

1896 RUTHERFORD ROAD

# CARLSBAD RESEARCH CENTER

CARLSBAD, CA 92008

47,056 SF | For Lease – Flex / R&D Space

**CBRE**



## BUILDING FEATURES



High profile location on the corner of Rutherford Road and Faraday Ave



Walking distance from The Island @ Carlsbad Retail Center – restaurants, food court, and retail services



±22,698 SF of office (includes approx. 7,177 SF of mezzanine office)



19,358 SF of warehouse



151 On-Site parking spaces (3.21/1,000 SF)



22' Minimum Clear Height



2.883 AC Site



Fire sprinklers throughout (.45/3,000 SF)



2 grade level doors (expandable to 4)



1 dock high loading door



Heavy power – 2,000 Amp, 277/480 V, 3 phase/4 wire



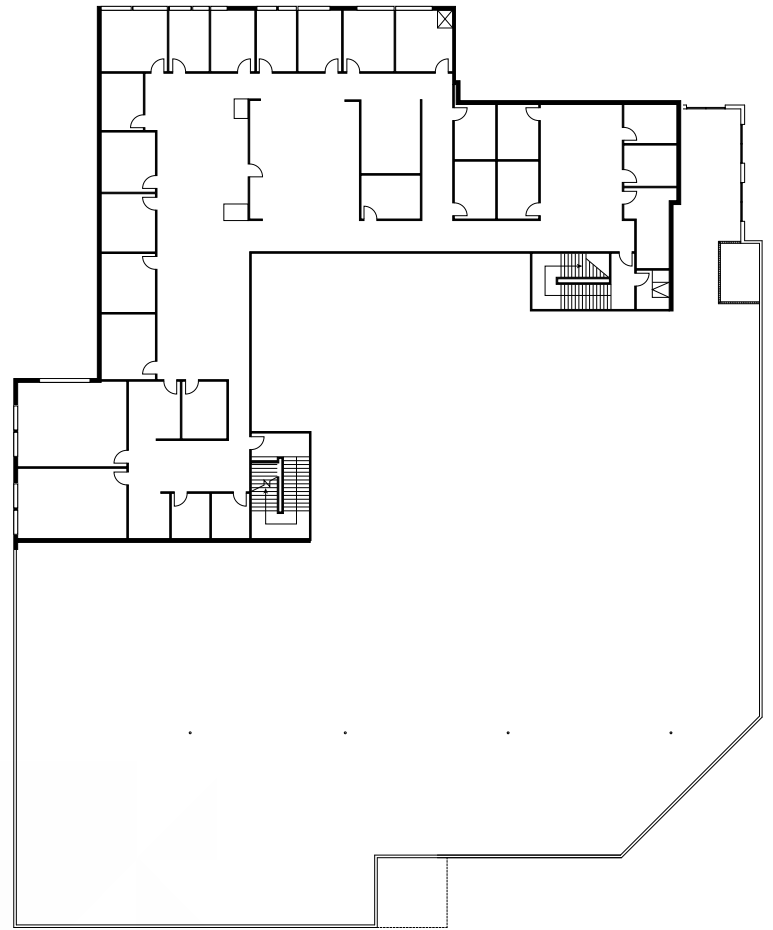
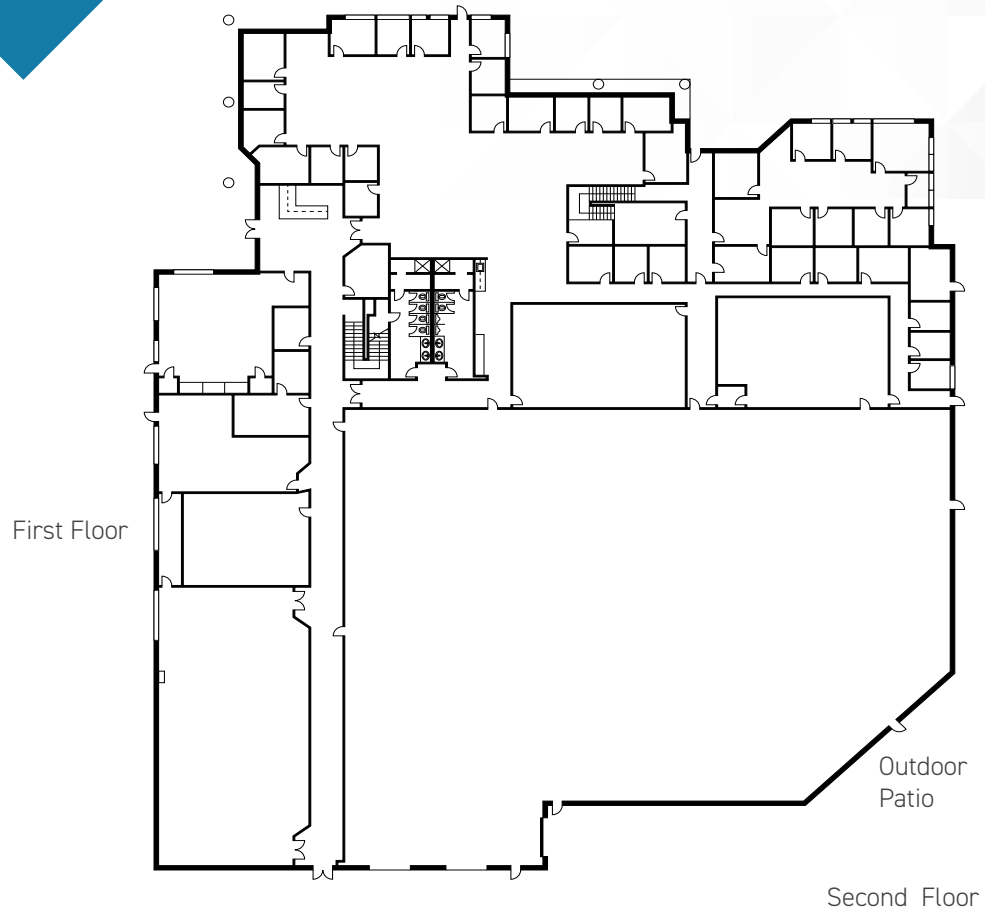
Lease Rate – Negotiable



OpEx – TBD



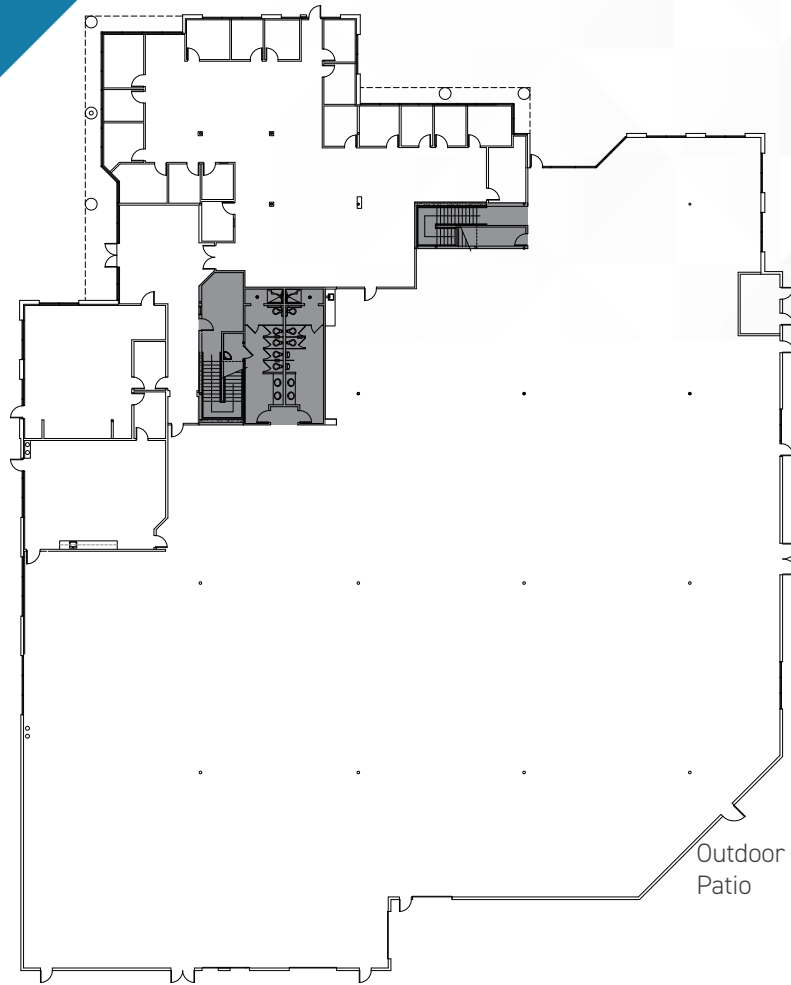
EXISTING  
FLOOR PLANS



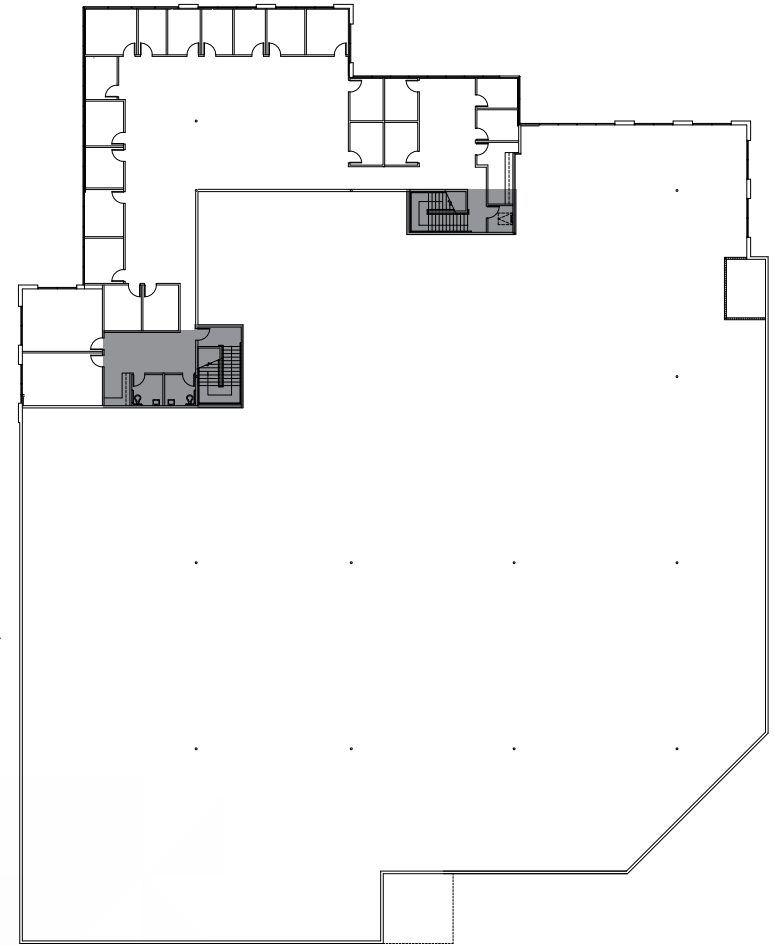
\*Includes approx. 7,177 SF of mezzanine office

PROPOSED  
FLOOR PLANS

First Floor



Second Floor



\*Proposed plan to remove a portion of the office



# AREA AMENITIES / CORPORATE NEIGHBORS



AGUA HEDIONDA

ISLAND AT CARLSBAD  
FOOD COURT & RETAIL

CANNON RD

PALOMAR AIRPORT RD

COLLEGE BLVD



NIXON



Medtronic

ThermoFisher  
SCIENTIFIC

ASTON AVE

NOVARTIS



GENOPTIX  
MEDICAL LABORATORY



greatcall



SynergEyes

legrand



NETGEAR

Rubio's  
STEAK MEDIUM GRILL

TaylorMade

MCCLELLAN-PALOMAR AIRPORT

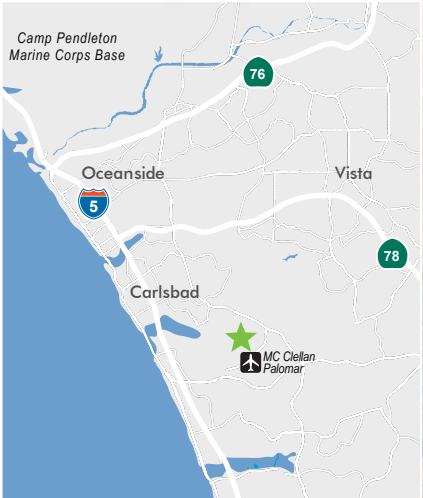


Abbott

IONIS  
PHARMACEUTICALS



Scripps



MAXLINEAR

Alphatec Spine

EL CAMINO REAL



FedEx  
Express

BECKMAN  
COULTER



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## CONTACTS

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