

The Towers at *Bressi Ranch*

6106 Innovation Way, Carlsbad CA 92009



FOR SALE | \$944,000 (\$320/SF)
2,950 SF OFFICE/ R&D CONDO



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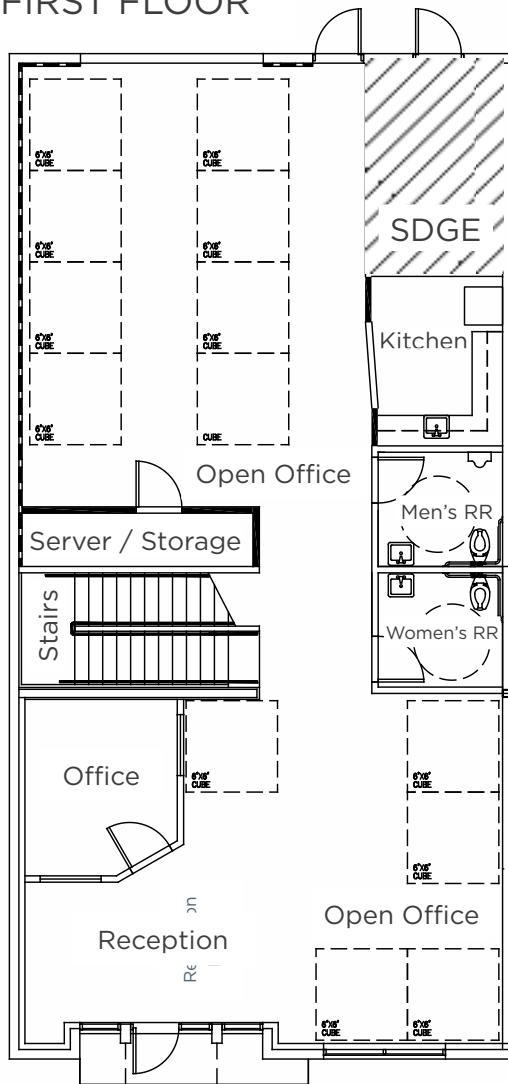
- **2,950 SF CLASS B OFFICE/ R&D CONDO** available for sale in the exclusive Bressi Ranch area of Carlsbad, CA.
- Available Immediately for Occupancy
- APN Parcel # 213-262-13-17.
- Ratio of 3.25/1,000 SF.
- **CURRENTLY 100% OFFICE BUILD-OUT:** reception/lobby, 3 private offices, conference room, open office areas with 21' ceiling height, in-suite restrooms, copy/fax area, server/storage room. **NOTE: THE "OPEN OFFICE AREA" CAN BE EASILY CONVERTED TO WAREHOUSE IF NEEDED.**
- Building **SIGNAGE** available.
- Enhanced landscape throughout.
- US Green Building Council Construction (LEED Certified).
- Located within the 130-acre master planned **BRESSI RANCH** Corporate Center with multiple restaurants, services and amenities and close proximity to Palomar McClellan Airport.



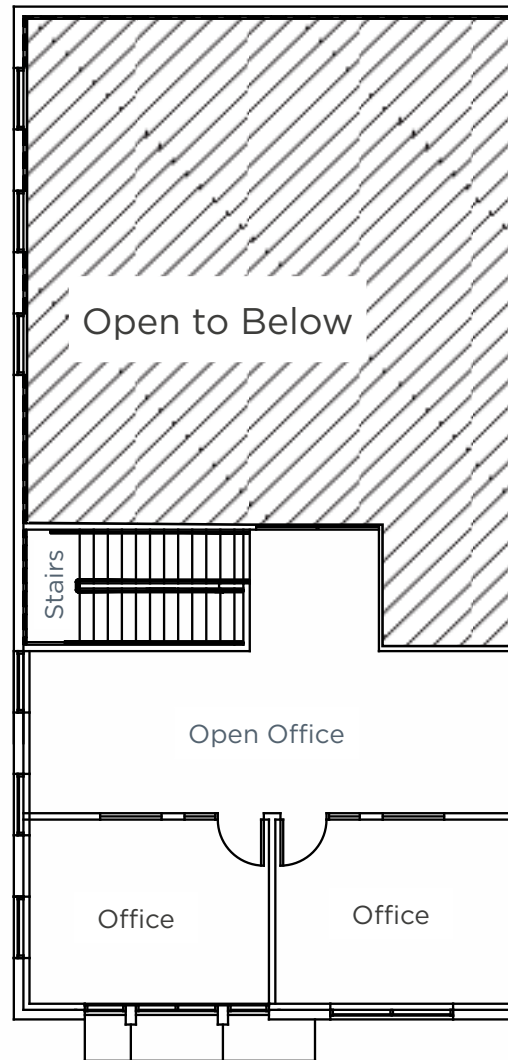
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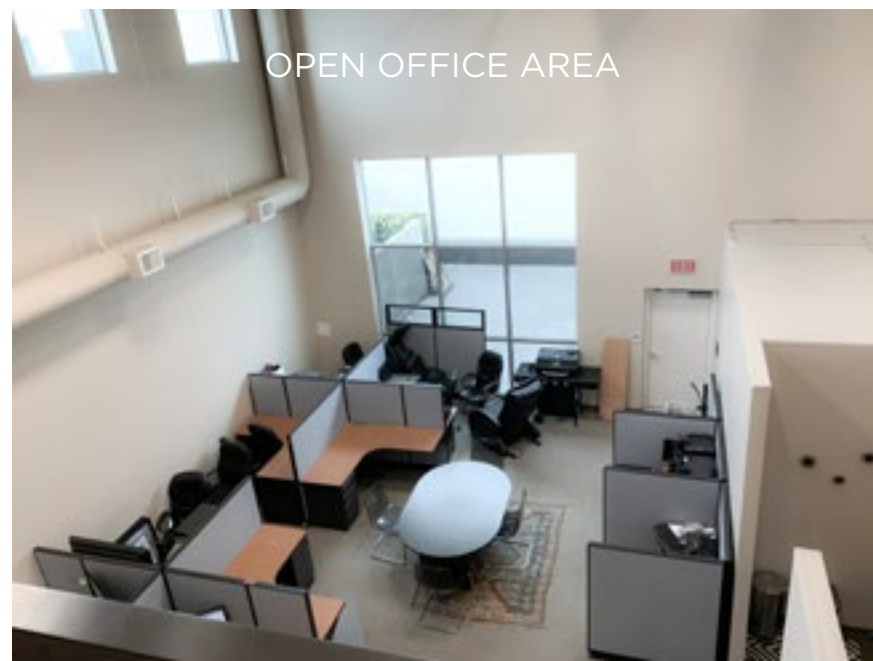
FIRST FLOOR



SECOND FLOOR



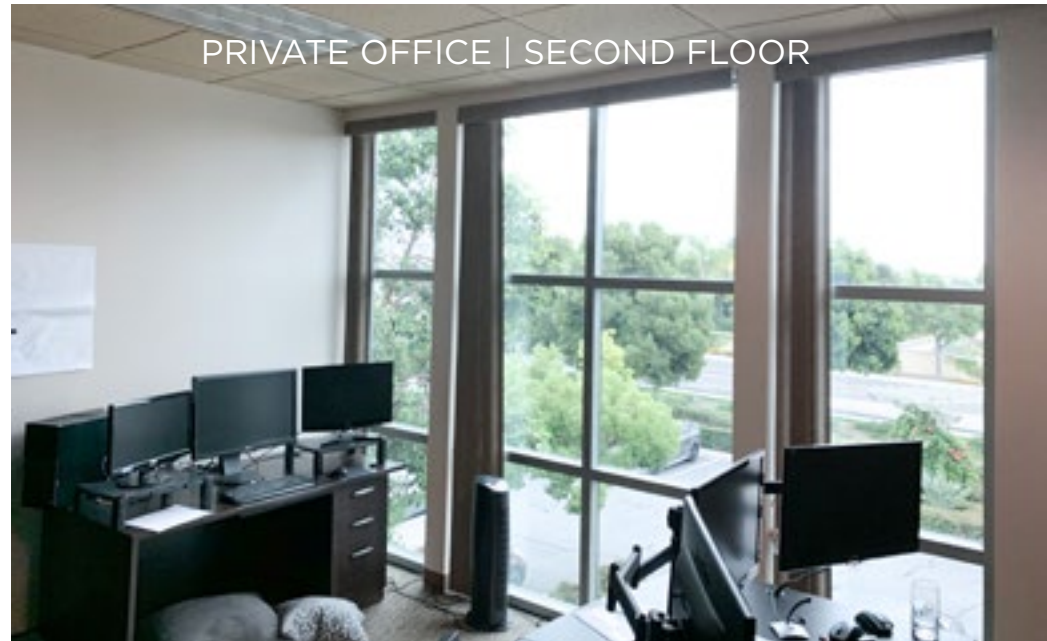
RECEPTION



OPEN OFFICE AREA

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The Towers at *Bressi Ranch*

SITE PLAN

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MENDOCINO FARMS
sandwich market



CRAVORY
CORBICE

Peets Coffee & Tea



néktek



the hair method

Bravo Jewellers

TRADER JOE'S

PURE/BURGER

CHASE

Happiness Nails & Spa

Luna Grill

POSTAL ANNEX
Your Home Office.

FISH DISTRICT



Rubio's
FRESH MEXICAN GRILL

STAPLES

SUBWAY



Holiday Inn

Eureka Burger
Gourmet Burgers & Craft Beer



Chipotle

NOODLES

Tanora



FIVE GUYS
BURGERS and FRIES

EL CAMINO REAL

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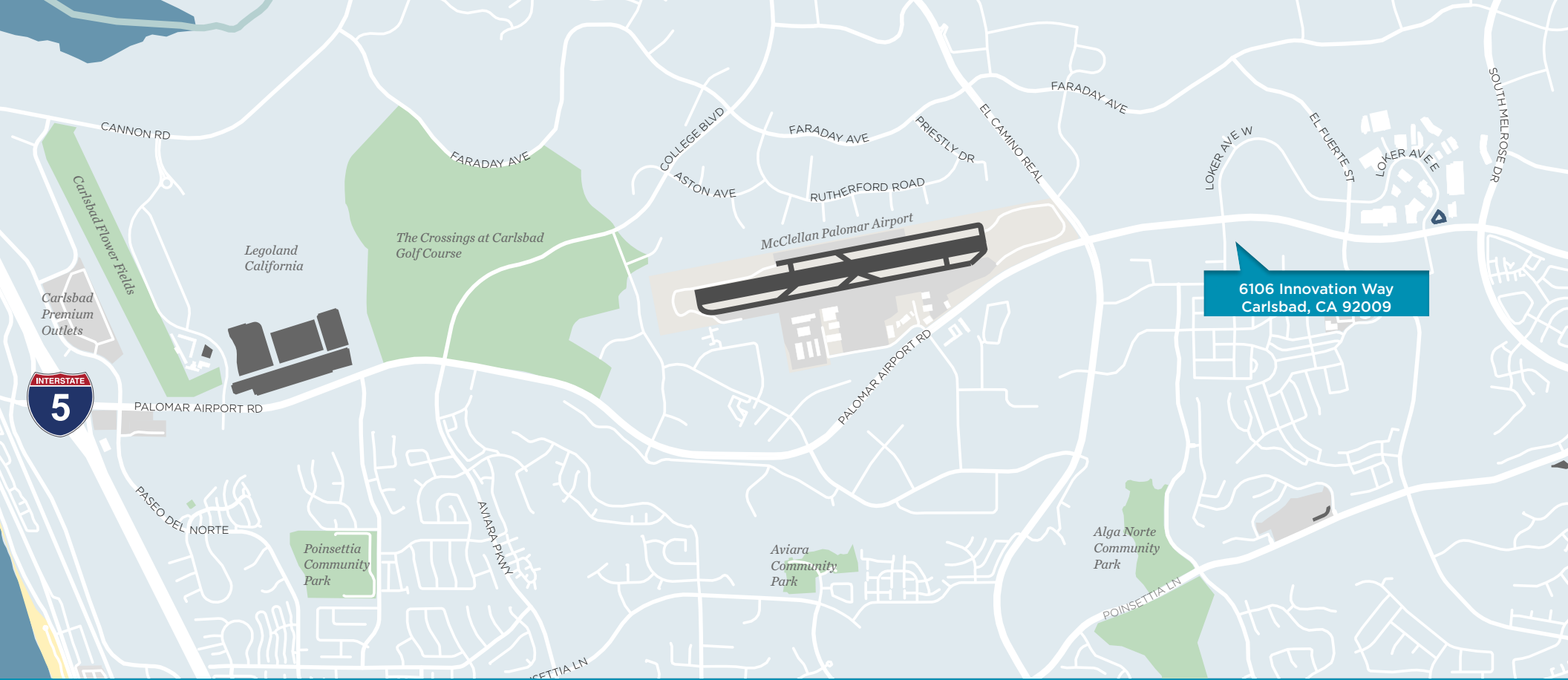


CARLSBAD MCCLELLAN
PALOMAR AIRPORT

PALOMAR AIRPORT RD.

EL FUERTE ST

FARADAY AVE.



For more information, contact:

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