



CARLSBAD COURTYARD

2231 RUTHERFORD ROAD CARLSBAD, CA, 92008

FOR LEASE |



Property Features



Beautiful 39,798 square foot atrium courtyard building



Elevator served atrium lobby



Prestigious Carlsbad Research Center location



Building and monument signage available



Fiber optic capabilities



Men's & Women's locker room with showers



Strong, local ownership with commitment to project quality



Suites offering extensive glass lines on both exterior and courtyard sides



Near McClellan-Palomar Airport, Park Hyatt Aviara Resort, Legoland, Carlsbad Flower Fields, and Omni La Costa Resort and Spa



Availabilities

LEASE RATE - **\$2.45/SF + E**

SUITE	SQUARE FEET	AVAILABLE
110	14,309 RSF (Divisible to 10,000 SF)	90 DAYS
210	14,712 RSF (Divisible to 3,354 SF)	NOW
110/210	29,021 RSF (Contiguous option on two floors)	90 DAYS

Recent renovations include new roof, drought tolerant landscaping, new hardscape in courtyard and outdoor patio space enhancements



Floor Plans

FIRST FLOOR – SUITE 110

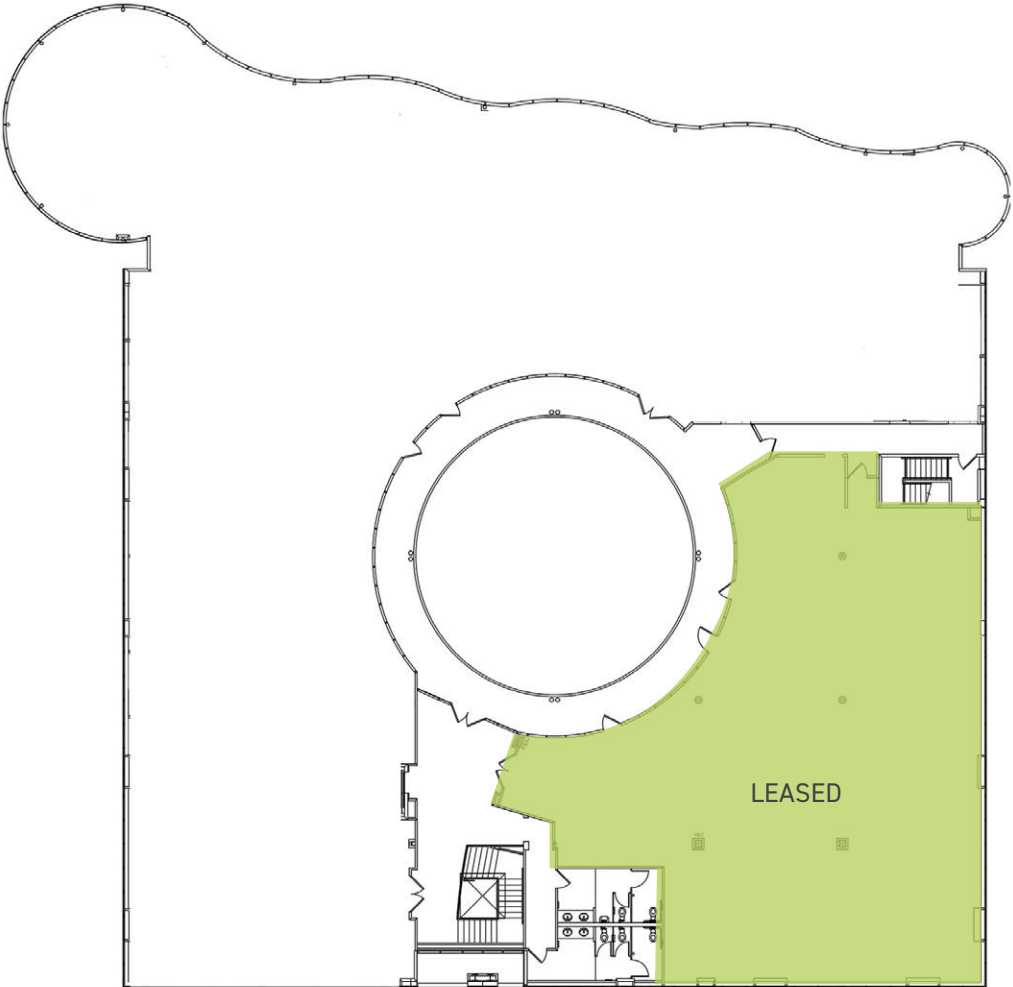
- 14,309 RSF
- Divisible to 10,000 SF
- Brand new open ceiling creative office with private outdoor patio, air-conditioned dry lab/shop areas; small warehouse



Floor Plans

SECOND FLOOR – SUITE 210

- Warm Shell Condition
- 14,712 RSF

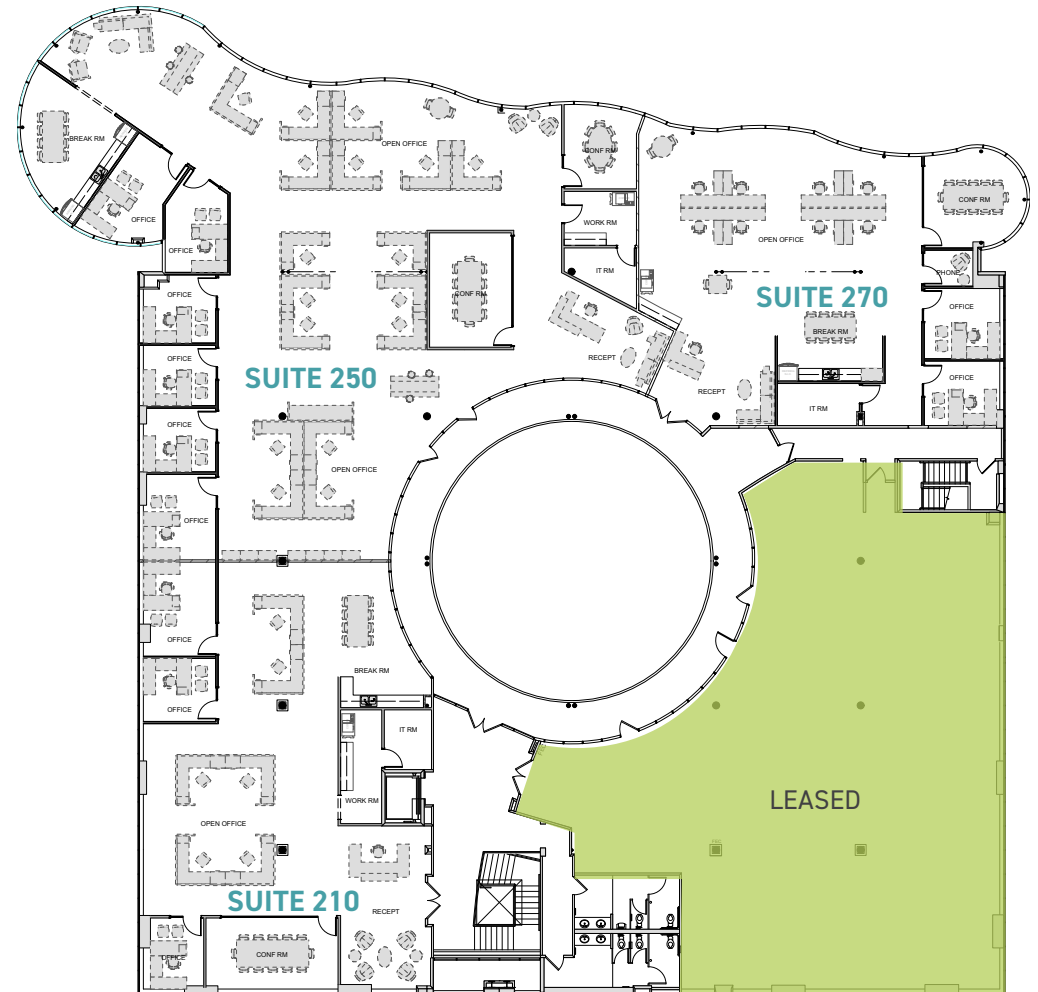


Floor Plans

Conceptual Demising Plan

SECOND FLOOR – SUITE 210

- 14,712 RSF
- Divisibility options
 - Suite 210: 3,942 RSF
 - Suite 250: 7,416 RSF
 - Suite 270: 3,354 RSF

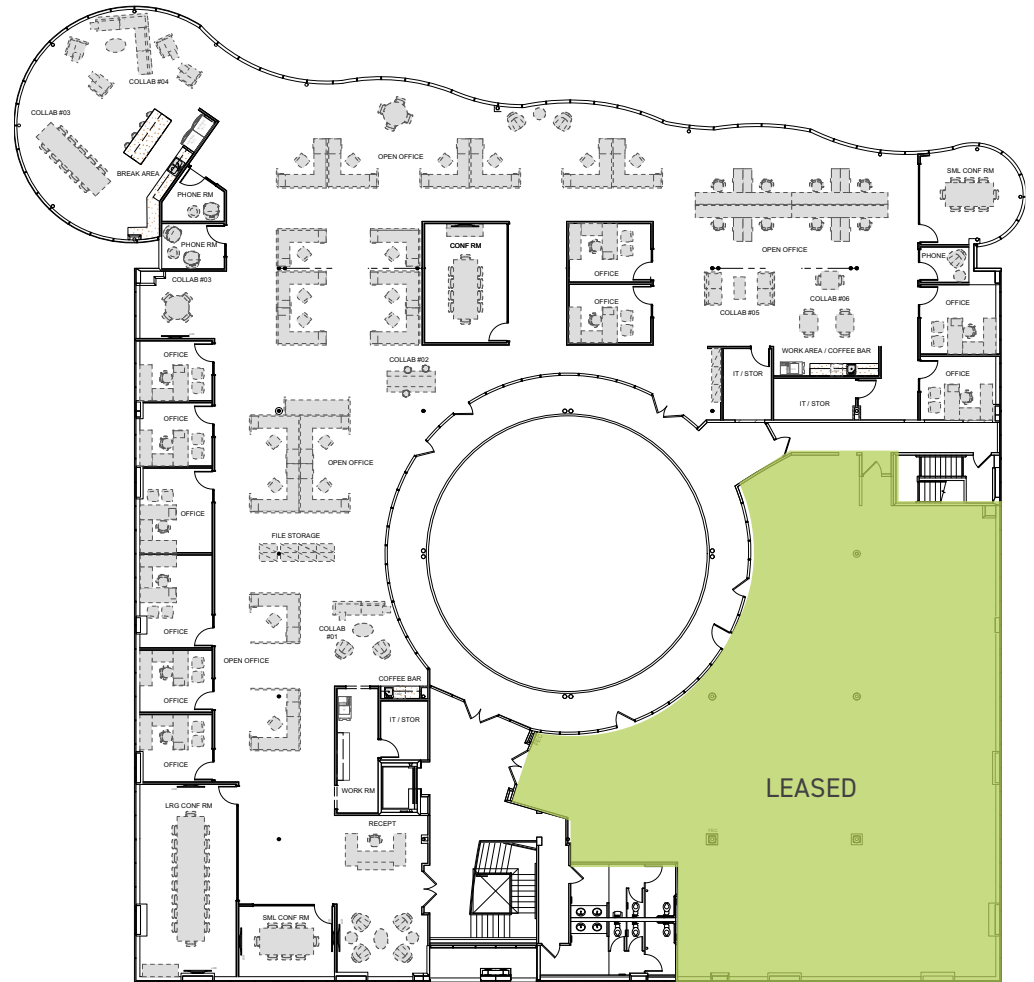


Floor Plans

Conceptual Single Tenant Plan

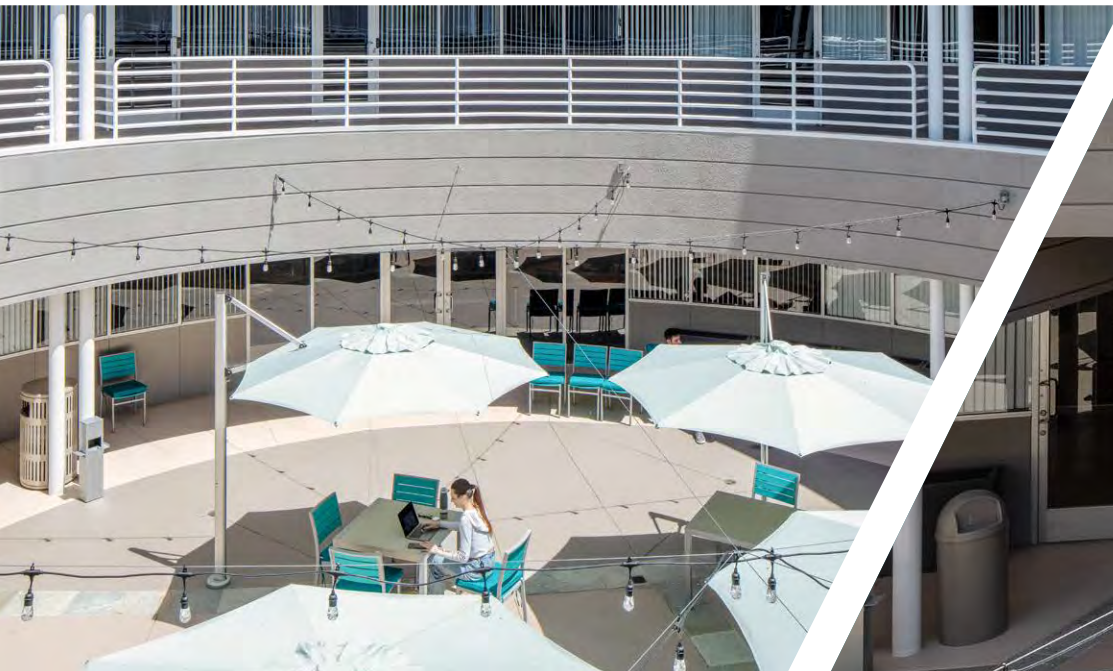
SECOND FLOOR – SUITE 210

– 14,712 RSF





Atrium Courtyard



Interior Photography



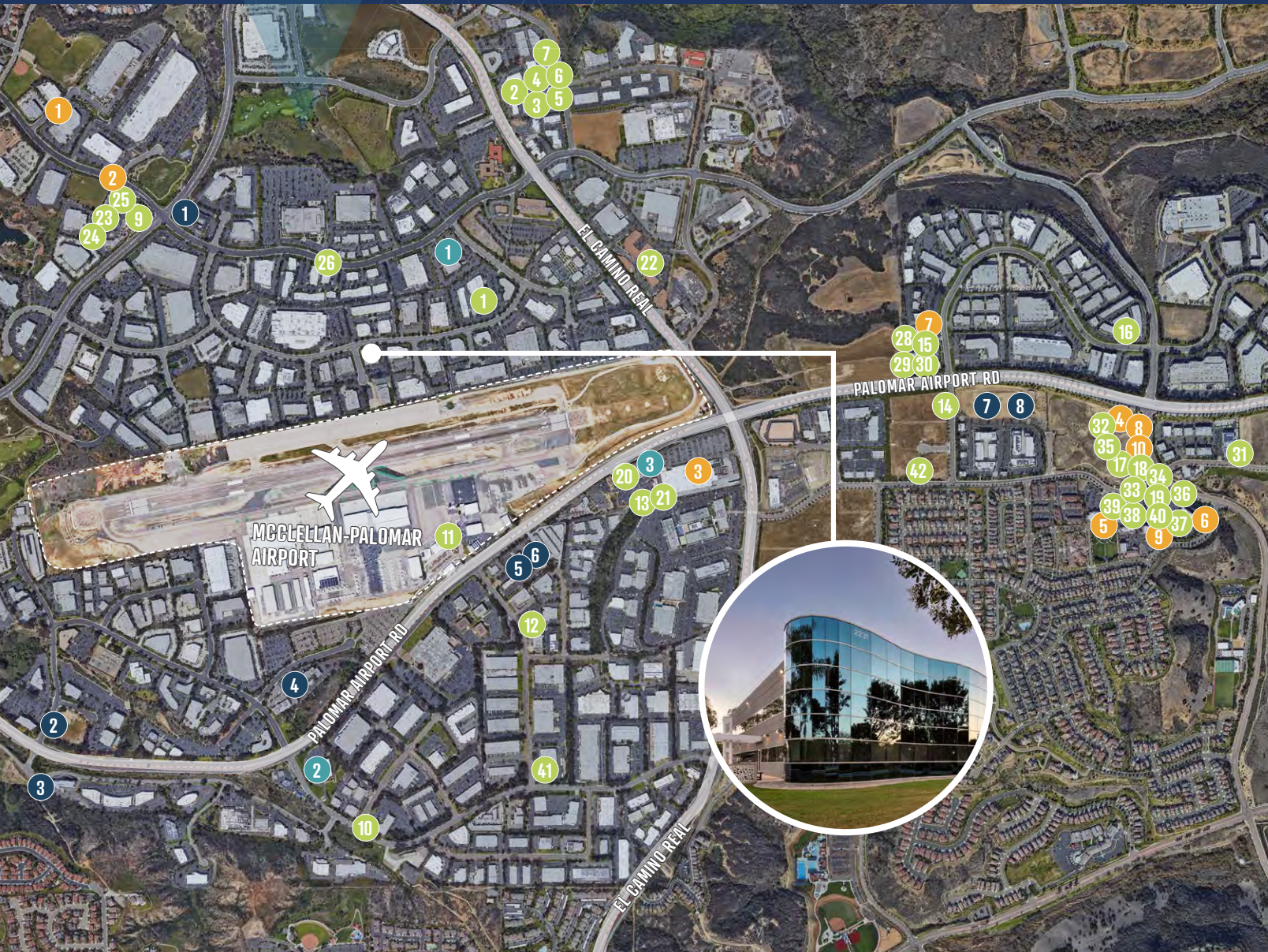


Private Patios



Aerial Map

Nearby Amenities



DINING

- | | |
|----------------------------------|-----------------------------|
| 1 Cafe Sunfish | 21 Panera Bread |
| 2 Sam's Kitchen | 22 Rouler Brewing Company |
| 3 Alohana Acai | 23 Little Zeus |
| 4 Felix BBQ w/ Soul | 24 Carlsbad Pizza |
| 5 Plantiful Kitchen | 25 Avo Cafe |
| 6 Bologna Gourmet | 26 California Cafe |
| 7 Choice Juicery | 27 La Place Deli |
| 8 Prager Brothers Artisan Breads | 28 Los Primos Mexican Food |
| 9 El Cubano | 29 Starbucks |
| 10 Judy's Deli | 30 Pho House and Grill |
| 11 The Landings | 31 Pizza Port |
| 12 The French Delights | 32 Panini Kabob and Grill |
| 13 Noodles & Co | 33 Gialoa Italian Kitchen |
| 14 Eureka! | 34 Casero Taqueria |
| 15 La Cucina Osteria | 35 Ebullition Brew Works |
| 16 On a Roll | 36 Luna Grill |
| 17 Bird Rock Coffee Roasters | 37 Rubio's |
| 18 Mendocino Farms | 38 Fish District |
| 19 Board & Brew | 39 Main Chick |
| 20 Chipotle | 40 Tandoori Guys |
| | 41 Burgeron Beer Co. |
| | 42 Carlsbad Brewing Company |

SHOPPING

- 1 Assault Fitness Products
- 2 7-Eleven
- 3 Lowe's Home Improvement
- 4 Sprouts
- 5 Trader Joe's
- 6 Stater Bros
- 7 Staples
- 8 CVS
- 9 Unleashed
- 10 BevMo

HOTEL

- 1 Home2 Suites by Hilton
- 2 Fairfield Inn & Suites
- 3 Courtyard by Marriot
- 4 Homewood Suites by Hilton
- 5 Hampton Inn
- 6 Holiday Inn
- 7 Staybridge Suites

BANK

- 1 Banner Bank
- 2 City National Bank
- 3 California Bank & Trust

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