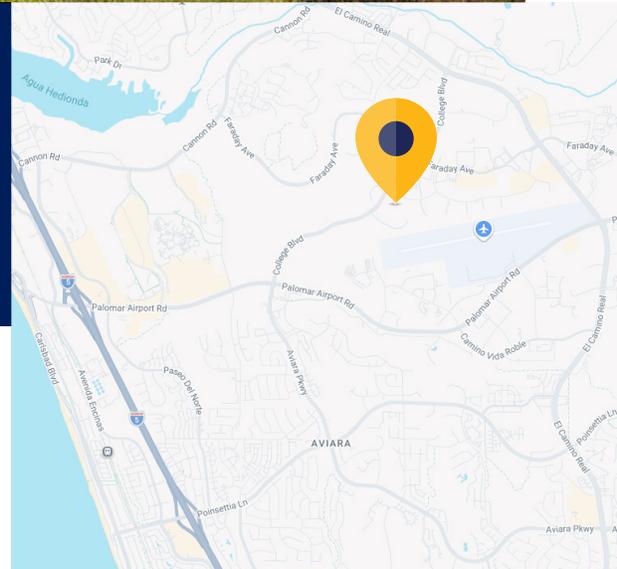




HIGH IMAGE CREATIVE FLEX BUILDING

Carlsbad Research Center 1835 ASTON AVE



OVERVIEW

SQUARE FOOTAGE:	12,335 SF Total
	Office: 8,273 SF / Warehouse: 2,843 SF
AMENITIES:	Large open kitchen with roll up door to exterior Two (2) on-site showers
ZONING:	C-M (Commercial Limited Industrial)
LOADING:	One (1) grade level loading door
PARKING:	26 Spaces (2.17/1,000 SF)
LEASE RATE:	\$1.65/SF NNN (NNN: \$0.61/SF)
AVAILABLE:	60 Days
SUBLEASE THROUGH:	12/31/2029

PROPERTY HIGHLIGHTS

- Freestanding single-story creative office building with warehouse
- High-quality existing office improvements
- Abundant glass-lined private offices
- Prominent location within Carlsbad Research Center
- Convenient access to I-5 and Highway 78

CONTACT



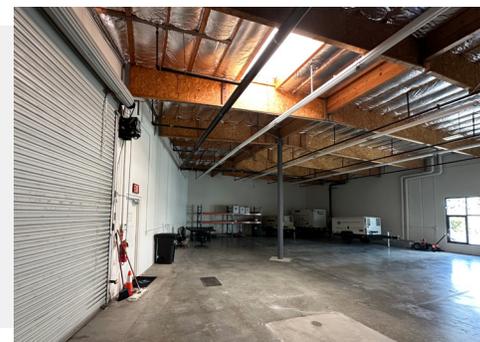
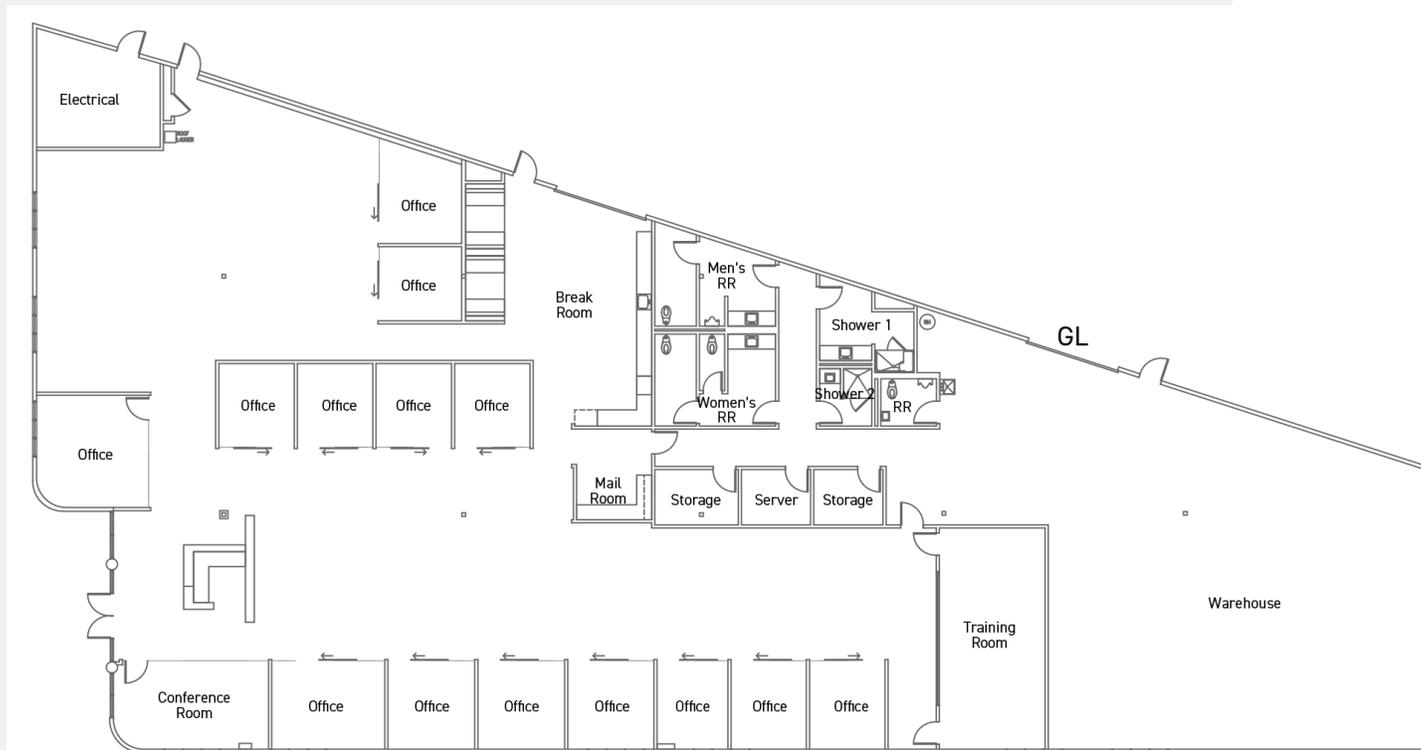
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1835 ASTON AVENUE

Carlsbad Research Center, Carlsbad, CA 92008



FOR SUBLEASE

12,335 SF

Freestanding High-Image Creative
Flex Building

Office: 8,273 SF
Warehouse: 2,843 SF

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