

FOR SUBLEASE

2105 RUTHERFORD RD CARLSBAD, CA

Justin Walseth
858.531.5699
jwalseth@cresa.com
DRE #01713915

Rich Porreco
619.977.4445
rporreco@cresa.com
DRE #01196462

cresa

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PROPERTY PROFILE

Building Size	33,200 SF
Rate	Call Broker
OpEx	Approx. \$0.50/SF
Availability	Immediate
Term	5 years
Build-out	85% Office, 15% Warehouse
Doors	Two (2) grade level
Clear Height	26'
Power	2,000 Amps, 277/480v
Year Built	1997
Parking	3.16/1,000 SF

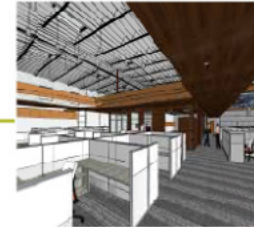
PROPERTY FEATURES

- FF&E available and in place
- Move-in ready
- 28,200 SF creative, open-ceiling office
- Dedicated HVAC in server room
- Concrete apron with drive around truck access
- Extensive use of high performance glass
- Outdoor patio and eating area
- High visibility location at corner of Rutherford Road and Aston Avenue

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FIRST FLOOR



Open Work Area



Reception/Lounge



FIRST FLOOR



MEZZANINE



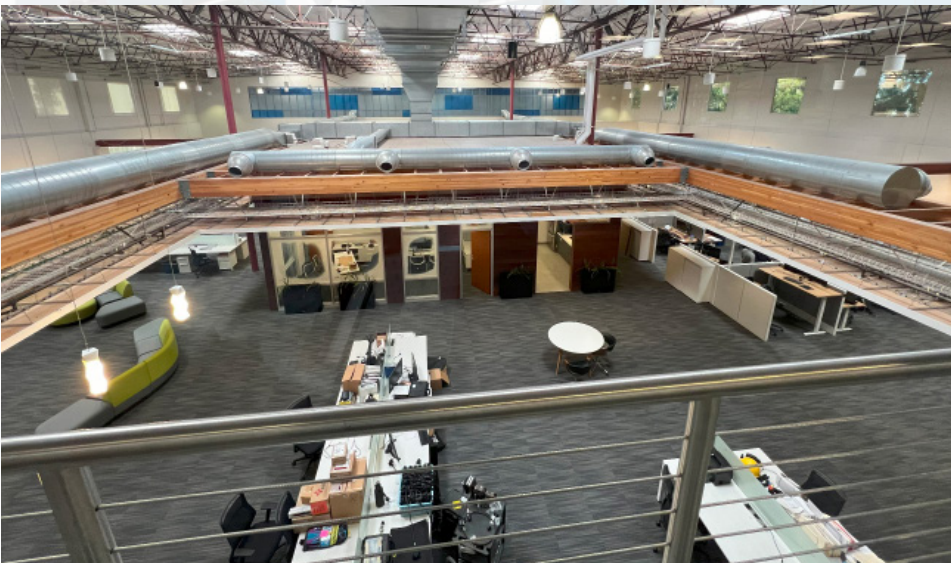
View from 2nd Floor to 1st Floor Open Area



Second Floor Open Office Work Area

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