



Carlsbad Professional Center

*ADDITIONAL
PRICE REDUCTION!*

±7,040 SF
**SINGLE-STORY
OFFICE BUILDING**

For Sale or Lease

2034 CORTE DEL NOGAL, CARLSBAD, CA

Exclusively listed by

JIM BENSON
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LIC N° 01204845

KIDDER.COM

 **Kidder
Mathews**



2034 Corte Del Nogal is a spacious ±7,040 SF, single-story, office building with +16 offices in a desirable Carlsbad location.

BUILDING SF	±7,040
YEAR BUILT	2004
BUILDING TYPE	Freestanding Office
OFFICES	16 window-lined offices
POSSIBLE FLEX USE	20% warehouse. Potential to install a roll-up door
AMENITIES	Conference room, IT room, wet lab, kitchen with spacious eating area, reception & 2 restrooms
ZONING	PM, Carlsbad
PARKING RATIO	4.00/1,000
HOA DUES	\$851 per month
SALE TYPE	Investment or Owner/User
SALE PRICE	\$2,200,000 (\$313/SF)
LEASE RATE	Call Broker For Details

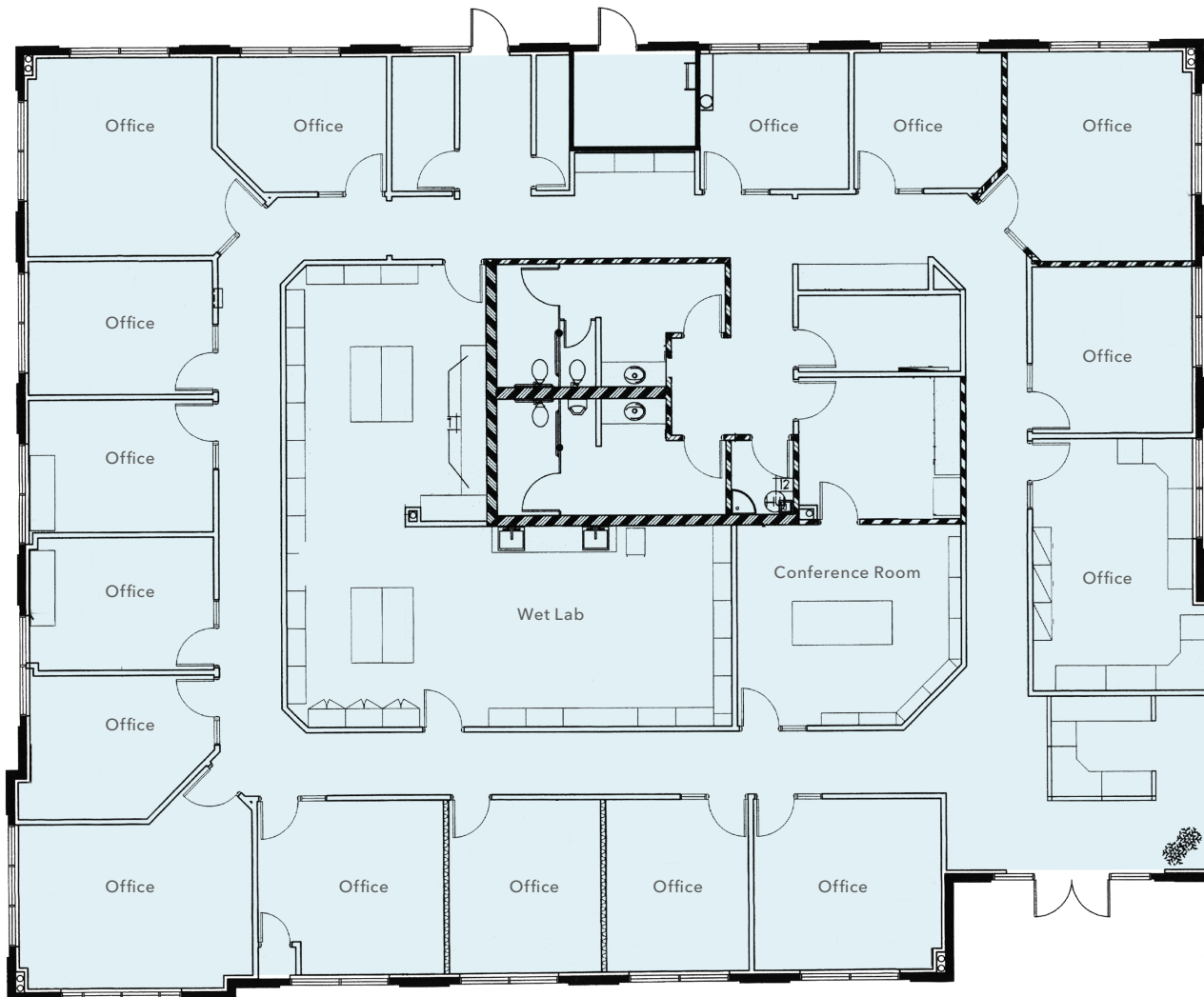
SITE PLAN

Carlsbad Professional Center is a 5-building office park that spans 4 acres along the favorable corner location of Corte Del Nogal and Camino Vida Roble.

The office park offers lush landscaping, ample parking & an outside courtyard meeting area.



CURRENT FLOOR PLAN



±7,040 SF

AVAILABLE

16

WINDOW-LINED OFFICES

\$2.2M

SALE PRICE (\$313/SF)

CALL

BROKER FOR LEASE RATE

This building features 16 window-lined private offices, conference room, kitchen with a spacious eating area, 2 restrooms, wet lab, IT room & reception area.

HYPOTHETICAL FLOOR PLAN

±7,040 SF

AVAILABLE

ONE

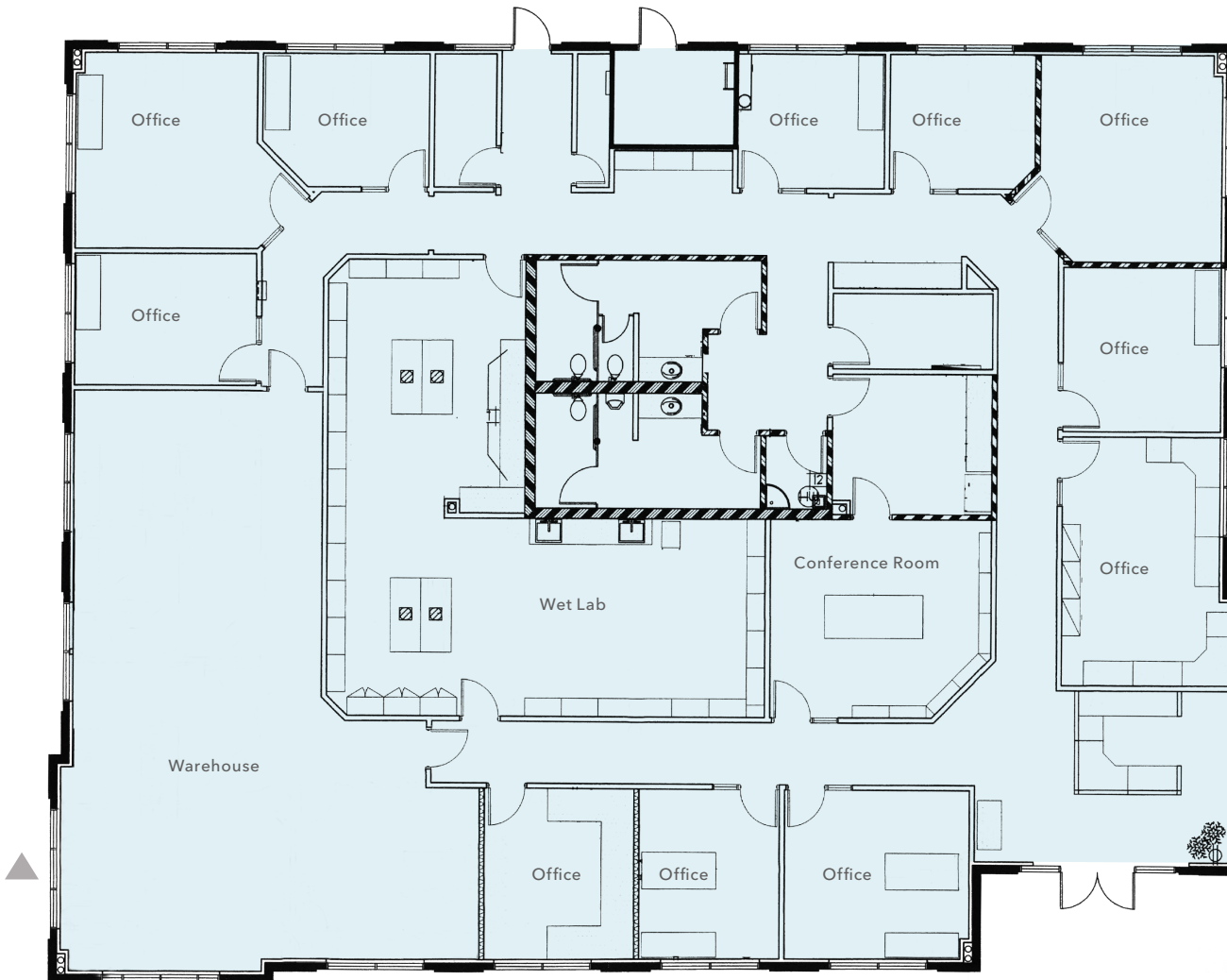
GRADE-LEVEL LOADING DOOR

\$2.2M

SALE PRICE (\$313/SF)

CALL

BROKER FOR LEASE RATE



This building features 11 window-lined private offices, conference room, kitchen with a spacious eating area, 2 restrooms, wet lab, IT room, reception area, warehouse space & 1 grade-level roll-up door.

▲ Grade level loading

SBA 504 LOAN STRUCTURE

PURCHASE PRICE	\$2,598,000
FEES	\$40,000
TOTAL PROJECT COSTS WITH FEES	\$2,638,000

ADDRESS	2034 Corte Del Nogal, Carlsbad, CA
SQUARE FEET	7,040
PRICE / SF	\$312

90% SBA 504 FINANCING EXAMPLE

	Loan Amount	Rate	Term	Amort	Monthly Payment
Bank 1st Mortgage (50%)	\$1,319,000	6.50%	25 years	25 years	\$8,906
SBA 504 2nd Mortgage (40%)	\$1,083,000	6.37%	25 years	25 years	\$7,222
Borrower Down Payment (10%)	\$263,800	-	-	-	-
Total Financing	\$2,402,000	6.44%	-	-	\$16,128
		Fixed Blended Rate	Fully Amortized		

BENEFITS OF OWNERSHIP

Monthly Costs	Per SF	Montly
Mortgage Payments	\$2.29	\$16,128
Adjusted Monthly Costs / Depreciation	-\$0.63	-\$4,419
Adjusted Monthly Costs / Taxes	-\$0.36	-\$2,540
*Total Adjusted Monthly Cost	\$1.30	\$9,169

Loan Structure By

MERRI ADAMS
 Merri Adams Dealcraft
 442.500.4728
 madealcraft@gmail.com

Note: The calculation provided in this document are based on the experience of the author but is made with no representation or warranty that this is the amount to be paid under your loan. Loan fees are all estimates.

2034 CORTE DEL NOGAL



OFFICE BUILDING AVAILABLE FOR SALE OR LEASE



REPRESENTATIVE PHOTO

KIDDER MATHEWS

HIGHLY- ACCESSIBLE LOCATION

Close to the Crossings at Carlsbad, the Flower Fields & walking trails

Conveniently located near Interstate 5, McClellan-Palomar Airport, and COASTER commuter stations

Easy for visitors to locate

Surrounded by several nationally & locally known businesses, restaurants & shops

3 MIN

MCCLELLAN-
PALOMAR AIRPORT

10 MIN

INTERSTATE 5 VIA
PALOMAR AIRPORT RD



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