

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
<b>1947</b> <i>OFFICE</i>	101	1,742	\$1.28/SF + CAM	30 Days	4 Private Offices, Conference Room, Reception Space, Storage Closet
<b>1947</b> <i>OFFICE</i>	215	2,115	\$1.28/SF + CAM	Immediately	3 Private Offices, Conference Room, Reception Space, and Kitchenette
<b>1947</b> <i>OFFICE</i>	250	1,470	\$1.28/SF + CAM	Immediately	4 Private Offices, Conference Room, Reception Space, and Kitchenette
<b>1945</b> FLEX	А	1,692*	\$2.05/SF + E	11/1/2025	6 Private Offices, 2 Conference Rooms, Private Bathroom
<b>1945</b> <i>OFFICE</i>	С	1,800*	\$2.05/SF + E	Immediately	4 Private Offices, Conference Room, Private Restroom, Reception Space

<sup>\*</sup> Contiguous for up to 3,492 RSF.

**AVAILABILITY** 

**SUITE 101** 

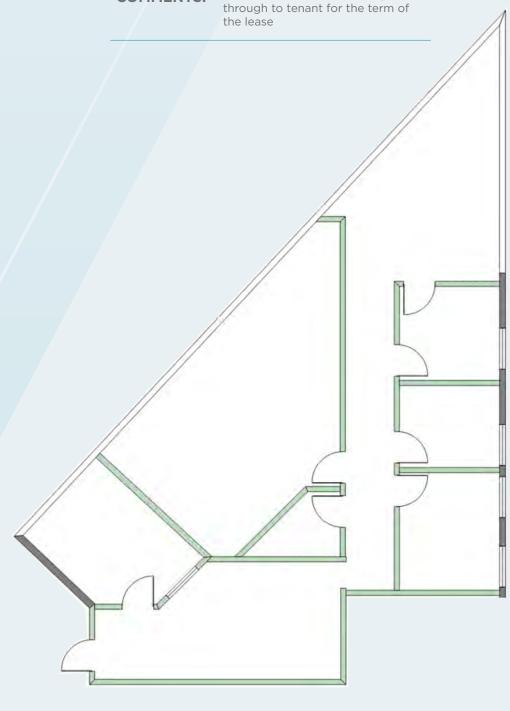
**AVAILABLE 30 DAYS** 

**SIZE:** 1,742 SF

**\$2,229.76/Month** \$1.28/SF + CAM \* CAM = \$0.62/SF

Includes janitorial

COMMENTS: No additional fees or CAMs passed



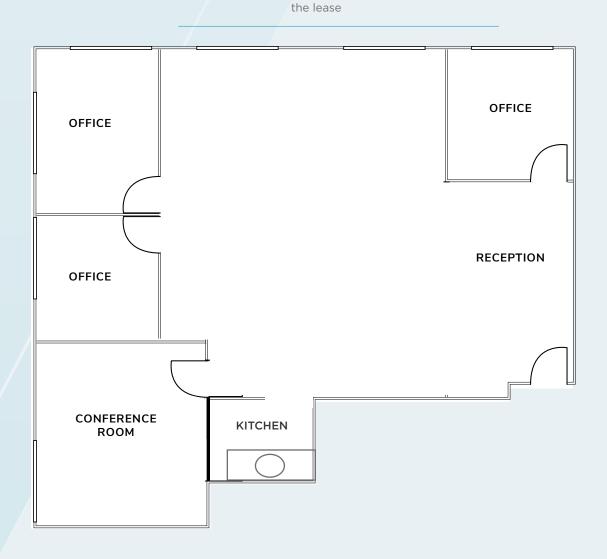
#### **AVAILABILITY**

### **SUITE 215**

SIZE: 2,115 SF

MONTHLY \$4,018.50/Month \$1.28/SF + CAM \* CAM = \$0.62/SF

Includes janitorial No additional fees or CAMs passed through to tenant for the term of



**AVAILABILITY** 

**SUITE 250** 

**SIZE:** 1,470 SF

**\*2,793/Month \*1.28/SF + CAM \* CAM = \$0.62/SF** 

Includes janitorial

**COMMENTS:** No additional fees or CAMs passed through to tenant for the term of

the lease

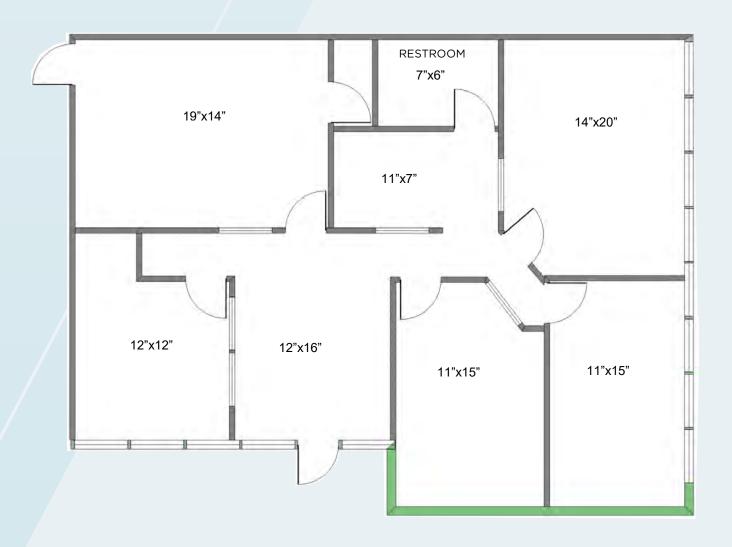


**AVAILABILITY** 

**SUITE C** 

**SIZE:** 1,800 SF

**MONTHLY \$3,690/Month RENT:** \$2.05/SF + E



## 1945 CAMINO VIDA ROBLE - FLEX

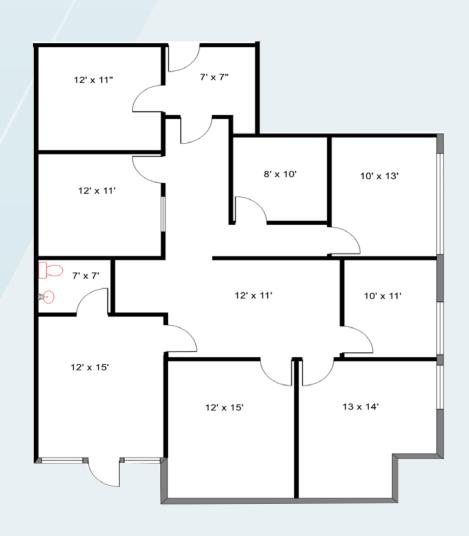
**AVAILABILITY** 

**SUITE A** 

**AVAILABLE 11/1/25** 

 SIZE:
 1,692 SF

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



## **CONTIGUOUS PLAN**

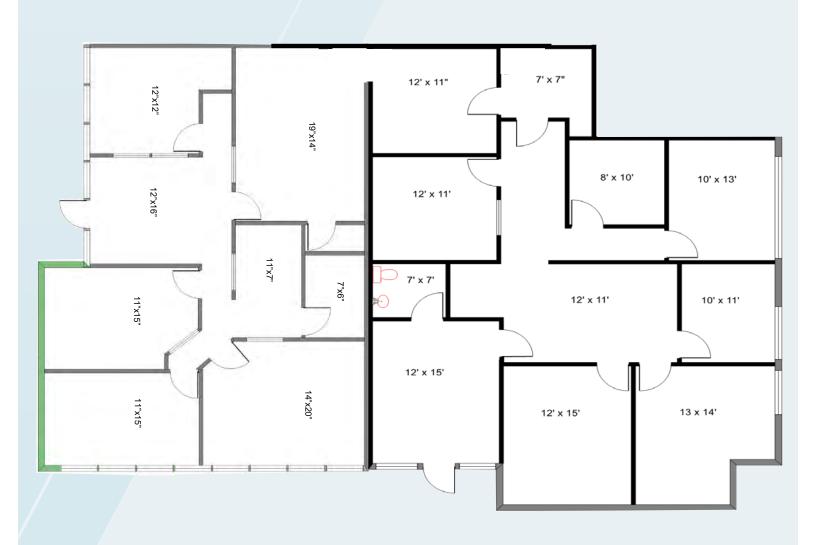
**AVAILABILITY** 

**SUITE A + C** 

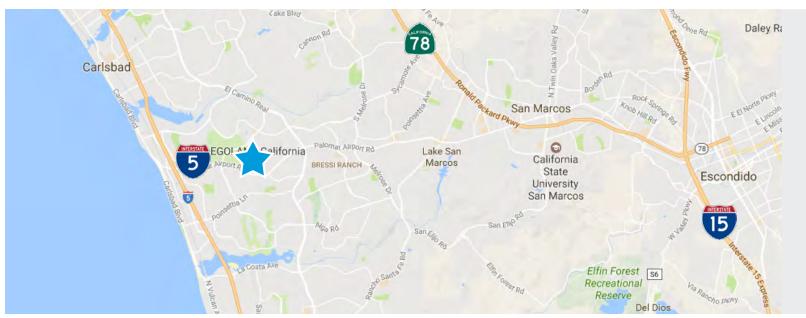
**AVAILABLE 11/1/25** 

**SIZE:** 3,492 SF

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









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