



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

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

PROJECT AVAILABILITY

BUILDING	SUITE	RSF	PRICE	AVAILABILITY	AS-BUILT SUITE FEATURES
1947 <i>OFFICE</i>	101	1,742	\$1.28/SF + CAM	30 Days	4 Private Offices, Conference Room, Reception Space, Storage Closet
1947 <i>OFFICE</i>	215	2,115	\$1.28/SF + CAM	Immediately	3 Private Offices, Conference Room, Reception Space, and Kitchenette
1947 <i>OFFICE</i>	250	1,470	\$1.28/SF + CAM	Immediately	4 Private Offices, Conference Room, Reception Space, and Kitchenette
1945 <i>FLEX</i>	A	1,692*	\$2.05/SF + E	11/1/2025	6 Private Offices, 2 Conference Rooms, Private Bathroom
1945 <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.

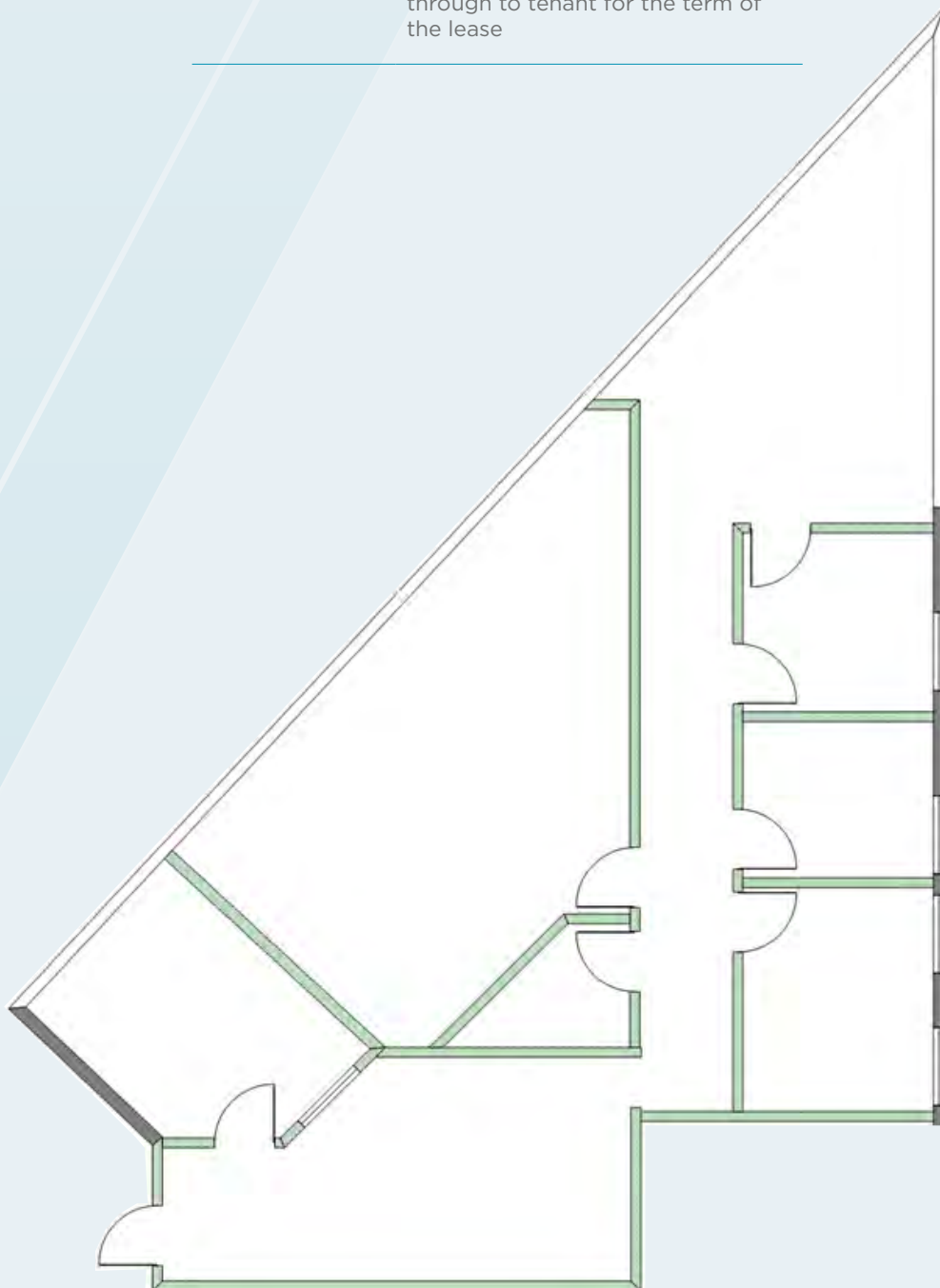
1947 CAMINO VIDA ROBLE - OFFICE

AVAILABILITY

SUITE 101

AVAILABLE 30 DAYS

SIZE:	1,742 SF
MONTHLY RENT:	\$2,229.76/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

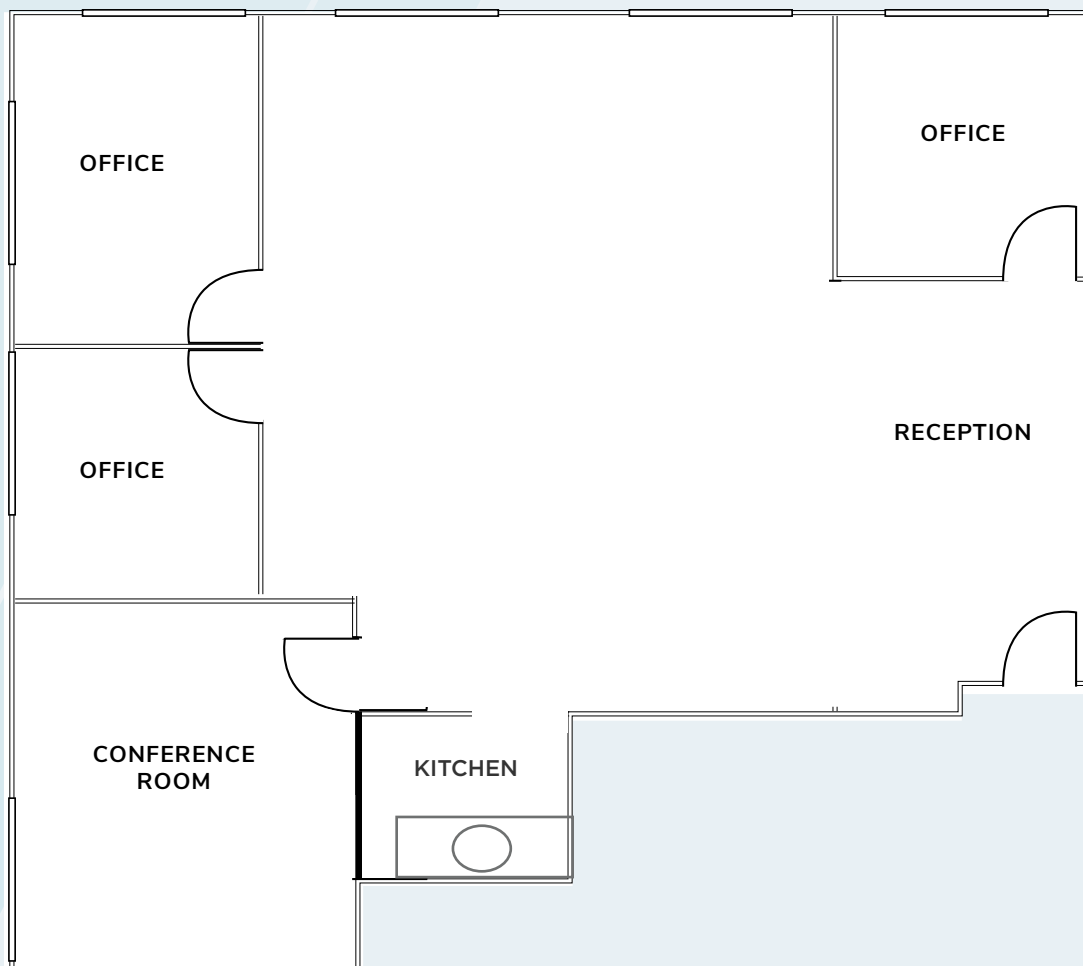


1947 CAMINO VIDA ROBLE - OFFICE

AVAILABILITY

SUITE 215

SIZE:	2,115 SF
MONTHLY RENT:	\$4,018.50/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



1947 CAMINO VIDA ROBLE - OFFICE

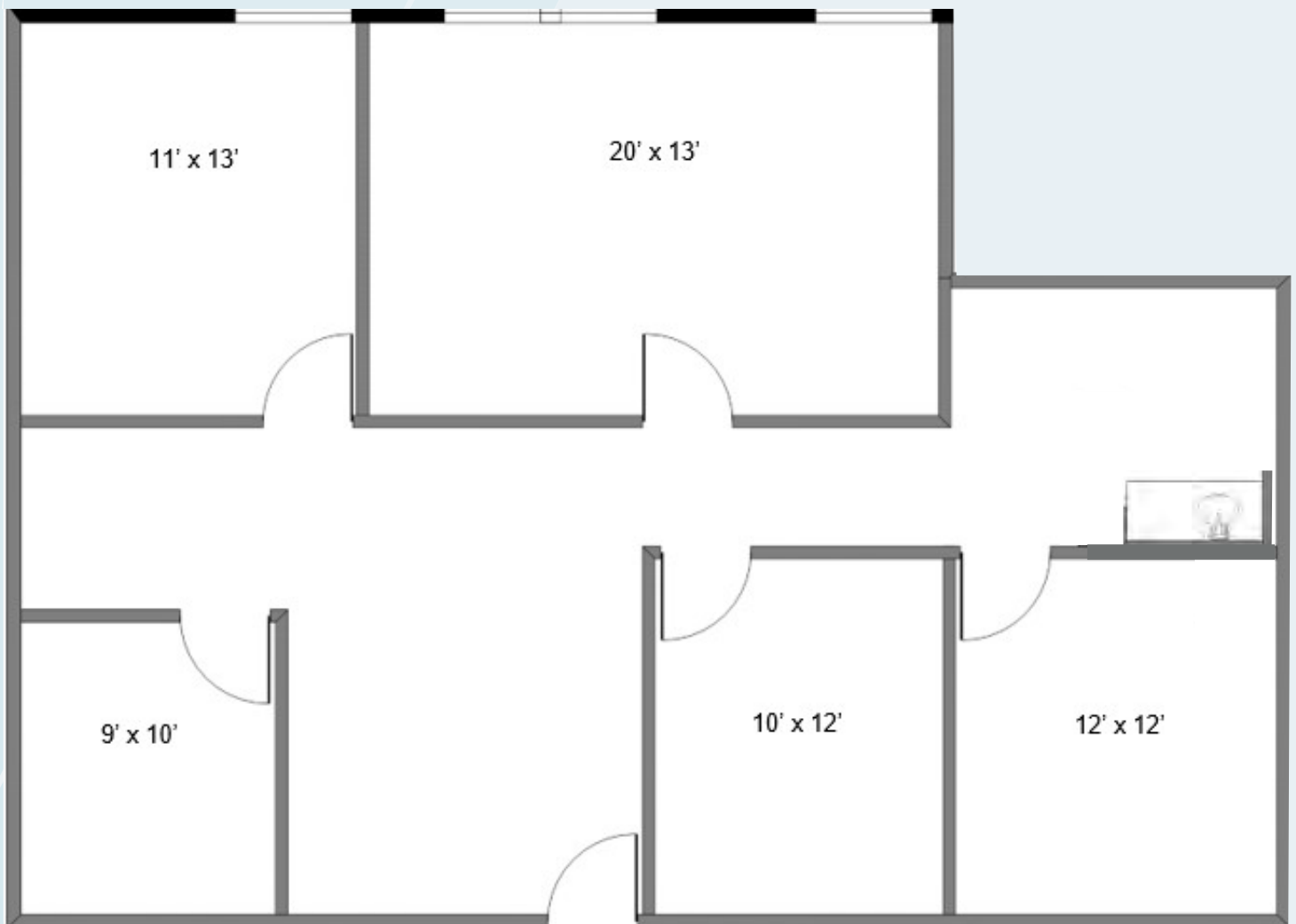
AVAILABILITY

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

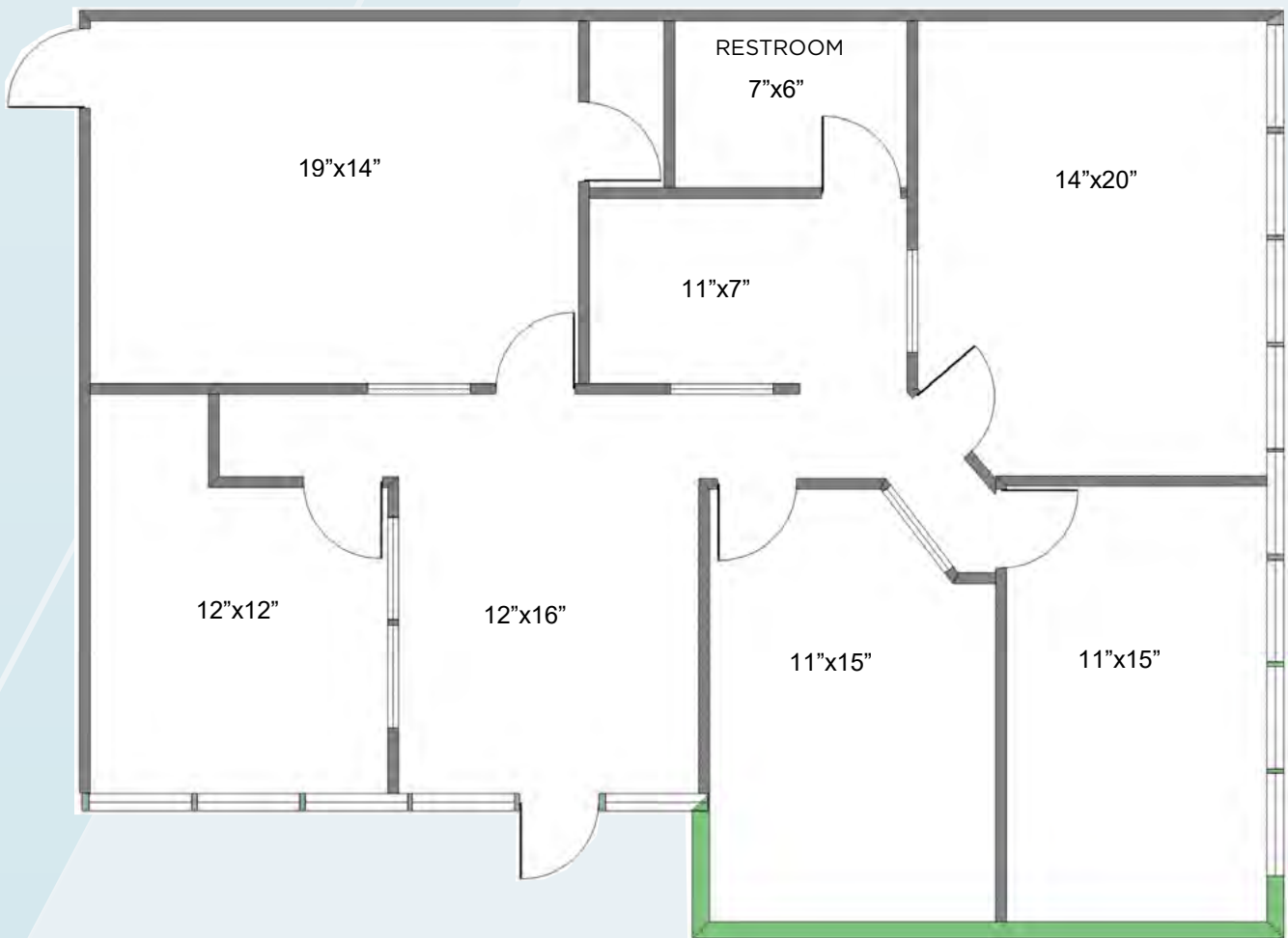


1945 CAMINO VIDA ROBLE - OFFICE

AVAILABILITY

SUITE C

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



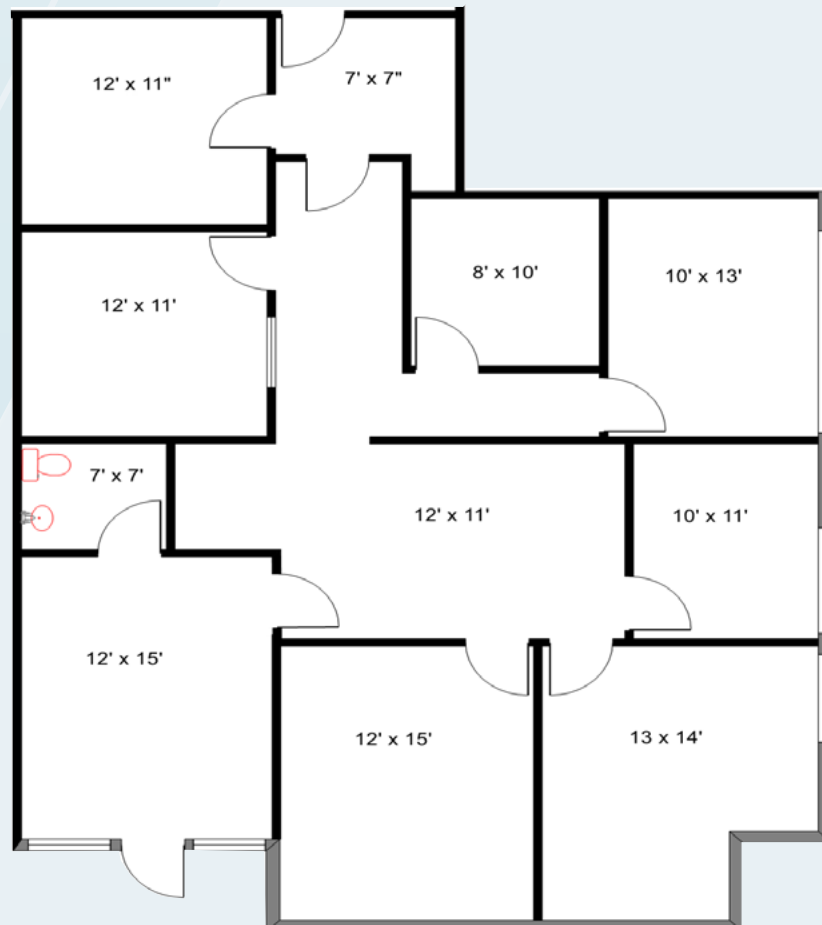
1945 CAMINO VIDA ROBLE - FLEX

AVAILABILITY

SUITE A

AVAILABLE 11/1/25

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



CONTIGUOUS PLAN

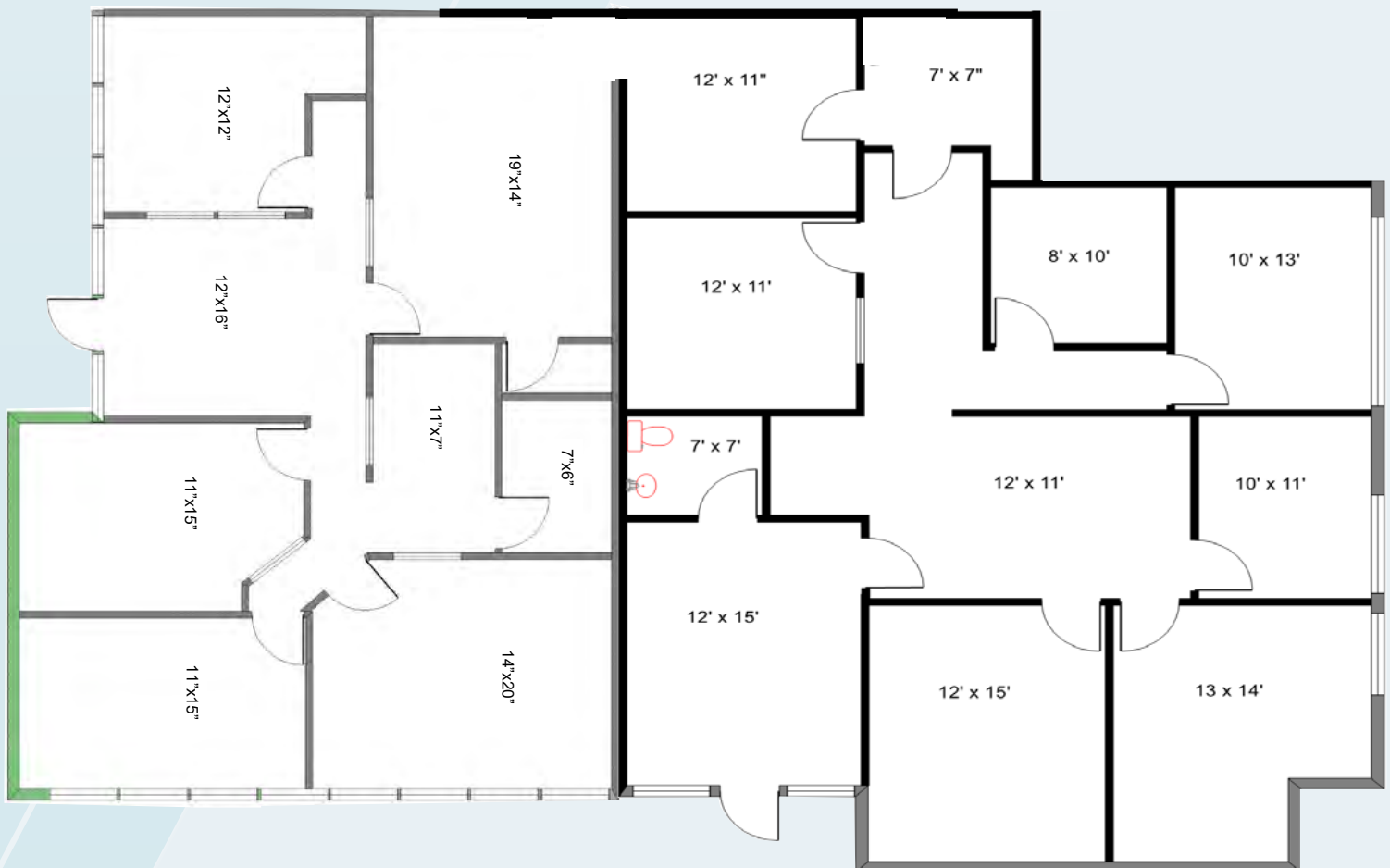
AVAILABILITY

SUITE A + C

AVAILABLE 11/1/25

SIZE: 3,492 SF

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





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