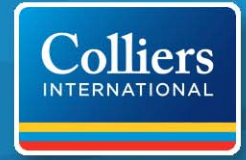


FOR SUBLEASE > FLEX/R&D BUILDING

PALOMAR TECH CENTER

2453 IMPALA DRIVE | CARLSBAD, CALIFORNIA 92010



Building Features

- > 7,204 square foot flex/R&D building available for sublease
- > *Approximately 85% improved* - Large reception area, 5 private offices, 2 lab rooms, conference room, kitchen/break room, shower
- > Extensive glass line
- > Grade level loading (12'x12')
- > 16' clear height
- > Fire sprinklers
- > Immediate occupancy available

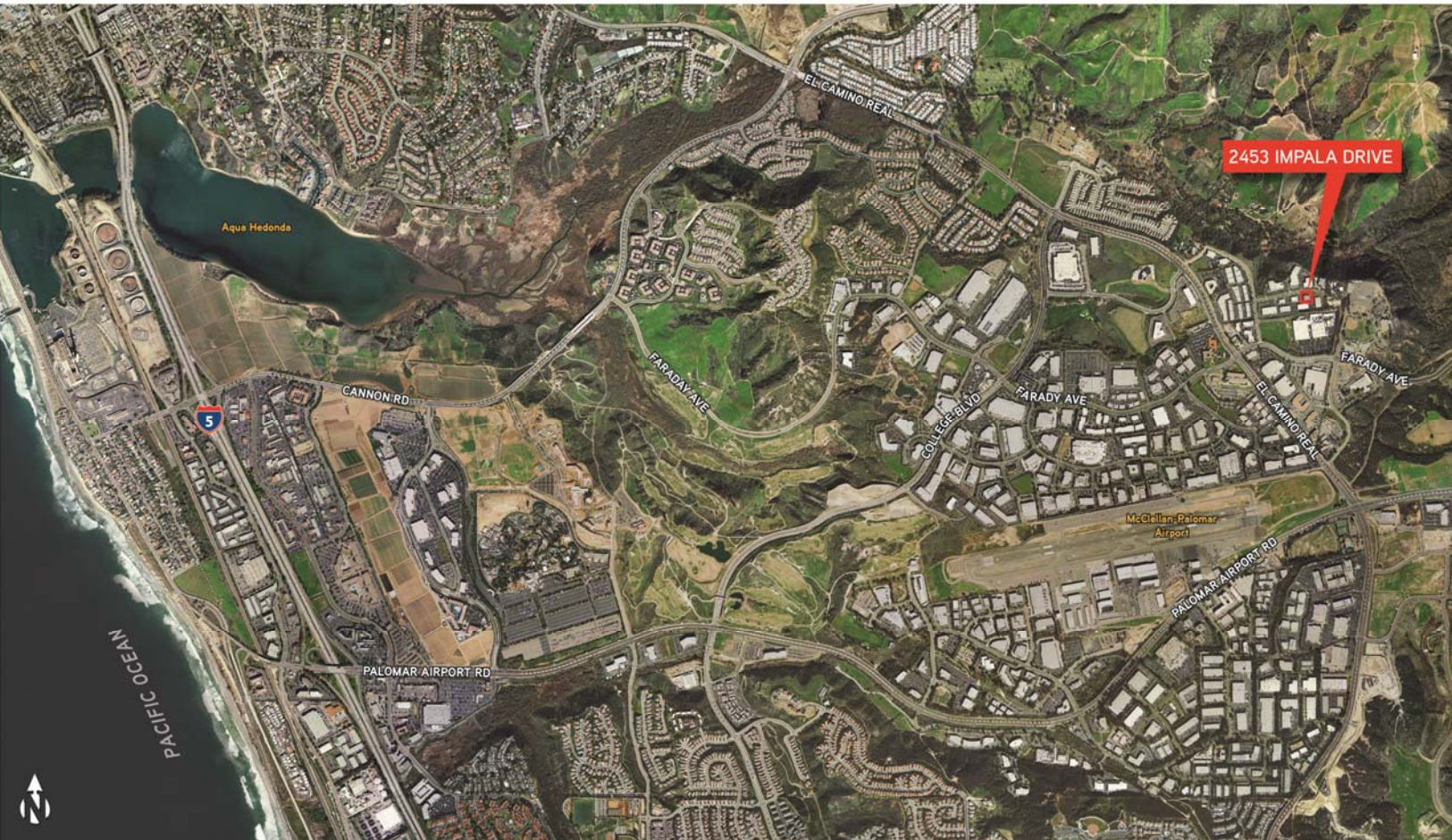
SUBLEASE RATE: \$0.80 PSF, NNN



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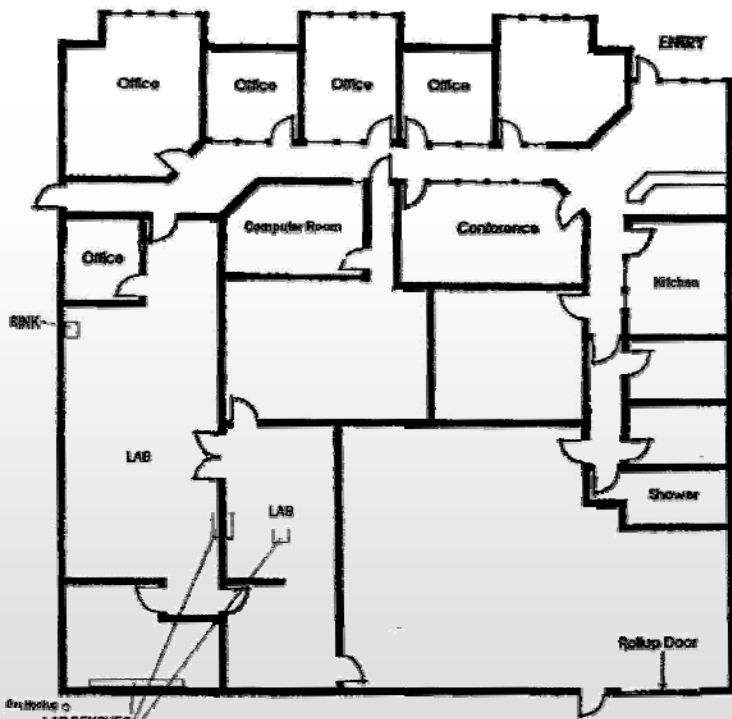
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2453 IMPALA DRIVE

Parking Area



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