



FOR LEASE

**6196-6198 Innovation Way**  
Carlsbad, CA 92009



## Property Highlights

- 3,889 SF office condo available for lease
- Two-story loft design and exposed ceiling provides creative environment
- Outdoor seating area
- Eyebrow signage available
- Walking distance to the The Square at Bressi Ranch and Bressi Village Shopping Center which includes Bird Rock Coffee Roasters, Mendocino Farms, Casero Taqueria, CVS, Peet's Coffee and Tea, Trader Joe's, Board & Brew Sandwiches, Fish District, Pure Burger, Tommy V's Urban Kitchen, Hooked on Poke, Pizza Port and numerous other restaurant and retail amenities
- Newly-opened Carlsbad Brewing Company, Eureka! and Del Lusso Pizza close by
- Lease Rate: \$1.95 + U & J

### Brooks Campbell

+1 760 431 4215  
brooks.campbell@cushwake.com  
LIC #01380901

### Danielle Bergson

+1 808 419 0042  
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**cushmanwakefield.com**





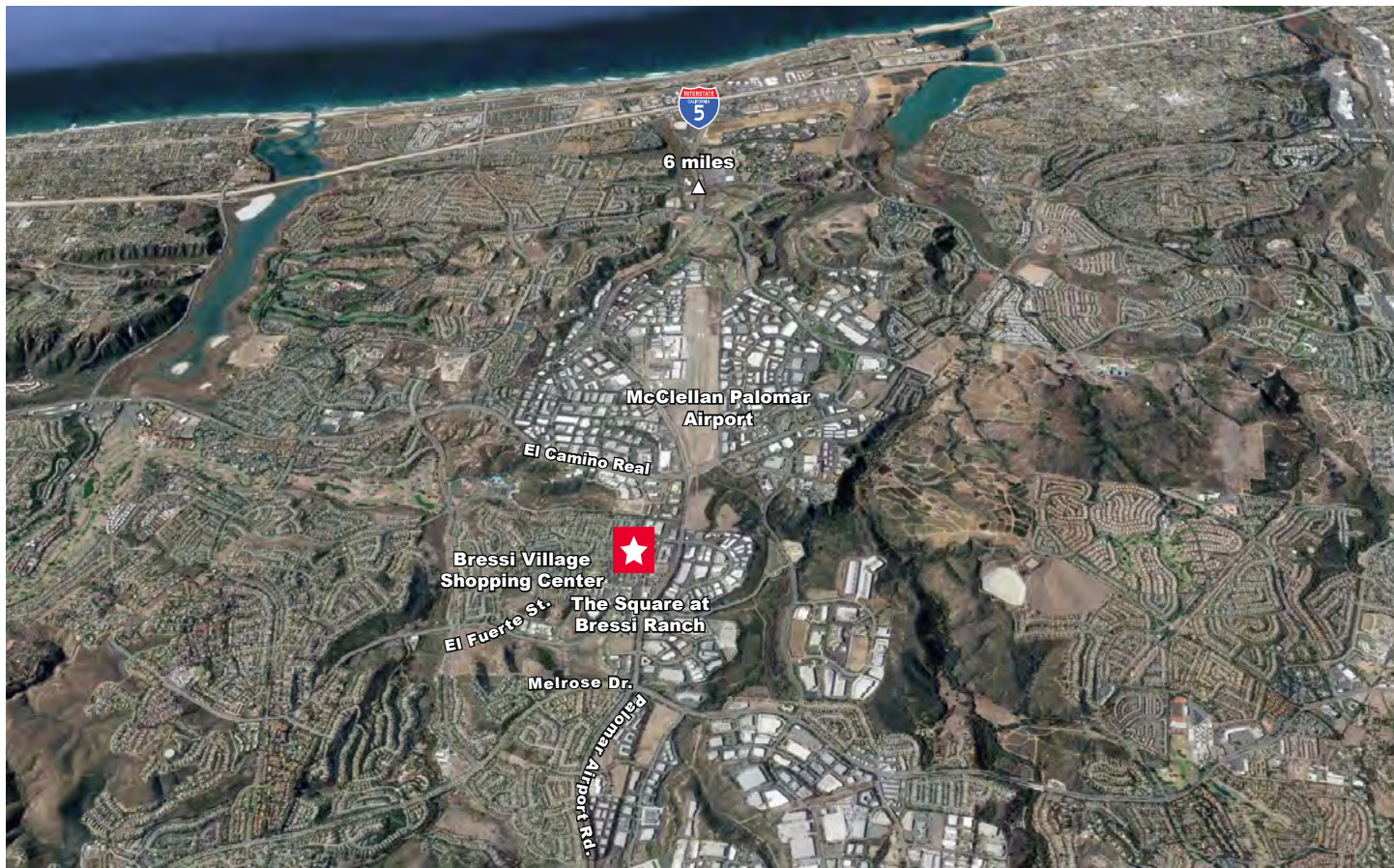
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## Location



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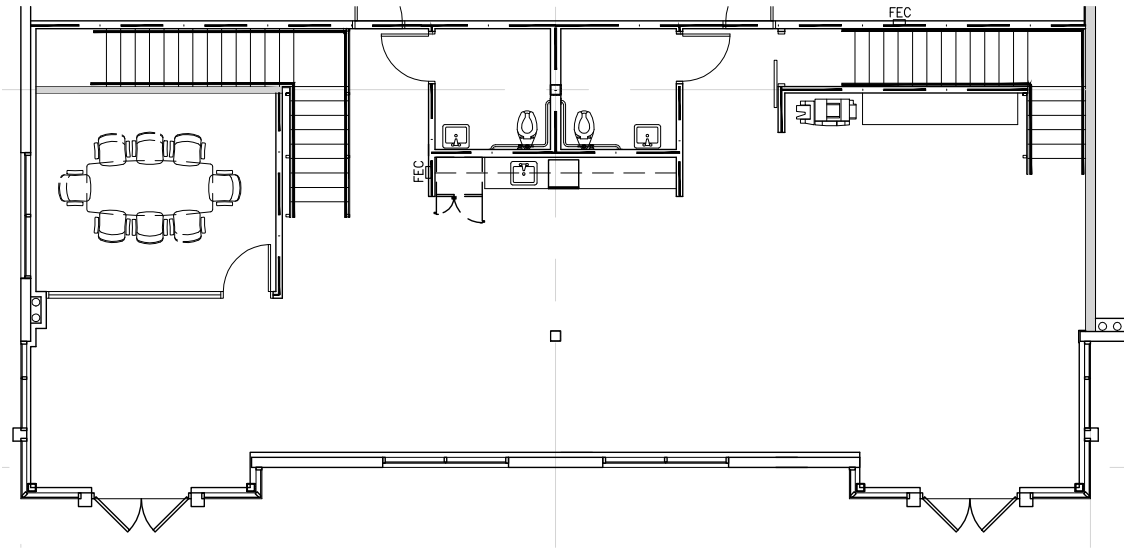
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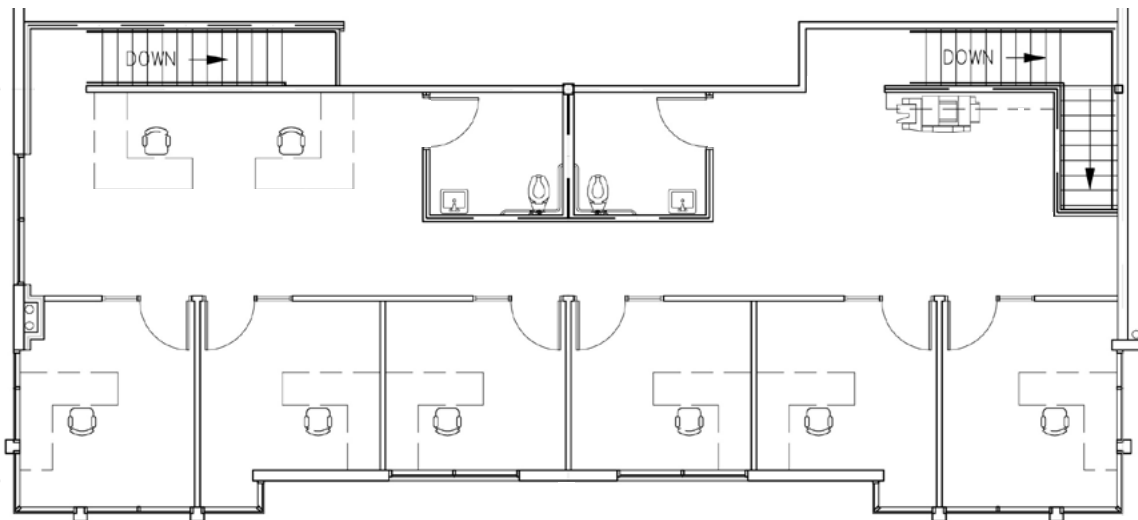
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## Floor Plans

First Floor



Second Floor



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