

FOR LEASE | 2035 CORTE DEL NOGAL, CARLSBAD CALIFORNIA 92011

CAMINO WEST CORPORATE PARK

CBRE





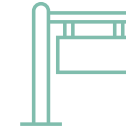
Property Features



Newly Renovated
Common Areas &
Restrooms



Great Accessibility:
Less Than 5 Min. From
I-5 & Less Than 1 Mile
From El Camino



Building &
Monument
Signage Available



On-Site
Cafe



Brand New Spec Suites:
Ready For Immediate
Tenant Occupancy



Above Standard
Parking
(4.8/1,000 USF)



Less Than 1 Mile
To Additional Retail
Amenities



Outdoor
Collaborative
Areas

Availabilities

Lease Rate \$2.25/SF + Electricity

SUITE	SQUARE FEET	AVAILABLE
105	4,639 RSF	NOW
110	3,380 RSF	NOW
200	14,489 RSF (Divisible to 11,591 SF)	NOW
275	4,648 RSF	NOW
280	961 RSF	NOW
275/280 CONTIGUOUS OPTION	5,609 RSF	NOW

New Property Upgrades

For Lease

Modern Upgrades, Common Areas, Restrooms & Showers, Outdoor Lounge Area



Camino West Corporate Park

2035 Corte Del Nogal | Carlsbad, CA 92011

Floor Plans

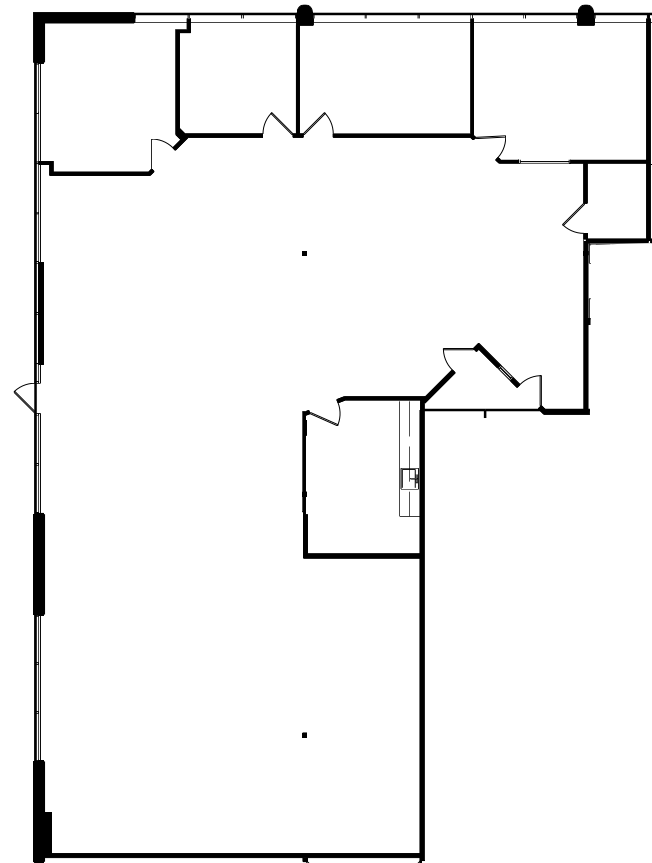
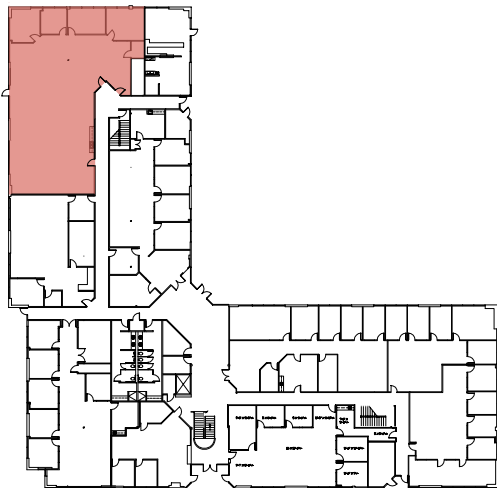
First Floor

SUITE 105 | AS-BUILT PLAN

RENTABLE SF - 4,639 RSF

AVAILABILITY - NOW

SUITE DETAILS - RECEPTION AREA, 4 PRIVATE OFFICES, STORAGE, SERVER ROOM CLOSET, KITCHEN AND OPEN OFFICE AREA



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Floor Plans

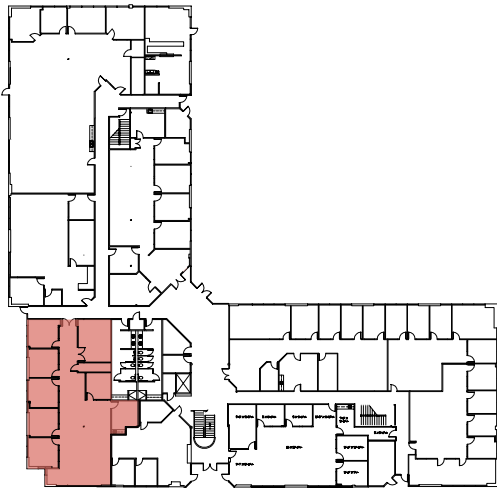
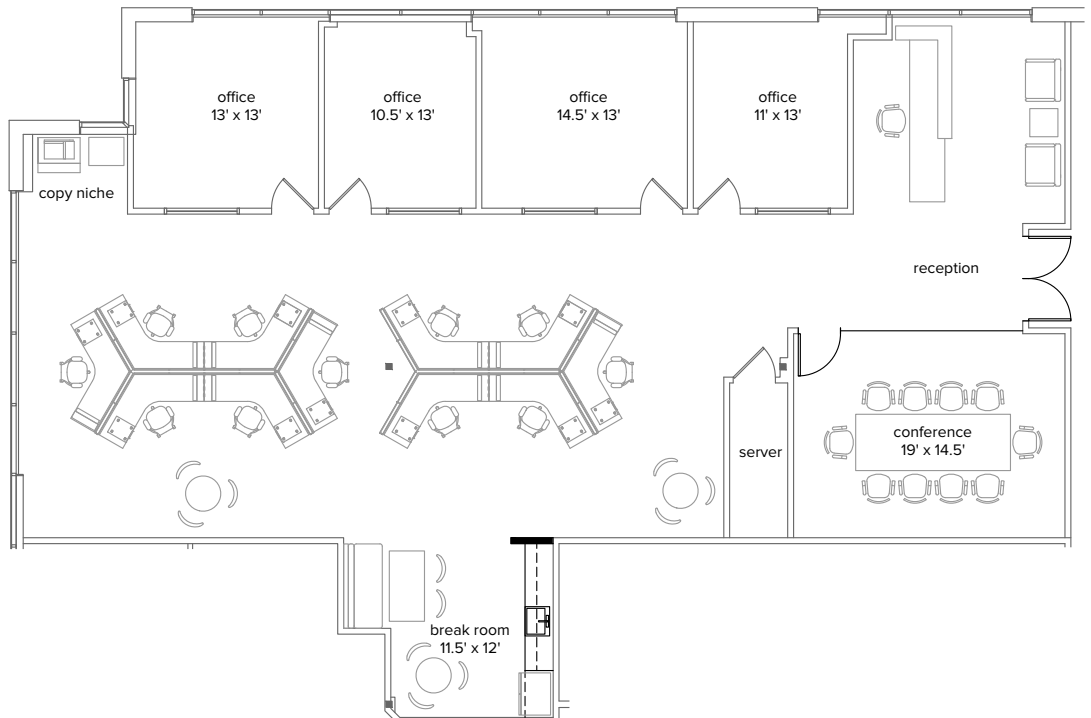
First Floor

SUITE 110 | AS-BUILT PLAN

RENTABLE SF - 3,380 RSF

AVAILABILITY - NOW

SUITE DETAILS - DOUBLE DOOR ENTRANCE, RECEPTION AREA, 4 PRIVATE OFFICES, LARGE CONFERENCE ROOM, STORAGE/SERVER ROOM CLOSET, COPY AREA, OPEN KITCHEN AREA AND OPEN OFFICE AREA



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Floor Plans

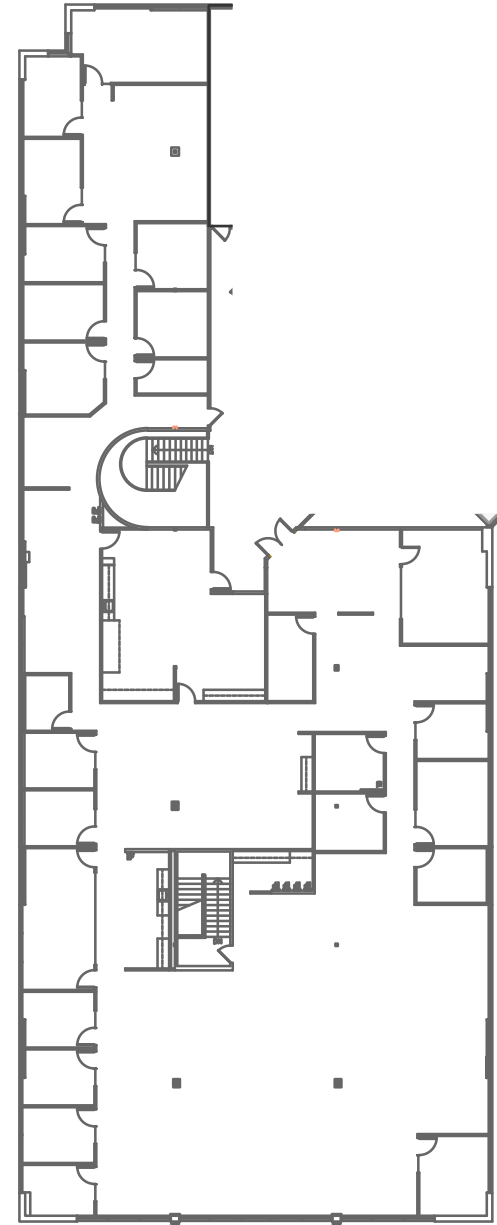
Second Floor

SUITE 200 | AS-BUILT PLAN

RENTABLE SF - 14,489 RSF (DIVISIBLE TO 11,591 SF)

AVAILABILITY - NOW

SUITE DETAILS - RECEPTION AREA, 3 CONFERENCE ROOMS, 19 PRIVATE OFFICES, 1 SERVER ROOM, 3 STORAGE ROOMS, LARGE KITCHEN AND OPEN OFFICE AREA



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Floor Plans

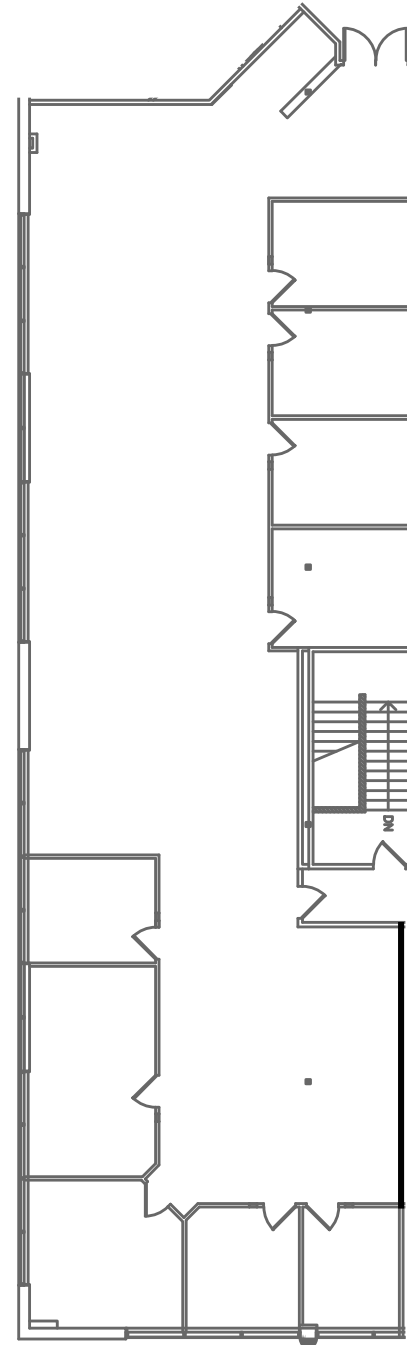
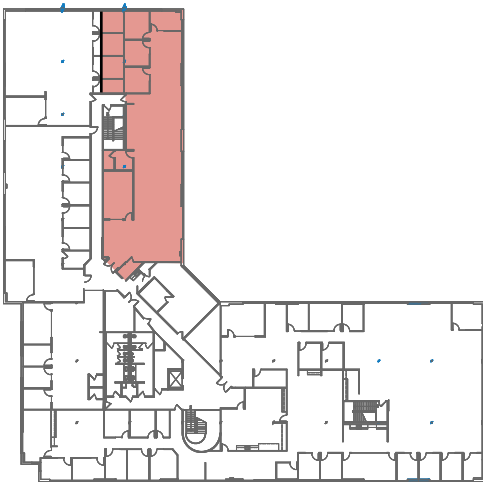
Second Floor

SUITE 275 | AS-BUILT PLAN

RENTABLE SF - 4,648 RSF

AVAILABILITY - NOW

SUITE DETAILS - RECEPTION AREA, PRIVATE OFFICES,
CONFERENCE ROOM, OPEN OFFICE AREA



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Floor Plans

Second Floor

SUITE 280

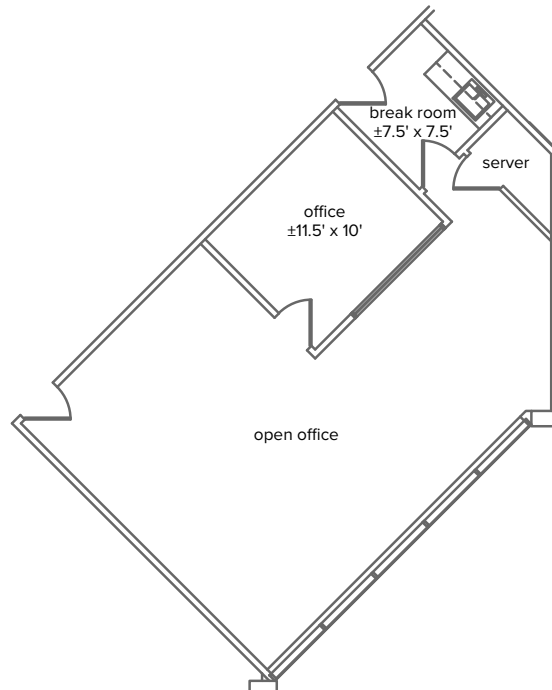
RENTABLE SF - 961 RSF

AVAILABILITY - NOW

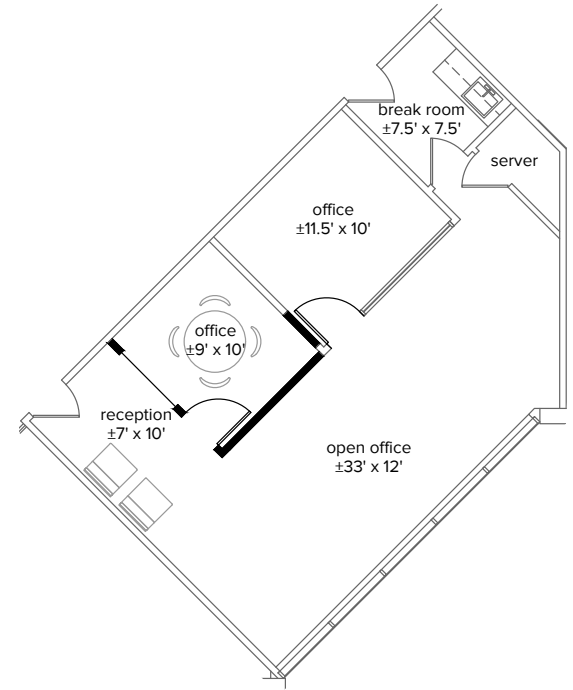
AS-BUILT SUITE DETAILS - BREAK ROOM, SERVER ROOM,
1 PRIVATE OFFICE, OPEN OFFICE AREA



AS-BUILT PLAN



CONCEPTUAL PLAN



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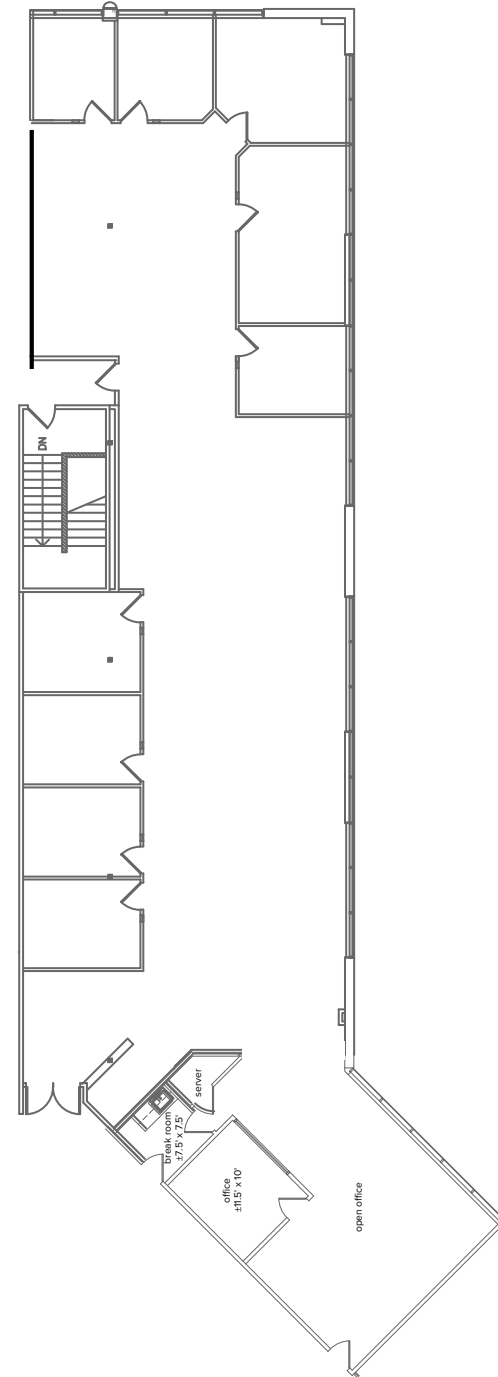
Floor Plans

Second Floor


SUITE 275/280 | CONTIGUOUS OPTION

RENTABLE SF - 5,609 RSF

AVAILABILITY - NOW





 2.5 Miles Away

McClellan Palomar
Airport

Local Eateries 1 Mile Away



3/4 Miles Away From
El Camino Real

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