

FOR SALE OR LEASE > ±11,840 RSF IN CARLSBAD

Professional Office Building

2036 Corte Del Nogal | Carlsbad, CA 92011



FEATURES:

- » +/- 11,840 RSF Available Now (divisible)
- » Two-story freestanding building
- » Carlsbad Airport Center
- » High quality improvements
- » Extensive glass line
- » Elevator-served
- » 4/1,000 Parking Ratio
- » **SALE PRICE: \$2,841,600 (\$240/SF)**
- » **LEASE RATE: \$1.65/SF + Electric**



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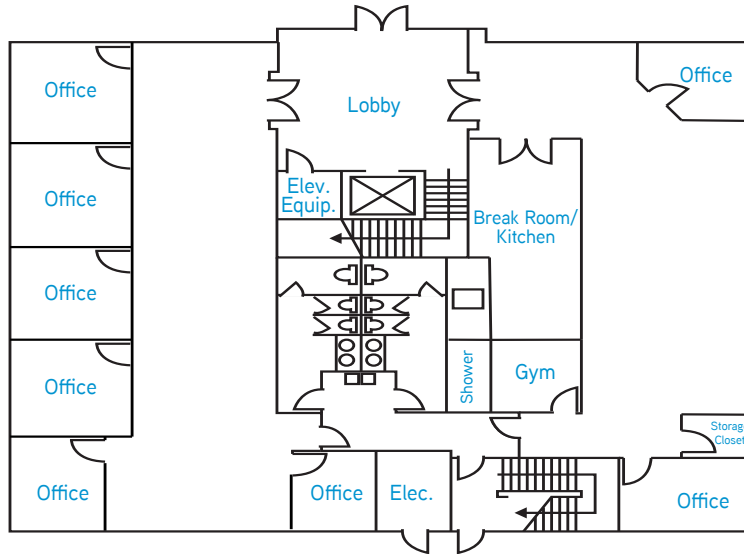
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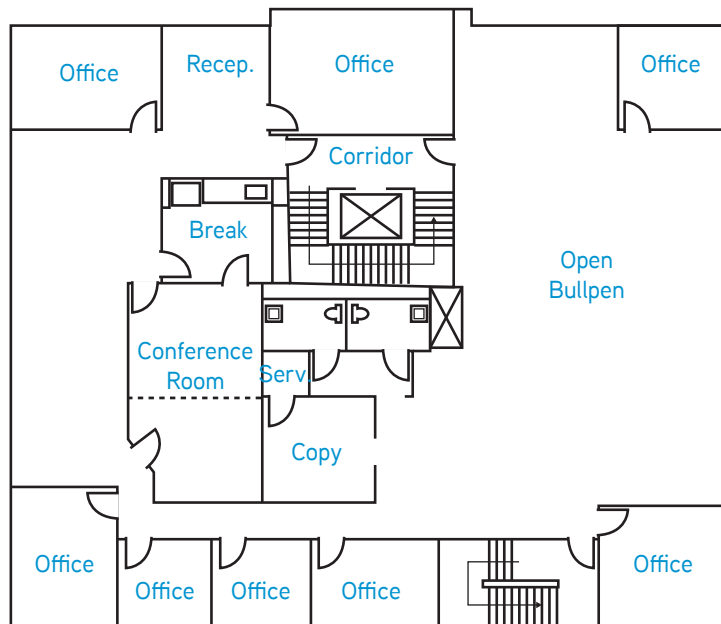
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FLOORPLAN | 1ST FLOOR | ±5,017 SF



FLOORPLAN | 2ND FLOOR | ±6,823 SF



*Floorplan is not to scale

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