

**FOR LEASE**  
**COST EFFECTIVE CREATIVE OFFICE**  
**4,325 SQUARE FEET**

**1900 ASTON AVE**  
CARLSBAD RESEARCH CENTER



**FOR MORE INFORMATION, CONTACT:**

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5780 Fleet Street  
Suite 100  
Carlsbad, CA 92008  
cbre.com/sandiego

**CBRE**



## SUITE DETAILS

- » Suite 100- approx. 4,325 SF
- » New creative office buildout
- » Parking: 17 spaces (4.0/1,000 SF)
- » Indoor/outdoor meeting/break area
- » Easy access to I-5
- » Walking distance to food services
- » Operating Expenses estimated to be \$0.24/SF/MO



**CBRE**

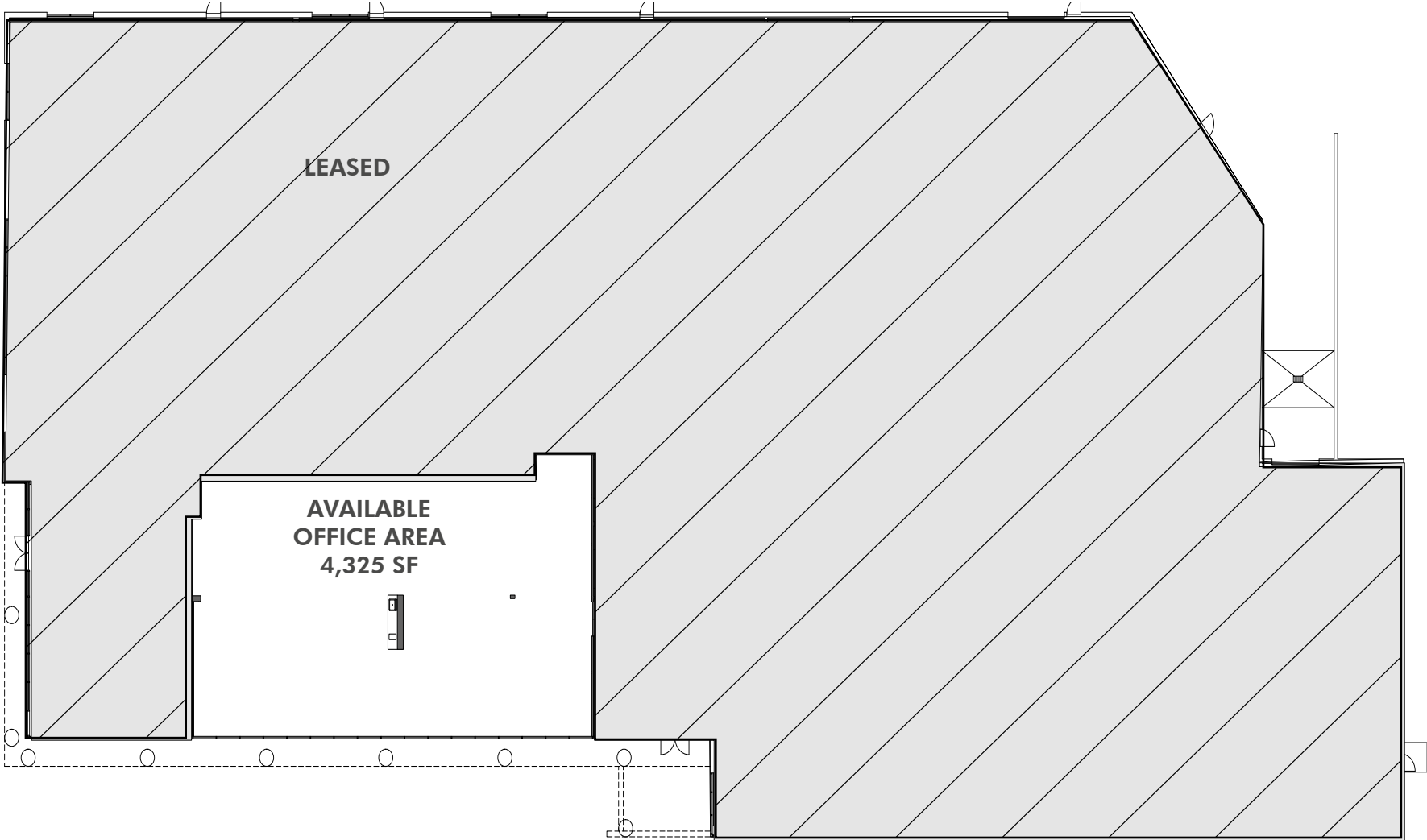
SITE PLAN





**FLOOR PLAN - SINGLE TENANT**

SUITE 100  
4,325 SF

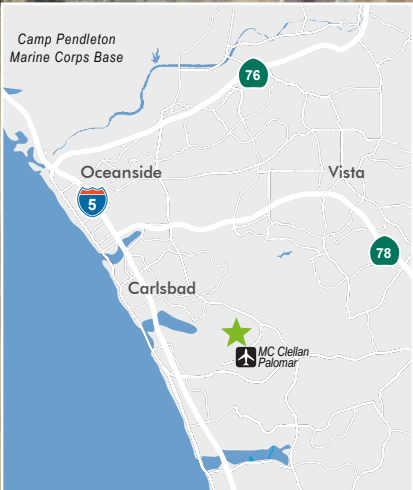




# LOCATION



1900 ASTON AVE  
CARLSBAD, CA 92008



Agua Hedionda

CANNON RD

PALOMAR AIRPORT RD

ISLAND AT CARLSBAD  
Food Court & Retail

COLLEGE BLVD



NIXON

ASTON AVE

ThermoFisher  
SCIENTIFIC



Laird  
TECHNOLOGIES

Medtronic



NOVARTIS



GENOPTIX  
MEDICAL LABORATORY



greatcall



SynergEyes

legrand



NETGEAR

Rubio's  
ESPERO PINNACOL

TaylorMade

McClellan-Palomar Airport

Technologies

DENSO

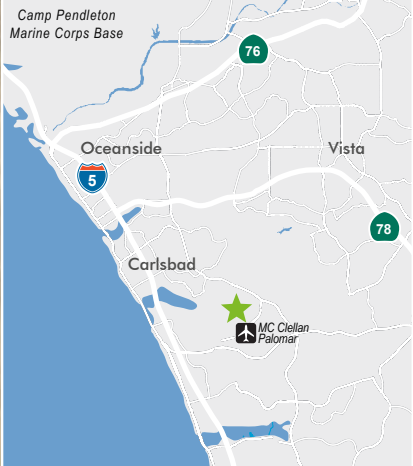


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MAXLINEAR

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EL CAMINO REAL



FedEx  
Express

BECKMAN  
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