

5931

SUBLEASE RATES FROM \$0.99/SF!
DARWIN COURT | CARLSBAD, CA 92008


**PACIFIC COAST
COMMERCIAL**
SALES • MANAGEMENT • LEASING


**ROBAK
GROUP**



TAKE A
VIRTUAL TOUR



FLEXIBLE SUBLEASE OPPORTUNITY

APPROX. 5,148 SF, 6,114 SF, & 11,262 SF
OFFICE, FLEX, & WAREHOUSE SPACE
SHORT-TERM & FLEXIBLE TERMS AVAILABLE

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Flexible Sublease Opportunity Lease the Top Floor, Bottom Floor or BOTH!



PROPERTY HIGHLIGHTS + AMENITIES

- **Plug & Play:** Fully furnished office spaces ready for immediate occupancy
- **All-Inclusive Rate:** Gross Lease Rate Includes Utilities
- **Flexible Layouts:** Accommodates Users Needing Single Offices, Full Floors, or Warehouse Space



SUBLEASE RATES

Rates Starting From: \$0.99/SF Gross
(Utilities & Furnishing Included)



WAREHOUSE SPACE

Flexible Sizes

*Ideal for Storage, Light Distribution ,
or Flex Assembly*



ENTIRE 1ST FLOOR OFFICE

Approx. 6,114 SF

*Reception/Lobby, 7 Private Offices,
Open Office Area, Conference Room,
Kitchen, Restrooms, Storage, and IT
Closet*



ENTIRE 2ND FLOOR OFFICE

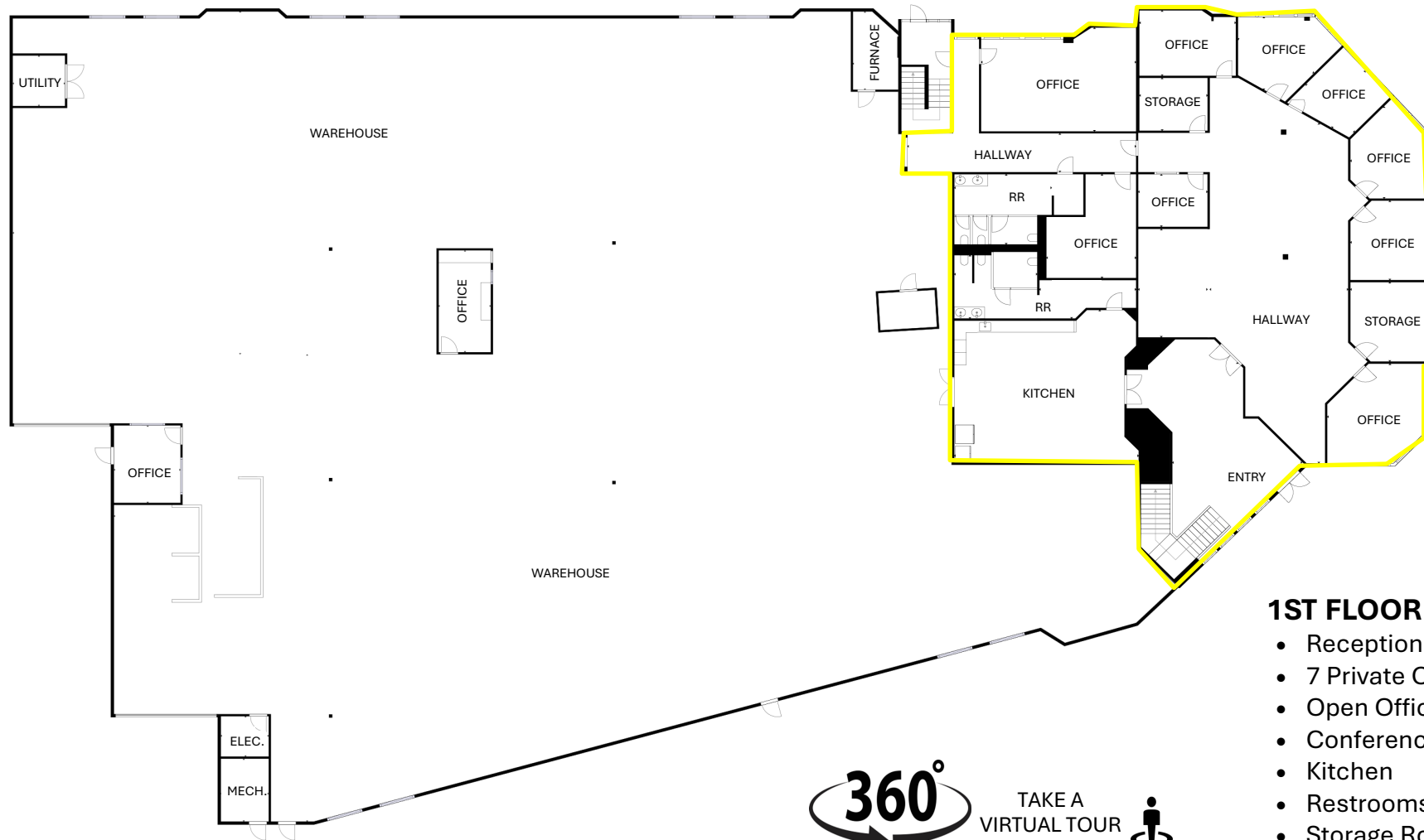
Approx. 5,148 SF

*13 Private Office, Open Office Area,
Kitchen, Restrooms, and Storage Area*



FLOORPLAN: 1ST FLOOR

FLOORPLANS ARE NOT TO SCALE; FOR REFERENCE PURPOSES ONLY.



Approx. 6,114 SF
Office Sublease

1ST FLOOR | FEATURES

- Reception / Lobby Area
- 7 Private Offices
- Open Office Area
- Conference Room
- Kitchen
- Restrooms
- Storage Room
- IT Closet

FLOORPLAN: 2ND FLOOR

FLOORPLANS ARE NOT TO SCALE; FOR REFERENCE PURPOSES ONLY.

2ND FLOOR | FEATURES

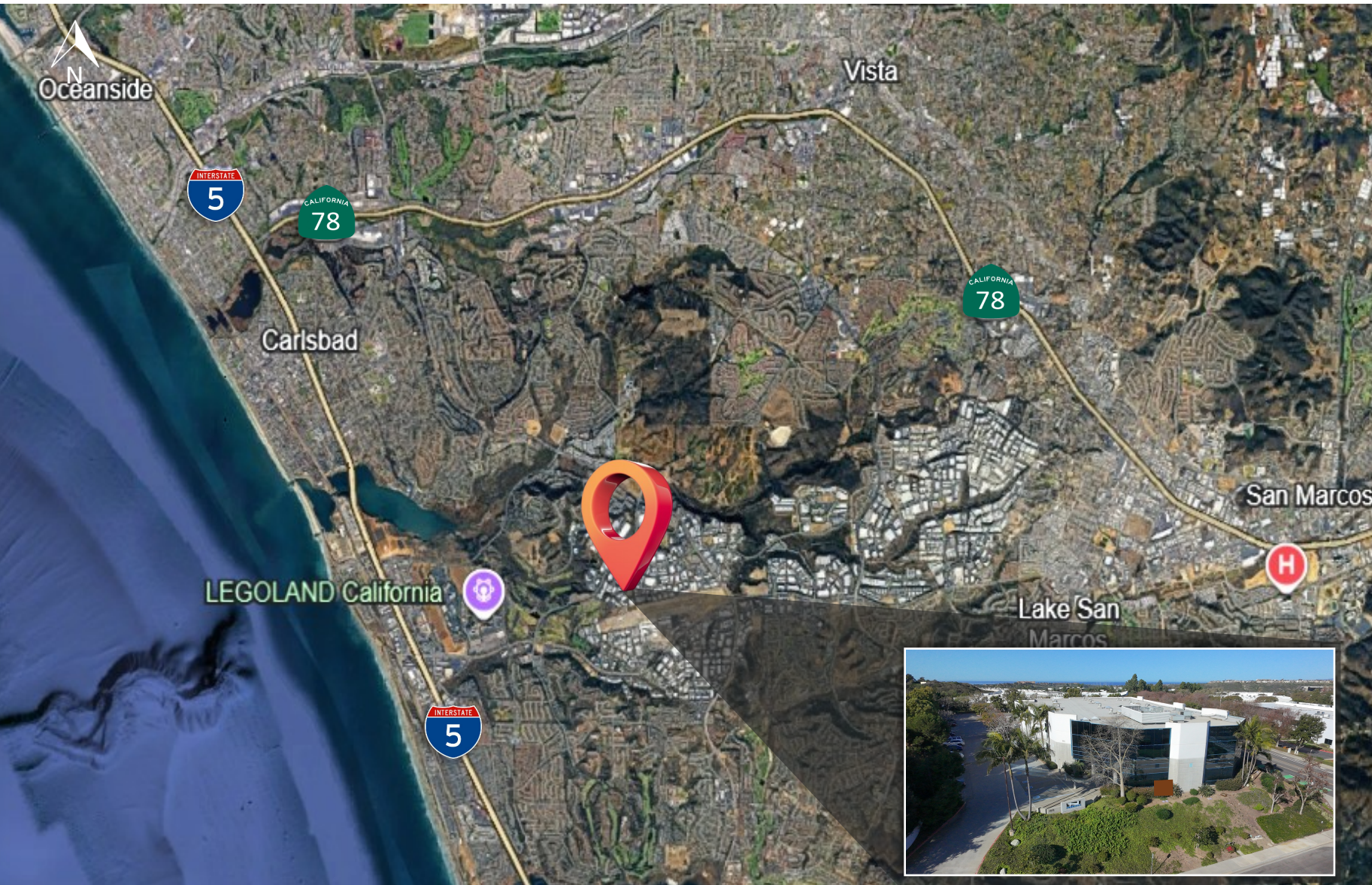
- 13 Private Offices
- Open Office Area
- Kitchen
- Restrooms
- Storage Room



Approx. 5,148 SF
Office Sublease



LOCATION AERIAL



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