



FOR SUBLEASE

2055 CORTE DEL NOGAL

CARLSBAD, CA

PROPERTY HIGHLIGHTS

Full building availability

Ideal Corporate HQ building with excess land for future expansion

Sublease Term

Available as a sublease through December of 2027

Grade Level Roll Up

with delivery storage area

Creative Office Space

with high density build out

showers and lockers in

OnSite Gym

Abundant Parking

Solar Powered Balconies





EXTENSIVE GLASS LINE

SOLAR POWER





FIRST FLOOR

± 15,294 RSF

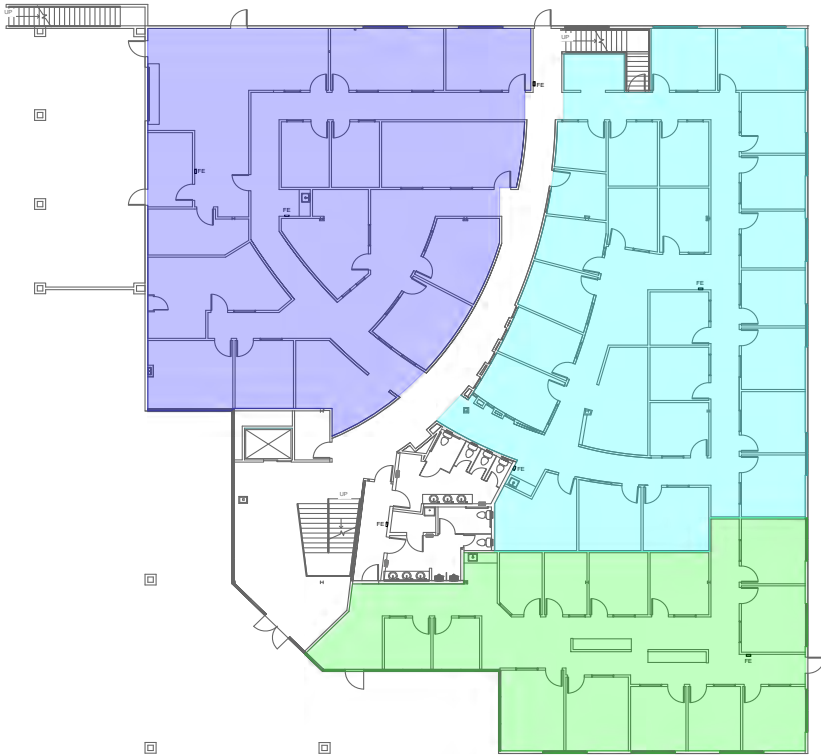
SECOND FLOOR

± 15,464 RSF



FIRST FLOOR

- DEMISING OPTIONS



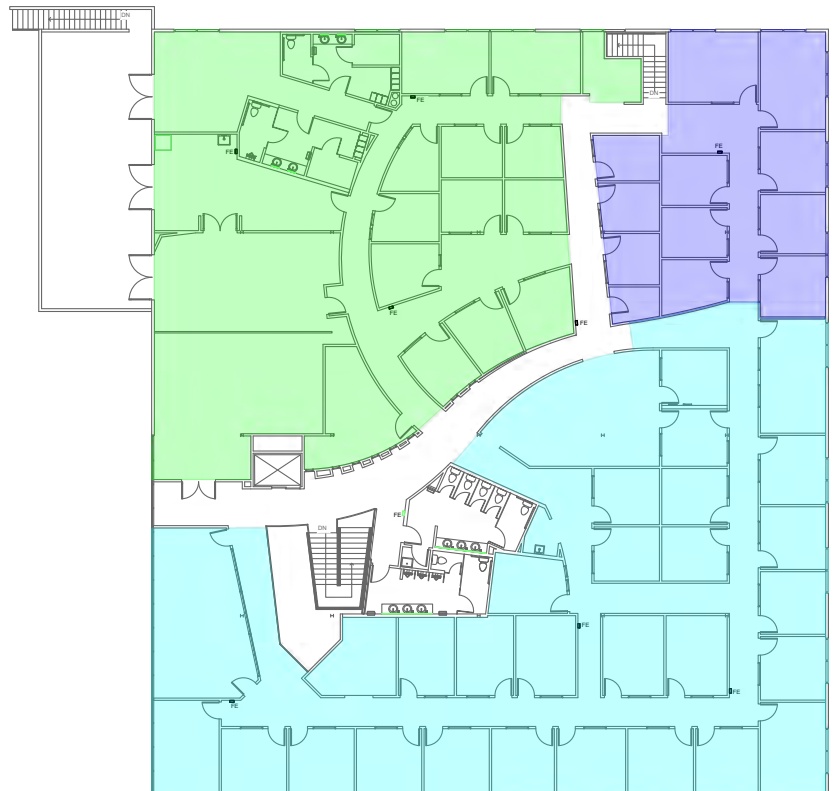
Suite A1 - ±2,700 SF

Suite B1 - ±4,800 SF

Suite C1 - ±4,500 SF

SECOND FLOOR

- DEMISING OPTIONS



Suite A2 - ± 5,300 SF

Suite B2 - ± 6,900 SF

Suite C2 - ±1,800 SF



THE NEIGHBORHOOD

Located near the prestigious Carlsbad Research Center, 2055 Corte Del Nopal benefits from a vibrant corporate environment with high-profile neighbors.

This highly trafficked area is surrounded by affluent residential communities, including Aviara and Bressi Ranch. Enjoy the convenience of numerous nearby restaurants, bars, and eateries, making it an ideal location for both work and play.

CORPORATE NEIGHBORS INCLUDE

- ThermoFisher
- Scripps
- TaylorMade
- Abbott



CONTACT

JOE ANDERSON
Senior Director
+1 760 415 3245
joe.anderson@cushwake.com

BROOKS CAMPBELL
Senior Director
+1 760 500 7720
brooks.campbell@cushwake.com



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