

**7750 EL CAMINO REAL**  
**CARLSBAD, CA 92009**



**FOR SUBLEASE**



**LESHA MONTOYA** | Lic. 02007808  
Associate Vice President Sales & Leasing  
D: (619) 992-5863  
Lesham@PacificCoastCommercial.com

**(619) 469-3600** | Lic. 01209930  
10721 Trenea St., Suite 200  
San Diego, CA 92131  
www.PacificCoastCommercial.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.

## PROPERTY SUMMARY

<b>ADDRESS</b>	7750 El Camino Real, San Diego, CA 92130
<b>AVAILABILITY</b>	5205 - Suite 2B: Approx. 1,392 SF
<b>ACCESSIBILITY</b>	Easy accessibility
<b>SPACE USAGE</b>	Suitable for professionals needing: <ul style="list-style-type: none"><li>• Large central room for multiple employees or a workroom</li><li>• Two private spaces for a conference room and private office, or two private offices</li></ul>
<b>COMMON AREA</b>	- Restrooms - Water fountain outside the main entry to the suite
<b>PARKING</b>	- Four unreserved parking spaces - Large parking lot for easy access
<b>LEASE RATE</b>	\$6,450 - \$6,660/Month (Sublet)

## FEATURES



4 Large Accessible Balconies and Fresh Air



2 Private Offices/Conference Room Plus Large Bullpen or Showroom



Central Heating and Air



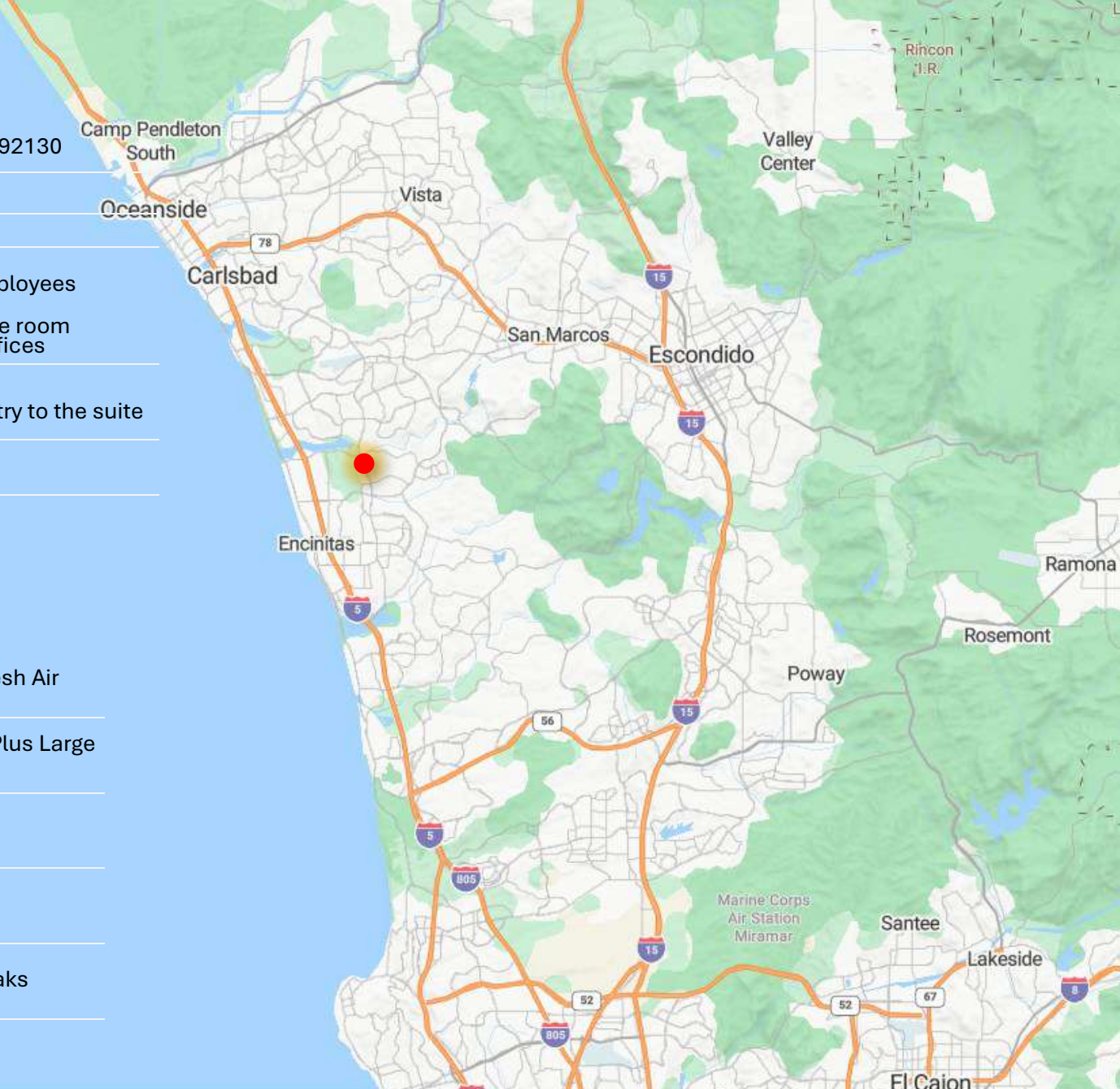
Security on Premises



Local Restaurants for Employee Breaks



4 Unreserved Parking Spaces



**LESHA MONTOYA** | Lic. 02007808  
Associate Vice President Sales & Leasing  
D: (619) 992-5863  
Lesham@PacificCoastCommercial.com

**(619) 469-3600** | Lic. 01209930  
10721 Trenea St., Suite 200  
San Diego, CA 92131  
www.PacificCoastCommercial.com

  
**PACIFIC COAST  
COMMERCIAL**  
SALES - MANAGEMENT - LEASING

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.



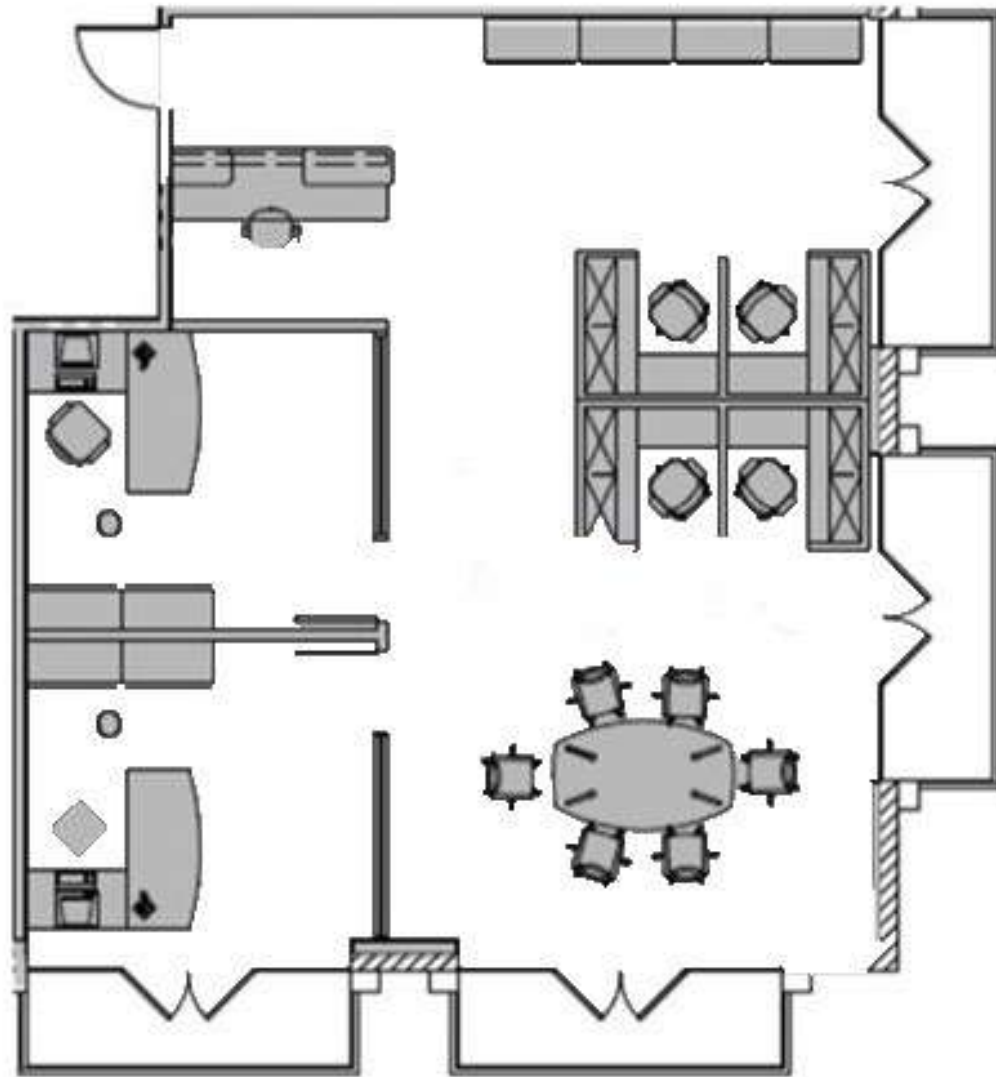
**LESHA MONTOYA** | Lic. 02007808  
Associate Vice President Sales & Leasing  
D: (619) 992-5863  
Lesham@PacificCoastCommercial.com

**(619) 469-3600** | Lic. 01209930  
10721 Trenea St., Suite 200  
San Diego, CA 92131  
www.PacificCoastCommercial.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.

## 5205 - SUITE 2B FLOOR PLAN



Floor Plan Not Fit to Scale;  
for Reference Purposes Only.

**LESHA MONTOYA** | Lic. 02007808  
Associate Vice President Sales & Leasing  
D: (619) 992-5863  
Lesham@PacificCoastCommercial.com

**(619) 469-3600** | Lic. 01209930  
10721 Trenea St., Suite 200  
San Diego, CA 92131  
www.PacificCoastCommercial.com

  
**PACIFIC COAST  
COMMERCIAL**  
SALES - MANAGEMENT - LEASING

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.