

2105
RUTHERFORD

CARLSBAD

 CUSHMAN &
WAKEFIELD

STAY - CREATE
KALIS ST. AV.
760-431-4
OFFICE BLDG.



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RUTHERFORD

CARLSBAD

- 33,200 SF High-Image, Creative Office/Flex building.
- High visibility location at the corner of Rutherford Road and Aston Avenue.
- Building signage available.
- Extensive use of high performance glass.
- Walking distance from Islands Retail Center restaurants, food court, and retail services.
- Outdoor patio and eating area.
- 105 on-site parking spaces (3.16/1,000 SF)
- Lease rate: \$1.75/SF NNN
- Estimated NNN's \$0.31/SF



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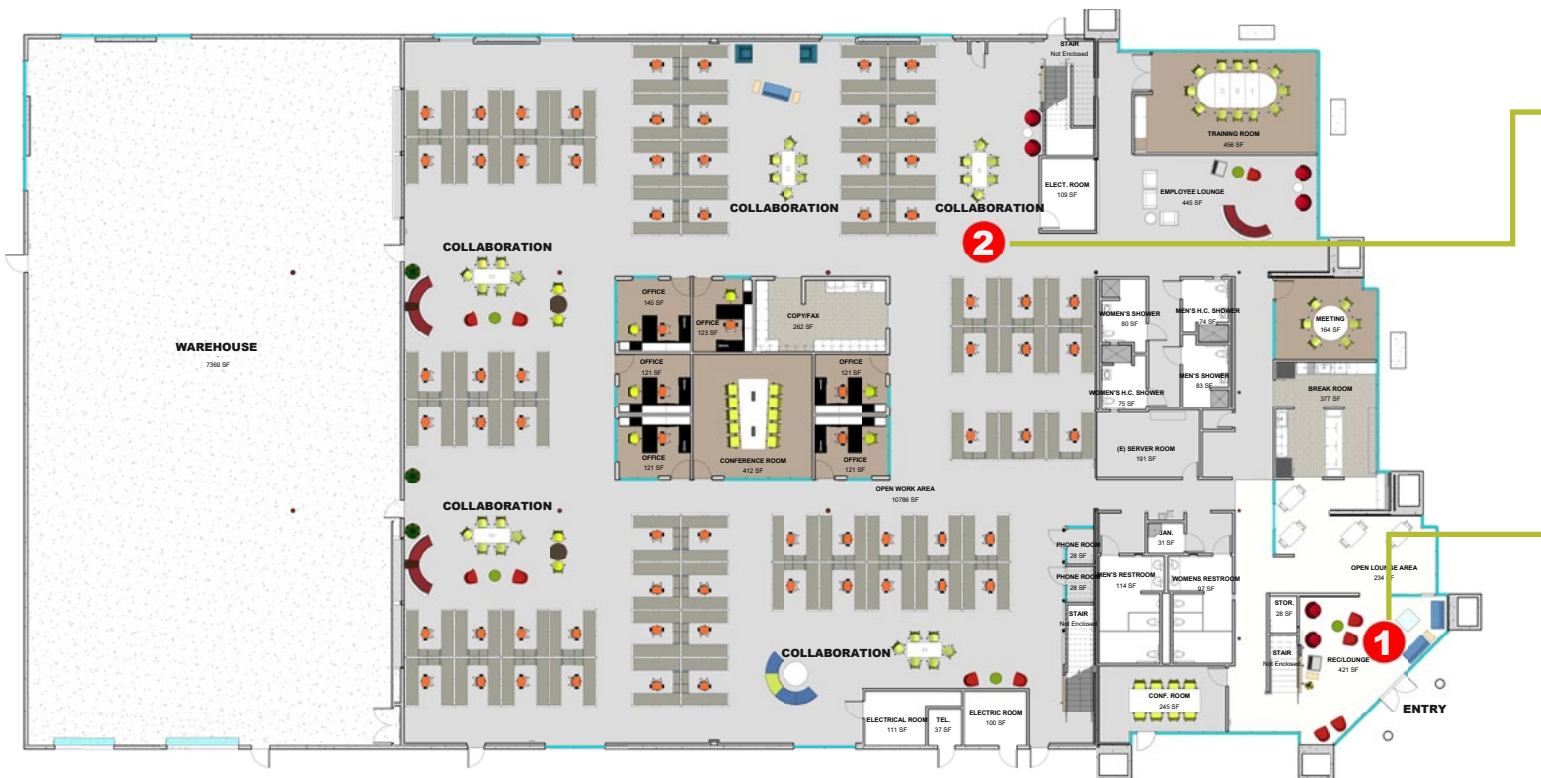
2105

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- Total 33,200 SF available for lease includes 28,200 SF of high-image, creative, open-ceiling office space and 5,000 SF of warehouse
- Building signage available with visibility to Rutherford Road
- 26' minimum clear height
- Two (2) grade level doors
- 2,000 Amps, 277/480-volt power
- Dedicated HVAC in server room
- Concrete apron with drive around truck access

FIRST FLOOR



Open Work Area



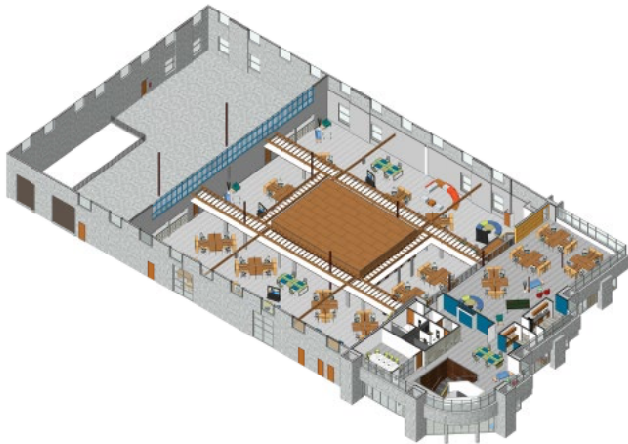
Reception/Lounge

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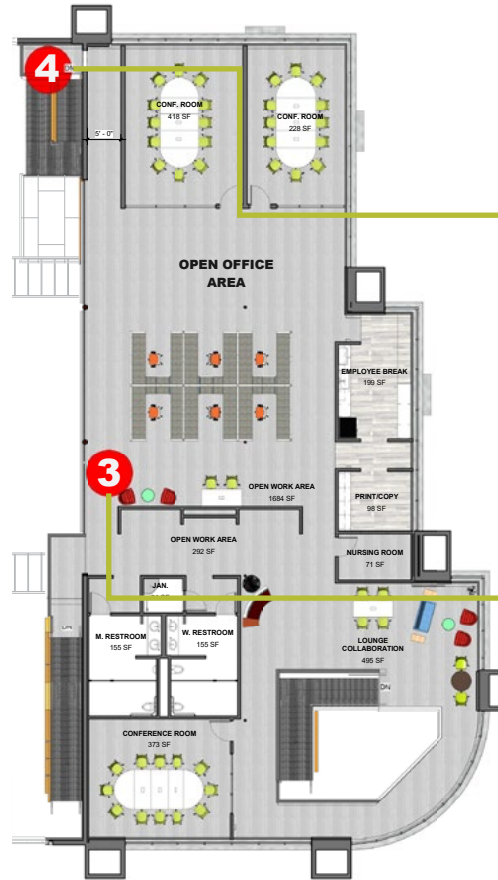


FIRST FLOOR



SECOND FLOOR

MEZZANINE



View from 2nd Floor to 1st Floor Open Area



Second Floor Open Office Work Area



LOCATION

2105 RUTHERFORD RD, CARLSBAD CA 92008



2.4 Miles to
I-5
4.8 Miles to
Hwy-78



3.3 Miles to
**McClellan
Palomar
Airport**



0.4 Miles to
**Island @
Carlsbad**
Retail Center &
Food Court



0.5 Miles to
**Emerald
Lake**



Close proximity to
**Lodging &
Corporate
Housing**



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



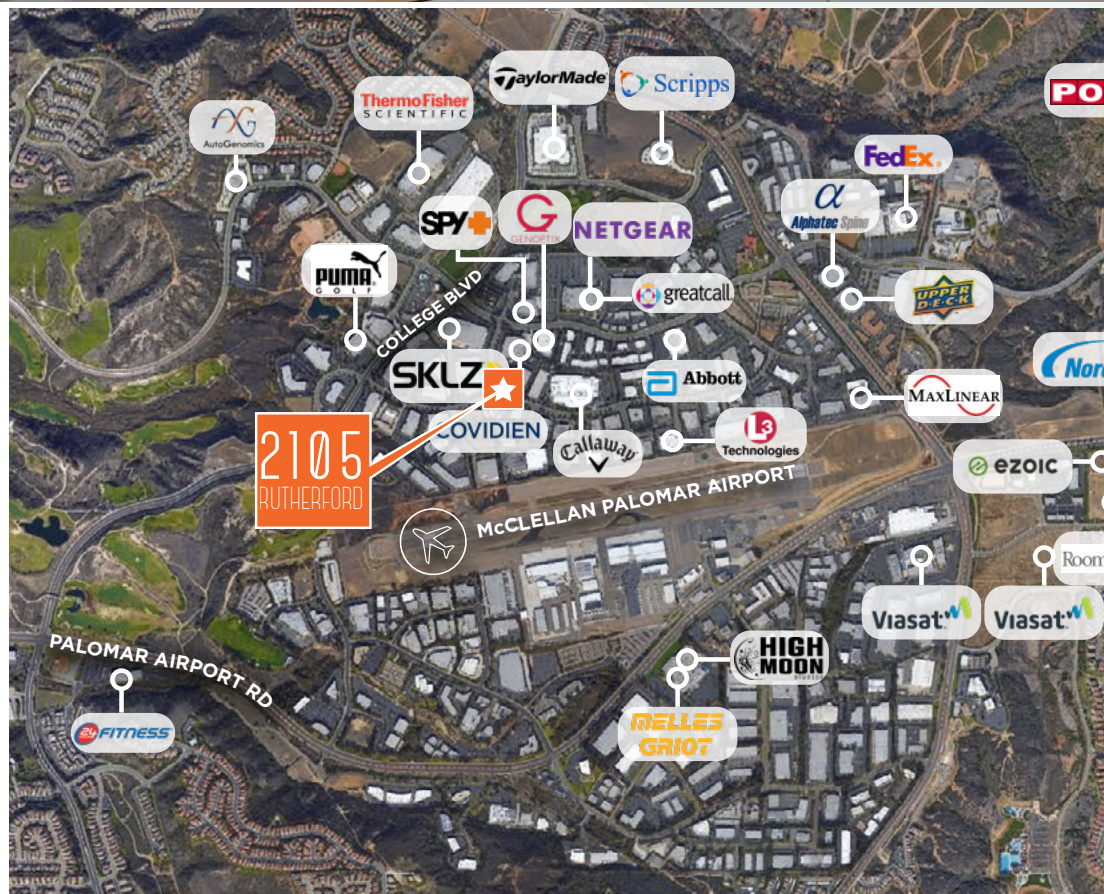
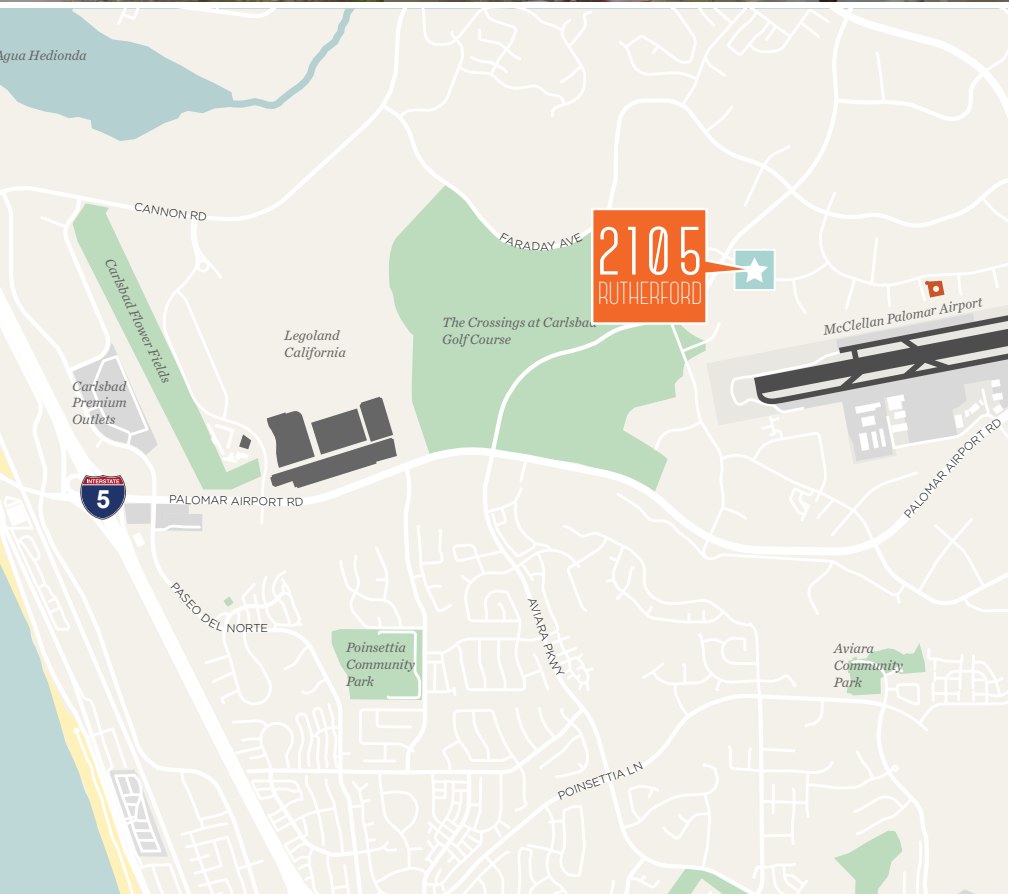
4.2 Miles to
**Legoland
& SEA LIFE
Aquarium**



1.7 Miles to
**24 Hour
Fitness
Super Sport**



3.0 Miles to
**Pristine
Carlsbad
Beaches**





Professionally Owned & Managed By:



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:



CARLSBAD

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