

FOR LEASE
HIGH IMAGE
MODERN R&D / FLEX
CAMPUS

@ PALOMAR

1939-1949 PALOMAR OAKS WAY
CARLSBAD, CALIFORNIA

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CBRE





PROJECT FEATURES



OWNERSHIP:

Local ownership more responsive and flexible than a large corporation, providing a better long-term partnership



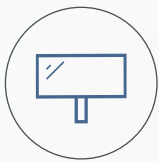
1939 Palomar Oaks Way: 19,148 SF
1945 Palomar Oaks Way: 38,514 SF
1949 Palomar Oaks Way: 19,105 SF
Total Project Size: 76,767 SF



Close proximity to restaurants, services, retail shops & entertainment



Grade Loading



Building and Monument signage available



Outdoor seating and amenity areas



Extensive glass line



HVAC



3.1/1,000 SF Parking



18-20' Clear Height



**1939
PALOMAR OAKS WAY**

SUITE B



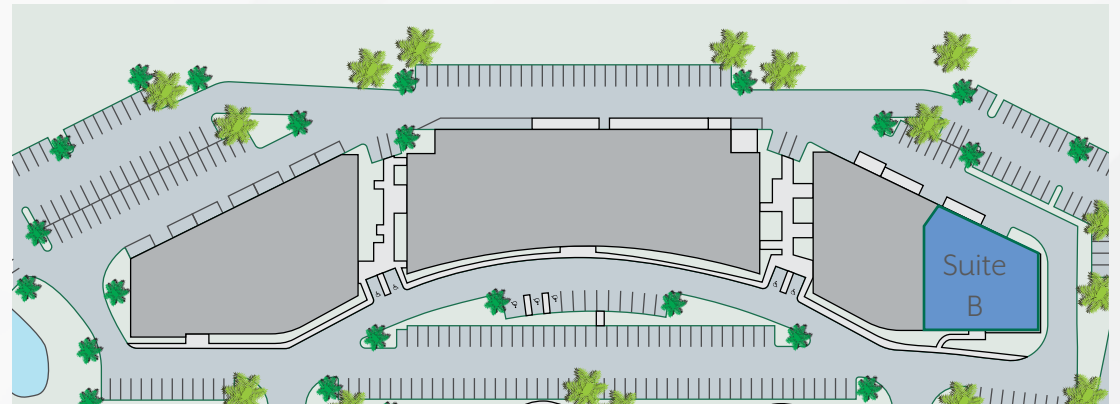
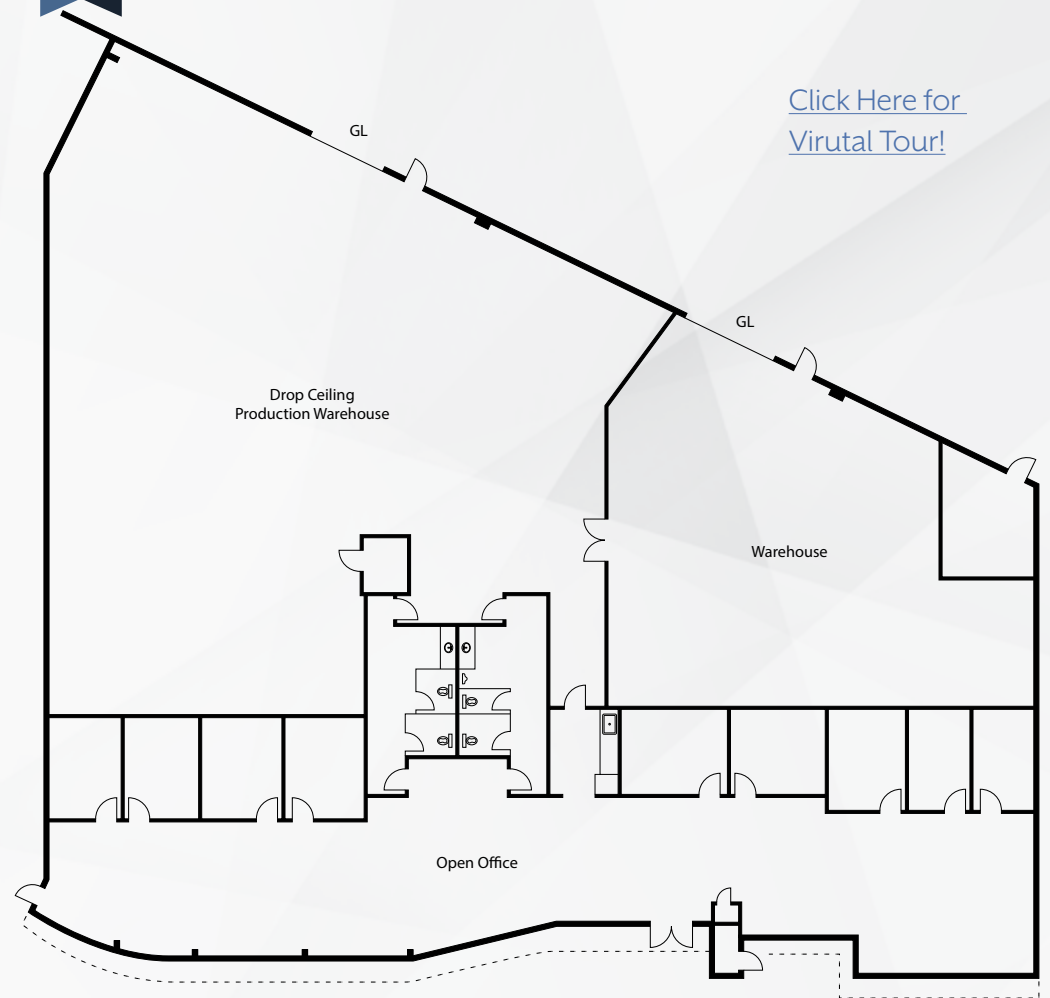
12,754 SF



Available Now



Asking Rate: \$1.15/SF NNN



CARLSBAD ADVANTAGE - CORPORATE NEIGHBORS

The map displays the following corporate neighbors and locations:

- Logos:** Porsche, Toyota, Costco Wholesale, GoPro, SDGE, Carlsbad Premium Outlets, Legoland, The Cheesecake Factory, @Palomar, Titleist, buzztime, Palomar Airport, NOVARTIS, puma, ThermoFisher Scientific, Residence Inn by Marriott, SPY+, TaylorMade, Scripps, Medtronic, IONIS, CalAmp, havas edge, Calix, AlphaGraphics, FedEx, MAXLINER, GenMark, Abbott, Callaway, communications, Public Storage, ACTIVISION BLIZZARD, ZODIAC AEROSPACE, DCN, BUFFINI, NEOtech, MIRA COSTA COLLEGE, 2XU, MICROPROBE, LUXTERA, chuao, STRAIN, PALOMAR, ViaSat, LOWE'S, FIVE GUYS, Tanora, Jony With Suns, COLONY, and the Seal of the City of Carlsbad.
- Highlighted Area:** A yellow box is placed around the Palomar Airport area, with a red arrow pointing to it from the text "Palomar Airport" and "Palomar".
- Major Roads:** Interstate 5 (I-5), Palomar Airport Rd, and El Camino Real.

@ PALOMAR

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