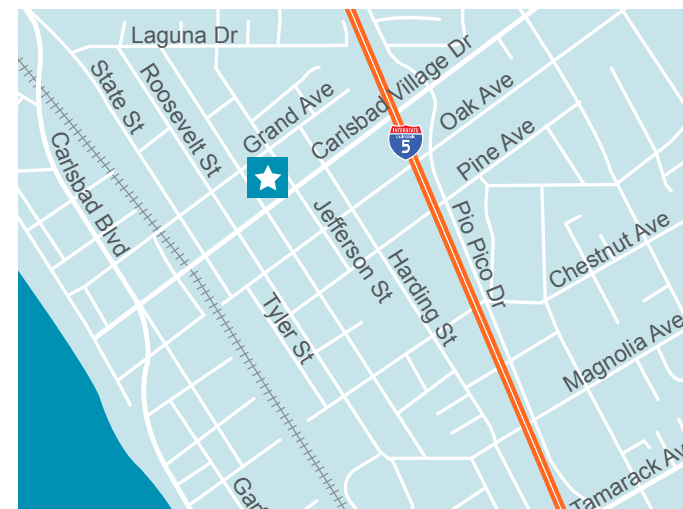




PROPERTY HIGHLIGHTS

- 1,764 SF of Office Space Available For Lease
- Lease Rate: \$2.75/SF + Electricity/Janitorial
- 19,363 SF, two-story, elevator served, professional office building
- Located in Downtown Carlsbad with very strong population and economic demographics
- Ample underground parking, beautiful open air courtyard.
- Located west of Interstate 5 in the heart of Carlsbad Village
- Walking distance to the village businesses, restaurants, shops, and the beach



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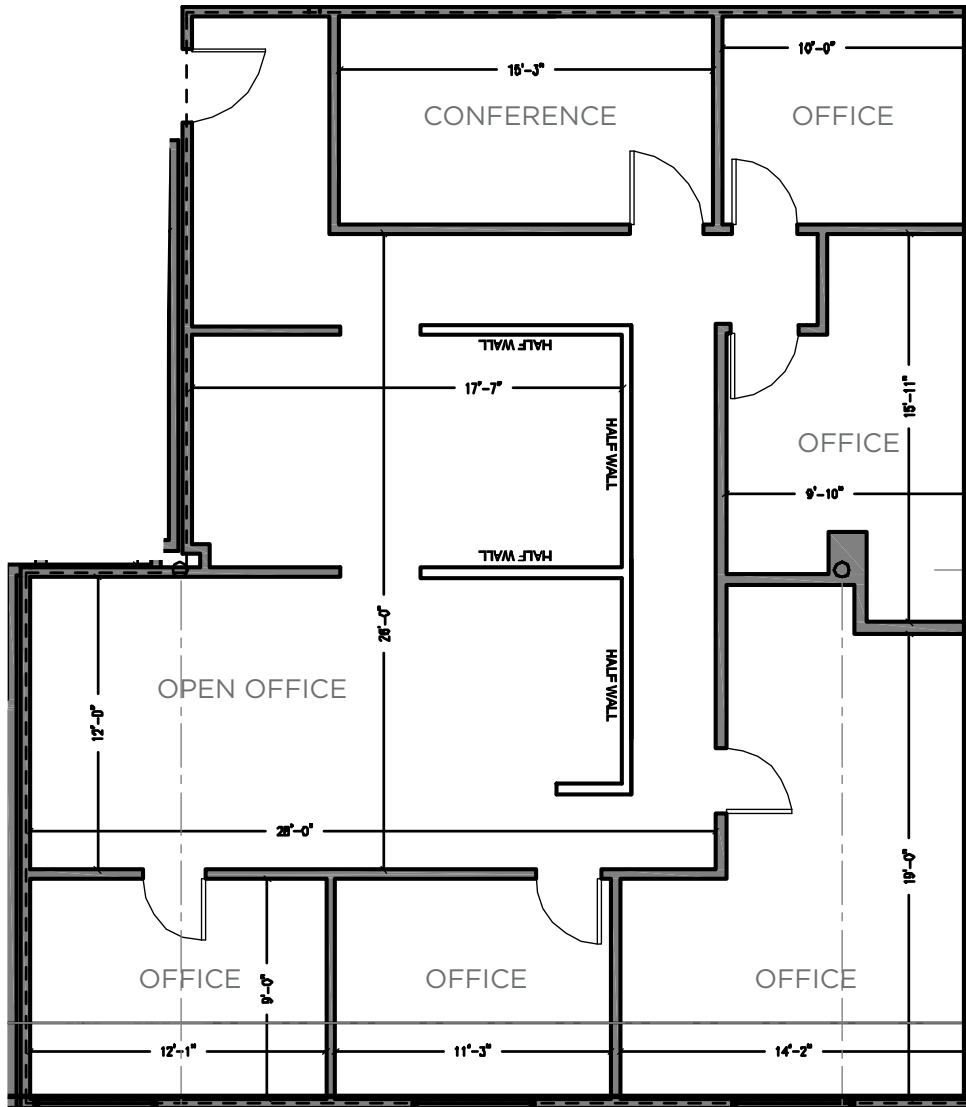
cushmanwakefield.com

SUITE 212 (1,764 RSF)

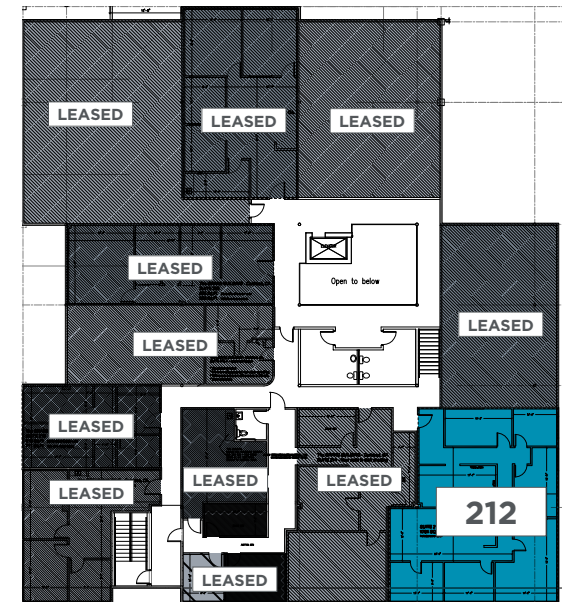
Lease Rate: \$2.75/SF + Electricity/Janitorial

Available July 1, 2019

Reception area, conference room, 5 private offices



SECOND FLOOR





The Grand

785 Grand Avenue, Carlsbad, CA 92008

AMENITIES AERIAL

