



# PALOMAR POINT I

1815, 1817 & 1819 Aston Avenue | Carlsbad, CA



Mike Erwin, SIOR  
+1 760 930 7971

Tucker Hohenstein, SIOR  
+1 760 930 7966

Conor Boyle  
+1 760 930 7967

*Owned and Managed By:*  
Lanikai Management Corporation

# PALOMAR POINT I

1815, 1817 & 1819 Aston Avenue | Carlsbad, CA

FOR  
LEASE

**Project Type:** High-end industrial & flex suites

**Building Sizes:**  
1815 - 35,534 SF  
1817 - 33,566 SF  
1819 - 29,527 SF

**Parking:** 3.3/1,000

**Zoning:** C-M, Heavy Commercial

**Management:** Lanikai Management Corporation

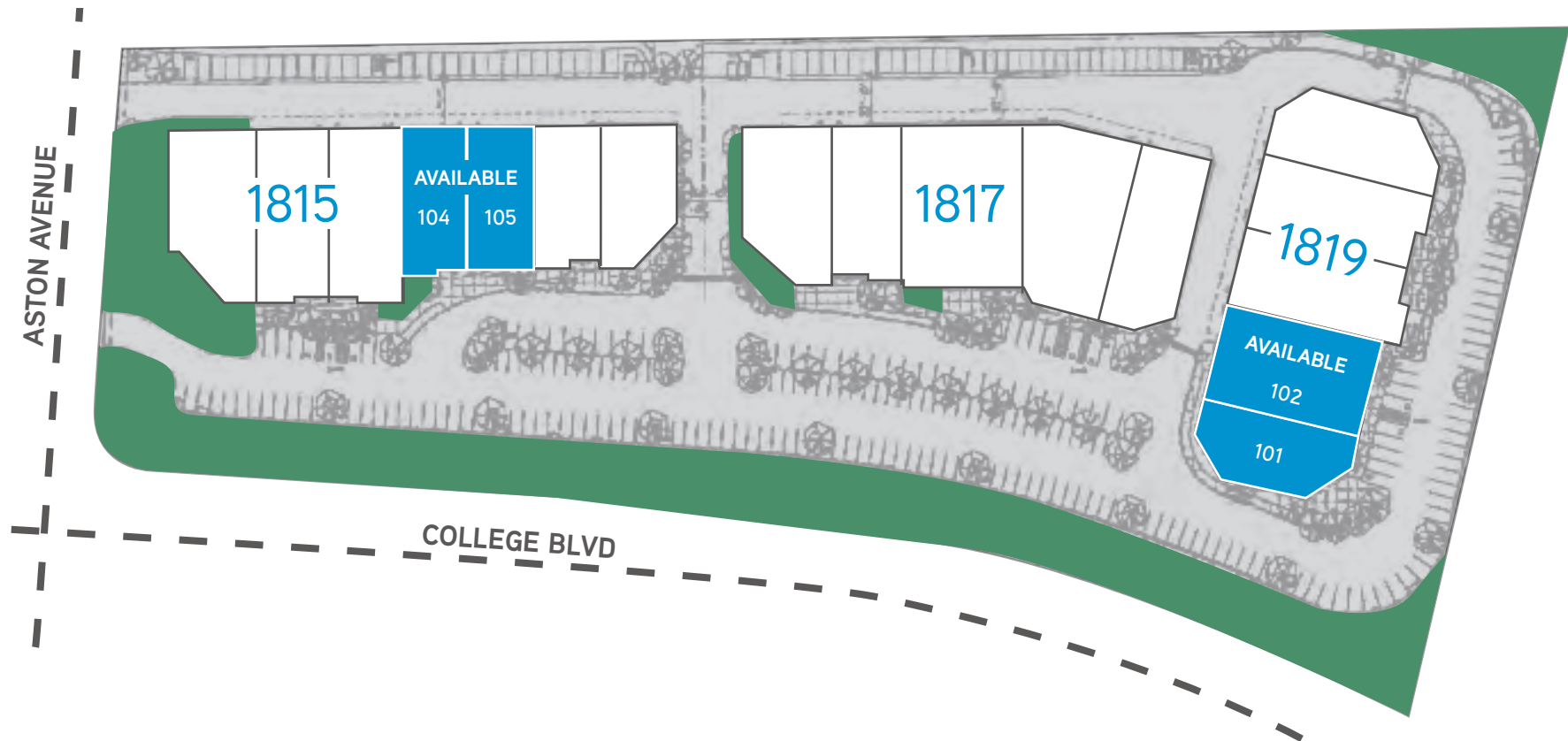
- > Fiber-optic cable to all suites
- > Skylights throughout
- > Ocean views
- > Power: 3-phase, 200 Amp, 277/480 Volt
- > In the prestigious Carlsbad Research Center and near The Island @ Carlsbad amenities
- > Near McClellan-Palomar Airport
- > Located 2.0 miles away from I-5 with easy access via Palomar Airport Road and Cannon Road



# PALOMAR POINT I

1815, 1817 & 1819 Aston Avenue | Carlsbad, CA

FOR  
LEASE



Address	Suite	Size (SF)	Lease Rate (SF/Month)	Comments
1815 Aston Avenue	104	4,507	\$1.25 NNN	60% office, balance warehouse
1815 Aston Avenue	105	4,507	\$1.25 NNN	25% HVAC
1819 Aston Avenue	101	5,346	\$1.35 NNN	End-cap office suite
1819 Aston Avenue	102	6,589	\$1.35 NNN	100% HVAC

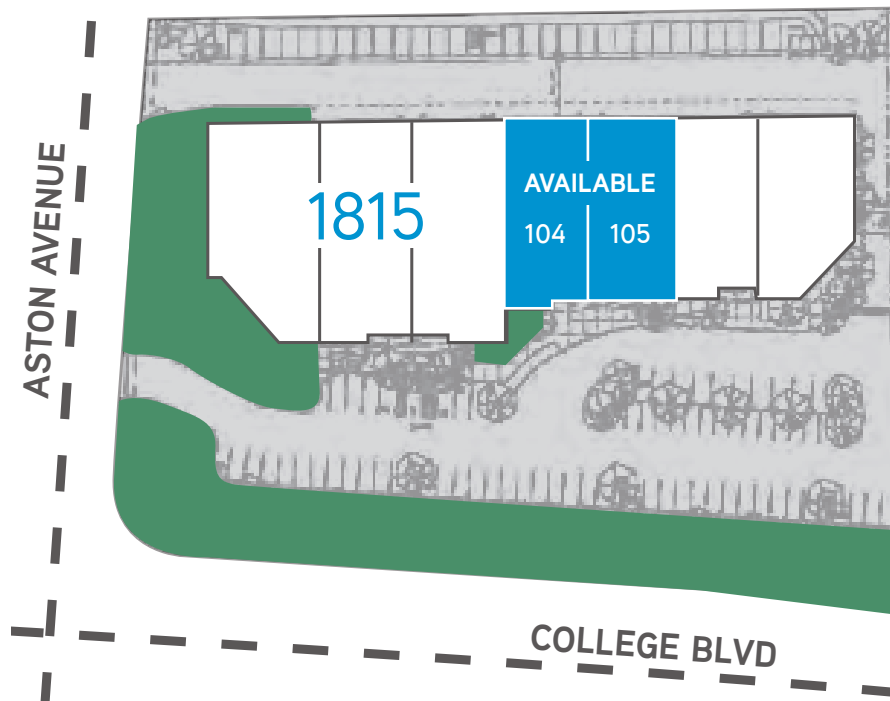
# PALOMAR POINT I

1815, 1817 & 1819 Aston Avenue | Carlsbad, CA

FOR  
LEASE

## 1815 Aston Avenue | Suites 104 & 105

Size:	9,014 SF (combined)
Type:	Flex, Warehouse
Available:	Now
Details:	Creative office environment, insulated warehouse ceilings, insulated roll-up doors, high-image Flex/R&D buildout  2 grade-level doors
Lease Rate:	\$1.25/SF NNN

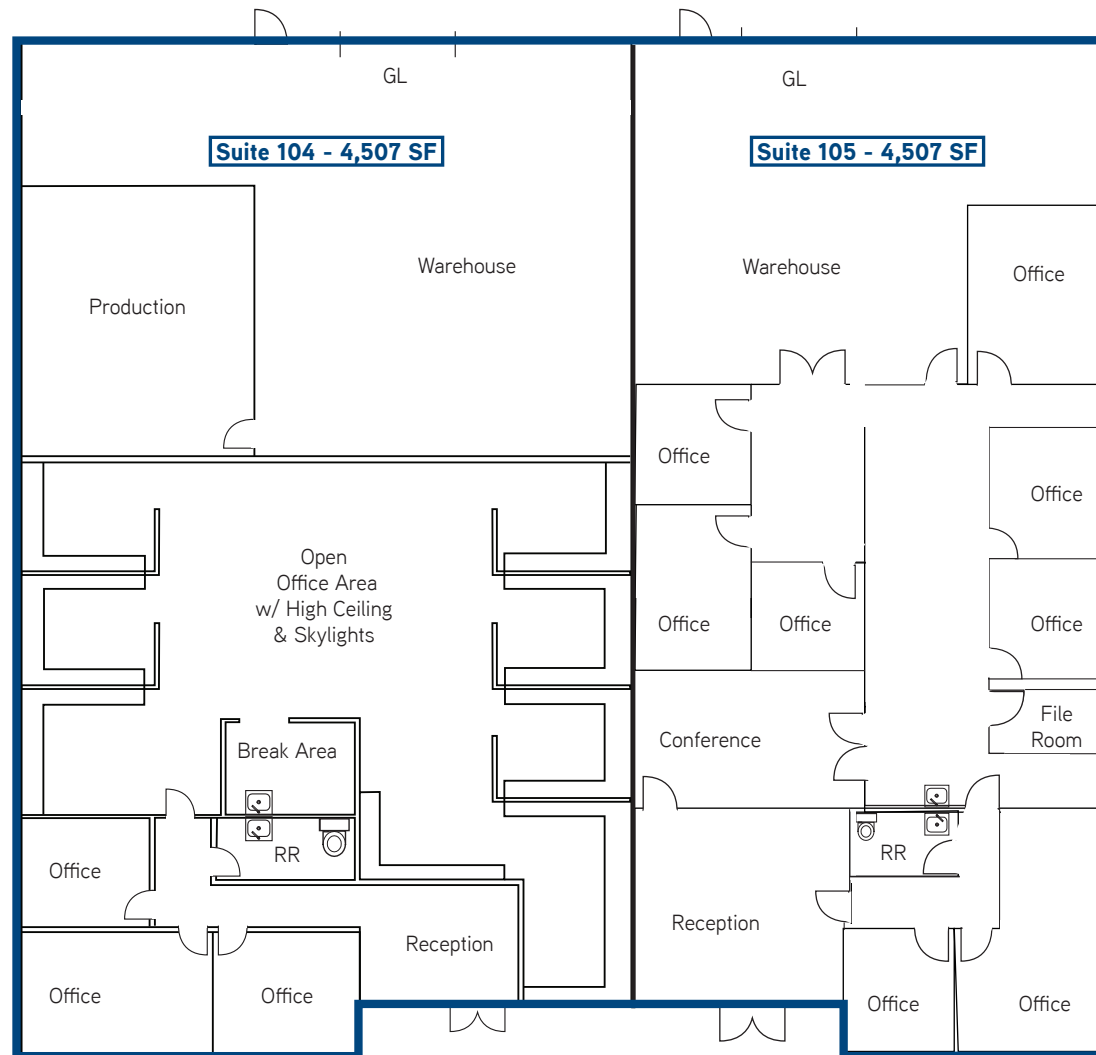


# PALOMAR POINT I

1815, 1817 & 1819 Aston Avenue | Carlsbad, CA

FOR  
LEASE

1815 Aston Avenue | Suites 104 & 105



*Floorplan not to scale and for general reference only.*

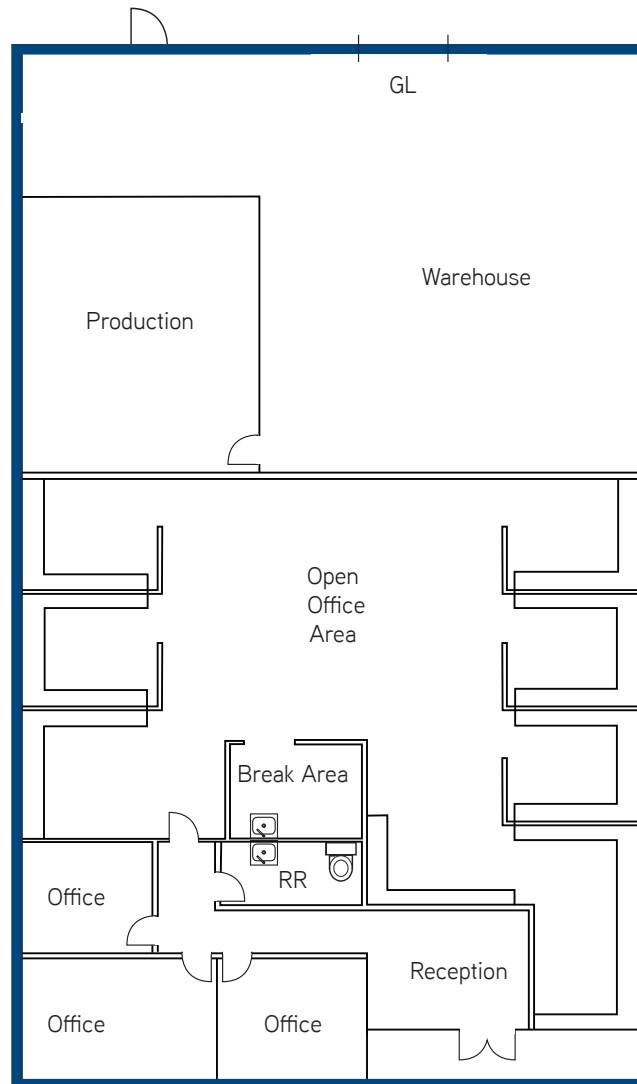
# PALOMAR POINT I

1815, 1817 & 1819 Aston Avenue | Carlsbad, CA

# FOR LEASE

## 1815 Aston Avenue Suite 104

Size:	4,507 SF
Type:	Flex
Available:	Now
Details:	Reception, 3 private offices, open office area, break area, warehouse, and restrooms
	60% office, balance warehouse
	1 grade-level door
Lease Rate:	\$1.25/SF NNN



Floorplan not to scale and for general reference only.



# PALOMAR POINT I

1815, 1817 & 1819 Aston Avenue | Carlsbad, CA

FOR  
LEASE

## 1815 Aston Avenue Suite 105

Size: 4,507 SF

Type: Flex

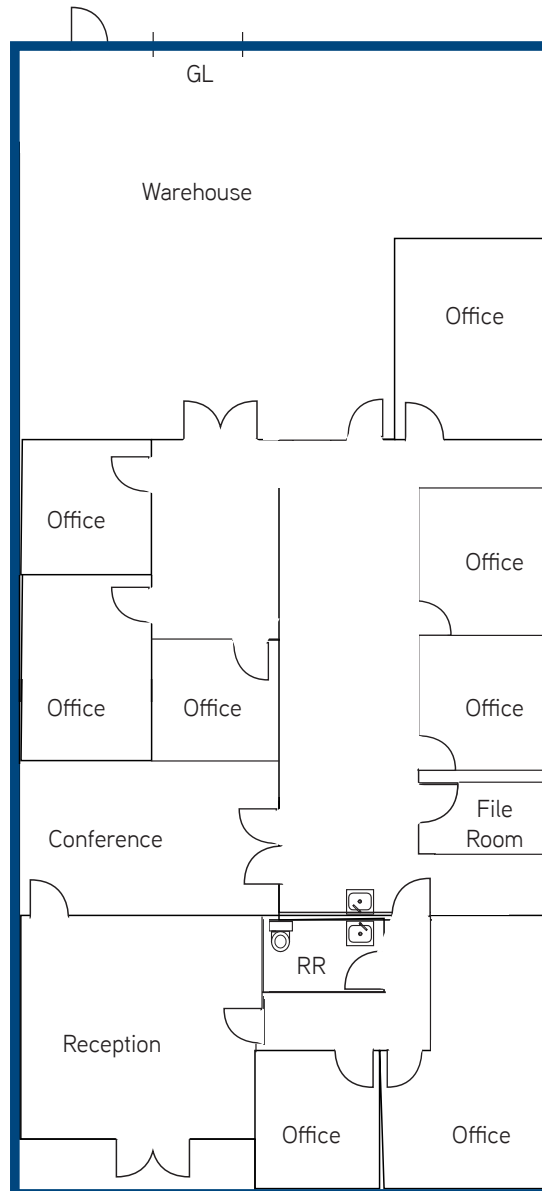
Available: Now

Details: Reception, 8 private offices, conference room, file room, warehouse, and restrooms

25% HVAC

1 grade-level door

Lease Rate: \$1.25/SF NNN



Floorplan not to scale and for general reference only.



# PALOMAR POINT I

1815, 1817 & 1819 Aston Avenue | Carlsbad, CA

# FOR LEASE

## 1819 Aston Avenue Suite 101

**Size:** 5,346 SF

**Type:** Office

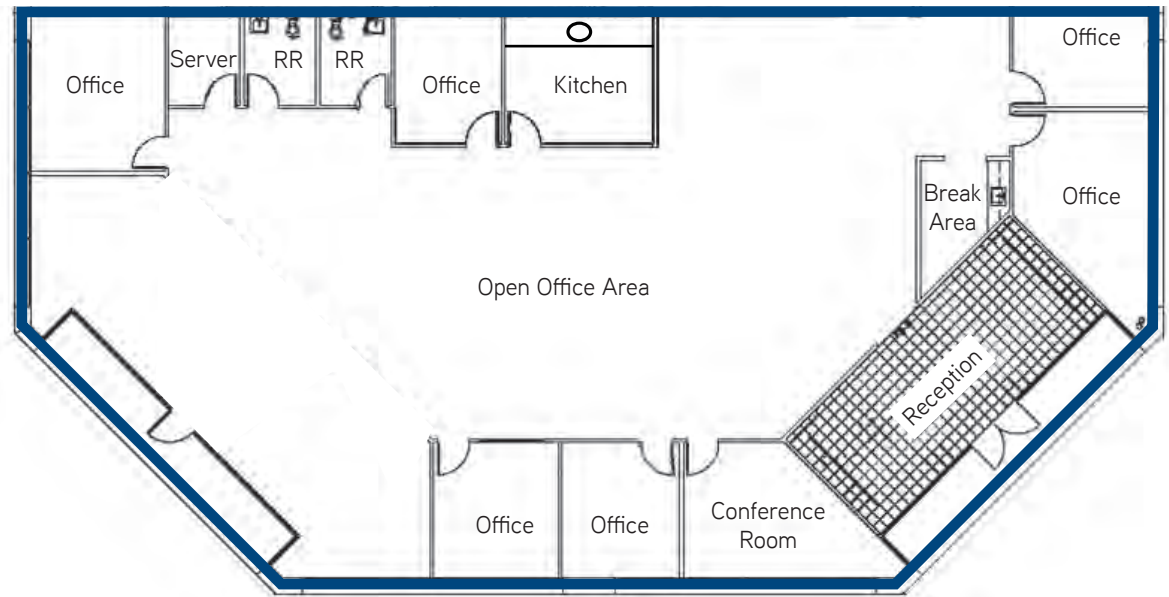
**Available:** Now

**Details:** Reception, 5 private offices, conference room, server room with HVAC unit kitchen, break area, and 2 restrooms - high-end improvements to the suite include a kitchen

End-cap suite with extensive glass line and abundant natural light

**Panoramic ocean views!**

**Lease Rate:** \$1.35/SF NNN



*Floorplan not to scale and for general reference only.*





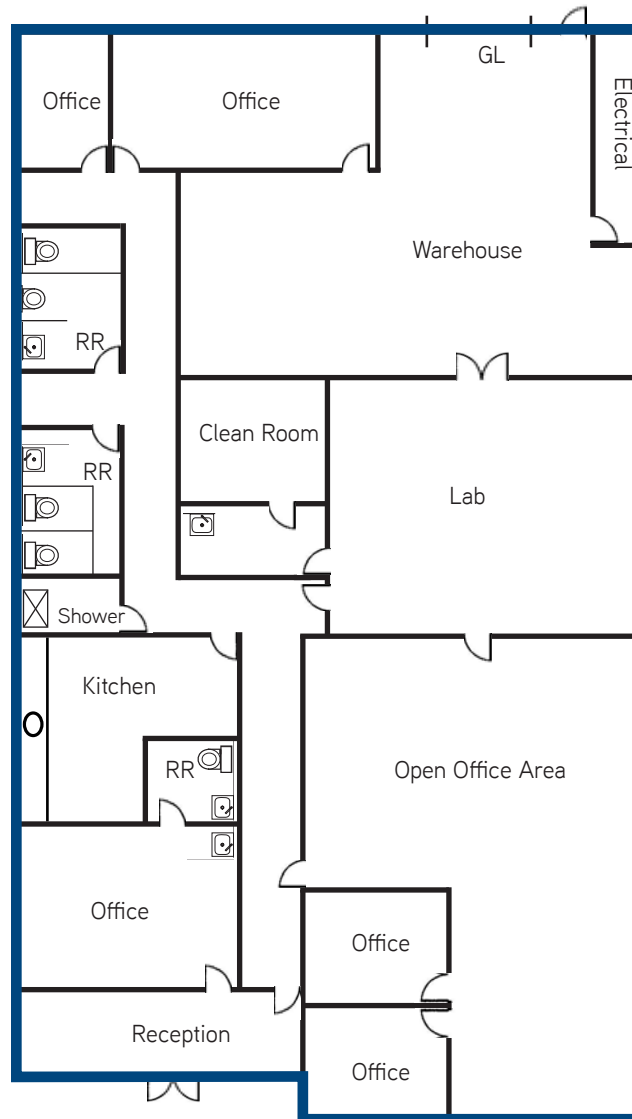
# PALOMAR POINT I

1815, 1817 & 1819 Aston Avenue | Carlsbad, CA

# FOR LEASE

## 1819 Aston Avenue Suite 102

Size:	6,589 SF
Type:	Flex/R&D
Available:	April 2018
Details:	Reception, 5 private offices, open office area, break room, 3 restrooms, shower, clean room, lab, and warehouse
	1 grade-level loading door
Lease Rate:	\$1.35/SF NNN



Floorplan not to scale and for general reference only.



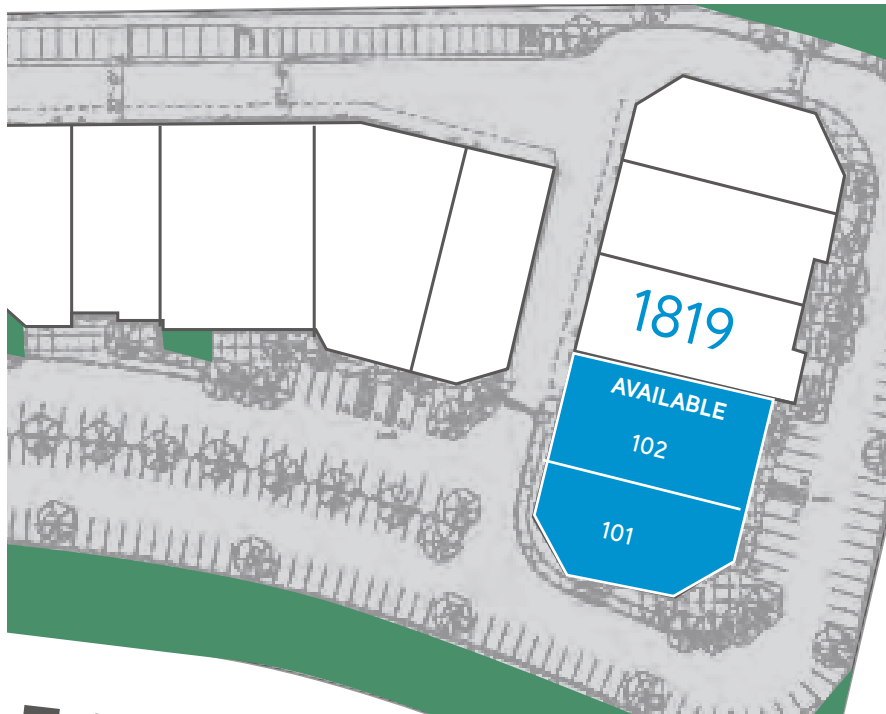
# PALOMAR POINT I

1815, 1817 & 1819 Aston Avenue | Carlsbad, CA

FOR  
LEASE

## 1819 Aston Avenue | Suites 101 & 102

Size:	11,935 SF (combined)
Type:	Office, Flex/R&D
Available:	February 2018
Details:	Reception, 10 private offices, open office area, break areas, kitchen, restrooms, shower, server room, conference room, clean room, lab and warehouse with 1 grade door  Extensive glass lines and ocean views
Lease Rate:	\$1.35/SF NNN



# PALOMAR POINT I

1815, 1817 & 1819 Aston Avenue | Carlsbad, CA

# FOR LEASE

1819 Aston Avenue  
Suites 101 & 102

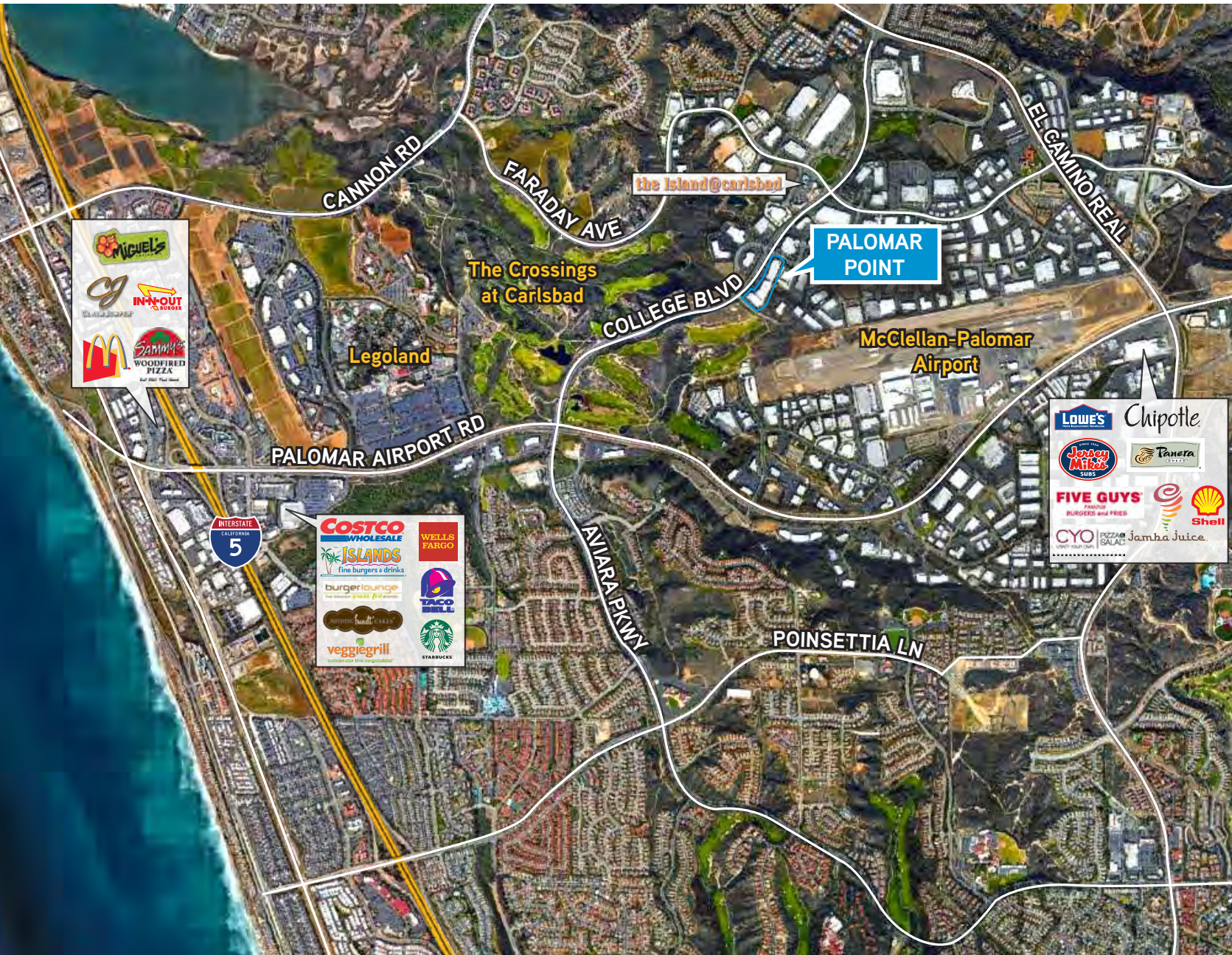


*Floorplan not to scale and for general reference only.*

# PALOMAR POINT I

1815, 1817 & 1819 Aston Avenue | Carlsbad, CA

# FOR LEASE



**Colliers**  
INTERNATIONAL

SAN DIEGO - NORTH  
5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
+1 760 438 8950 MAIN  
colliers.com/sandiego

MIKE ERWIN, SIOR  
Executive Vice President  
+1 760 930 7971  
License No. 01242826  
mike.erwin@colliers.com

TUCKER HOHENSTEIN, SIOR  
Executive Vice President  
+1 760 930 7966  
License No. 00999360  
tucker.hohenstein@colliers.com

CONOR BOYLE  
Associate Vice President  
+1 760 930 7967  
License No. 01813305  
conor.boyle@colliers.com

©2017 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.