

PALOMAR TRIAD

2011 PALOMAR AIRPORT ROAD, CARLSBAD CA 92011



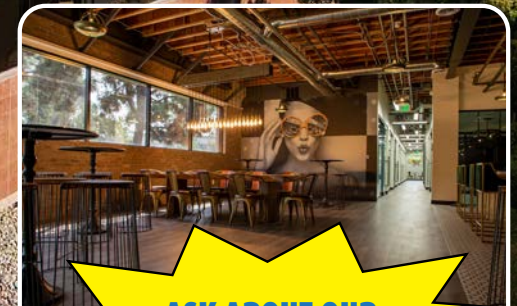
2,293 SF CLASS "A" PROFESSIONAL OFFICE SUITES

DOWNTOWN WORKS

CITY NATIONAL BANK

CENTURY 21 Award

Fresh Start⁺



**ASK ABOUT OUR
DOWNTOWN WORKS
PACKAGE**



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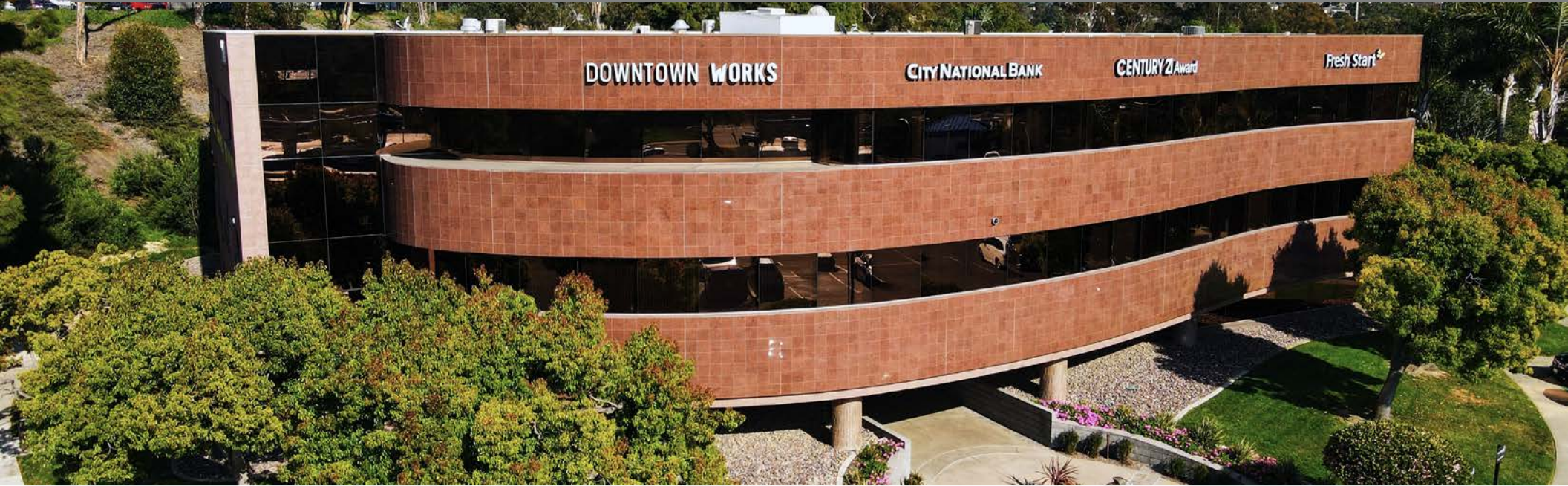
TODD SIMONSEN
Sales Associate
Todd@caacre.com
Lic # 02131564

MIKE CONGER
Principal
Mike@caacre.com
Lic # 01381193

BRIAN JENKINS
Principal
Brian@caacre.com
Lic # 01814828

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BUILDING FEATURES

TIMELESS CLASS "A" MULTI TENANT OFFICE BUILDING

- Prominent corner location on Palomar Airport Road with excellent street visibility
- Men's and women's showers
- High-speed, fiber optic cable in building
- Major renovations recently completed: new restrooms, common areas, exterior entrance and landscaping

- Park-like setting with outside eating area & new amenities to come
- Building top signage available facing Palomar Airport Road
- Airport Road with visibility to 38,400/cars per day
- Plentiful parking with over 4.0/1,000 RSF ratio
- Lease Rate: Negotiable + electricity



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DOWNTOWN WORKS CREATIVE OFFICE BUILD

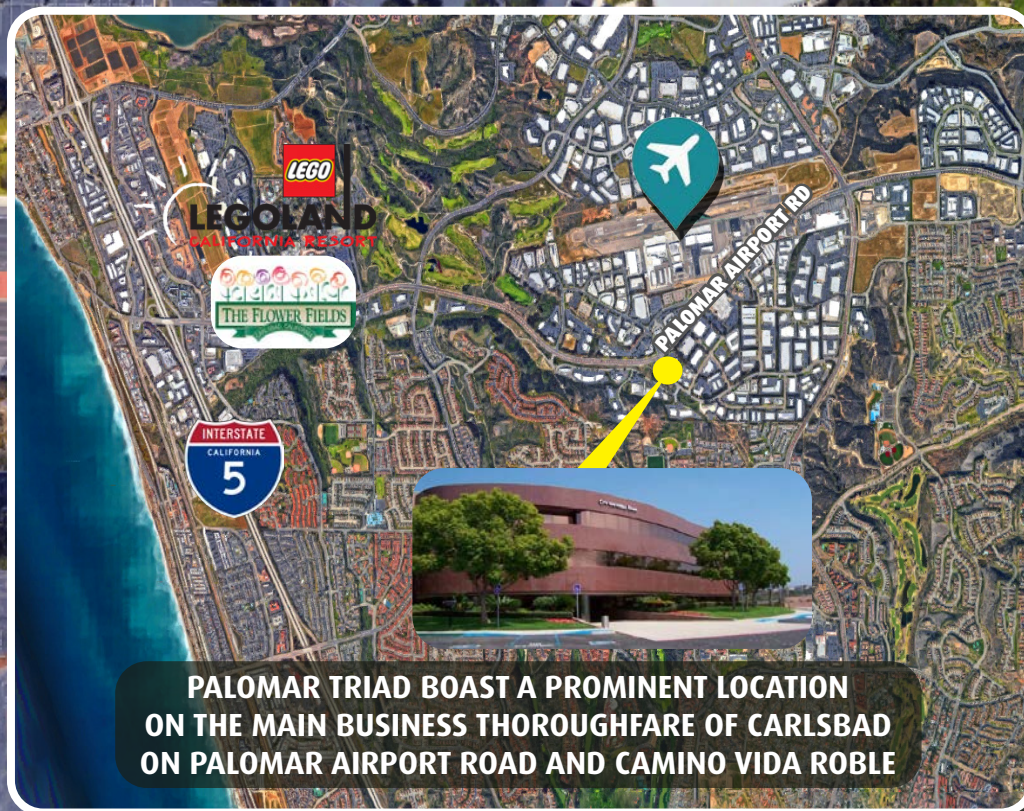
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DOWNTOWN WORKS
PACKAGE

DOWNTOWN WORKS PACKAGE HIGHLIGHTS

- Premier creative office build-out available!
- Modern design and upgraded aesthetics
- High-speed, fiber optic internet included
- 1 Membership to Downtown Works Co-Working space per 1,000 SF!
- Floor to ceiling glass office and conference room walls
- Modernized kitchen/kitchenette build
- Upgraded designer lighting fixtures
- Exposed ceiling
- Faux brick accent walls for loft style layout

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2,293 SF AVAILABLE

Not to scale. For illustrative purpose only.

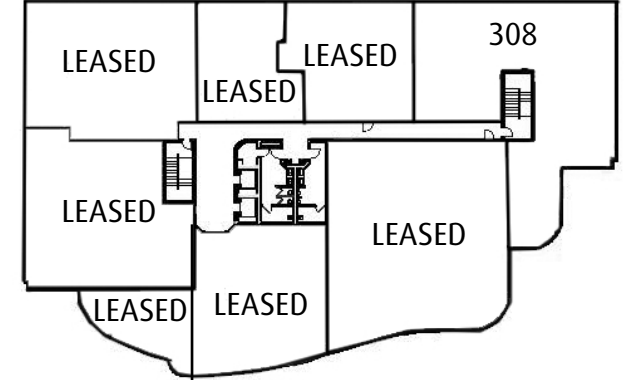
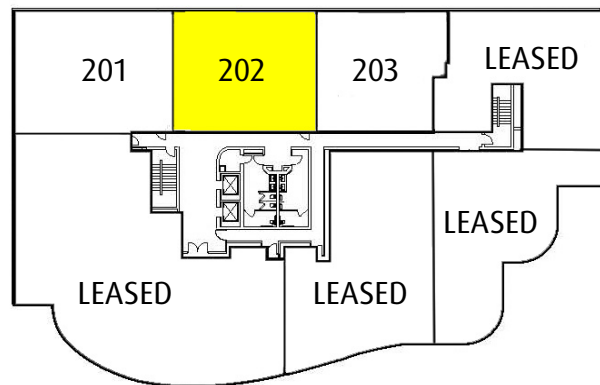
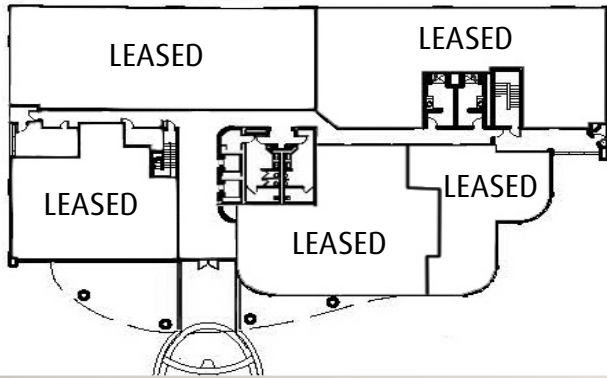


Photo shown is for illustration purpose only. The actual suite may vary from the image.

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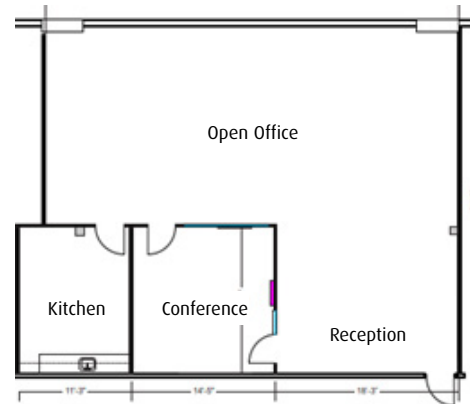


SUITE 202 | 2,293 RSF

- Open Floorplan
- Available for Spec Suite Buildout
- Conference Room
- Private Kitchenette
- Lease rate: \$2.20 / SF

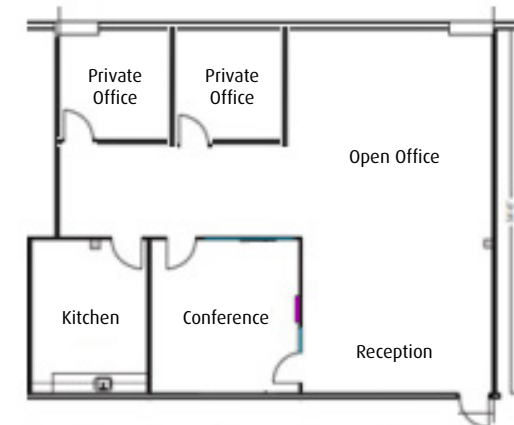
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EXISTING FLOORPLAN

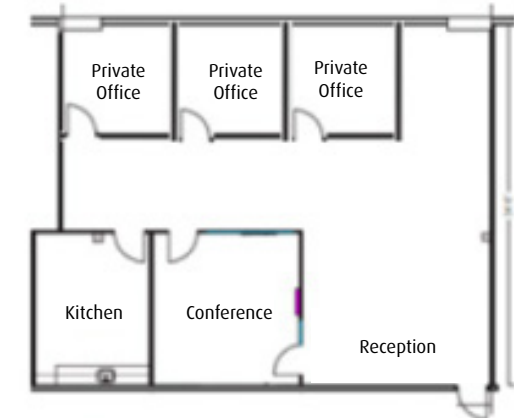


POTENTIAL FLOORPLANS

Potential Two Office Layout



Potential Three Office Layout



Floorplans are not to scale and are for illustrative purpose only.

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**BUILDING TOP SIGNAGE AVAILABLE
FACING PALOMAR AIRPORT ROAD
WITH VISIBILITY TO 38,400/CARS PER DAY**



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OUTDOOR AMENITIES

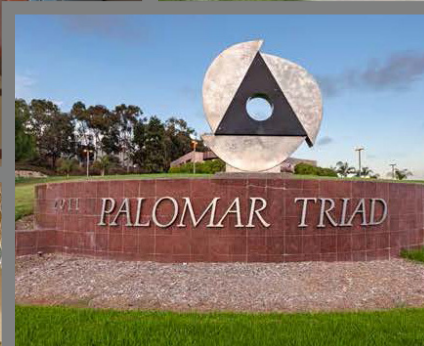


**New Outdoor
Work, Meeting and
Entertaining Space!**



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