

ELEMENT

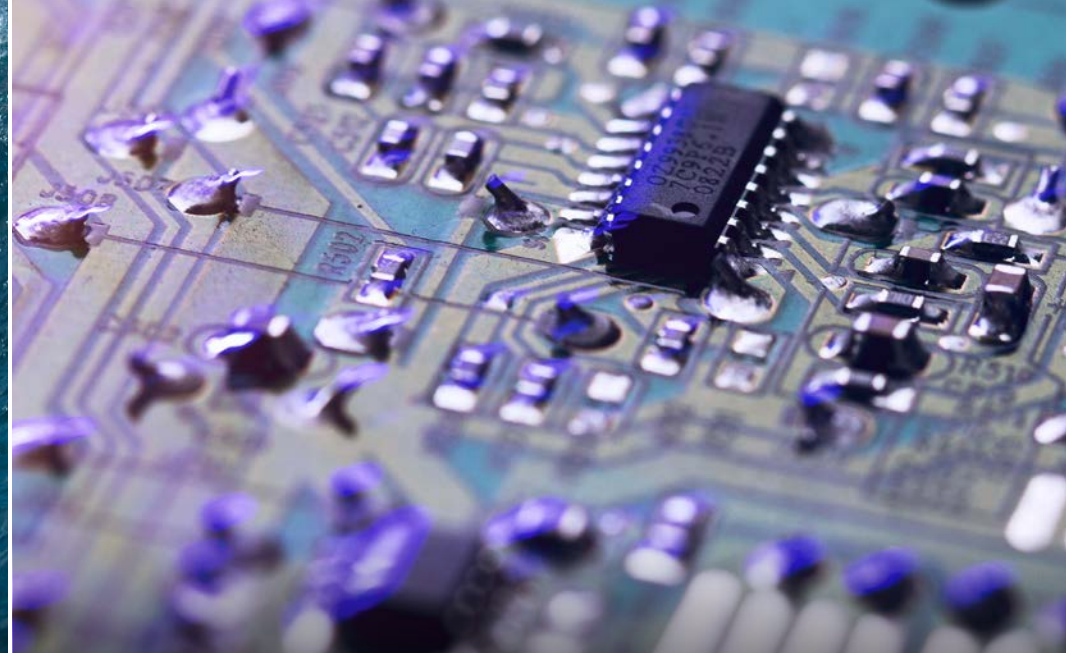


Element is an 83,200 SF campus prominently located in the heart of Carlsbad Research Center. Unique features include shaded outdoor amenity areas, creative office improvements, and an easy walk to the Island @ Carlsbad food court and walking trails. The three building campus environment provides growth opportunities for your thriving business in a variety of differing sizes. Jump in and find your Element.





ACTION SPORTS



TECHNOLOGY

ELEMENT



COMMUNICATIONS



MEDICAL DEVICE

PROJECT OVERVIEW

 LOCATION
2232 | 2234 | 2236
Rutherford Rd.
Carlsbad, CA 92008

 3 BUILDING PROJECT
83,210 SF

 PARKING
3.1/1,000

 UPGRADES
✓ NEW LANDSCAPING
✓ NEW SIGNAGE PROGRAM
✓ RENOVATED OUTDOOR
✓ AMENITY AREAS

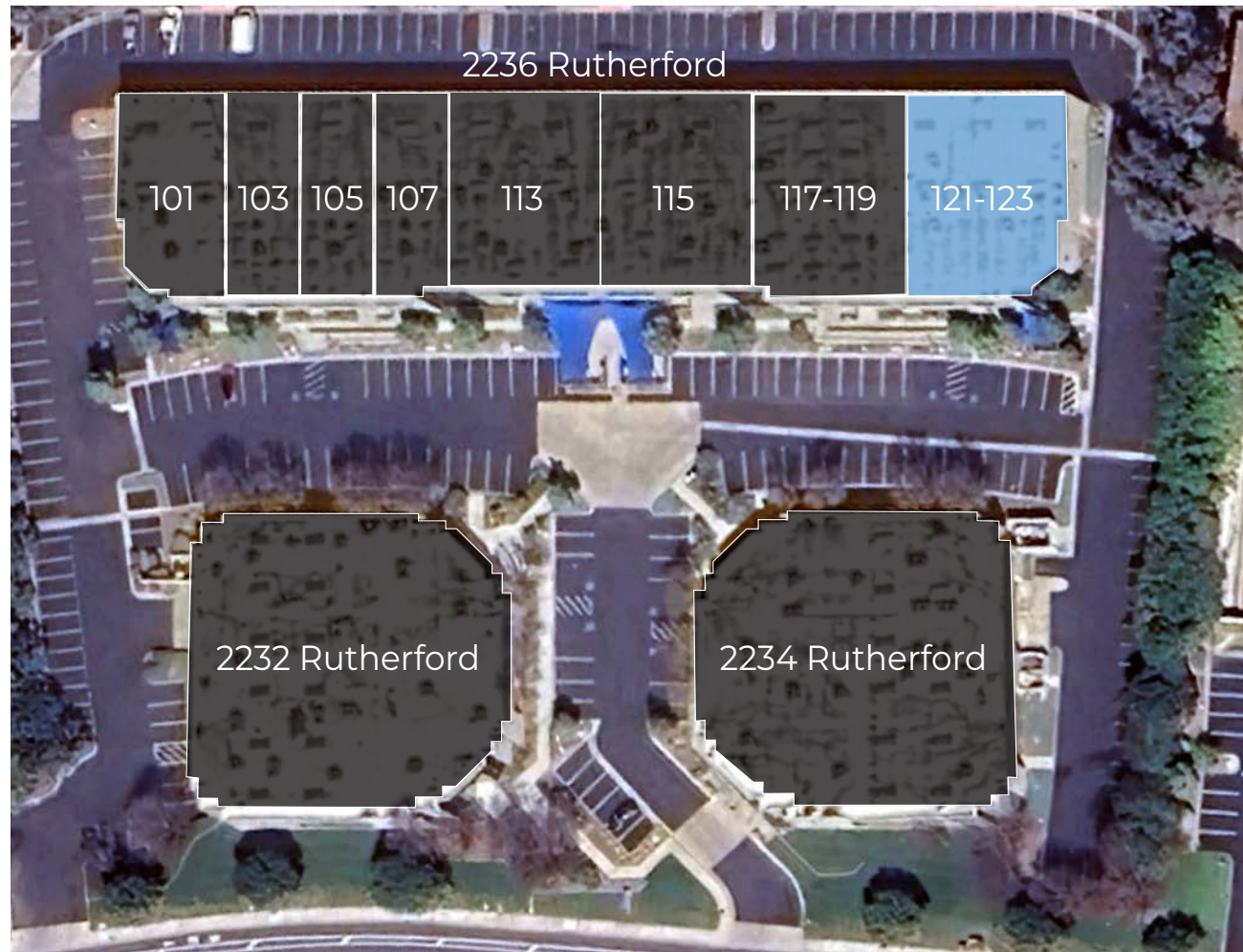
 CLEAR HEIGHT
MAX 24'

 LOADING
GRADE-LEVEL ROLL-UP

 AMENITIES
OUTDOOR EATING AREAS

AVAILABILITY

Building	Unit #	Size	Rate	Improvements
2236	121-123	9,179 SF	\$1.85 /SF NNN	<ul style="list-style-type: none">• New LED Lighting, Office, and Restroom TIs• 2 Grade Level Doors• Move-In Ready





DESCRIPTION



SUITE
121-123



SIZE
9,179 SF



NEW LIGHTING, OFFICE, & RESTROOM
TIS
MOVE-IN READY



RATE
\$1.85 /SF NNN



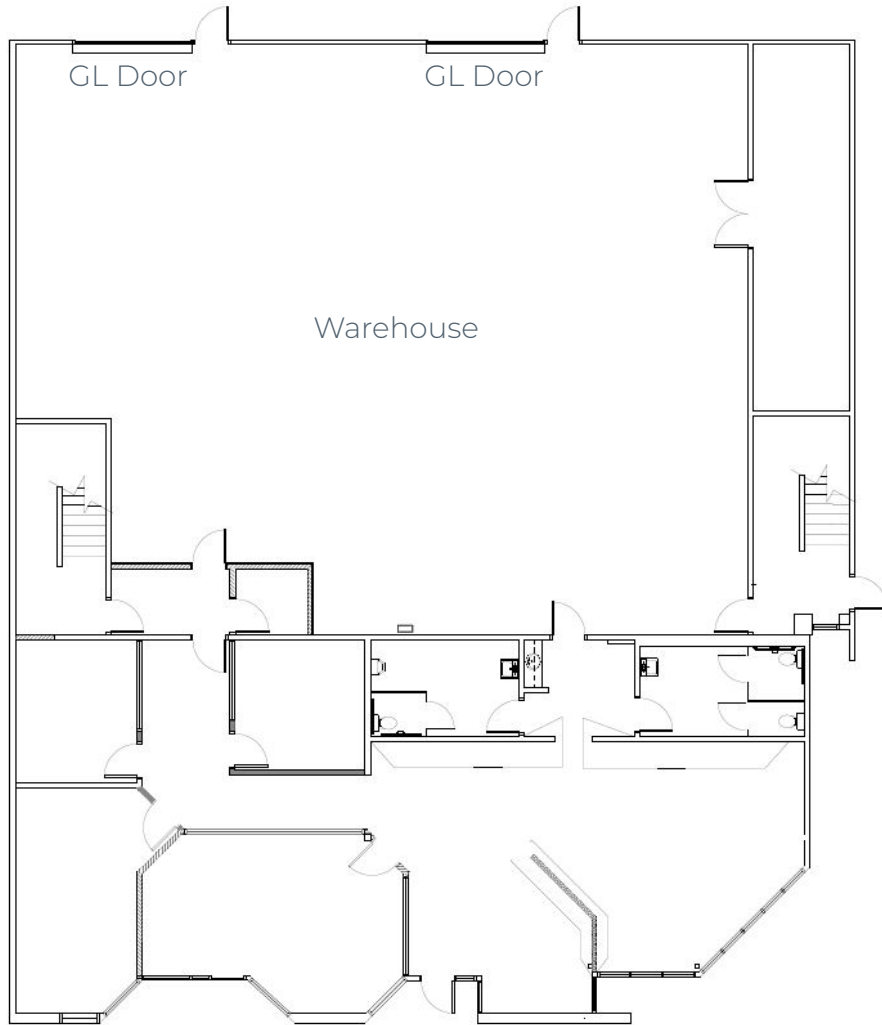
AVAILABLE
NOW



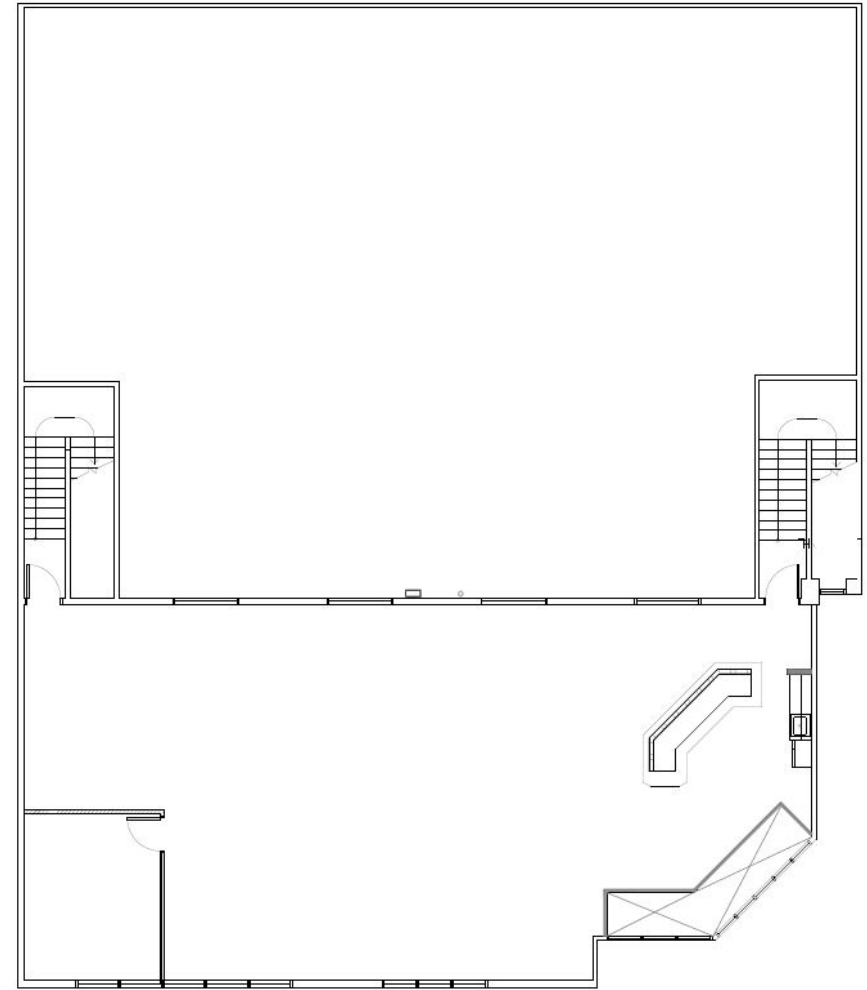


FLOOR PLAN SUITE 121-123

FIRST FLOOR



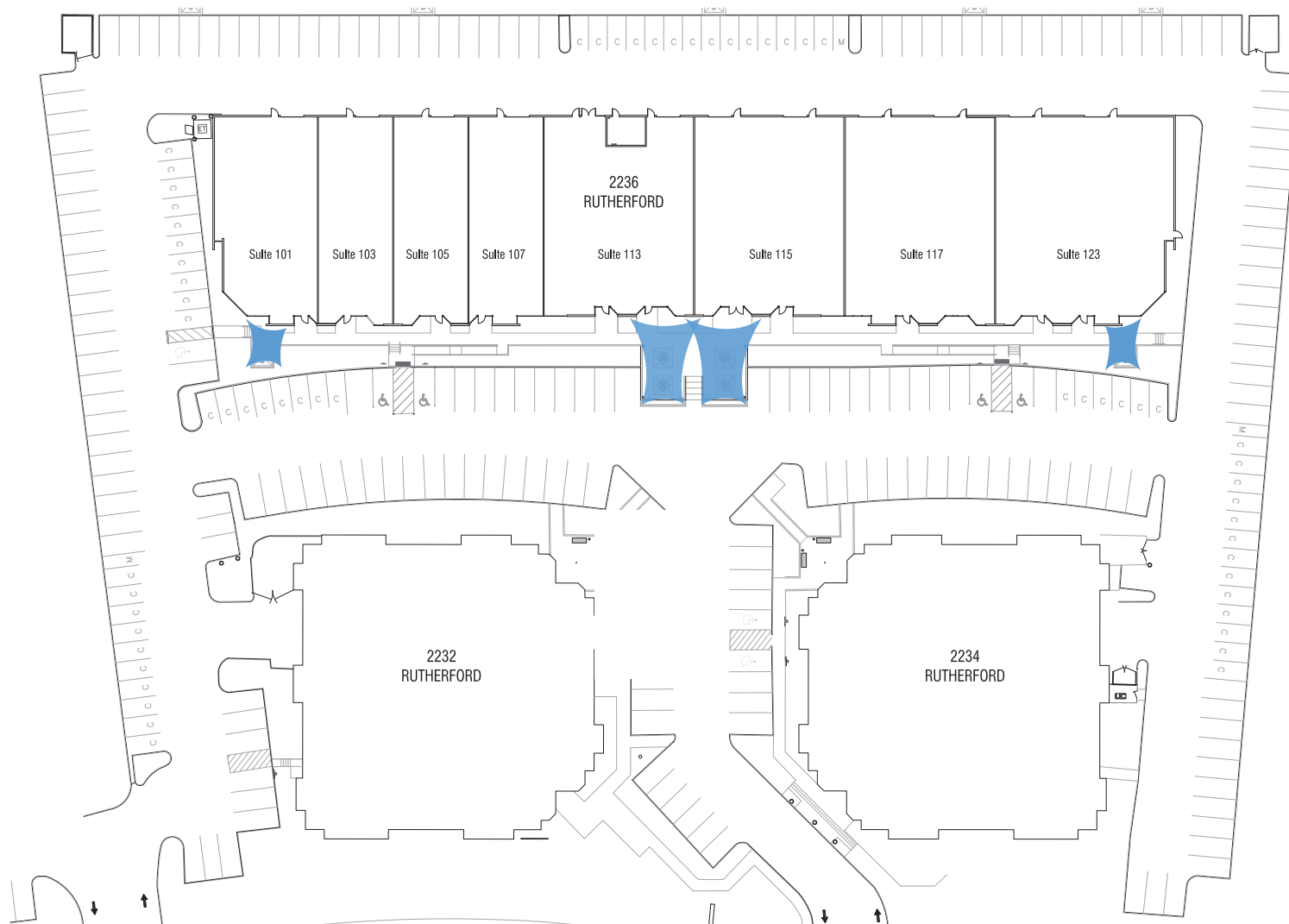
SECOND FLOOR





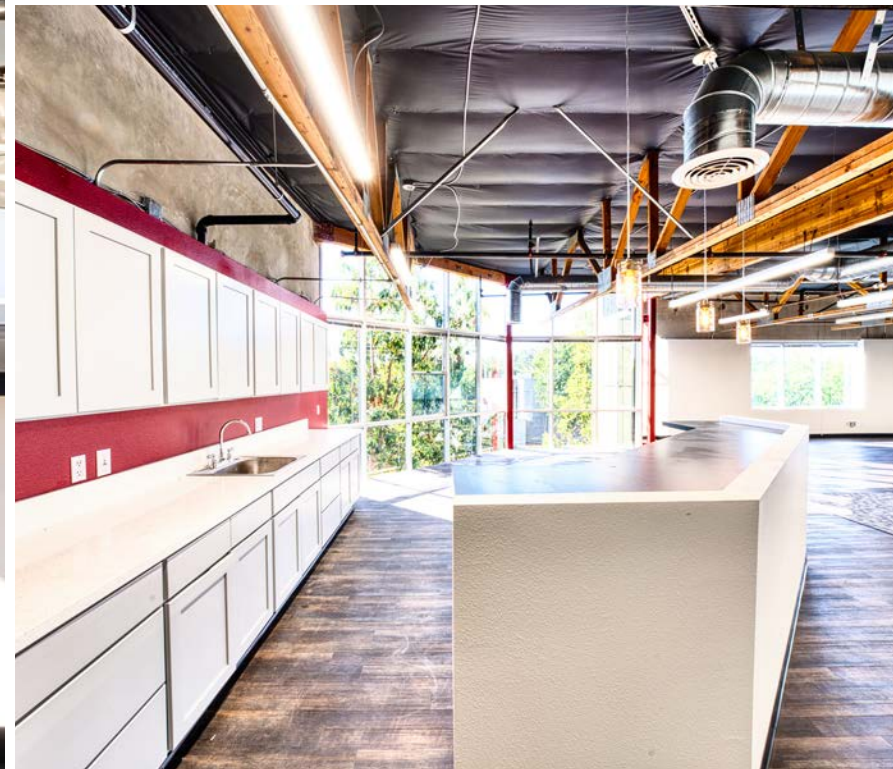
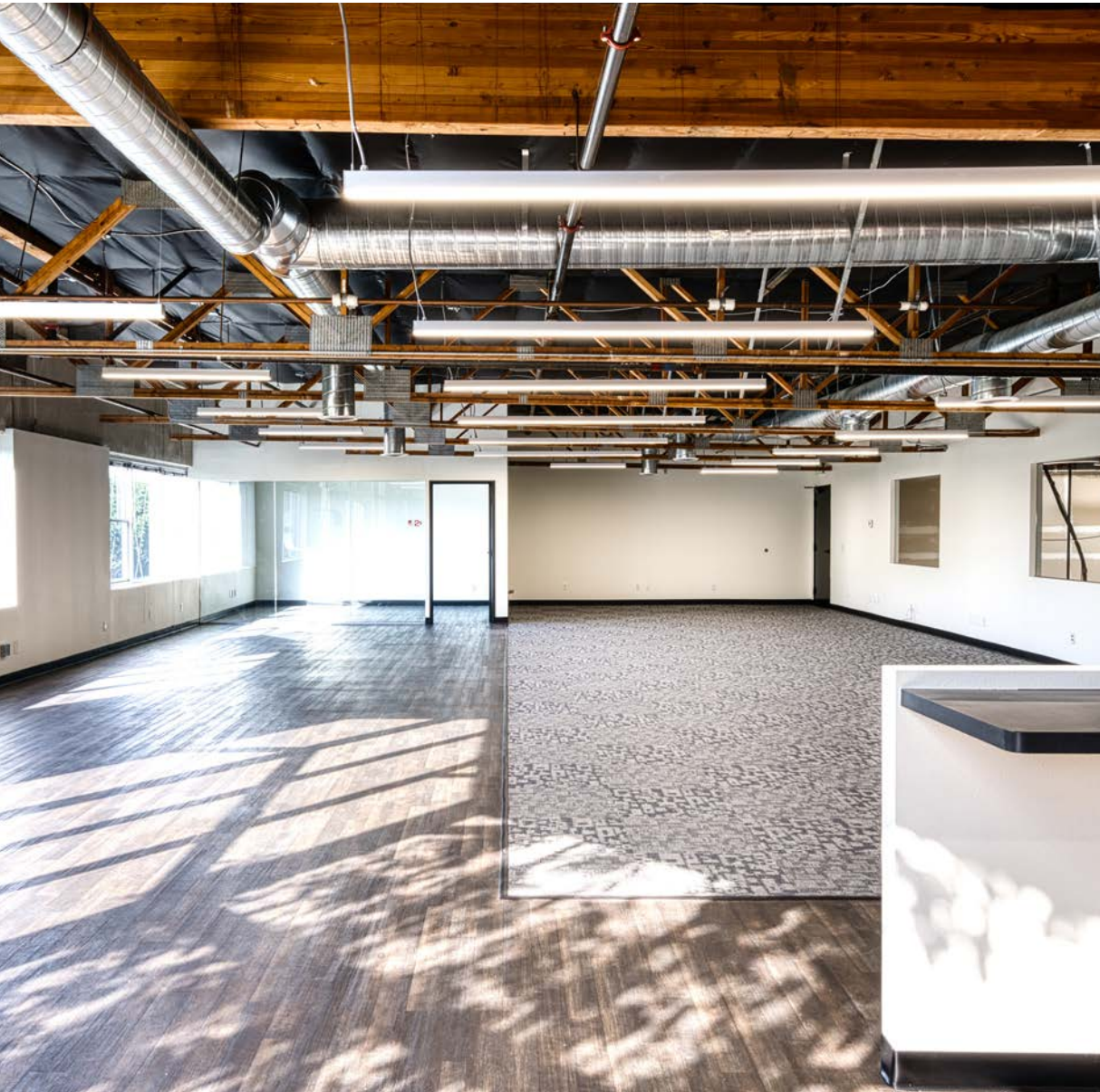
OUTDOOR AMENITY PLAN 2236 RUTHERFORD

SHADE SAIL SITE PLAN



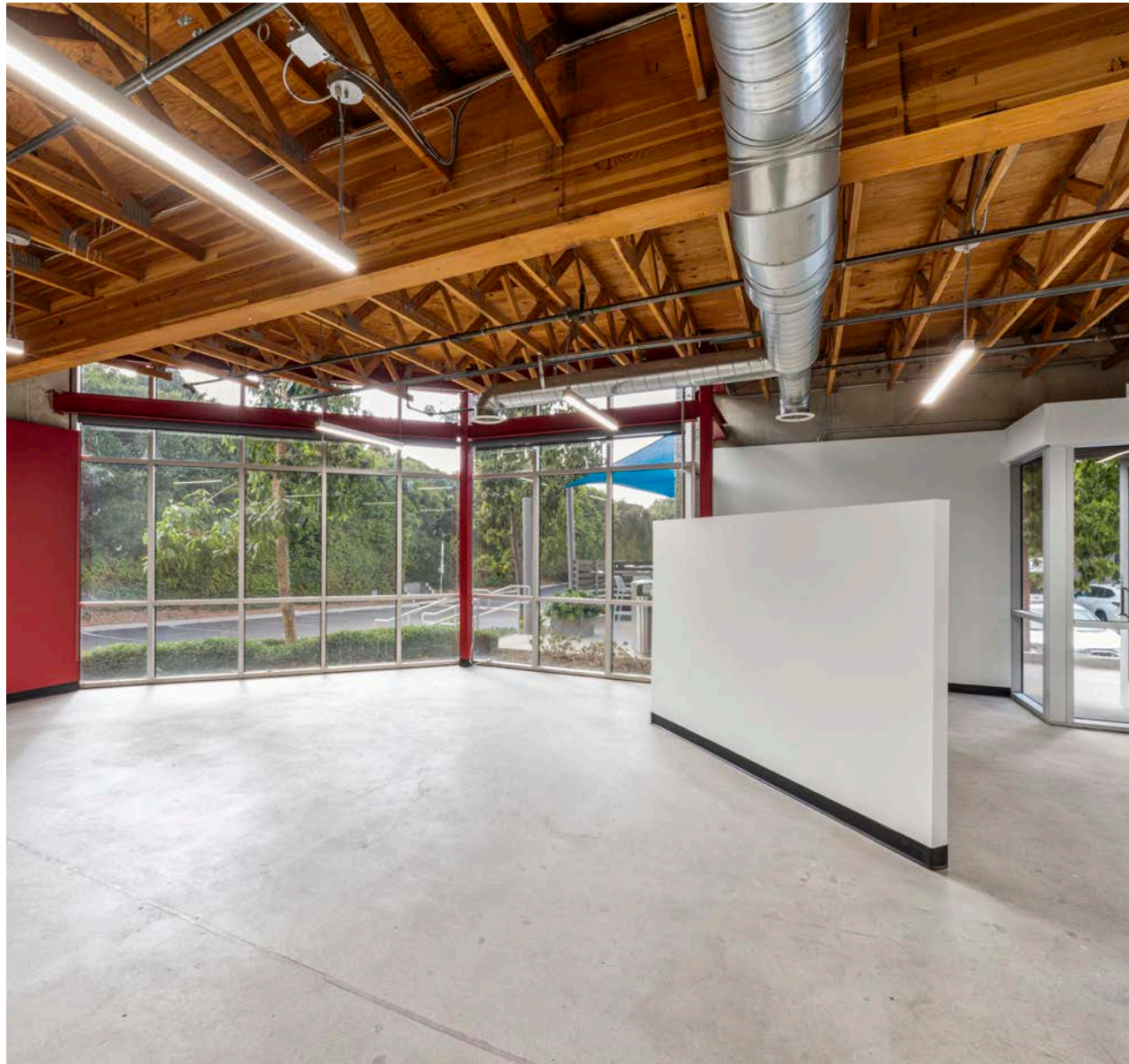


GALLERY



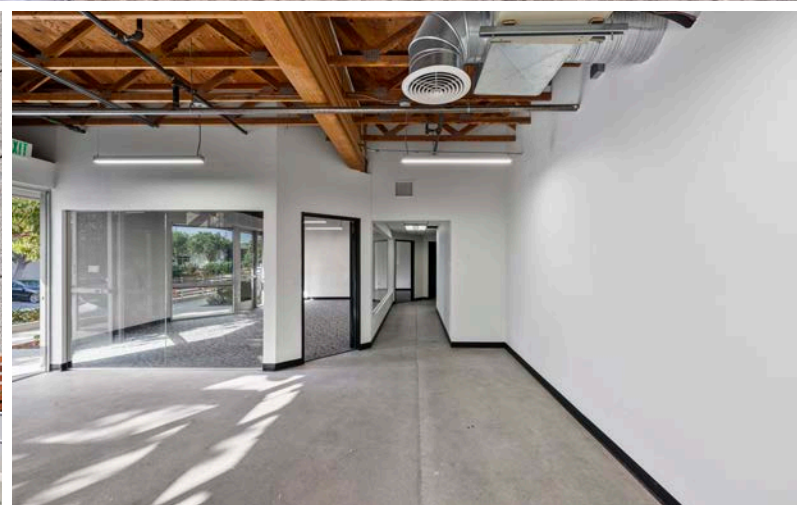


GALLERY





GALLERY





LOCATION & DRIVE TIME

55 MINUTES
TO U.S. - MEXICO BORDER

40 MINUTES
TO DOWNTOWN



10 MINUTES
TO INTERSTATE 5

PACIFIC OCEAN

10 MINUTES
TO OCEAN

20 MINUTES
TO INTERSTATE 15

5 MINUTES
TO PALOMAR AIRPORT

PALOMAR AIRPORT ROAD



MCCLELLAN
PALOMAR
AIRPORT

10 MINUTES
TO HIGHWAY 78

45 MINUTES
TO RIVERSIDE COUNTY

EL CAMINO REAL

35 MINUTES
TO ORANGE COUNTY

ELEMENT

FARADAY AVENUE

ISLAND@CARLSBAD



N



NEARBY AMENITIES



MCCLELLAN PALOMAR AIRPORT

PALOMAR COMMONS



BRESSI RANCH



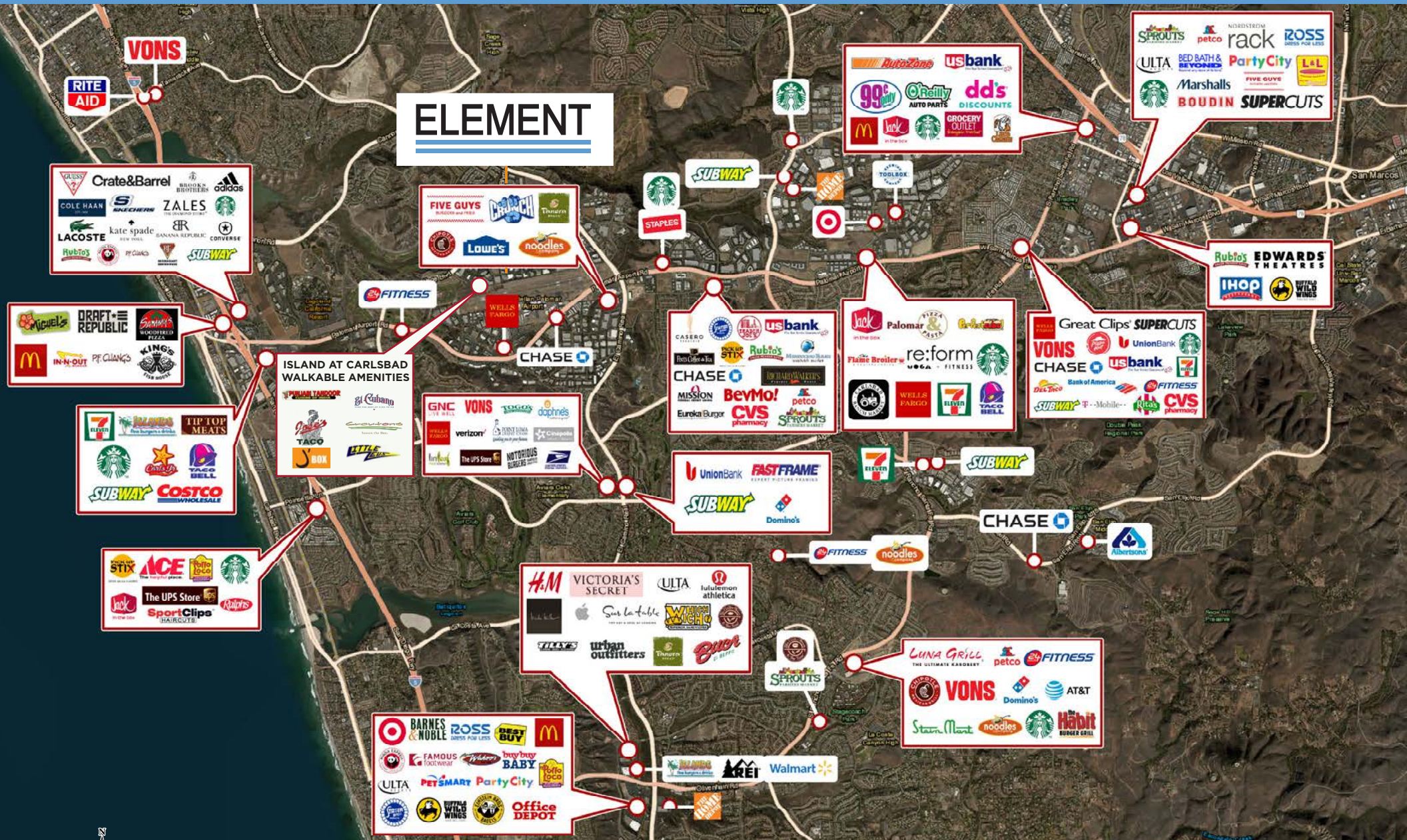
THE SQUARE



ELEMENT

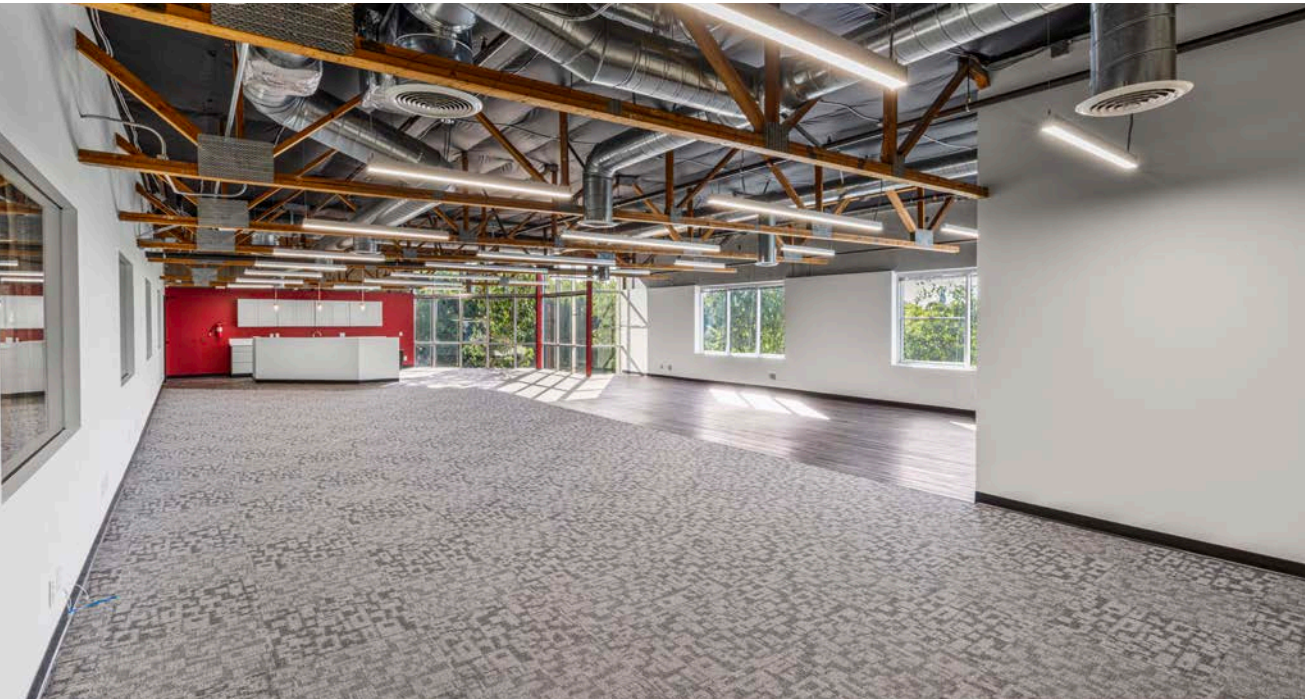
CARLSBAD GATEWAY CENTER







GALLERY



**IN THE HEART OF
THE CARLSBAD
RESEARCH CENTER**



**WALKING DISTANCE TO THE
ISLAND AT CARLSBAD
RETAIL FOOD COURT**



**WALKING DISTANCE
TO PARKS
AND BIKE TRAILS**



**CONVENIENT ACCESS TO
INTERSTATE 5, HIGHWAY 78,
MCLELLAN PALOMAR AIRPORT,
AND EL CAMINO REAL**



**NEAR SOME OF
CARLSBAD'S
FINEST HOTELS AND
RESORTS**

ELEMENT



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