

FOR SUBLEASE

THE TOWERS AT *BRESSI RANCH*

*±1,300 SF office space located in
Carlsbad, California*

6138 INNOVATION WAY, CARLSBAD, CA



KIDDER.COM

km Kidder
Mathews

THE TOWERS AT BRESSI RANCH



*Located in the Master Planned
Bressi Ranch Corporate Center*

Walking distance to exceptional restaurants

Fiberoptic internet included in rent; wireless mesh network and fully wired ethernet to all areas

Newer complex with fit and finish not found anywhere else nearby

Professional landscaping

Convenient location with ample parking including multiple dedicated spaces

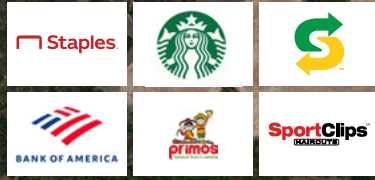
Just steps to restaurants, shops, and all Bressi Ranch has to offer

New heat and AC units

Cameras and security system



THE TOWERS AT BRESSI RANCH



CARLSBAD OAKS BUSINESS CTR



PALOMAR COMMONS



BRESSI RANCH VILLAGE CENTER



THE TOWERS AT BRESSI RANCH

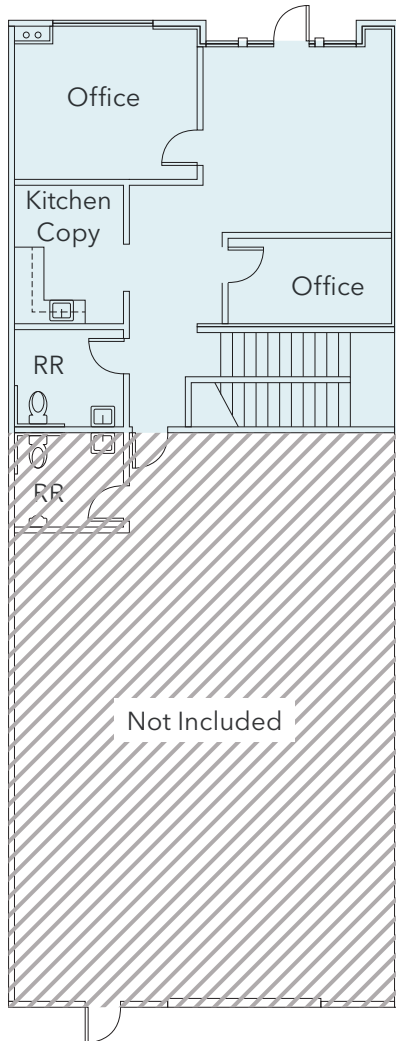
PACIFIC RIDGE SCHOOL

KIDDER MATHEWS

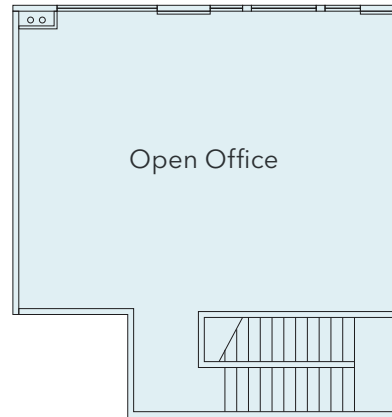
AVAILABLE FOR SUBLEASE

FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



±1,300 SF

RENTABLE SQUARE FOOTAGE

\$2.10/SF

LEASE RATE INCLUDES ELECTRIC

DOWNSTAIRS

Sleek, modern reception area with stylish furnishings

Fully furnished conference room with TV and video conferencing, and GIANT whiteboard

Full size and handicap accessible bathroom

Fully stocked kitchen with full size fridge

UPSTAIRS

Bright and spacious open-concept layout with expansive floor-to-ceiling windows

Ample natural light to boost productivity and well-being

THE TOWERS AT BRESSI RANCH

The property is ideally located in the center of the coastal city of Carlsbad which boasts a healthy \$14.6 billion economy.

NOTABLE LOCAL COMPANIES



This delightful city has beautiful sandy beaches, three unique lagoons, outstanding shopping and world-class sporting events. It also boasts the LEGOLAND® theme park with rides, shows and attractions and the Flower Fields of Carlsbad Ranch that sports 50 acres of spectacular blooming flowers every spring. Home to many world-renowned golf equipment manufacturers, Carlsbad also features the storied La Costa golf courses with their long list of legendary tournaments and iconic players.

The Omni La Costa golf courses, Legends and Champions, boast a rich tournament history dating back 50 years, filled with players ranging from the best professional golfers in the world to politicians, Hollywood celebrities and legendary sports heroes,

including Bob Hope, Frank Sinatra and Tiger Woods. Visited by the PGA Tour for over thirty years, the two 18-hole, par 72 courses are nestled amongst 400 acres of lush landscape.

Offering locally grown fresh ingredients and flavors, Twenty/20 Grill & Wine Bar at the Sheraton Carlsbad Resort & Spa incorporates recipes from around the world, spectacular vistas of the Pacific coastline and a large outdoor patio area complete with fireplace.

Drive down the coastline on Historic Highway 101 from laid-back Oceanside to luxurious La Jolla enjoying the diverse and vibrant communities along the way that capture the true essence of a Southern California coastal vacation.

South Carlsbad State Beach

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For more information contact

BOB WILLINGHAM, SIOR
858.369.3013
bob.willingham@kidder.com
LIC N° 01469841

RON KING, SIOR
858.369.3011
ron.king@kidder.com
LIC N° 00868661

KIDDER.COM

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