



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

 **Kidder
Mathews**



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

BUILDING SF	$\pm 7,040$
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

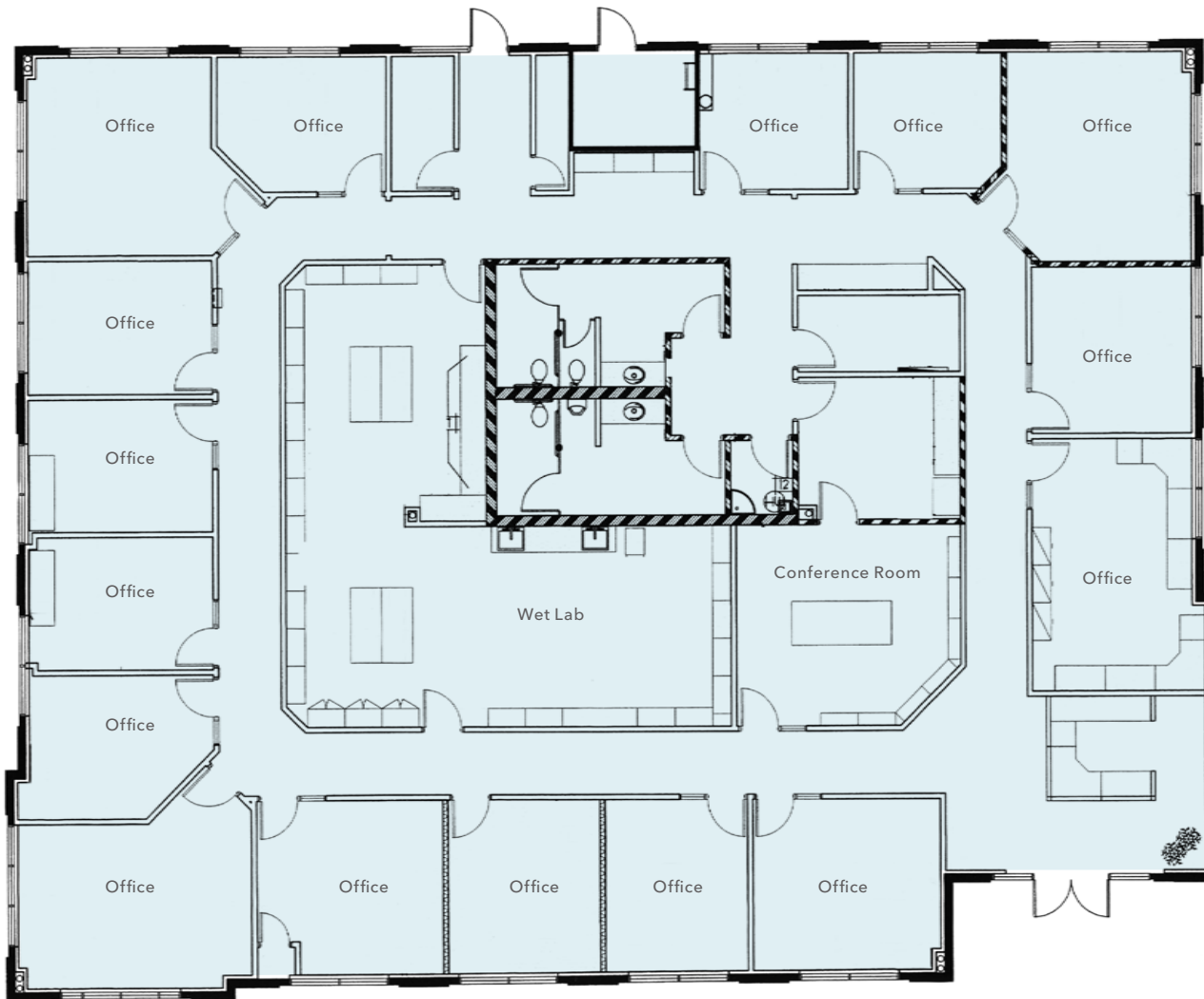
SITE PLAN

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

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



2034 CORTE DEL NOGAL



*Exclusively
listed by*

JIM BENSON
760.822.7428
jim.benson@kidder.com
LIC N° 01204845

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

