

PALOMAR TRIAD

2011 PALOMAR AIRPORT ROAD, CARLSBAD CA 92011



1,978 SF CLASS "A" PROFESSIONAL OFFICE SUITE

DOWNTOWN WORKS

CITY NATIONAL BANK

CENTURY 21 Award

Fresh StartSM



**ASK ABOUT OUR
DOWNTOWN WORKS
PACKAGE**



858.360.3000 | **caacre.com**

TODD SIMONSEN
Sales Associate
Todd@caacre.com
Lic # 02131564

MIKE CONGER
Principal
Mike@caacre.com
Lic # 01381193

BRIAN JENKINS
Principal
Brian@caacre.com
Lic # 01814828

PALOMAR TRIAD

2011 PALOMAR AIRPORT ROAD, CARLSBAD CA 92011



BUILDING FEATURES

TIMELESS CLASS "A" MULTI TENANT OFFICE BUILDING

- Prominent corner location on Palomar Airport Road with excellent street visibility
- Men's and women's showers
- High-speed, fiber optic cable in building
- Major renovations recently completed: new restrooms, common areas, exterior entrance and landscaping

- Park-like setting with outside eating area & new amenities to come
- Efficient core factor of 12.3%
- Building top signage available facing Palomar Airport Road
- Airport Road with visibility to 38,400/cars per day
- Plentiful parking with over 4.0/1,000 RSF ratio
- Lease Rate: Negotiable + electricity



858.360.3000 | caacre.com

TODD SIMONSEN
Sales Associate
Todd@caacre.com
Lic # 02131564

MIKE CONGER
Principal
Mike@caacre.com
Lic # 01381193

BRIAN JENKINS
Principal
Brian@caacre.com
Lic # 01814828

PALOMAR TRIAD

2011 PALOMAR AIRPORT ROAD, CARLSBAD CA 92011



DOWNTOWN WORKS CREATIVE OFFICE BUILD

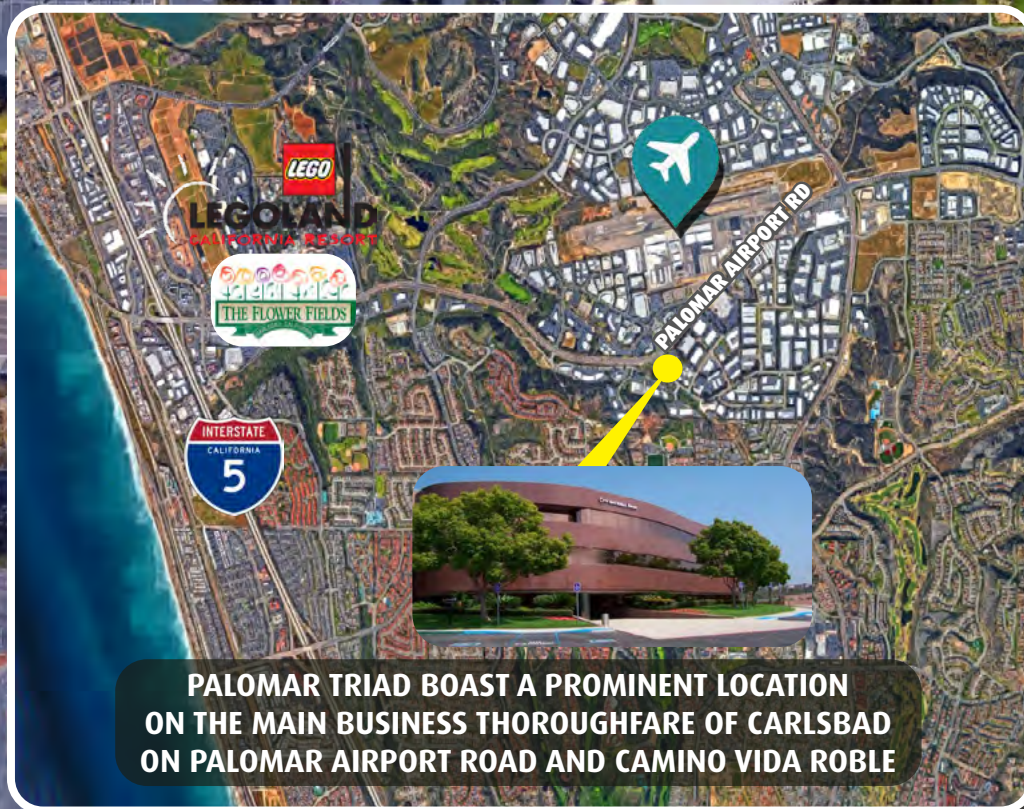
ASK ABOUT OUR
DOWNTOWN WORKS
PACKAGE

DOWNTOWN WORKS PACKAGE HIGHLIGHTS

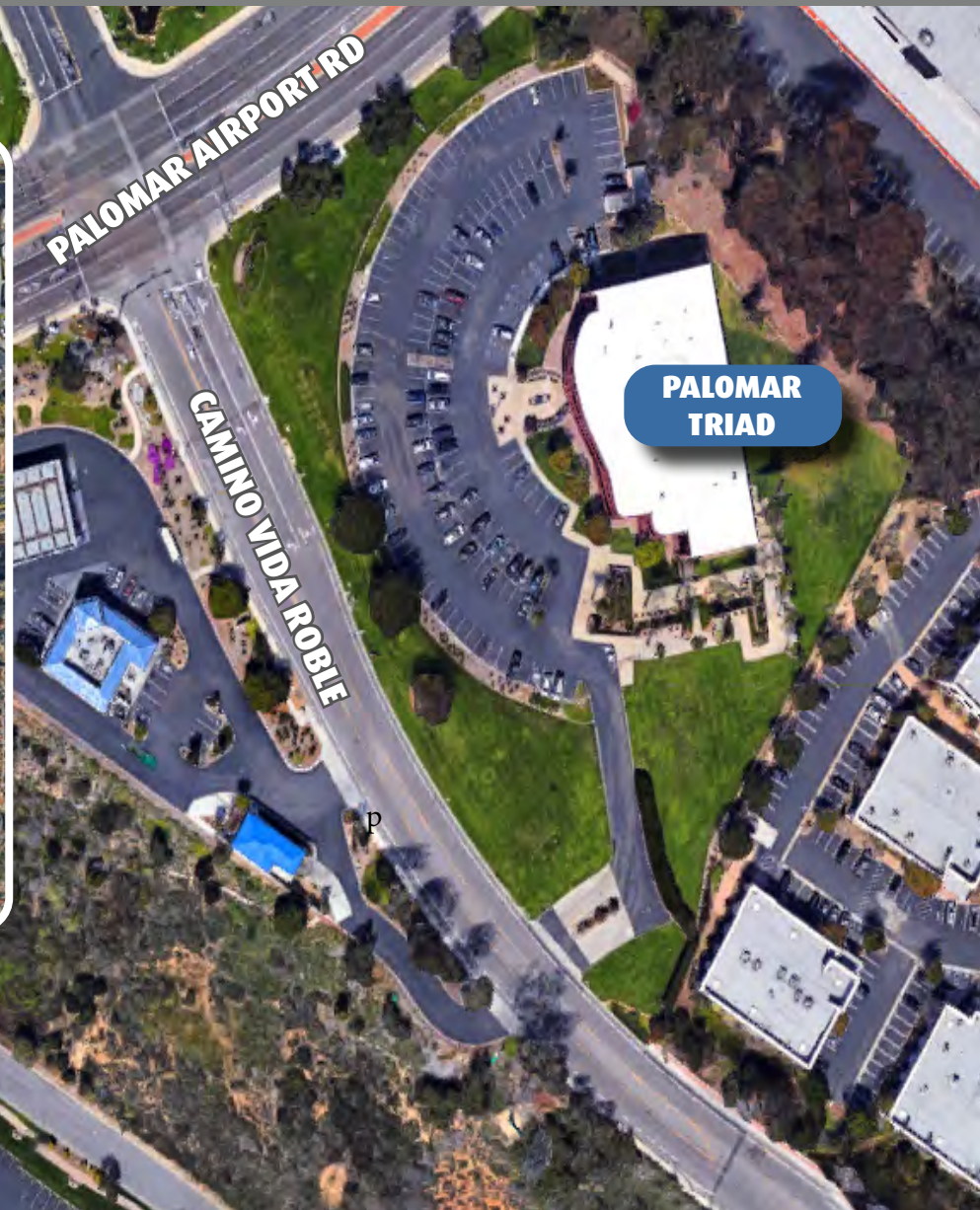
- Premier creative office build-out available!
- Modern design and upgraded aesthetics
- High-speed, fiber optic internet included
- 1 Membership to Downtown Works Co-Working space per 1,000 SF!
- Floor to ceiling glass office and conference room walls
- Modernized kitchen/kitchenette build
- Upgraded designer lighting fixtures
- Exposed ceiling
- Faux brick accent walls for loft style layout

PALOMAR TRIAD

2011 PALOMAR AIRPORT ROAD, CARLSBAD CA 92011



PALOMAR TRIAD BOAST A PROMINENT LOCATION ON THE MAIN BUSINESS THOROUGHFARE OF CARLSBAD ON PALOMAR AIRPORT ROAD AND CAMINO VIDA ROBLE



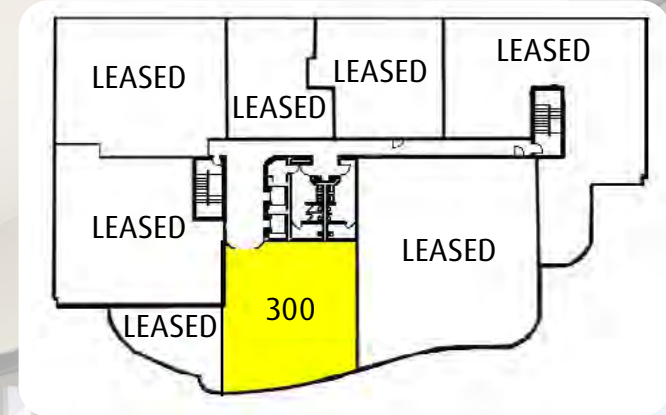
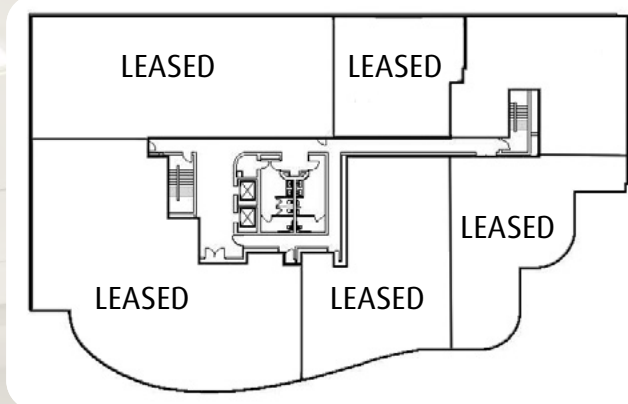
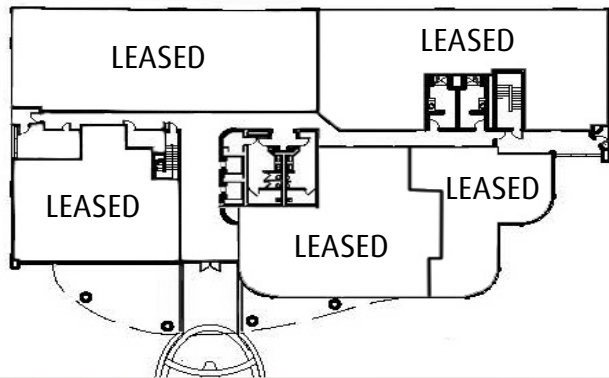
PALOMAR TRIAD

PALOMAR TRIAD

2011 PALOMAR AIRPORT ROAD, CARLSBAD CA 92011



1,978 SF AVAILABLE



SUITE	RSF	AVAILABLE
300	1,978	30 Days

Photo shown is for illustration purpose only. The actual suite may vary from the image

PALOMAR TRIAD

2011 PALOMAR AIRPORT ROAD, CARLSBAD CA 92011



**ASK ABOUT OUR
DOWNTOWN WORKS
PACKAGE**

SUITE 300 | 1,978 RSF

- Multiple Private Offices
- Window Lined Office Space Facing West
- Tenant Improvements Available!
- Conference Room
- Available in 30 Days
- Contact for more details & rate

Ste
300

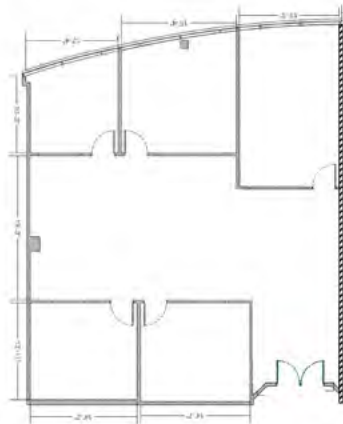


Photo shown is for illustration purpose only. The actual suite may vary from the image.

PALOMAR TRIAD

2011 PALOMAR AIRPORT ROAD, CARLSBAD CA 92011



**BUILDING TOP SIGNAGE AVAILABLE
FACING PALOMAR AIRPORT ROAD
WITH VISIBILITY TO 38,400/CARS PER DAY**



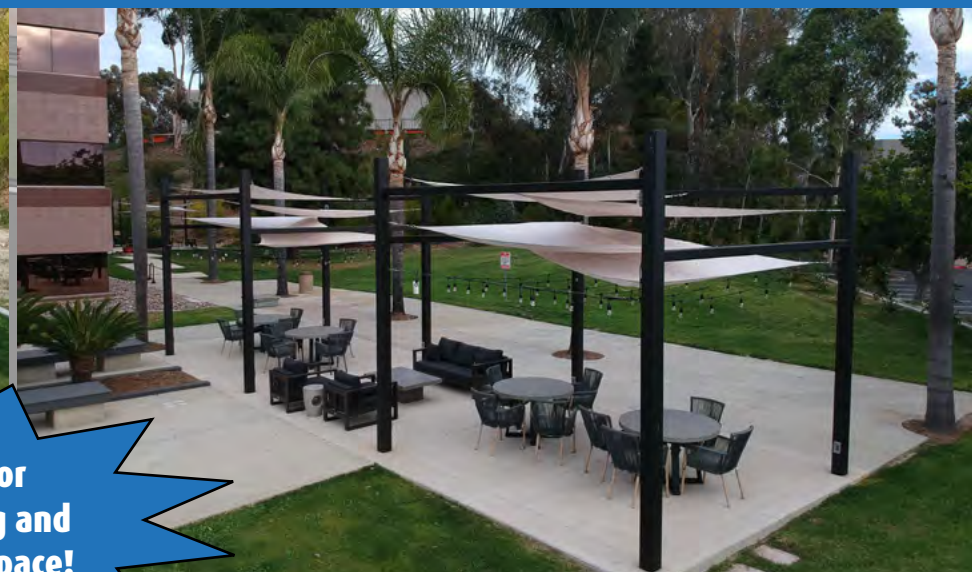
This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, with drawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.

PALOMAR TRIAD

2011 PALOMAR AIRPORT ROAD, CARLSBAD CA 92011



OUTDOOR AMENITIES



**New Outdoor
Work, Meeting and
Entertaining Space!**



PALOMAR TRIAD

2011 PALOMAR AIRPORT ROAD, CARLSBAD CA 92011



858.360.3000 | caacre.com

TODD SIMONSEN
Sales Associate
Todd@caacre.com
Lic # 02131564

MIKE CONGER
Principal
Mike@caacre.com
Lic # 01381193

BRIAN JENKINS
Principal
Brian@caacre.com
Lic # 01814828