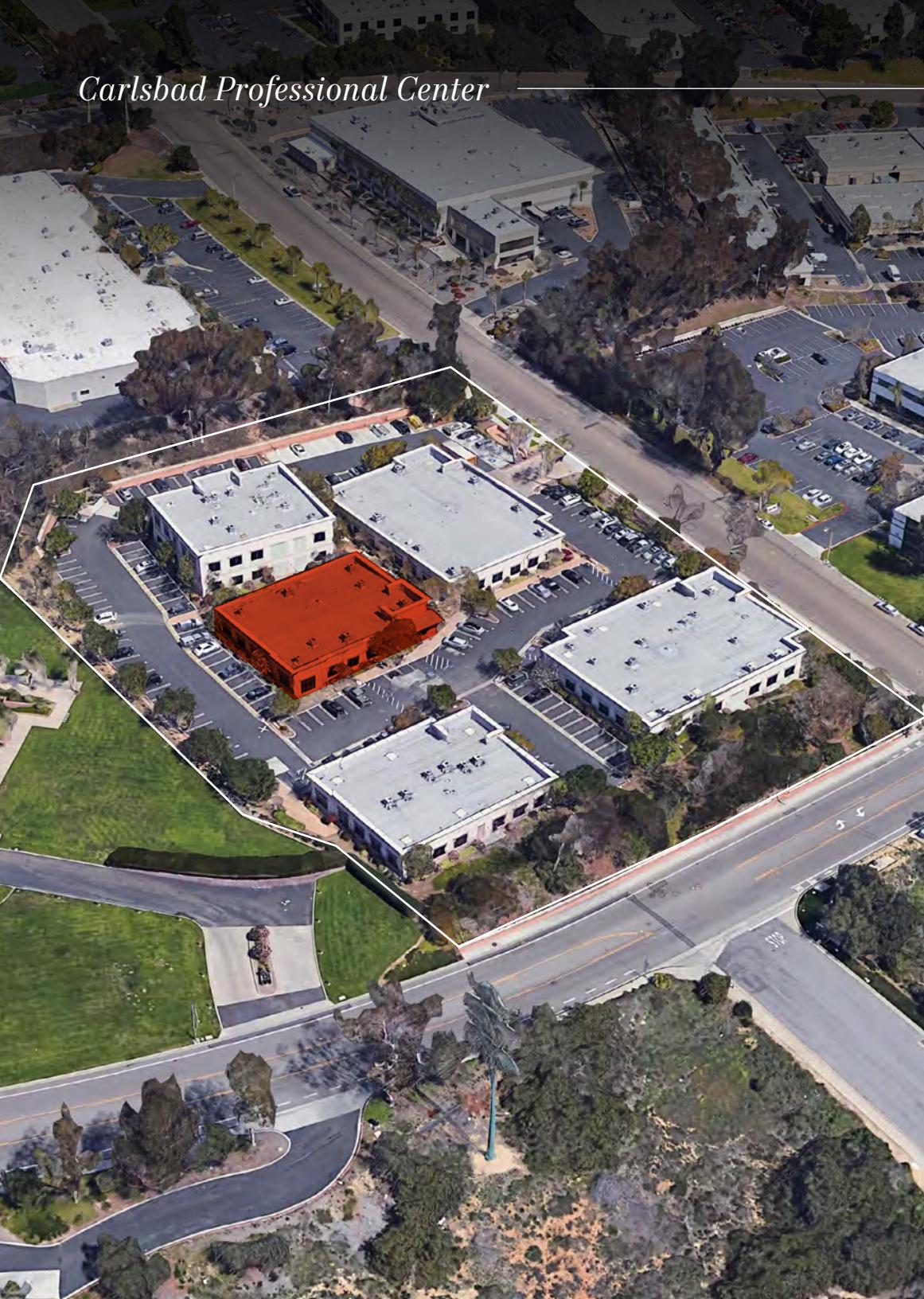


Carlsbad Professional Center



*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
760.82.7428
jim.benson@kidder.com
LIC N° 01204845

KIDDER.COM

km 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

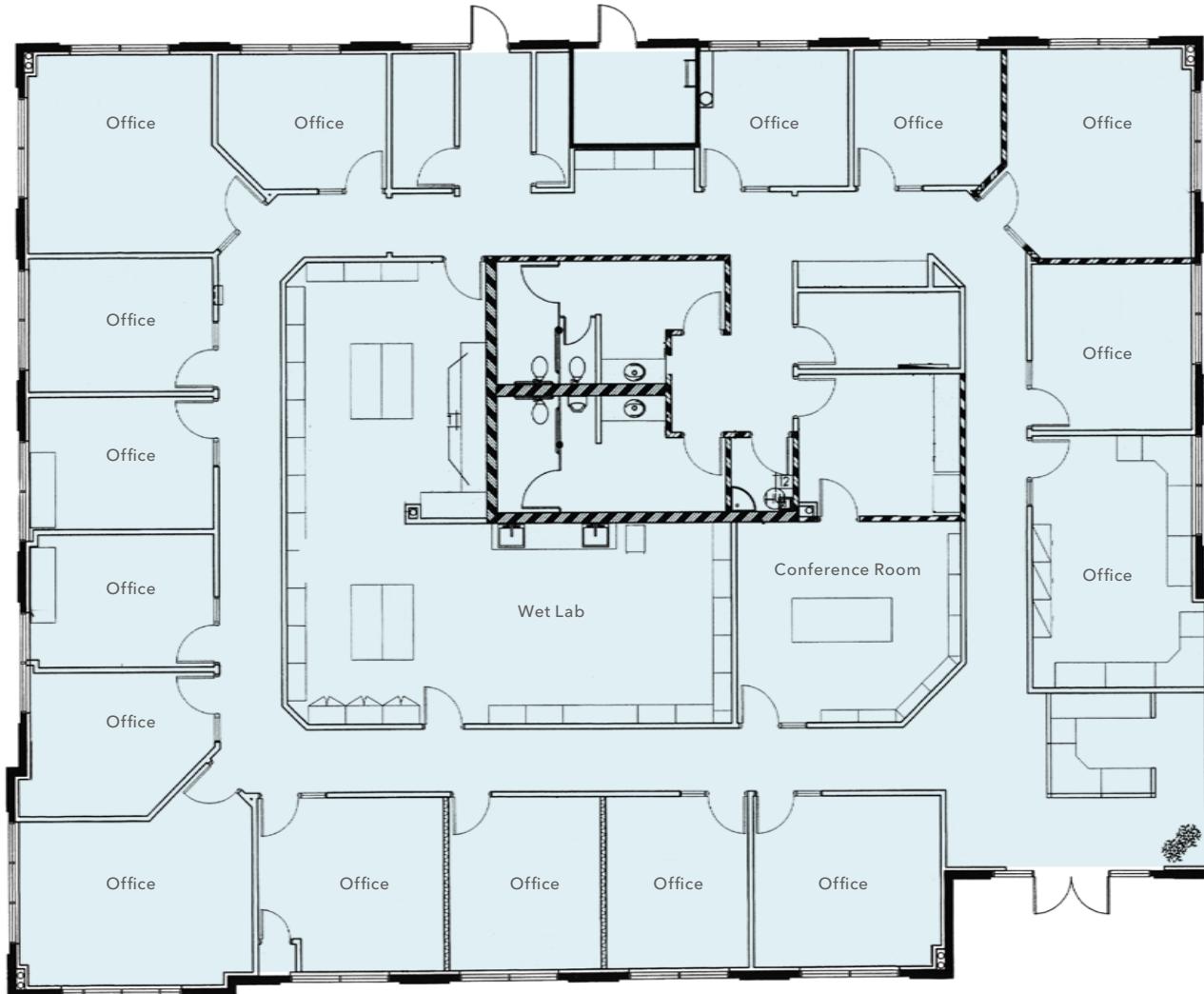
SITE PLAN

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



$\pm 7,040$ SF
AVAILABLE

ONE
GRADE-LEVEL LOADING DOOR

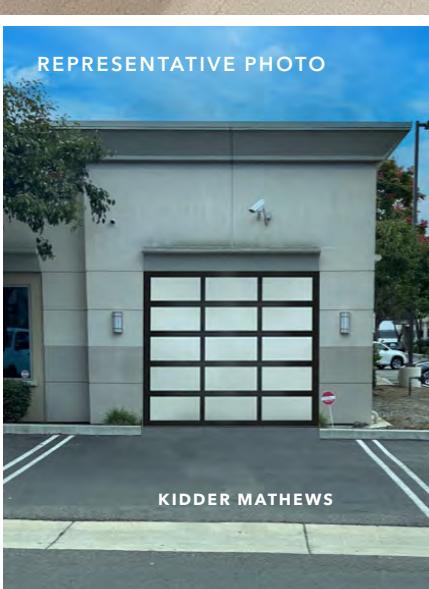
\$2.2M
SALE PRICE (\$313/SF)

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

2034 CORTE DEL NOGAL



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

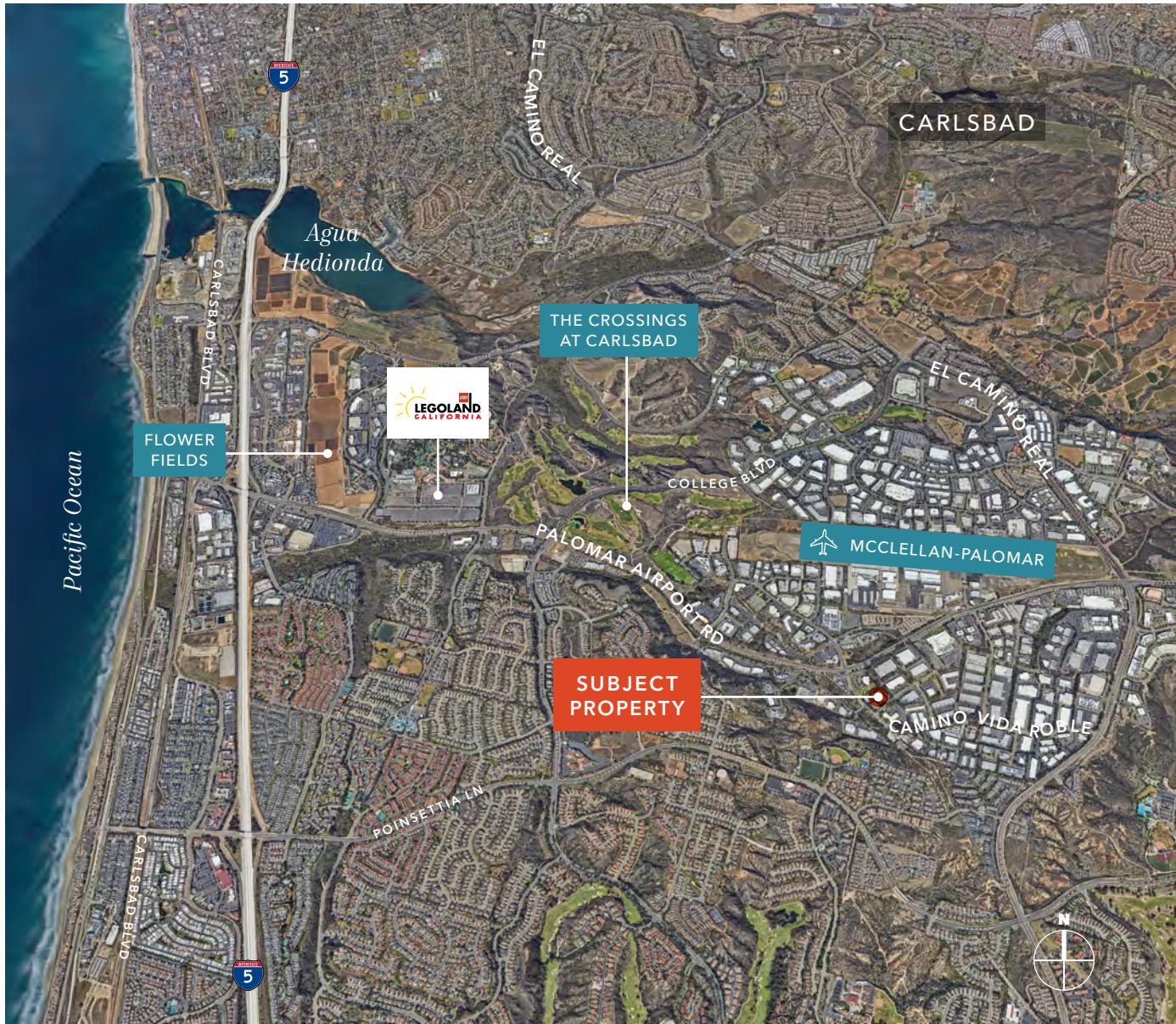
Surrounded by several nationally & locally known businesses, restaurants & shops

3 MIN

MCCLELLAN-
PALOMAR AIRPORT

10 MIN

INTERSTATE 5 VIA
PALOMAR AIRPORT RD



2034 CORTE DEL NOGAL



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Mathews**