

FOR SALE - FREESTANDING OFFICE CONDO BUILDING

FOR SALE

Spectrum
AT BRESSI



2780 GATEWAY RD
CARLSBAD, CA 92009

PERFECT FOR YOUR BUSINESS CLIENTS
THAT ARE LOOKING FOR FLEXIBLE
PROFESSIONAL OFFICE SPACE!



S MELROSE DR

PALOMAR AIRPORT RD

GATEWAY RD

EL FUERTE ST



DISCLAIMER & CONFIDENTIALITY AGREEMENT

Gateway Financial hereby advises all prospective purchasers of this investment property as follows:

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Gateway Financial has not and will not verify any of this information, nor has Gateway Financial conducted any investigation regarding these matters. Gateway Financial makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of an investment property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for your thorough due diligence investigation of this property. Gateway Financial expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of the investment property to determine to their satisfaction the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. Returns are not guaranteed; the tenants may fail to pay the lease rent or expenses, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenants' history, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term leases, including the likelihood of locating any replacement tenants if any of the current tenants should default.

This memorandum is not an offer for sale, and not binding on the parties until a definitive written purchase agreement is signed by the parties.

By accepting this Offering Memorandum you agree to release Gateway Financial and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

The logo for Spectrum AT BRESSI is displayed in a vibrant pink color. The word "Spectrum" is written in a large, elegant, cursive script, while "AT BRESSI" is in a smaller, clean, sans-serif font. The text is positioned over a light blue background that features a faint, stylized architectural drawing of a modern building with a series of parallel lines suggesting a facade or a set of stairs.

2780 GATEWAY RD
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FOR MORE INFORMATION

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GATEWAY
FINANCIAL REAL ESTATE