

FOR LEASE > FLEX / R&D SPACE

Research Center Plaza

2232, 2234 & 2236 RUTHERFORD ROAD, CARLSBAD, CA 92008



Property Features

- > Located in the prestigious Carlsbad Research Center
- > Flex/R&D units from 3,853 to 14,951 SF
- > Parking ratio: 3.2/1,000 SF
- > High image campus environment
- > Easy access to Interstate 5
- > Close proximity to McClellan Palomar Airport
- > Walking distance to restaurants and other amenities



Lease Rate: \$0.95 - \$1.05 NNN

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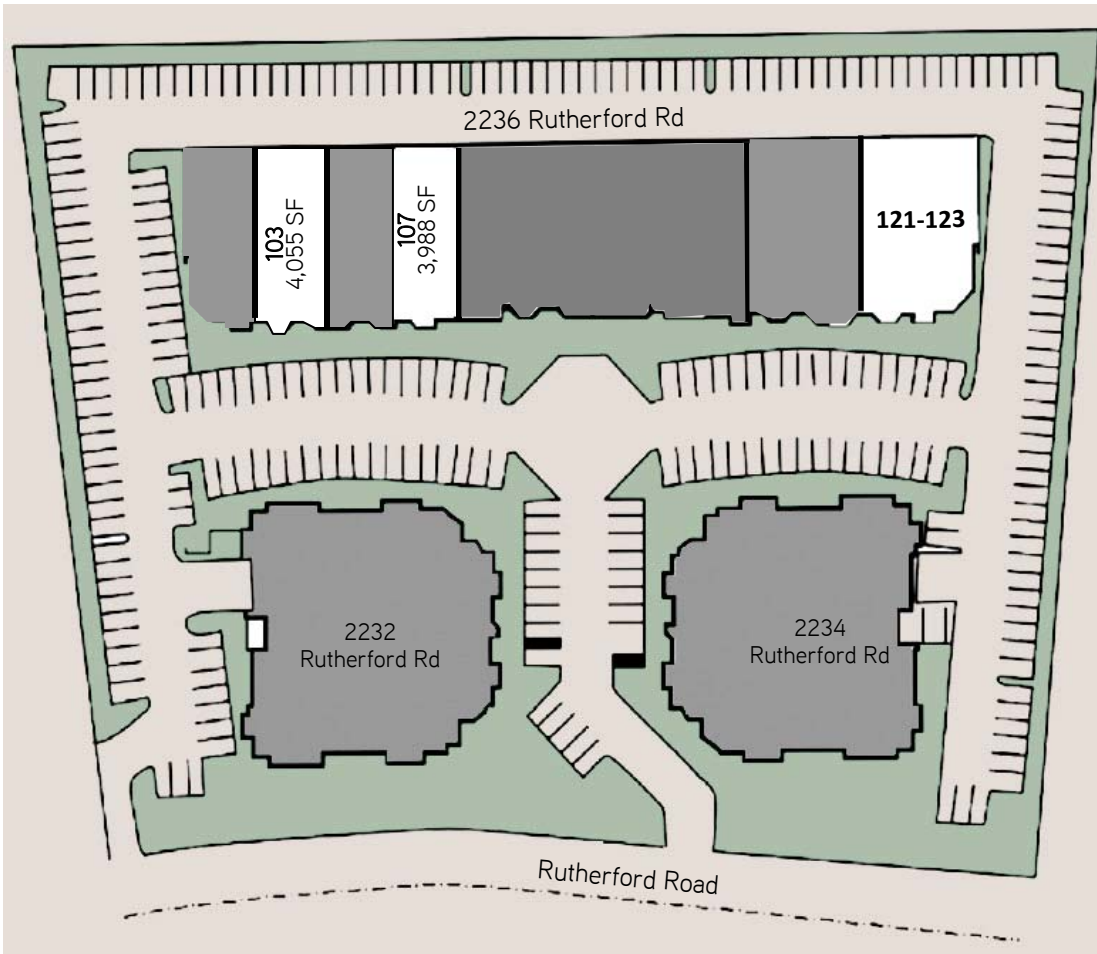
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AVAILABILITY Available Leased



Address	Suite #	Size (SF)	Improvements	Lease Rate	Available
2236 Rutherford	107	3,988	+/- 100% Improved	\$1.05 NNN	Now
2236 Rutherford	103	4,055	+/- 100% Improved	\$1.05 NNN	Now
2236 Rutherford*	121 - 123	9,179	+/- 75% Improved	\$0.95 NNN	Now

* Divisible

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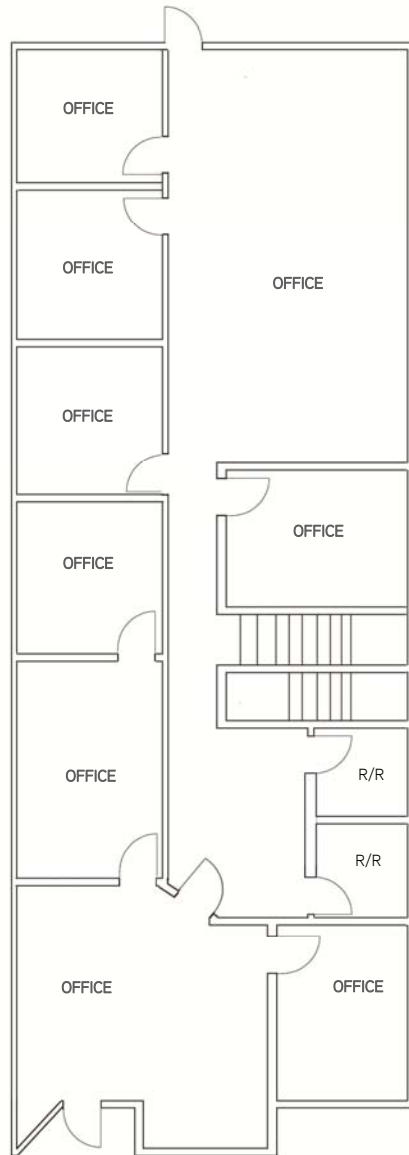
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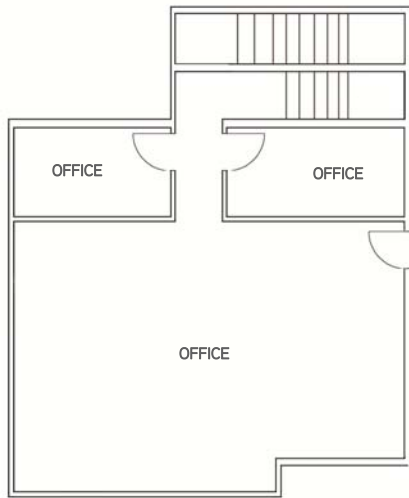
Research Center Plaza > Floor Plan

Address	Suite #	Size (SF)	Improvements	Lease Rate	Available
2236 Rutherford Rd	107	3,988	+/- 100% Improved	\$1.05 NNN	Call Broker

First Floor



Second Floor



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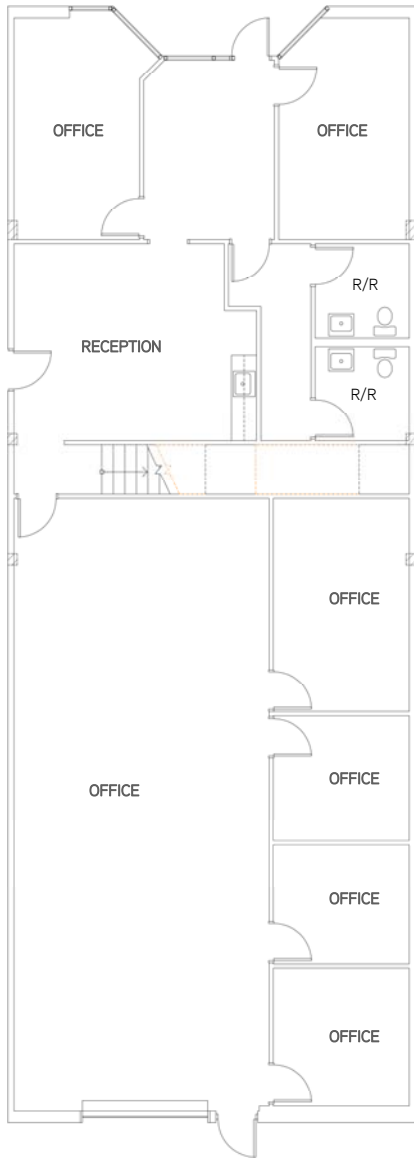
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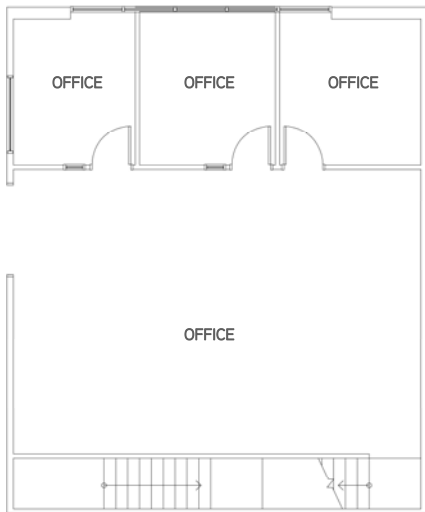
Research Center Plaza > Floor Plan

Address	Suite #	Size (SF)	Improvements	Lease Rate	Available
2236 Rutherford Rd	103	4,055	+/- 100% Improved	\$1.05 NNN	Jan. 2012 Call Broker

First Floor



Second Floor



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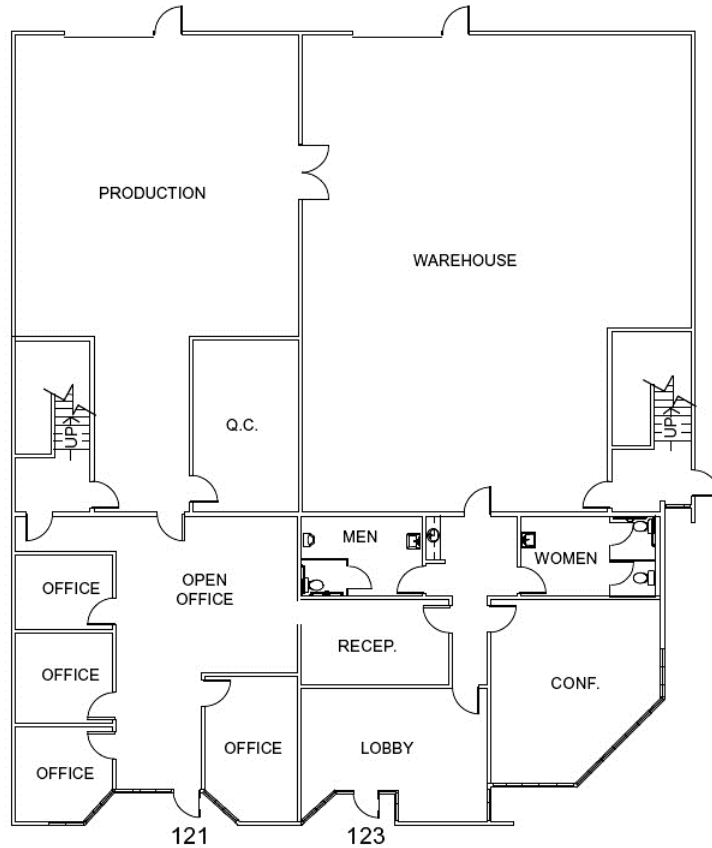
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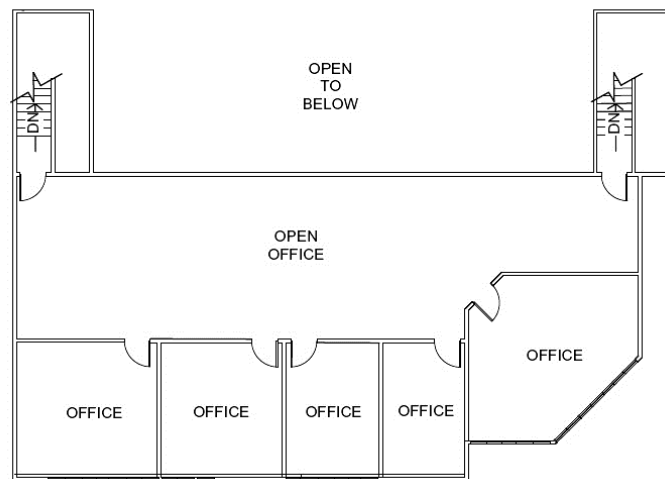
Research Center Plaza > Floor Plan

Address	Suite #	Size (SF)	Improvements	Lease Rate	Available
2236 Rutherford Rd	121 - 123	9,179	+/- 75% Improved	\$0.95 NNN	Now

First Floor



Second Floor



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