

Creative Office

— FOR LEASE —

5731 Palmer Way, Suite C, Carlsbad, CA 92010



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PROPERTY SUMMARY

	PROPERTY TYPE	Flex Condominium
	TOTAL PROPERTY SF	± 3,940 SF
	LOT SF / ACRES	± 16,705 SF
	AVAILABLE SF	± 1,500 SF
	ZONING	M-Q
	LEASE RATE	\$3,000/Month Gross

PROPERTY FEATURES

-  Ample Unreserved Parking Available
-  Association Maintained Common Area

PROPERTY HIGHLIGHTS

	± 1,500 SF 2nd Floor Creative Space
	Newly Renovated
	2 Private Offices
	2 Storage Closets
	Kitchenette
	1 Reserved Parking Spaces
	Private In-Suite Shower
	Air Conditioning in All Spaces Except Bathroom



SUITE C



AVAILABLE SF

± 1,500 SF



LEASE RATE

\$3,000/Month Gross



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

AN EXCLUSIVE SPACE ABOVE A LOCAL BOOKSTORE



Area Highlight

Ideally located just off Palomar Airport Road — between El Camino Real and Faraday Avenue.

The address sits inside the Carlsbad Research Center, a short straight run from Palomar Airport Road: the main east-west artery carrying traffic into central Carlsbad, west to I-5 and the coast, east to Melrose Drive and San Marcos. Biotech, pharmaceutical and golf-industry employers are immediate neighbors; LEGOLAND, Costco and the beach are minutes away.

FROM THE FRONT DOOR

El Camino Real	<1 min
Faraday Avenue	1 min
Palomar Airport Road	2 min
McClellan-Palomar Airport	4 min
Interstate 5	7 min
State Route 78	6 min
Carlsbad Village & beach	10 min

WHY CARLSBAD



1. COASTAL NORTH COUNTY LOCATION

Minutes from Carlsbad State Beach, the Village and the coastline.



2. INSIDE THE BUSINESS CORRIDOR

Carlsbad Research Center — biotech, pharmaceutical, golf and R&D employers.



3. OFF PALOMAR AIRPORT ROAD

Direct access to Carlsbad's primary east-west artery, then I-5 and SR-78.



4. EVERYDAY CONVENIENCES

Costco, Prager Brothers, cafés and service retail within a short drive.



5. QUALITY HOUSING & LIFESTYLE

Highly rated schools, executive housing, golf, parks and coastal recreation.



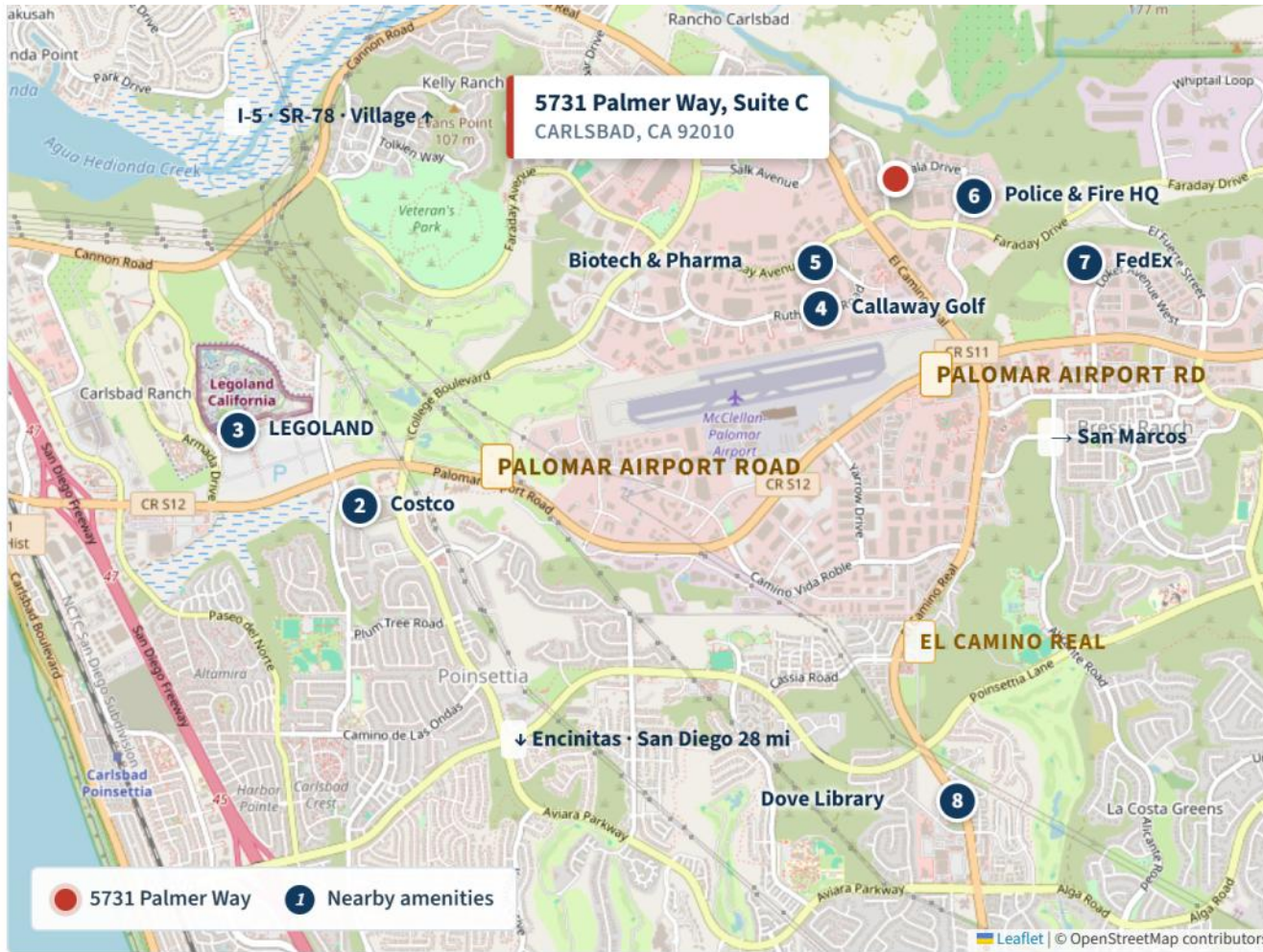
6. CIVIC & REGIONAL SERVICES

Carlsbad Police & Fire headquarters, FedEx Ship Center and McClellan-Palomar Airport nearby.



5731 PALMER WAY, CARLSBAD, CA 92010

Palomar Airport Road is the main artery into central Carlsbad



NEARBY AMENITIES

- | | | | |
|--------------------------------|------------------------------|--|-----------------------|
| 1 Prager Brothers — same block | 3 LEGOLAND California Resort | 5 Important Biotech & Pharmaceutical Companies | 7 FedEx Ship Center |
| 2 Costco | 4 Callaway Golf | 6 Carlsbad Police & Fire Main Headquarters | 8 Dove Public Library |

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