

*Carlsbad Professional Center*



*PRICE REDUCTION!*

# OFFICE BUILDING FOR SALE

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

2034 CORTE DEL NOGAL,  
CARLSBAD, CA

*Exclusively listed by*

JIM BENSON  
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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	\$851 per month
OCCUPANCY	60 Days after COE

**\$2.3M**

SALE PRICE ~~\$2.5M~~ (\$327/SF)

**+7,040**

TOTAL BUILDING SF

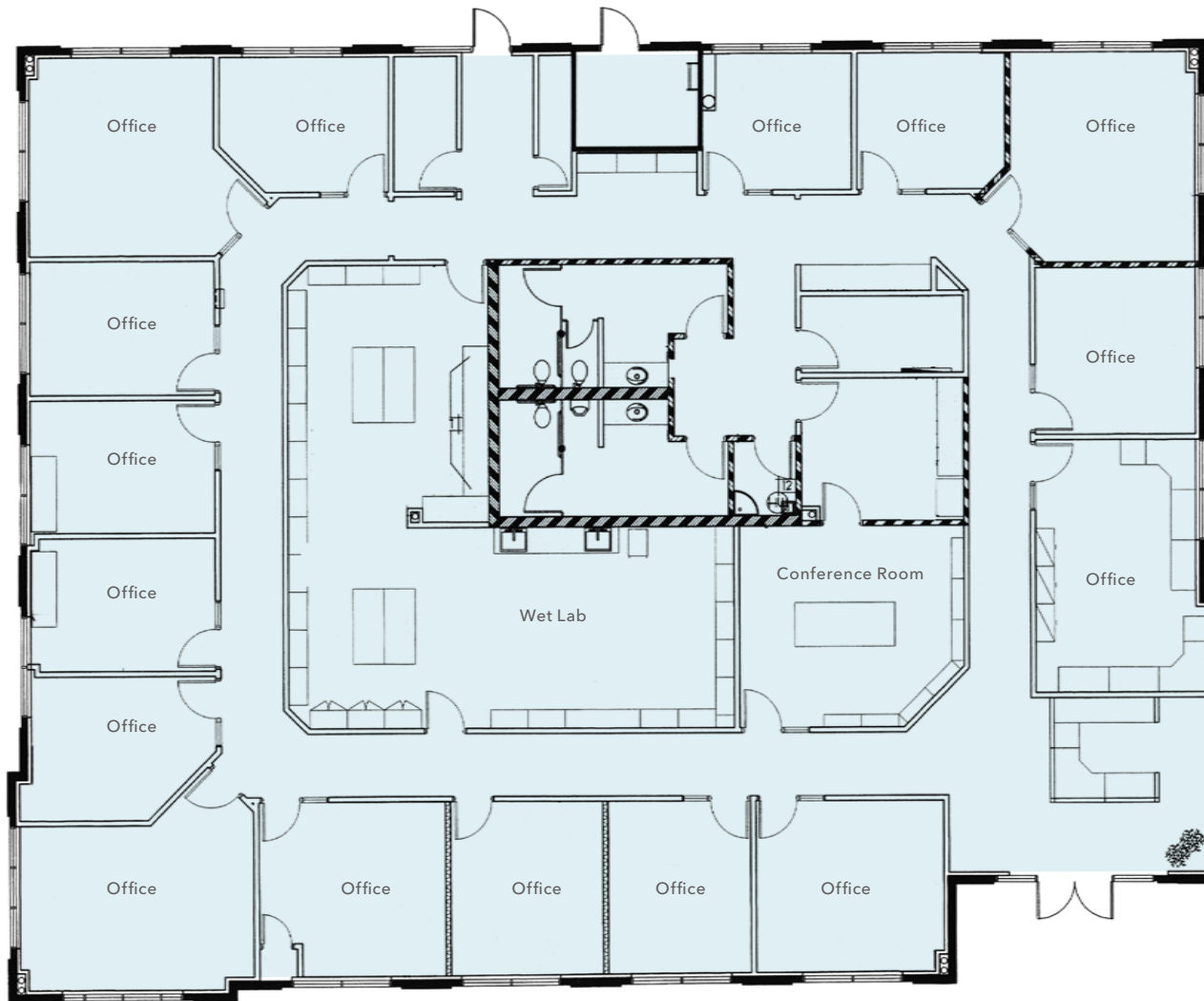
# SITE PLAN

*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

*\$2.3M*

SALE PRICE (\$327/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

*\$2.3M*

SALE PRICE (\$327/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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