



OFFICE & FLEX FOR LEASE

1945  
-  
1947

CAMINO  
VIDA  
ROBLE

Carlsbad, CA 92008







# PROJECT HIGHLIGHTS

## LOCATION

- Located just off Palomar Airport Road
- Minutes from I-5 freeway
- Surrounded by restaurants and retailers
- Near McClellan-Palomar Airport

## AMENITIES

- Park in rear of property with picnic seating and open canyon views
- Locker room with showers
- Newly renovated common areas
- Common area kitchenette

## TRANQUIL ENVIRONMENT

- Surrounded by lush landscaping & matured trees
- Outdoor lounge and collaboration areas

## IDENTITY & IMAGE

- Strong Corporate Image
- Located among high-end neighbors like Thermofisher, Scripps and Dupont
- Extensive glass-line and natural light throughout

# PREMISES OVERVIEW

<b>ADDRESS:</b>	1945 - 1947 Camino Vida Roble
<b>SUBMARKET:</b>	Carlsbad
<b>DESCRIPTION:</b>	Class B Multi-Tenant Office & Industrial Project
<b>TOTAL RENTABLE SF:</b>	53,057 SF
<b># OF STORIES:</b>	2 Story
<b>YEAR BUILT/RENOVATED:</b>	1991/2015
<b>ZONING:</b>	P-M

## PROJECT AVAILABILITY

BUILDING	SUITE	RSF	PRICE	AVAILABILITY	AS-BUILT SUITE FEATURES
<b>1947</b> <i>OFFICE</i>	101	1,742	\$1.28/SF + CAM	30 Days	4 Private Offices, Conference Room, Reception Space, Storage Closet
<b>1947</b> <i>OFFICE</i>	215	2,115	\$1.28/SF + CAM	Immediately	3 Private Offices, Conference Room, Reception Space, and Kitchenette
<b>1947</b> <i>OFFICE</i>	250	1,470	\$1.28/SF + CAM	Immediately	4 Private Offices, Conference Room, Reception Space, and Kitchenette
<b>1945</b> <i>FLEX</i>	A	1,692*	\$2.05/SF + E	Immediately	6 Private Offices, 2 Conference Rooms, Private Bathroom
<b>1945</b> <i>OFFICE</i>	C	1,800*	\$2.05/SF + E	Immediately	4 Private Offices, Conference Room, Private Restroom, Reception Space

\* Contiguous for up to 3,492 RSF.

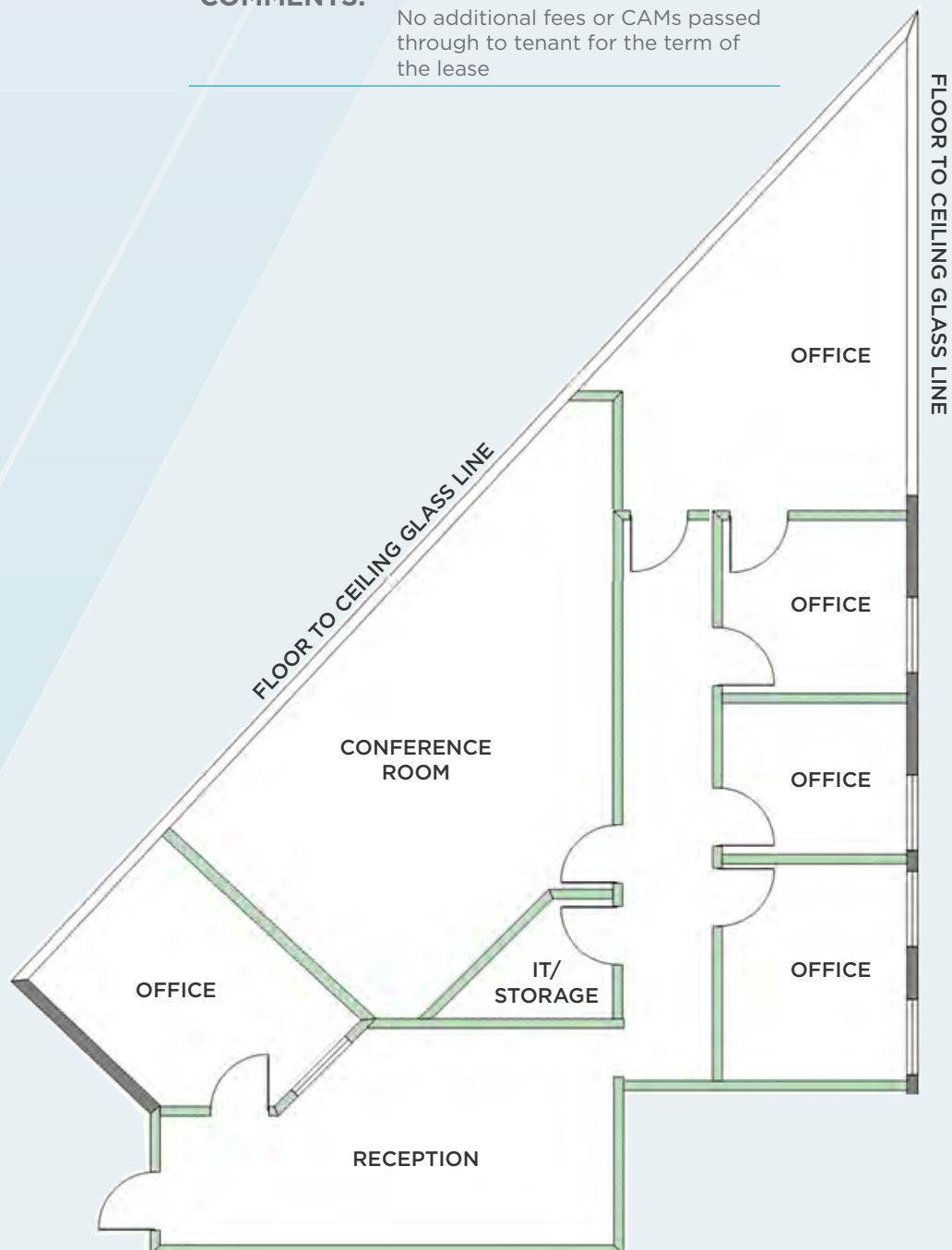
# 1947 CAMINO VIDA ROBLE - OFFICE

AVAILABILITY

**SUITE 101**

AVAILABLE 30 DAYS

SIZE:	1,742 SF
MONTHLY RENT:	<b>\$2,229.76/Month</b> \$1.28/SF + CAM * CAM = \$0.62/SF
COMMENTS:	Extensive glass line Rate includes janitorial No additional fees or CAMs passed through to tenant for the term of the lease

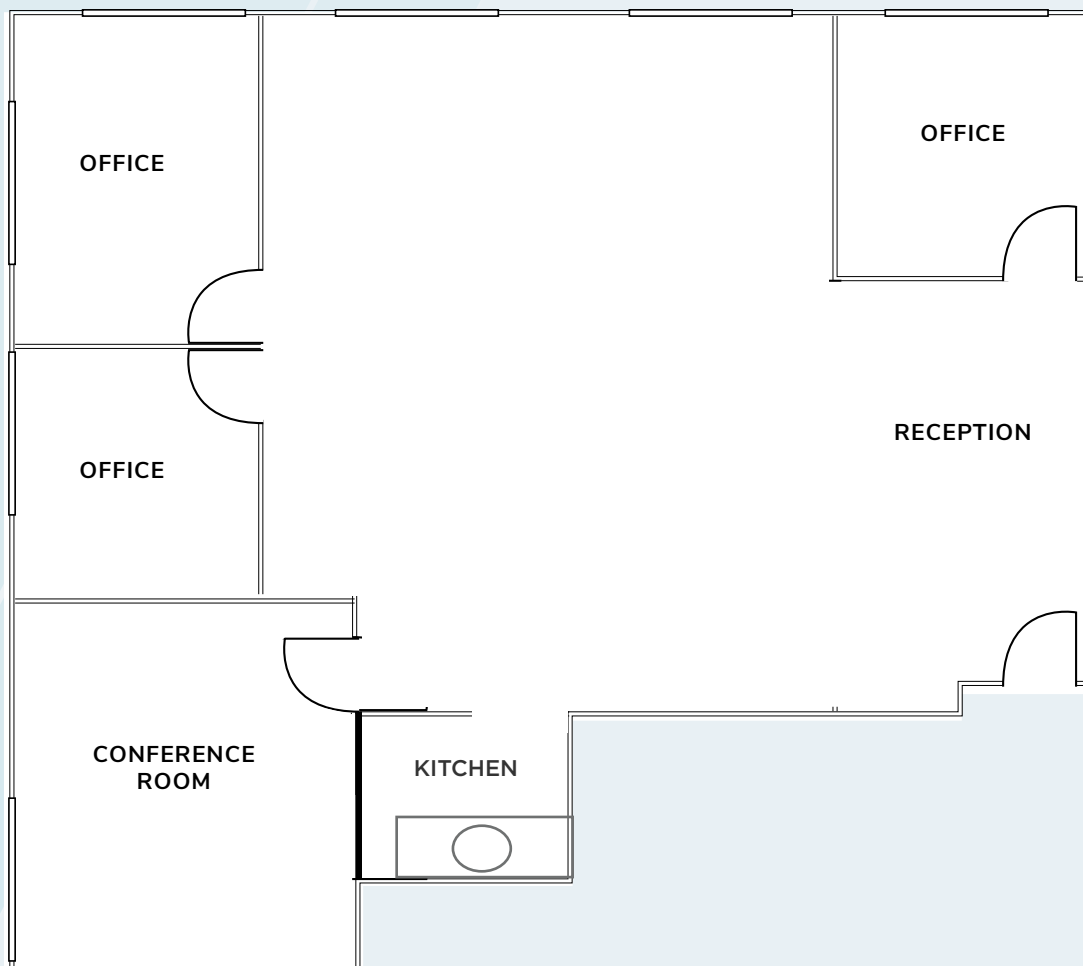


# 1947 CAMINO VIDA ROBLE - OFFICE

## AVAILABILITY

## SUITE 215

SIZE:	2,115 SF
MONTHLY RENT:	<b>\$4,018.50/Month</b> \$1.28/SF + CAM * CAM = \$0.62/SF
COMMENTS:	Includes janitorial No additional fees or CAMs passed through to tenant for the term of the lease



# 1947 CAMINO VIDA ROBLE - OFFICE

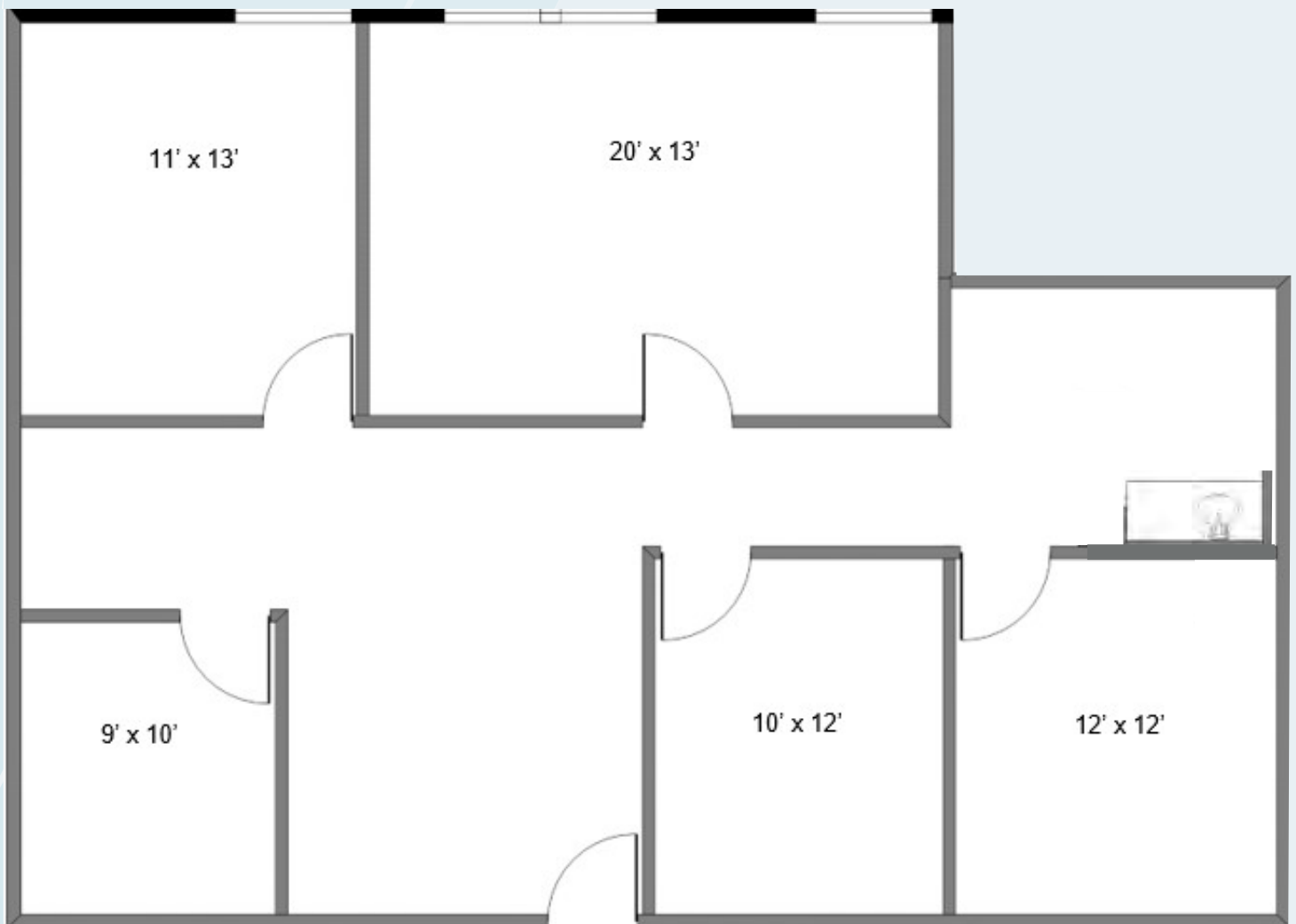
## AVAILABILITY

## SUITE 250

**SIZE:** 1,470 SF

**MONTHLY RENT:** **\$2,793/Month**  
\$1.28/SF + CAM  
\* CAM = \$0.62/SF

**COMMENTS:** Includes janitorial  
No additional fees or CAMs passed through to tenant for the term of the lease

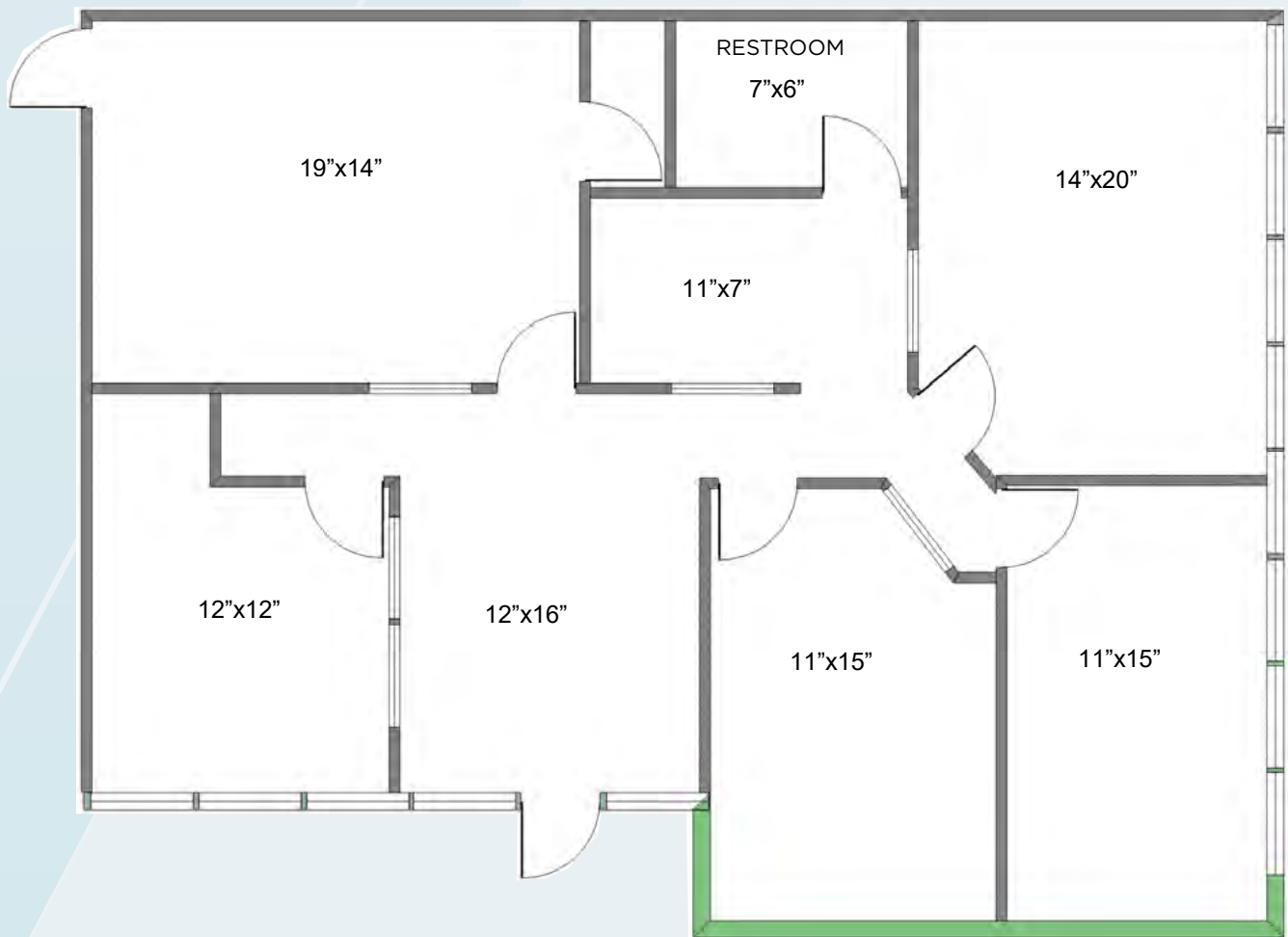


# 1945 CAMINO VIDA ROBLE - OFFICE

AVAILABILITY

**SUITE C**

SIZE:	1,800 SF
MONTHLY RENT:	<b>\$3,690/Month</b> \$2.05/SF + E

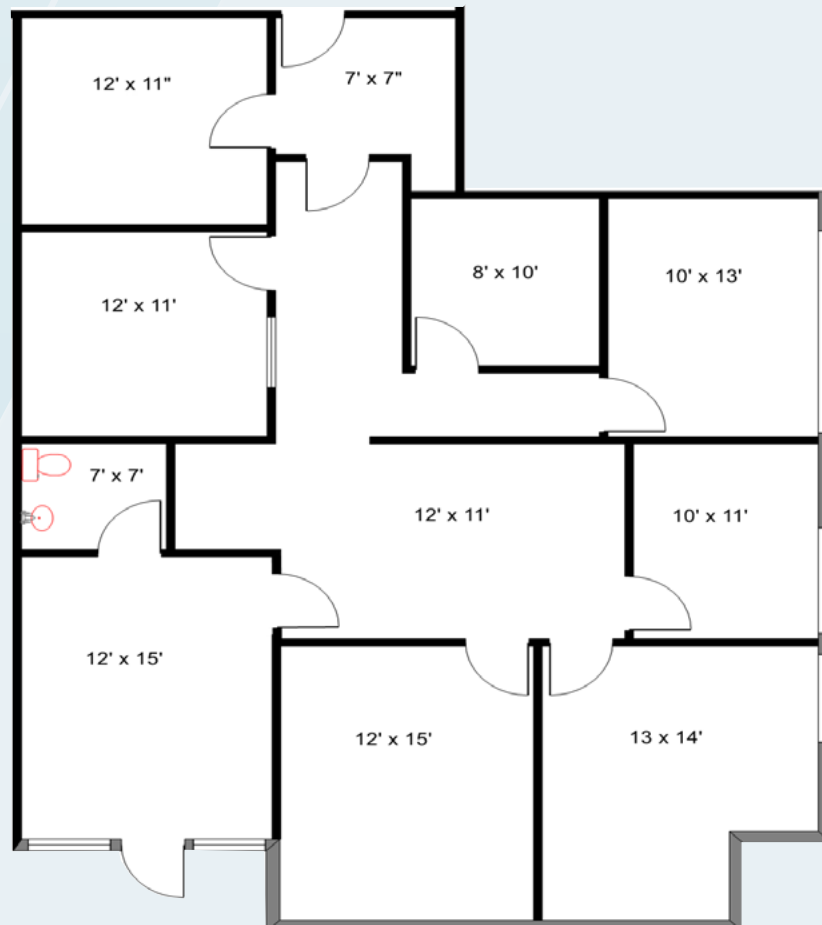


# 1945 CAMINO VIDA ROBLE - FLEX

AVAILABILITY

**SUITE A**

SIZE:	1,692 SF
MONTHLY RENT:	<b>\$3,469/Month</b> \$2.05/SF + E





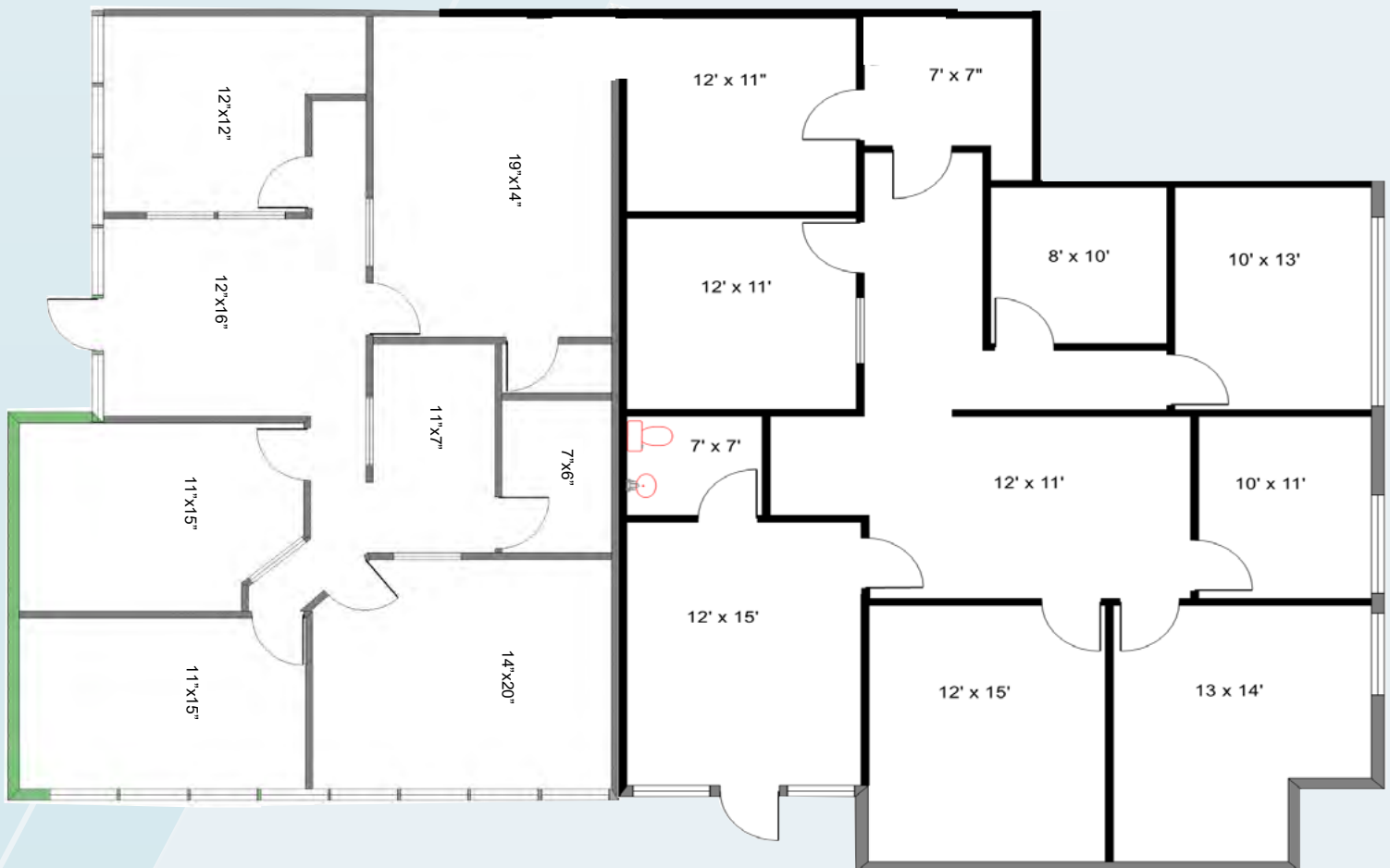
# CONTIGUOUS PLAN

## AVAILABILITY

## SUITE A + C

SIZE: 3,492 SF

MONTHLY RENT: \$7,159/Month  
\$2.05/SF + E











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