

1811
ASTON
CARLSBAD

CBRE





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CARLSBAD

- 56,721 SF Class A office building
- Building and monument signage opportunities
- Parking: 3236 spaces (4.0/1,000SF)
- Panoramic views
- Dramatic two-story lobby with indoor water feature and stone clad free standing elevator shaft
- Resort quality bathrooms with separate shower and locker rooms
- Cox & AT&T high-speed fiber connectivity available
- On-site property management

AVAILABILITY

1811 ASTON AVENUE, CARLSBAD CA 92008

LEASE RATE: \$2.85/RSF/MO + UTILITIES

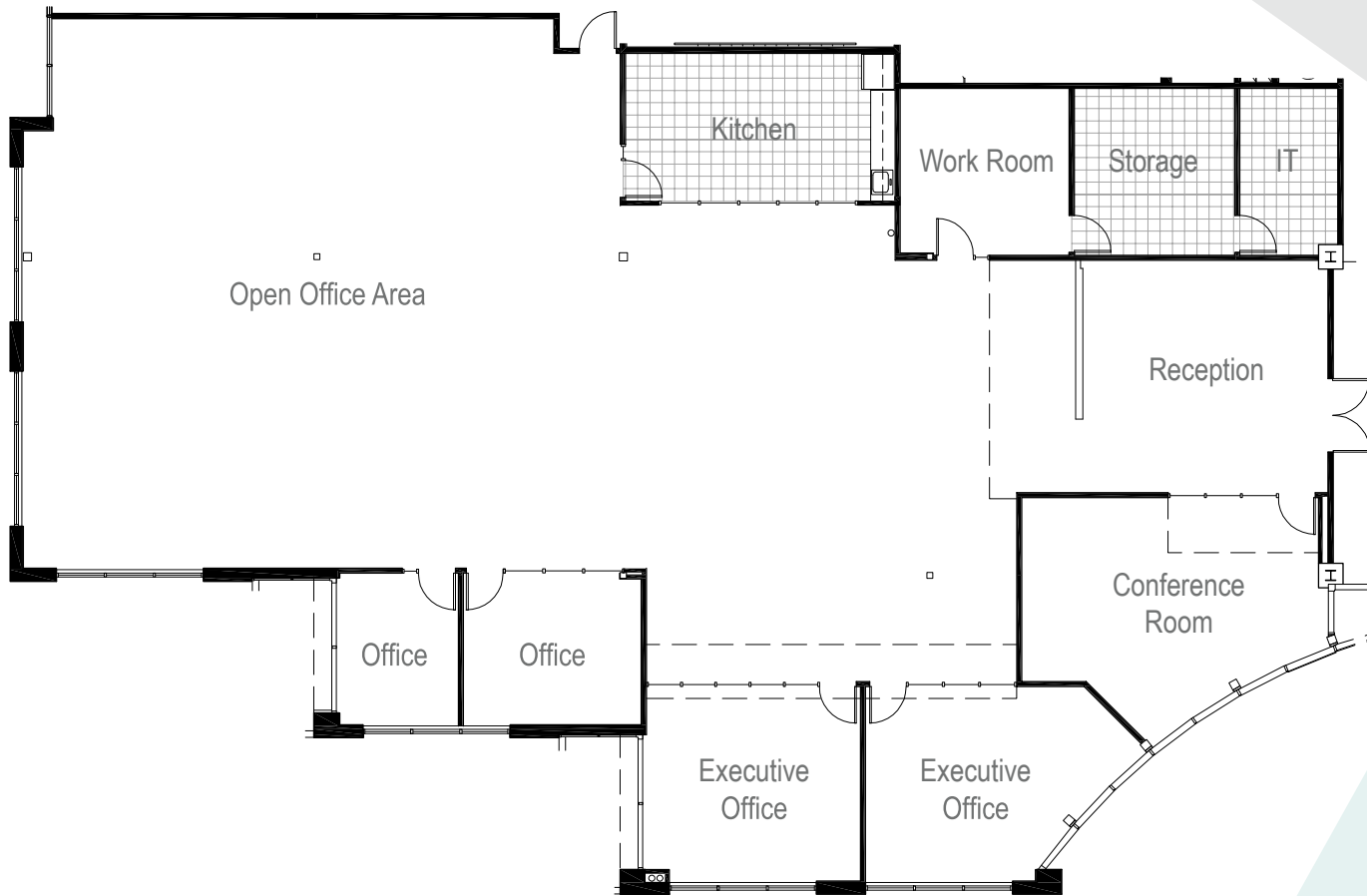
FLOOR	SUITE	SQUARE FEET	COMMENTS
1 ST	100	7,140 RSF	Brand New Spec Suite
1 ST	103	4,649 RSF	Spec Suite
1 ST	104	6,886 RSF	Brand New Spec Suite
1 ST	106	6,905 RSF	Brand New Spec Suite



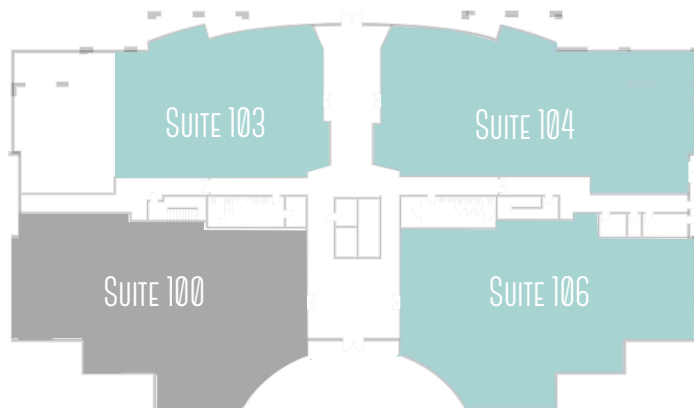


SUITE 104





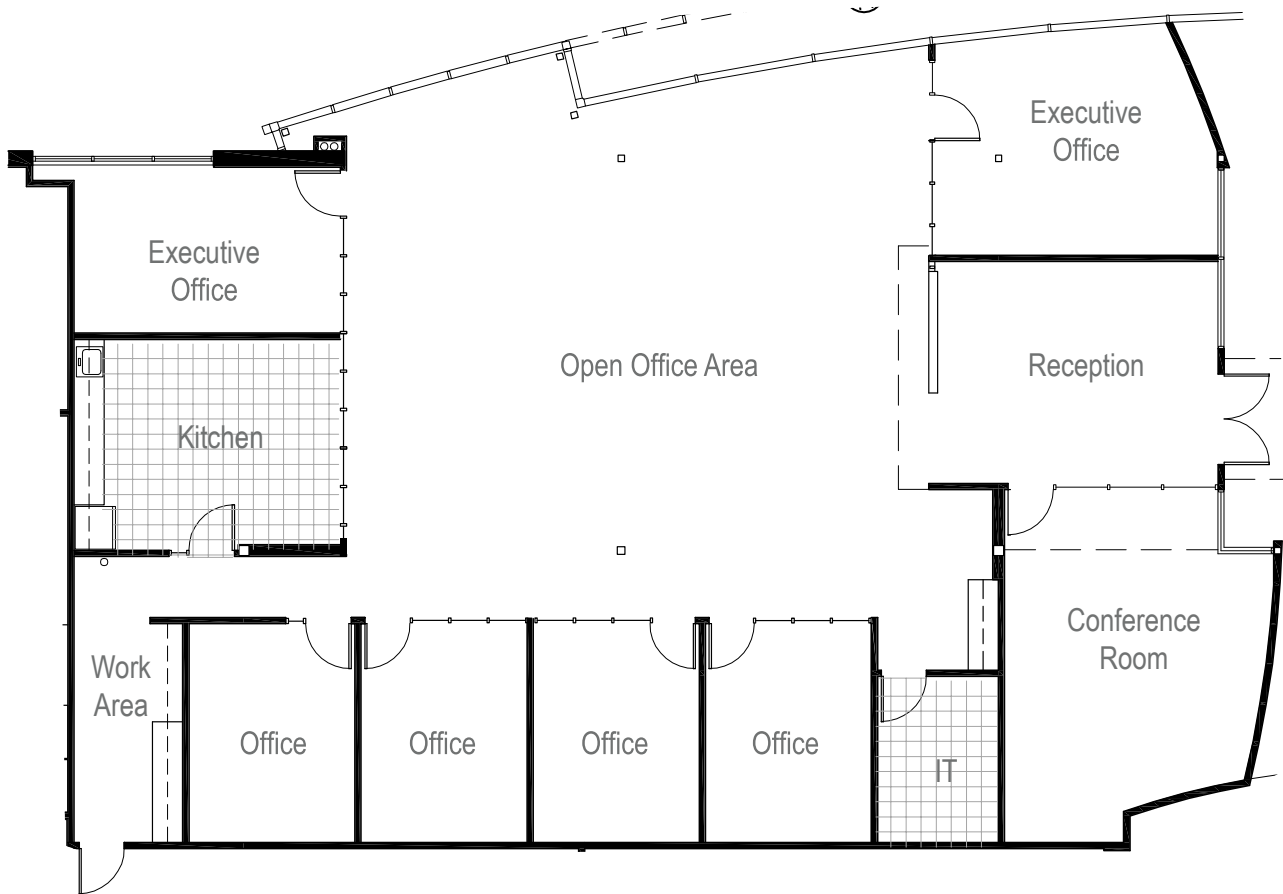
FIRST FLOOR



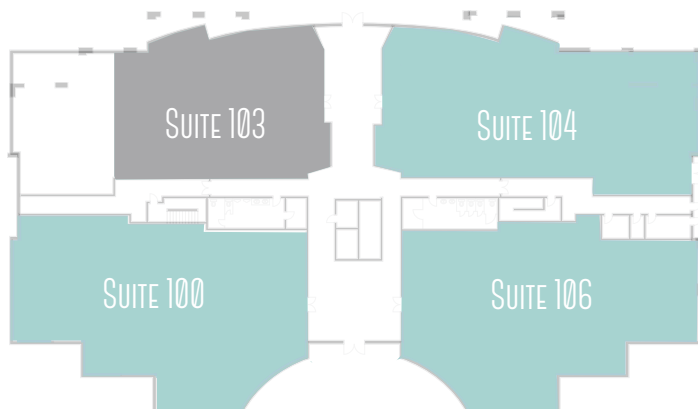
SUITE 100

7,140 RSF

- + BRAND NEW SPEC SUITE
- + Prominent double door entrance off the lobby
- + Conference room
- + Open office area
- + 2 executive offices
- + 2 private offices
- + Print room
- + Break room
- + IT room with dedicated HVAC
- + Storage



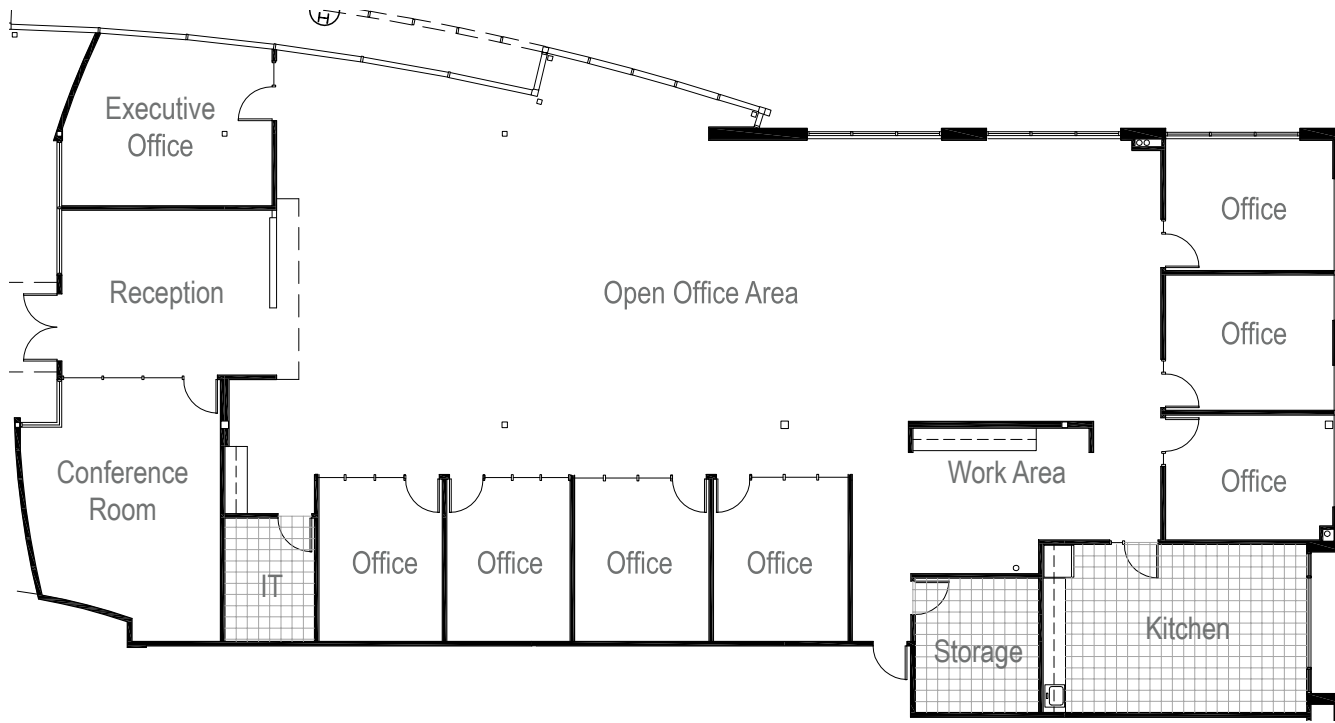
FIRST FLOOR



SUITE 103

4,649 RSF

- + SPEC SUITE
- + Reception with prominent double door entrance off the lobby
- + Extensive glass-line
- + Conference room
- + Open office area
- + 2 executive offices
- + 4 private offices
- + Kitchen
- + Work area
- + IT room with dedicated HVAC

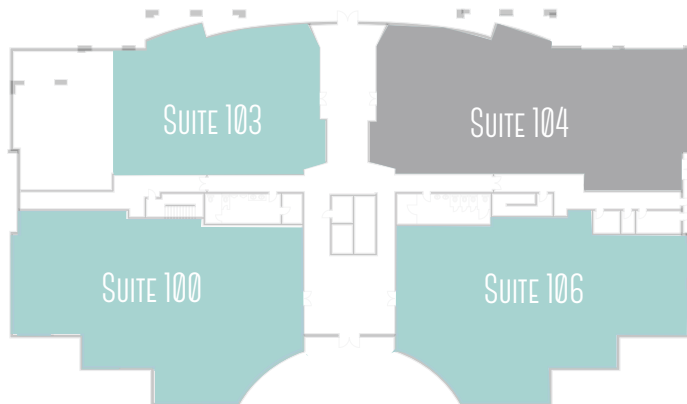


SUITE 104

6,886 RSF

- + BRAND NEW SPEC SUITE
- + Reception with prominent double door entrance off the lobby
- + Extensive glass-line
- + Conference room
- + Open office area
- + 1 executive office
- + 7 private offices
- + Kitchen
- + Work area
- + Storage
- + IT room with dedicated HVAC

FIRST FLOOR





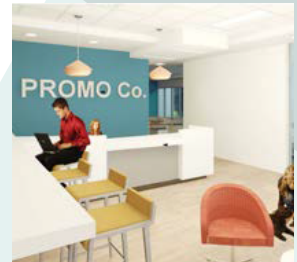
Open work area



Break room

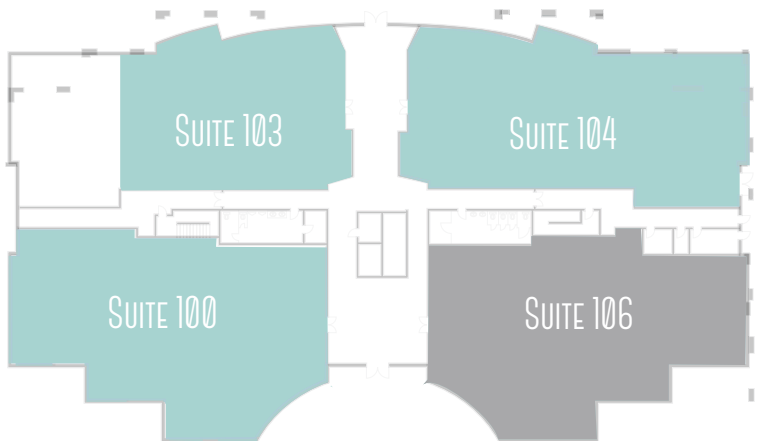


Reception / Lounge



Reception / Lounge

FIRST FLOOR



SUITE 106

6,905 RSF

- + BRAND NEW SPEC SUITE
- + Reception with prominent double door entrance off the lobby
- + Extensive glass-line
- + Conference room
- + Open office area
- + 2 executive offices
- + 2 private offices
- + Kitchen / break room
- + Work room
- + Storage
- + IT room with dedicated HVAC

LOCATION

1811 ASTON AVENUE, CARLSBAD CA 92008



2.2 Miles to I-5
5.7 Miles To Hwy-78



2.8 Miles to McClellan Palomar Airport



0.5 Miles to Island @ Carlsbad
Retail Center & Food Court



750 Feet to Emerald Lake



Close proximity to **Lodging & Corporate Housing**



Close proximity to **Crossings @ Carlsbad & Aviara Golf Club**



4 Miles to Legoland & SEA LIFE Aquarium

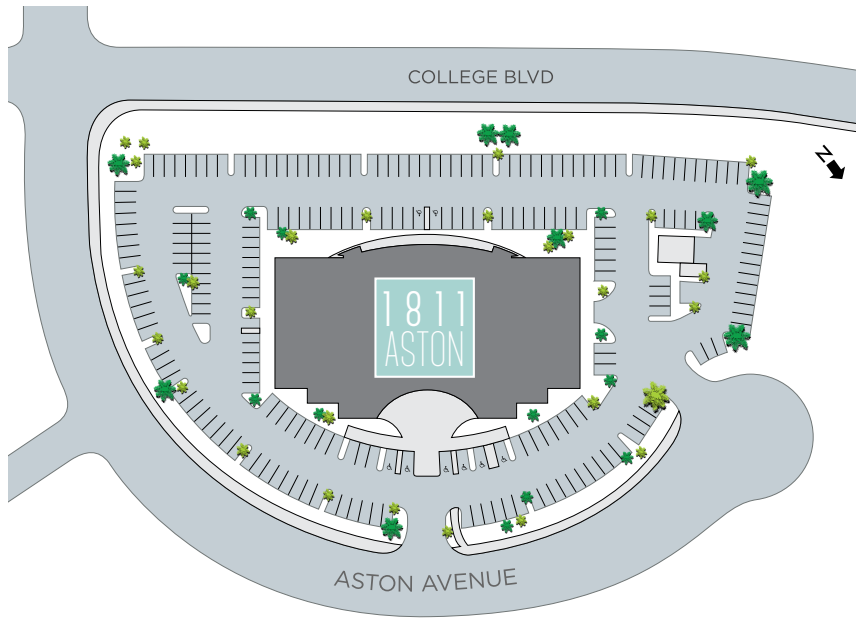


1.3 Miles to 24 Hour Fitness Super Sport



2.8 Miles to Pristine Carlsbad Beaches





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Professionally Owned & Managed By:

The Blackmore Company
INDUSTRIAL REAL ESTATE

The Blackmore Company is a full service real estate company based in Carlsbad, California. Over the last 35 years, they have established themselves as one of Southern California's most successful owners and developers of Office/R&D product by delivering the highest standard of quality and attention to their Tenants and Properties alike. The Blackmore Company owns and operates a diverse portfolio of approximately 700,000 square feet of high-image industrial, R&D and office properties, and are proudly the largest owner of commercial real estate within the desirable Carlsbad Research Center.

The Blackmore Company is historically known for their commitment to long-term ownership and portfolio management. They incorporate modern property upgrades and efficiencies that far exceed industry standards to assure long-term value and reduced operating costs. By combining these enhancements with their signature use of extensive high quality reflective glass, The Blackmore Company is able to create attractive, high quality and timeless facilities.

Some of their current tenants include:



Exclusively Marketed By:

JUSTIN HALENZA
+1 760 438 8514
justin.halenza@cbre.com
LIC #01238120

MICHAEL MAHONEY
+1 760 685 2915
michael.mahoney3@cbre.com
LIC #01392972

CBRE, INC.
5780 Fleet St, Suite 100
Carlsbad, CA 92008
main +1 760 438 8500
www.cbre.com/sandiego

