

PALOMAR BUSINESS CENTER

2380 CAMINO VIDA ROBLE & 6353 EL CAMINO REAL
CARLSBAD, CA 92011



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



INDUSTRIAL/R&D/OFFICE FOR LEASE

BUILDING FEATURES



INDUSTRIAL SUITE
1,113 - 2,080 SF



OFFICE SUITE
700-1,417 SF



CONVENIENT
LOCATION



FRONTAGE ON MAJOR
COMMERCIAL CORRIDOR



NICELY
LANDSCAPED



ON-SITE
DELI



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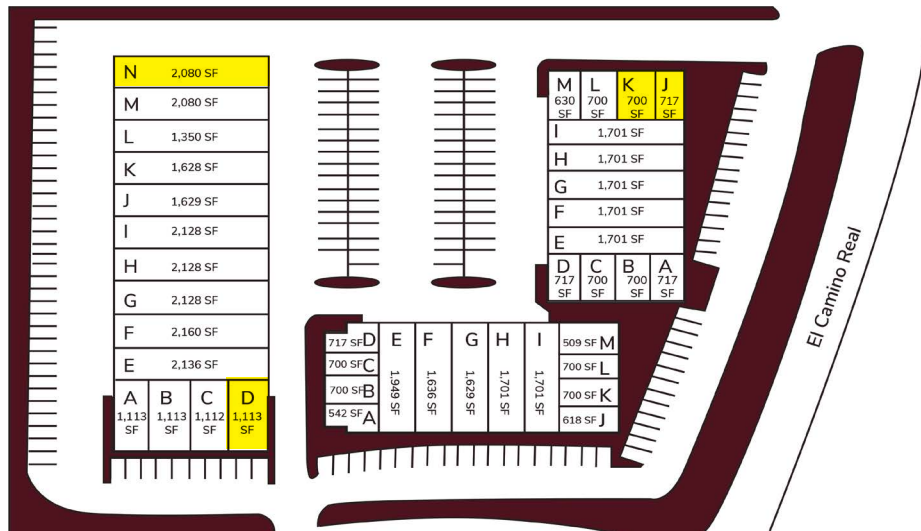
AVAILABILITY

PALOMAR BUSINESS CENTER

Suite #	Total SF	Office/Restroom	Rent/SF*	Available	Access
2380 - D	1,113 SF	Showroom, office, restroom & warehouse	\$1.75 MG*	Now	Call to Show
2380 - N	2,080 SF	Reception, offices, restroom & warehouse w/ 2 grade level door	\$1.60 MG*	Now	Call to Show
6353 - J	717 SF	Reception, two private offices & restroom	\$1.50 MG*	Now	Call to Show
6353 - K	700 SF	Reception, three private offices & restroom	\$1.50 MG*	Now	Call to Show

*All units charged a common area maintenance charge (CAM) of approx. \$0.15 per SF

SITE PLAN



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PALOMAR BUSINESS CENTER

2380 CAMINO VIDA ROBLE & 6353 EL CAMINO REAL

2380 CVR

Suite D - 1,113 SF

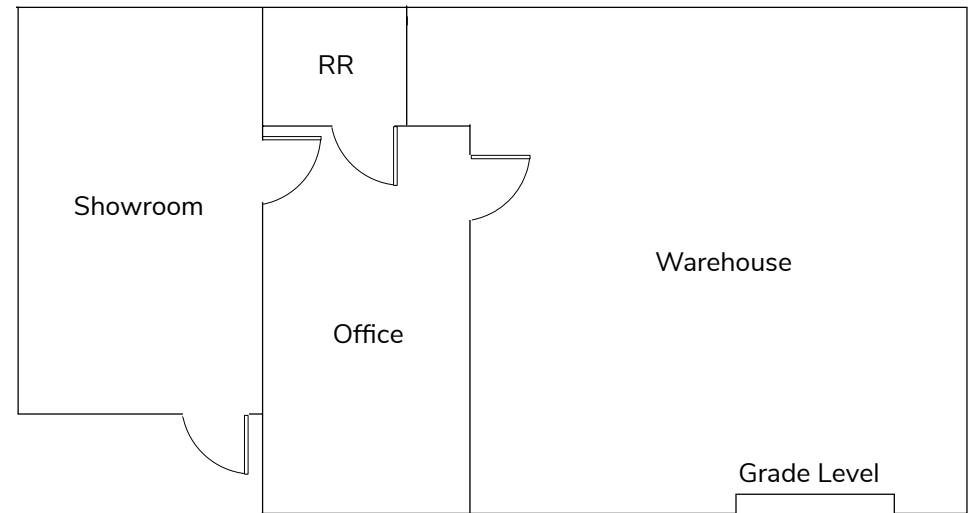
FLOOR PLAN

2380 CAMINO VIDA ROBLE

Suite #:	2380 - D
Total SF:	1,113 SF
Office/Restroom:	Showroom, office, restroom and warehouse
Rent/SF*:	\$1.75 MG*
Available:	Now
Access:	Call to Show

*All units charged a common area maintenance charge (CAM) of approx. \$0.14 per SF

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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PALOMAR BUSINESS CENTER

2380 CAMINO VIDA ROBLE & 6353 EL CAMINO REAL

2380 CVR

Suite N - 2,080 SF

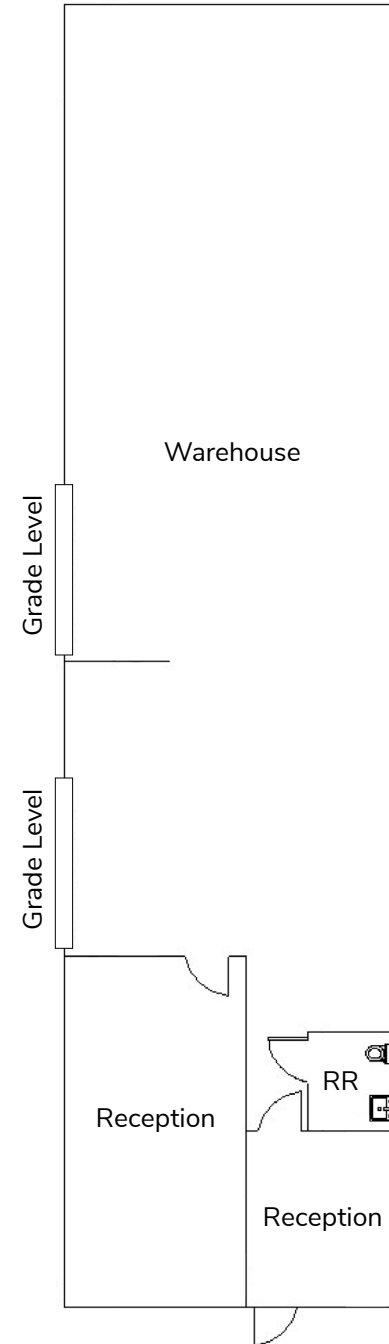
FLOOR PLAN

2380 CAMINO VIDA ROBLE

Suite #:	2380 - N
Total SF:	2,080 SF
Office/Restroom:	Reception one private office and 2 grade level door
Rent/SF*:	\$1.60 MG*
Available:	30 Days
Access:	Call to Show

*All units charged a common area maintenance charge (CAM) of approx. \$0.14 per SF

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6353 ECR

Suite J - 717 SF

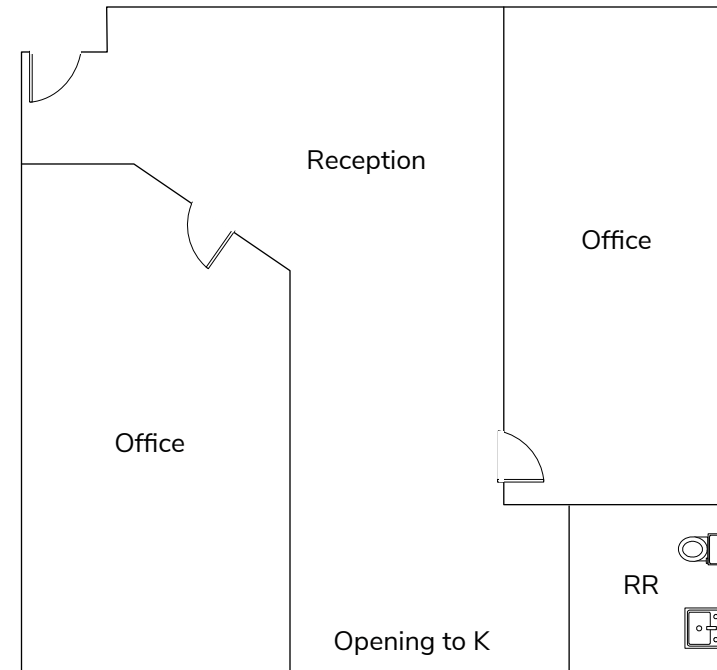
FLOOR PLAN

6353 EL CAMINO REAL

Suite #:	6353 -J
Total SF:	717 SF (Can be combined with suite K)
Office/Restroom:	Reception two private offices and 1 restroom
Rent/SF*:	\$1.50 MG*
Available:	Now
Access:	Call to Show

*All units charged a common area maintenance charge (CAM) of approx. \$0.14 per SF

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6353 ECR

Suite K - 700 SF

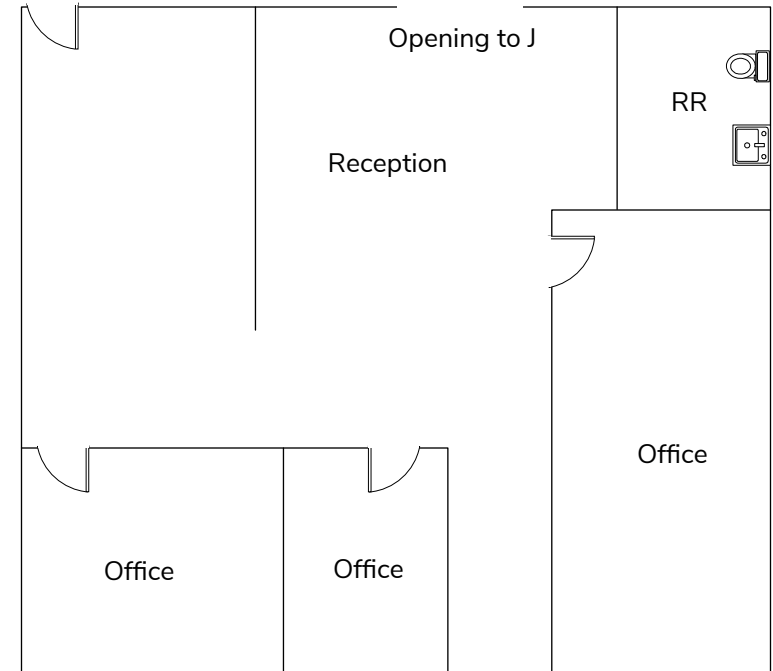
FLOOR PLAN

6353 EL CAMINO REAL

Suite #:	6353 -K
Total SF:	700 SF (Can be combined with suite J)
Office/Restroom:	Reception three private offices and 1 restroom
Rent/SF*:	\$1.50 MG*
Available:	Now
Access:	Call to Show

*All units charged a common area maintenance charge (CAM) of approx. \$0.14 per SF

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Any of the foregoing information will need to be separately verified by Buyer.