

*Carlsbad Professional Center*

# OFFICE BUILDING FOR SALE IN CARLSBAD

*±7,040 SF Freestanding Single-  
Story Office Building*

2034 CORTE DEL NOGAL, CARLSBAD, CA 92011

*Exclusively  
listed by*

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

KIDDER.COM

 **Kidder  
Mathews**



*2034 Corte Del Nogal is a spacious 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
SALE TYPE	Investment or Owner/User
HOA DUES	\$815 per month
OCCUPANCY	60 Days after COE

*\$2.5M*

PURCHASE PRICE (\$355/SF)

*±7,040*

TOTAL BUILDING SF

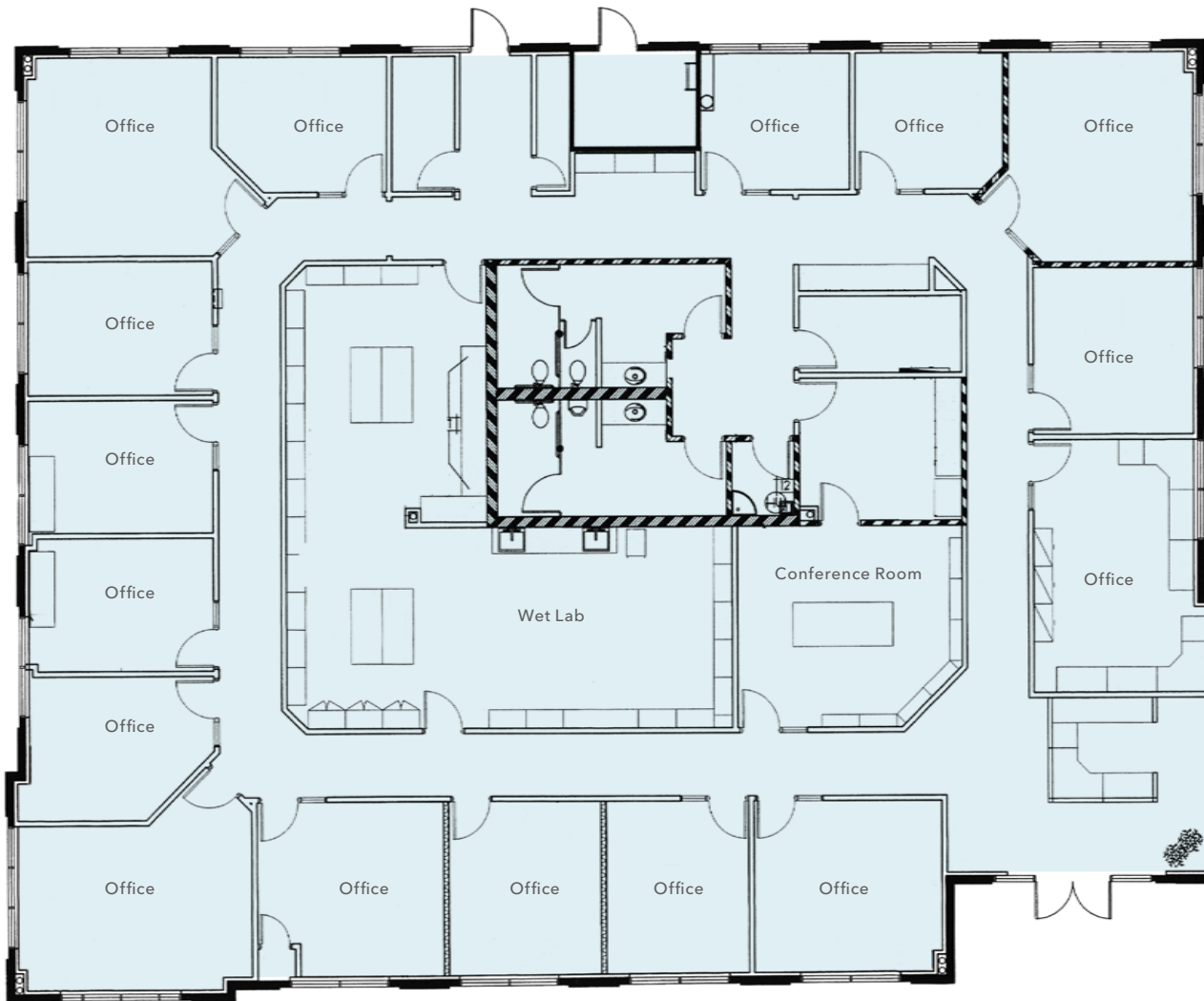
# SITE PLAN

*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

*\$2.5M*

PURCHASE PRICE (\$355/SF)

*60 DAYS*

DATE AVAILABLE AFTER COE

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

*\$2.5M*

PURCHASE PRICE (\$355/SF)

*60 DAYS*

DATE AVAILABLE AFTER COE

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



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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