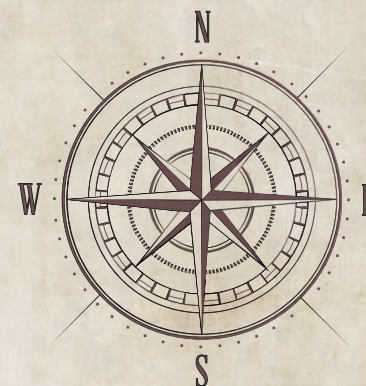


SAFE, CLEAN
EXCLUSIVE
WORK ENVIRONMENT



CAMINO WEST
BUSINESS CENTER



FOR LEASE
6351 6353 6355
CORTE DEL ABETO
CARLSBAD, CA 92011



HIGHLIGHTS

- High image multi-tenant business park
- Excellent location, West of El Camino Real
- 3/1,000 SF parking ratio
- Locally owned and managed
- Attractive landscaping
- Campus-like setting
- Outdoor eating areas
- Internet: Fiber Connectivity Available

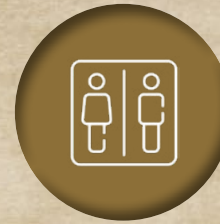
CAMINO WEST GIVES YOU THE ABILITY TO MAKE SAFE AND SMART CHOICES FOR EMPLOYEES AND CUSTOMERS, FEATURING:



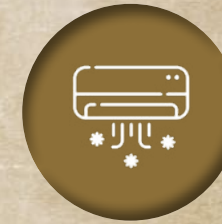
DEDICATED ENTRANCE AL-
LOWING UNRESTRICTED
ACCESSIBILITY



DIRECT SUITE ACCESS
WITHOUT THE NEED TO
SHARE AN ELEVATOR



PRIVATE, IN-SUITE
RESTROOMS



SEPARATE HVAC SYSTEMS
WITH MERV-RATED FILTERS



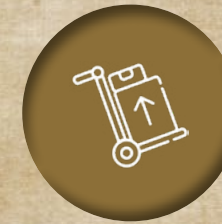
ELECTRONIC SIGNING &
LEASE PAYMENT
SYSTEM



VACANT SPACES
THOROUGHLY CLEANED
PRIOR TO MOVE-IN



AMPLE OUTDOOR SPACE
ALLOWS FOR SOCIAL
DISTANCING BREAKS

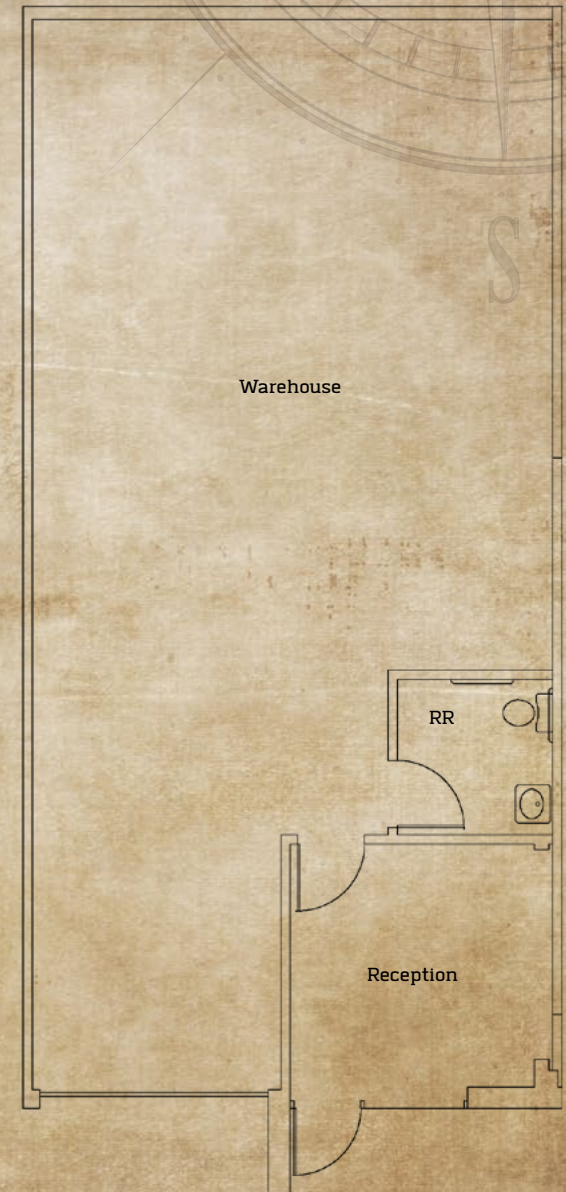


PARKING IN CLOSE
PROXIMITY TO BUILDING;
ALLOWS FOR EASY CUSTOMER
PICK-UP AND DELIVERY

YOU HAVE CONTROL OF YOUR OWN WORK ENVIRONMENT.
YOU MAKE DECISIONS ABOUT YOUR SPACE WITHOUT BEING IMPACTED BY OTHERS.

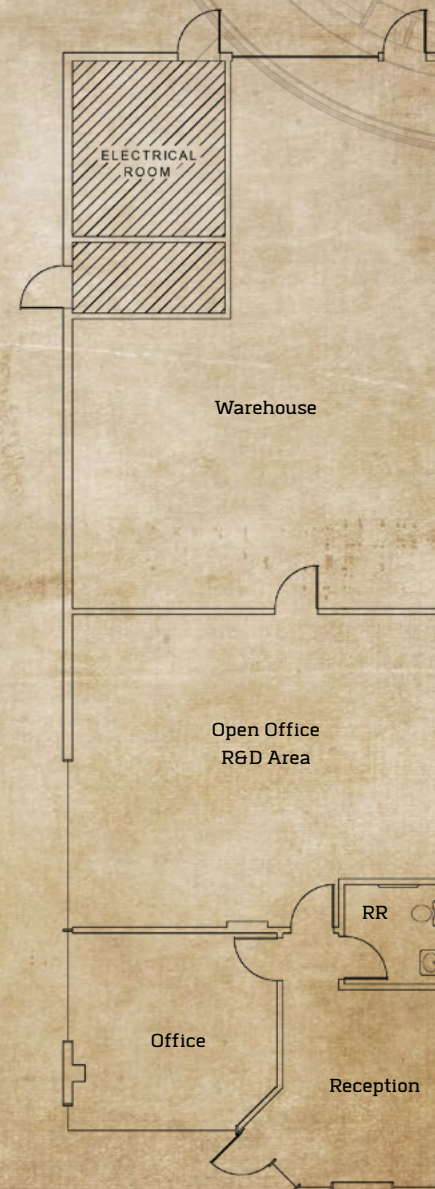
AVAILABILITY & FLOOR PLAN

6351 CORTE DEL ABETO					
Suite	Total SF	Base Rent / SF	Base Rent / MO	Type	Available
103	1,268	\$1.30 + CAM	\$1,585.00	FLEX	01/01/21
*CAM Charge of \$0.13 / SF will be charged in addition to base rent.					
Call to tour suite					



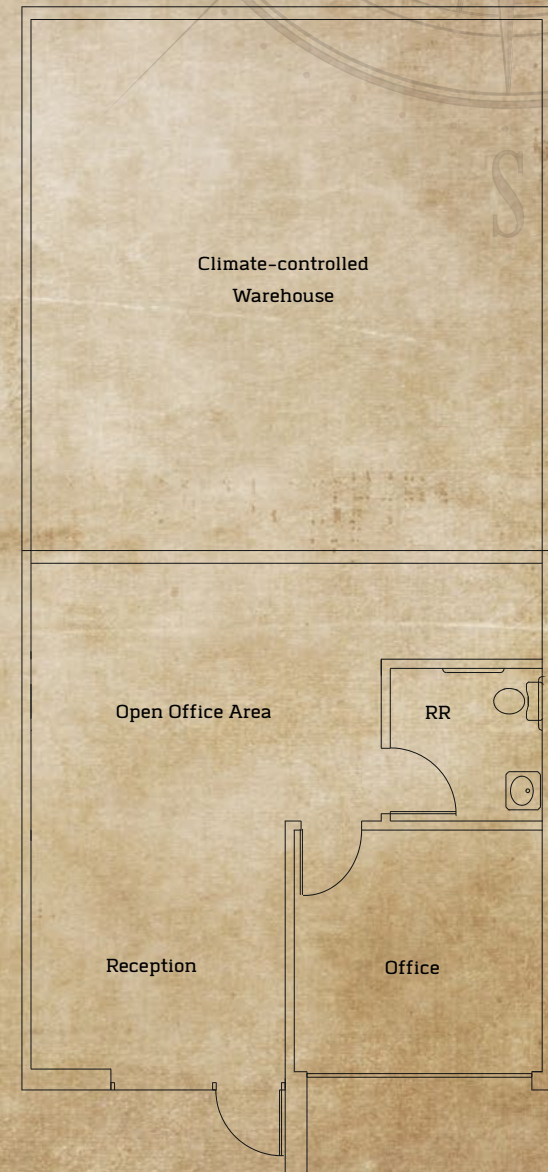
AVAILABILITY & FLOOR PLAN

6353 CORTE DEL ABETO					
Suite	Total SF	Base Rent / SF	Base Rent / MO	Type	Available
100	2,000	\$1.25 + CAM	\$2,500.00	FLEX	01/01/21
*CAM Charge of \$0.13 / SF will be charged in addition to base rent.					
Call to tour suite					



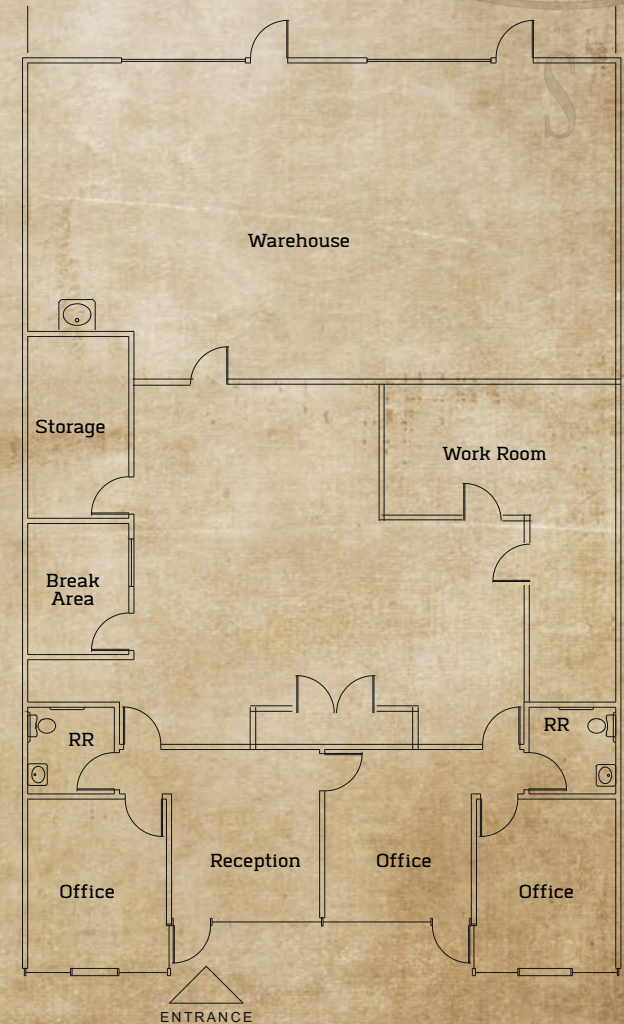
AVAILABILITY & FLOOR PLAN

6355 CORTE DEL ABETO					
Suite	Total SF	Base Rent / SF	Base Rent / MO	Type	Available
102	1,802	\$1.30 + CAM	\$2,25250	FLEX	01/01/21
*CAM Charge of \$0.13 / SF will be charged in addition to base rent. 40% office.					
Call to tour suite					



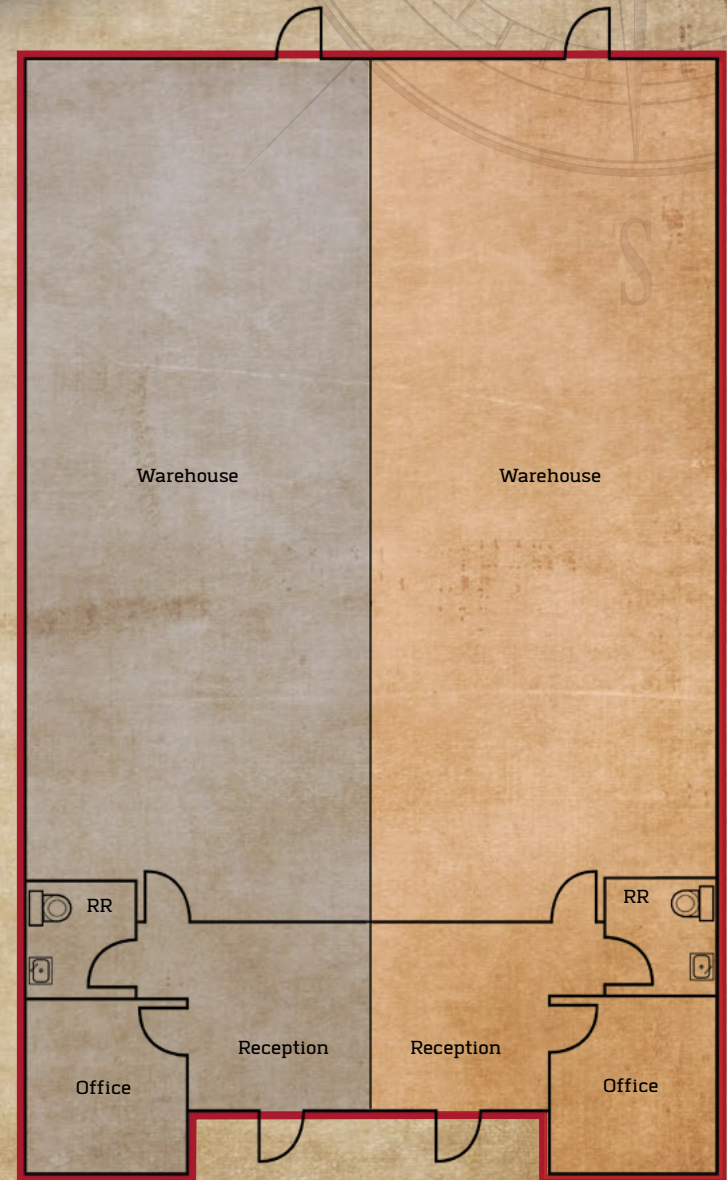
AVAILABILITY & FLOOR PLAN

6355 CORTE DEL ABETO					
Suite	Total SF	Base Rent / SF	Base Rent / MO	Type	Available
103-104	3,604	\$1.25 + CAM	\$4,505.00	FLEX	01/01/21
*CAM Charge of \$0.13 / SF will be charged in addition to base rent. 60% office.					
Call to tour suite. Potential to Demise Suite for Long Term Deal					



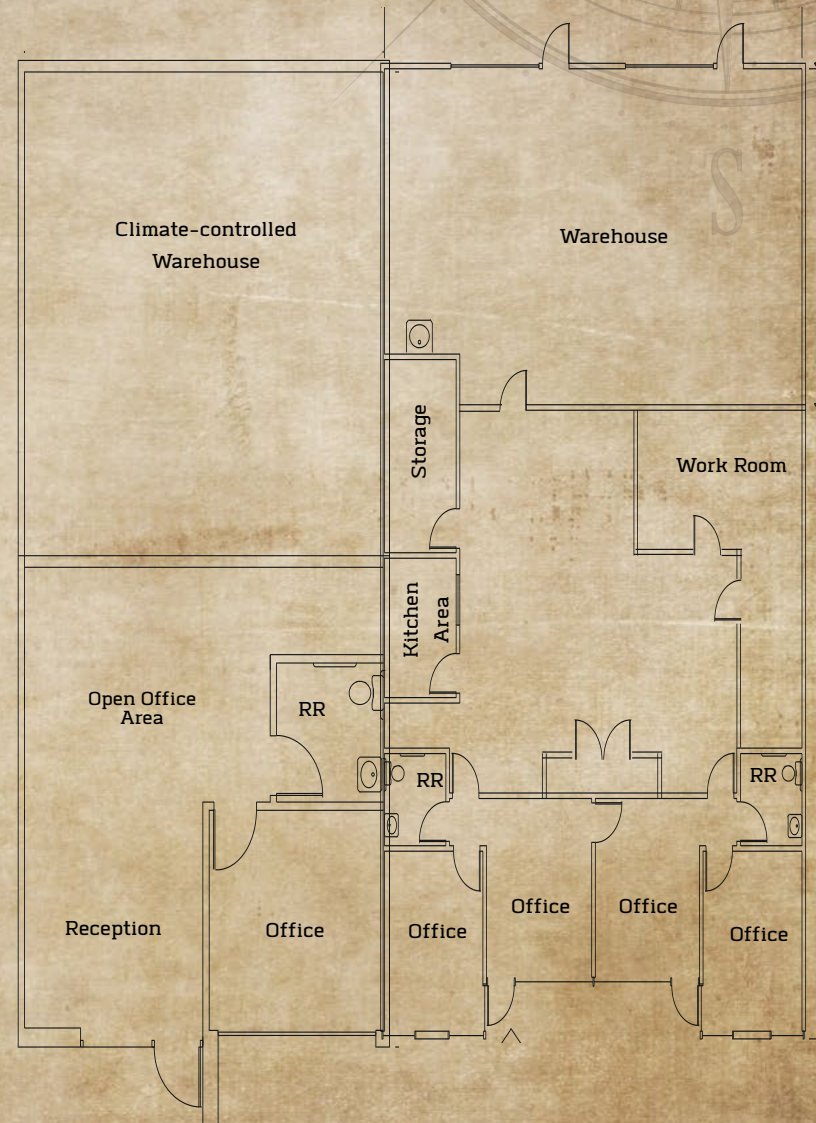
AVAILABILITY & FLOOR PLAN

6355 CORTE DEL ABETO					
DEMISED & DEMISED, CONTIGUOUS OPTIONS					
Suite	Total SF	Base Rent / SF	Base Rent / MO	Type	Available
103	1,802	\$1.30 + CAM	\$2,342.60	FLEX	01/01/21
104	1,802	\$1.30 + CAM	\$2,342.60	FLEX	01/01/21
103-104	3,604	\$1.25 + CAM	\$4,505.00	FLEX	01/01/21
*CAM Charge of \$0.13 / SF will be charged in addition to base rent. 60% office.					
Call to tour suite. Potential to Demise Suite for Long Term Deal					



CONTIGUOUS OPTION SUITE 102, 103, 104

6355 CORTE DEL ABETO					
Suite	Total SF	Base Rent / SF	Base Rent / MO	Type	Available
102-104	5,406	\$1.25 + CAM	\$6,757.50	FLEX	01/01/21
*CAM Charge of \$0.13 / SF will be charged in addition to base rent.					
Call to tour suite					





WESTON YAHN

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LIC 01975469

WESTON.YAHN-CUSHWAKE.COM

MELANIE HAYNES

760 431 3848

LIC 02043811

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**CUSHMAN &
WAKEFIELD**

COVID-19 PREVENTION PLAN