,688 RSF
- Brand new open ceiling creative office with private outdoor patio



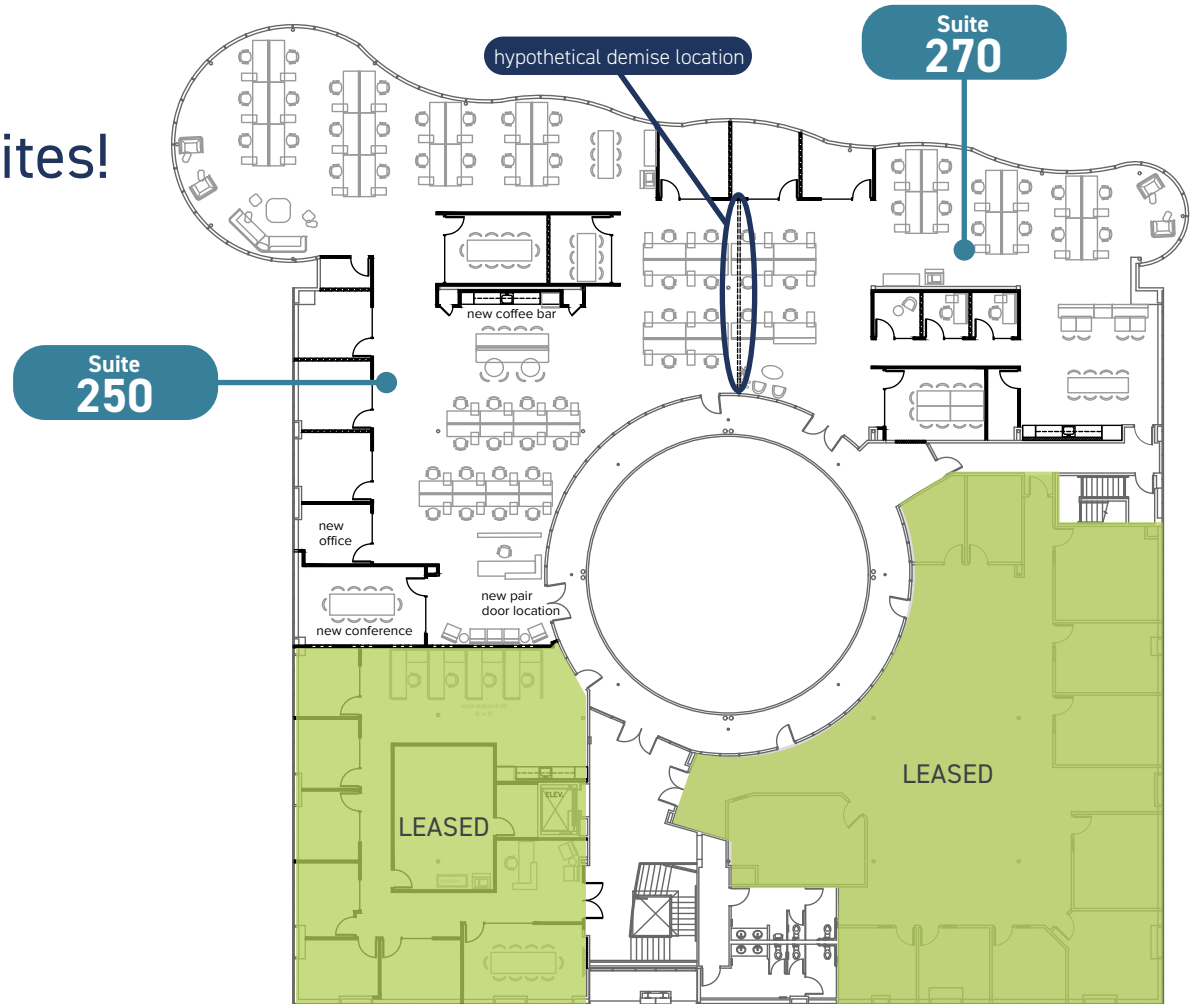
Floor Plans

Brand New Spec Suite Suites!

SECOND FLOOR

- 11,395 RSF
- Divisible to:
 - Suite 250 7,408 RSF
 - Suite 270 3,987 RSF

CLICK HERE TO
TAKE A VIRTUAL
TOUR



New Spec Suites Photography

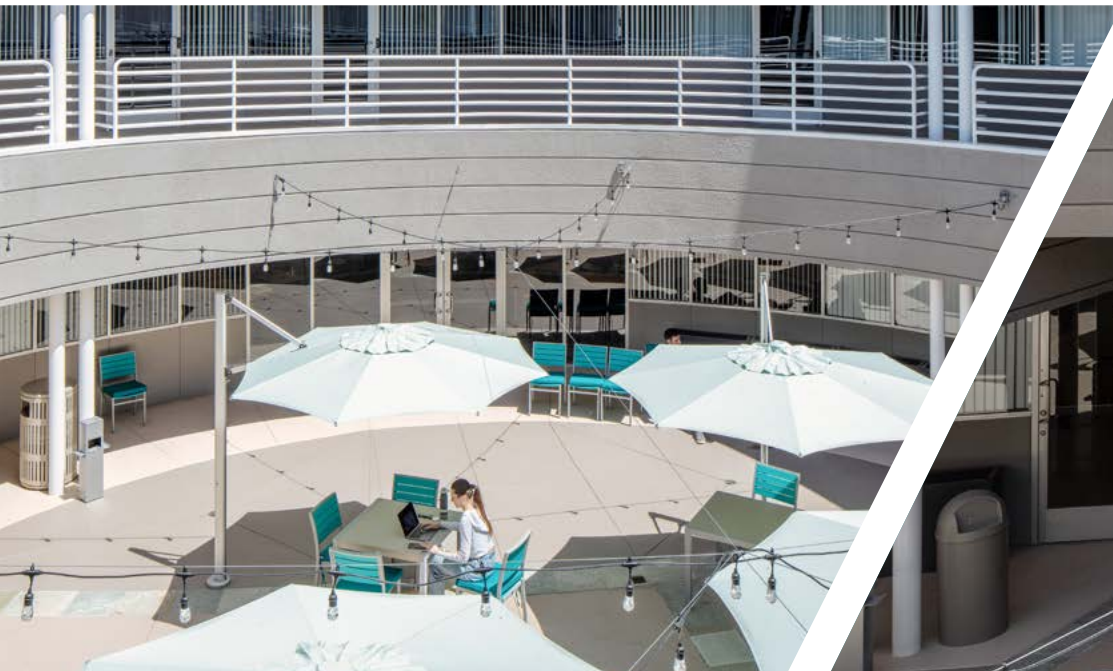


New Spec Suites Photography





Atrium Courtyard



Interior Photography



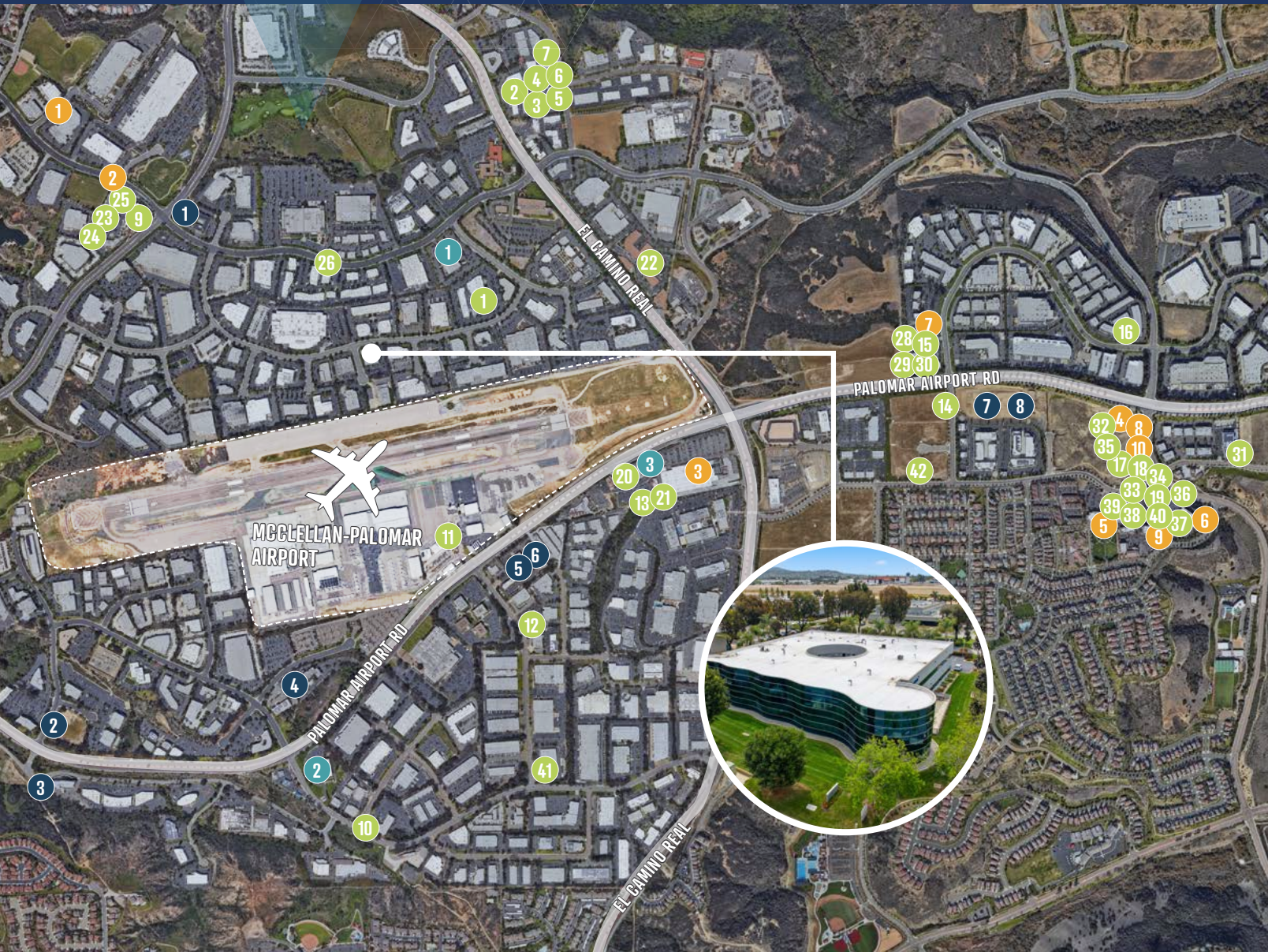


Private Patios



Aerial Map

Nearby Amenities



DINING

- | | |
|----------------------------------|-----------------------------|
| 1 Cafe Sunfish | 21 Panera Bread |
| 2 Sam's Kitchen | 22 Rouler Brewing Company |
| 3 Alohana Acai | 23 Little Zeus |
| 4 Felix BBQ w/ Soul | 24 Carlsbad Pizza |
| 5 Plantiful Kitchen | 25 Avo Cafe |
| 6 Bologna Gourmet | 26 California Cafe |
| 7 Choice Juicery | 27 La Place Deli |
| 8 Prager Brothers Artisan Breads | 28 Los Primos Mexican Food |
| 9 El Cubano | 29 Starbucks |
| 10 Judy's Deli | 30 Pho House and Grill |
| 11 The Landings | 31 Pizza Port |
| 12 The French Delights | 32 Panini Kabob and Grill |
| 13 Noodles & Co | 33 Gialoa Italian Kitchen |
| 14 Eureka! | 34 Casero Taqueria |
| 15 La Cucina Osteria | 35 Ebullition Brew Works |
| 16 On a Roll | 36 Luna Grill |
| 17 Bird Rock Coffee Roasters | 37 Rubio's |
| 18 Mendocino Farms | 38 Fish District |
| 19 Board & Brew | 39 Main Chick |
| 20 Chipotle | 40 Tandoori Guys |
| | 41 Burgeron Beer Co. |
| | 42 Carlsbad Brewing Company |

SHOPPING

- 1 Assault Fitness Products
- 2 7-Eleven
- 3 Lowe's Home Improvement
- 4 Sprouts
- 5 Trader Joe's
- 6 Stater Bros
- 7 Staples
- 8 CVS
- 9 Unleashed
- 10 BevMo

HOTEL

- 1 Home2 Suites by Hilton
- 2 Fairfield Inn & Suites
- 3 Courtyard by Marriot
- 4 Homewood Suites by Hilton
- 5 Hampton Inn
- 6 Holiday Inn
- 7 Staybridge Suites

BANK

- 1 Banner Bank
- 2 City National Bank
- 3 California Bank & Trust

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