



FOR LEASE 6,689 SF  
Creative Office/R&D Space

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**CBRE**

## FEATURES

**Available** 6,689 SF  
80% offices/showroom  
20% Warehouse

**Highlights** Lunch room/shower  
Concrete floors  
High ceilings  
2 grade doors  
Open floor plan  
High end interior

**Nearby Amenities** The Carlsbad Company Stores,  
Quick Service Restaurants, Upscale  
Dining, Hotels

**Location** Walking distance to beach &  
restaurants  
Direct I-5 freeway access

**Lease Rate** \$1.50/SF Gross  
\$.15/SF CAM

## EXISTING TENANT SPACE



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FLOOR PLAN  
6,689 SF

