CUSHMAN & WAKEFIELD

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

TRANQUIL ENVIRONMENT

- Surrounded by lush landscaping & matured trees
- Outdoor lounge and collaboration areas

AMENITIES

- Park in rear of property with picnic seating and open canyon views
- Locker room with showers
- Newly renovated common areas
- Common area kitchenette

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 *OFFICE*	101	1,742	$1.28/SF + CAM	Immediately	5 Private Offices, Conference Room, Reception Space, Storage Closet
1947 *OFFICE*	210	1,012	$1.28/SF + CAM	30 Day Notice	2 Private Offices and Open Work Space
1947 *OFFICE*	215	2,115	$1.28/SF + CAM	Immediately	3 Private Offices, Conference Room, Reception Space, and Kitchenette
1947 *OFFICE*	250	1,470	$1.28/SF + CAM	Immediately	4 Private Offices, Conference Room, Reception Space, and Kitchenette
1945 *FLEX*	A	1,692*	$2.05/SF + E	Immediately	6 Private Offices, 2 Conference Rooms, Private Bathroom
1945 *OFFICE*	C	1,800*	$2.05/SF + E	Immediately	4 Private Offices, Conference Room, Private Restroom, Reception Space

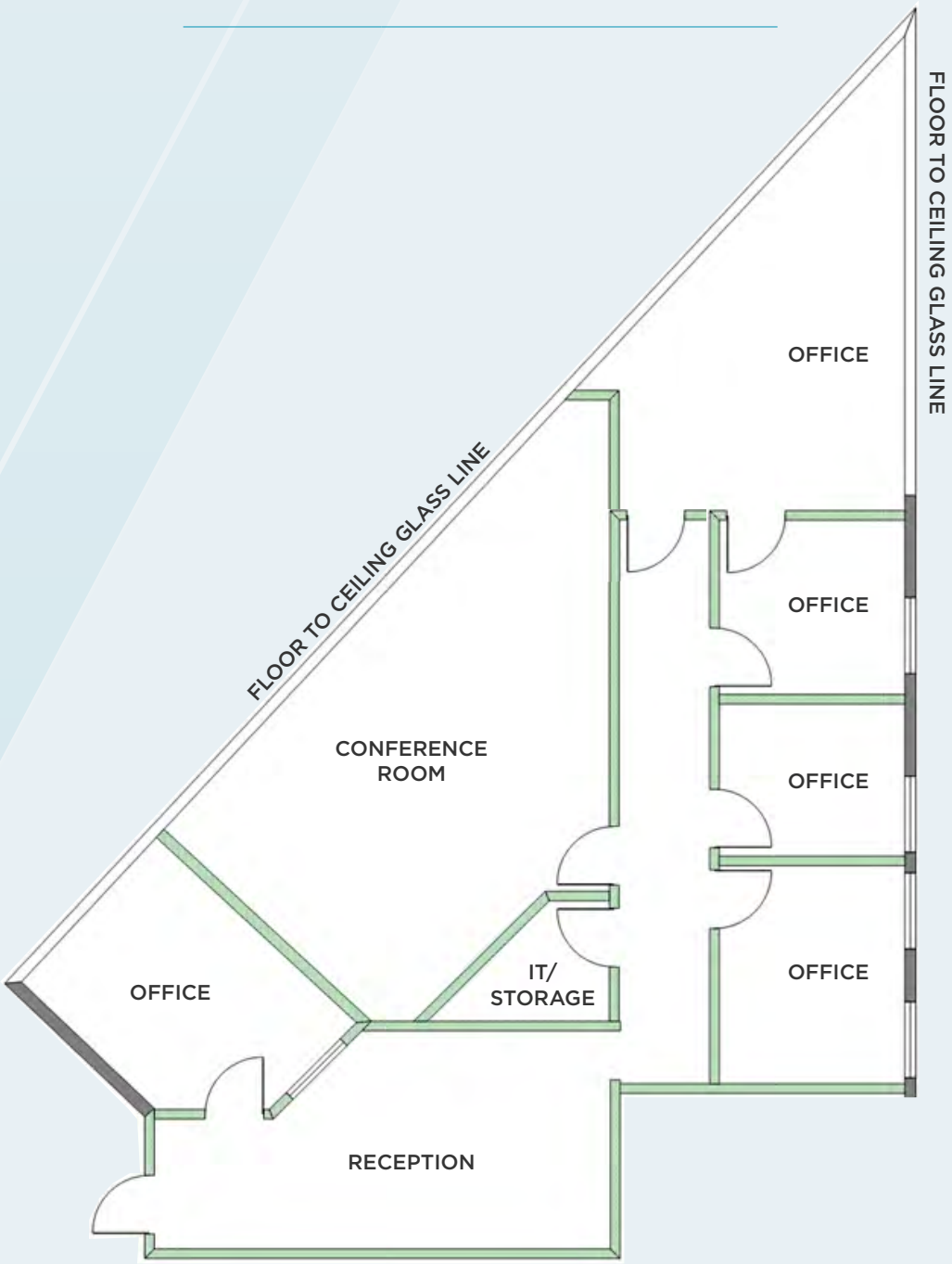
*In the 1945 Building - Suites A & C can be combined for up to 3,492 SF

1947 CAMINO VIDA ROBLE - OFFICE

AVAILABILITY

SUITE 101

SIZE:	1,742 SF
MONTHLY RENT:	**$3,310/Month** $1.28/SF + CAM * CAM = $0.62/SF
COMMENTS:	Extensive glass line Rate includes janitorial



1947 CAMINO VIDA ROBLE - OFFICE

AVAILABILITY

SUITE 210

Available - 30 Day Notice

SIZE:	1,012 SF
MONTHLY RENT:	**$1,923/Month** $1.28/SF + CAM * CAM = $0.62/SF
COMMENTS:	Includes janitorial

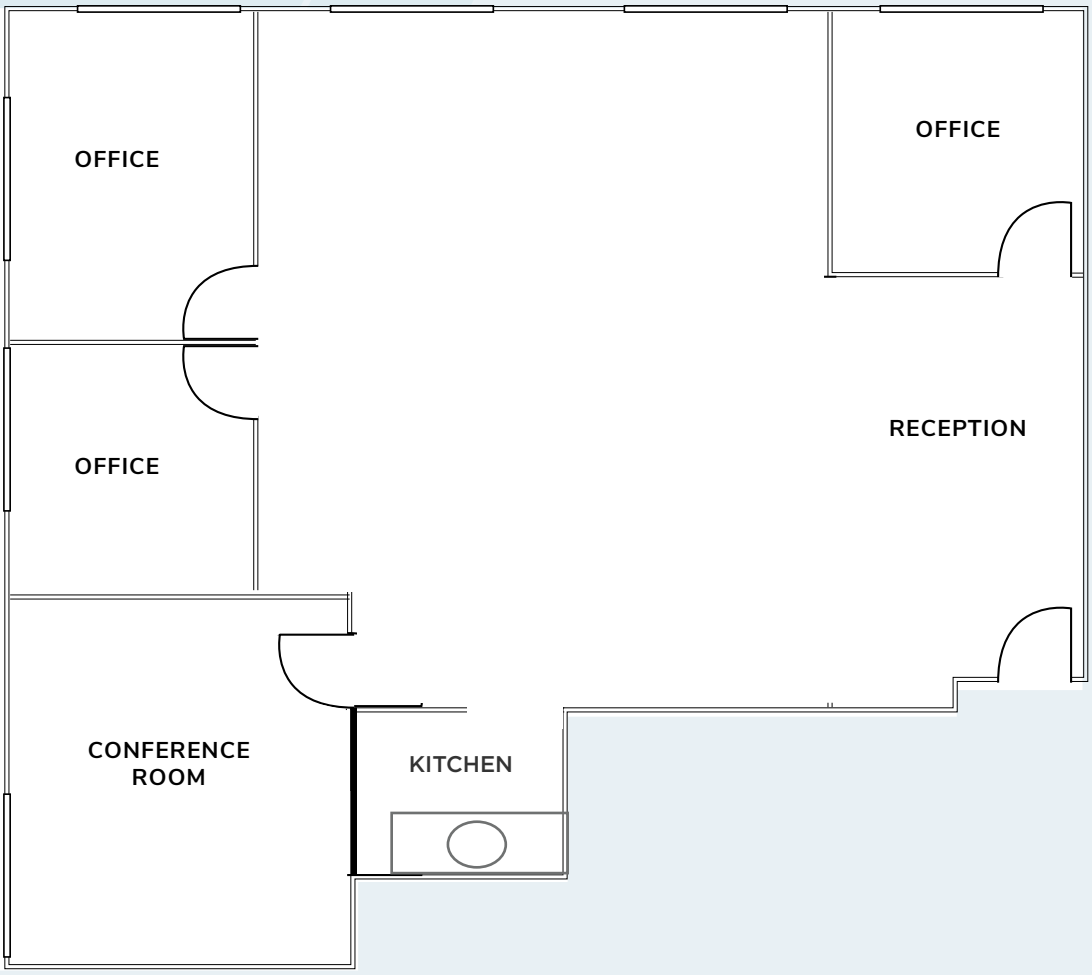


1947 CAMINO VIDA ROBLE - OFFICE

AVAILABILITY

SUITE 215

SIZE:	2,115 SF
MONTHLY RENT:	**$4,019/Month** $1.28/SF + CAM * CAM = $0.62/SF
COMMENTS:	Includes janitorial

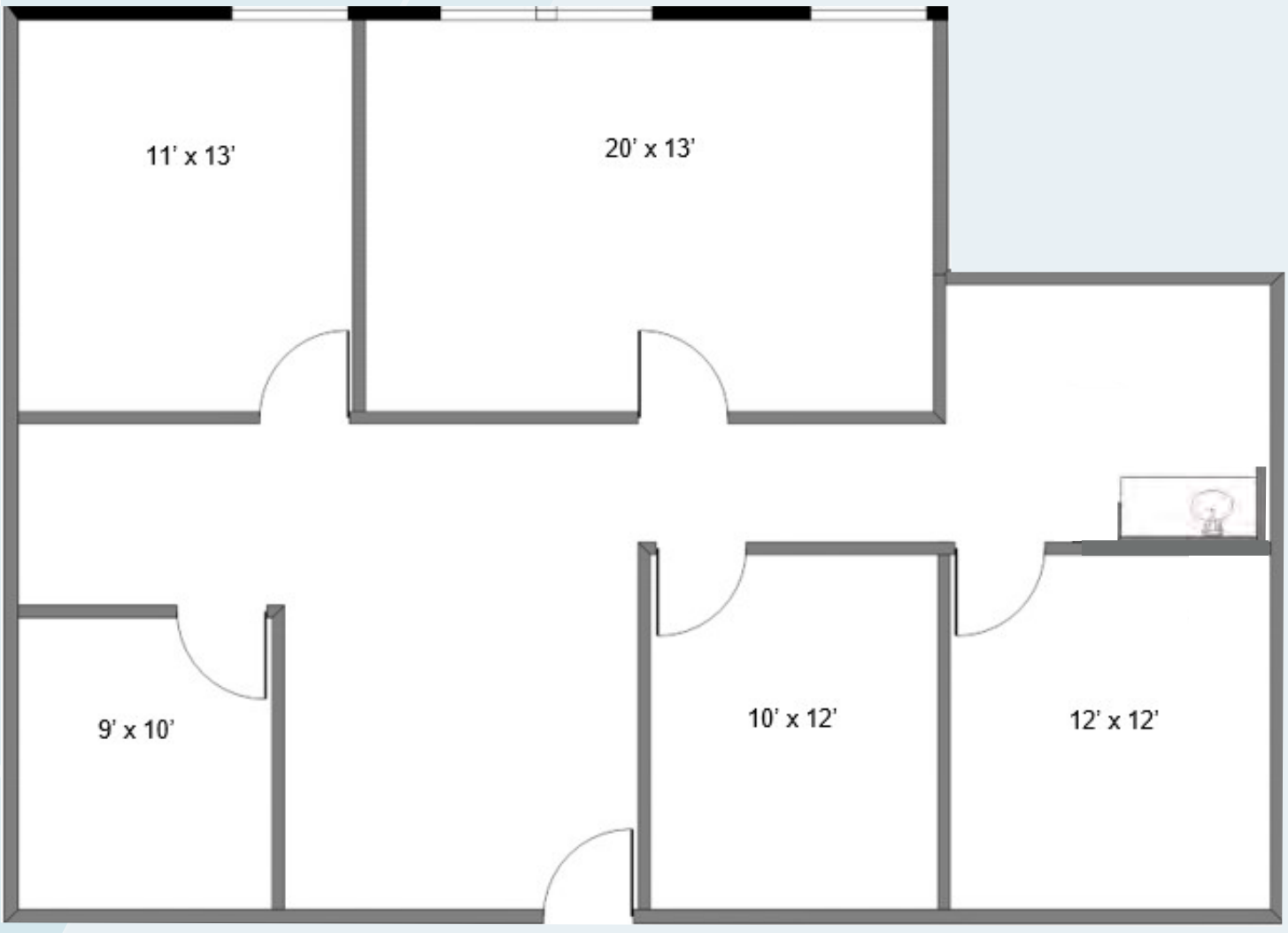


1947 CAMINO VIDA ROBLE - OFFICE

AVAILABILITY

SUITE 250

SIZE:	1,470 SF
MONTHLY RENT:	**$2,793/Month** $1.28/SF + CAM * CAM = $0.62/SF
COMMENTS:	Includes janitorial

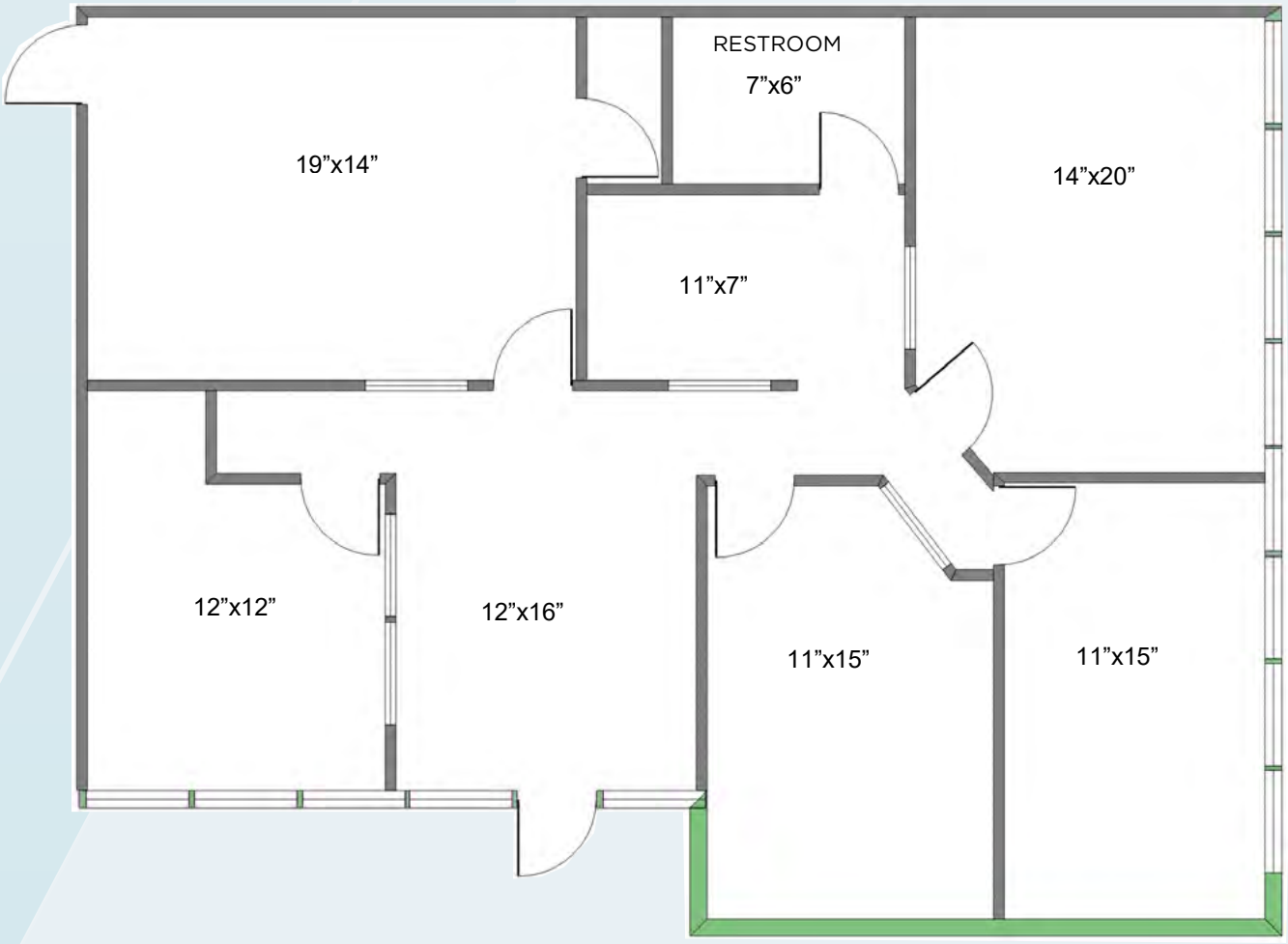


1945 CAMINO VIDA ROBLE - OFFICE

AVAILABILITY

SUITE C

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

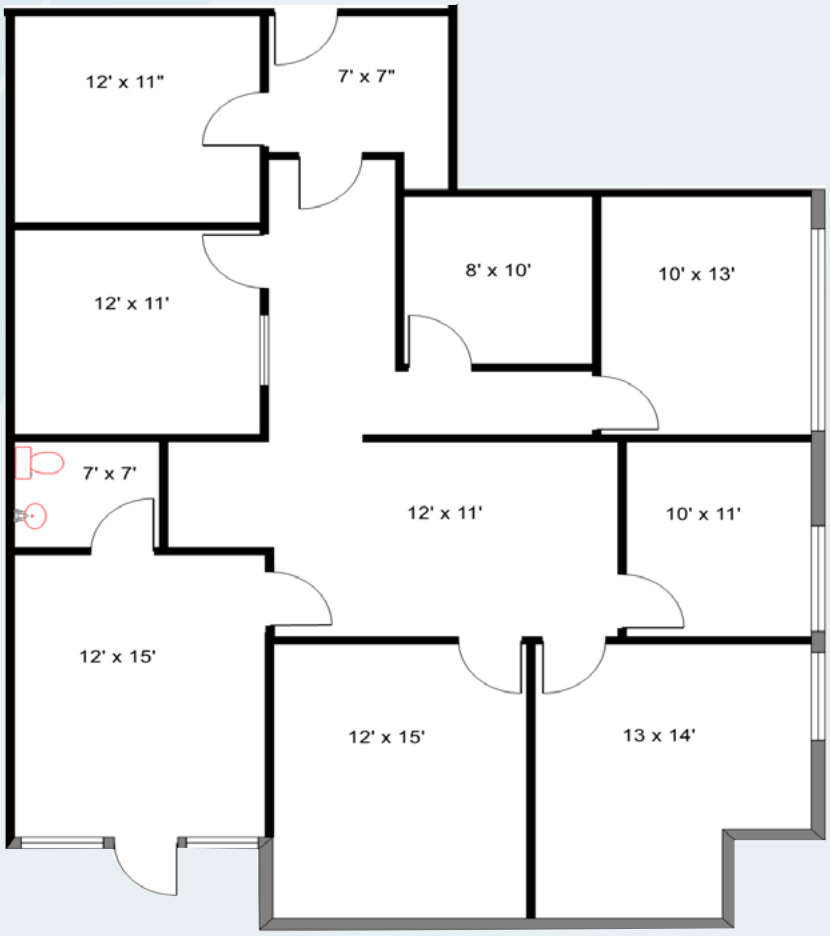


1945 CAMINO VIDA ROBLE - FLEX

AVAILABILITY

SUITE A

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

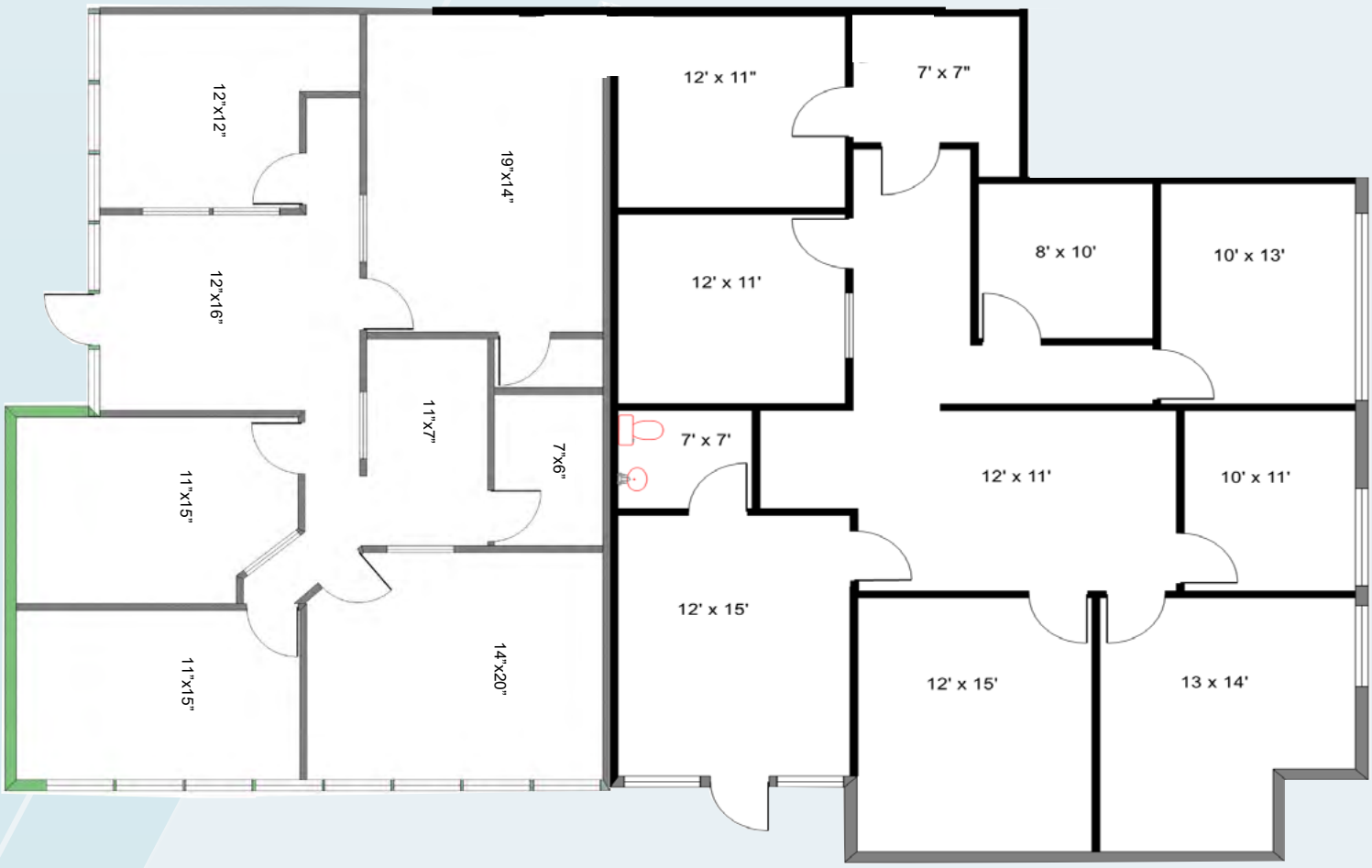


CONTIGUOUS PLAN

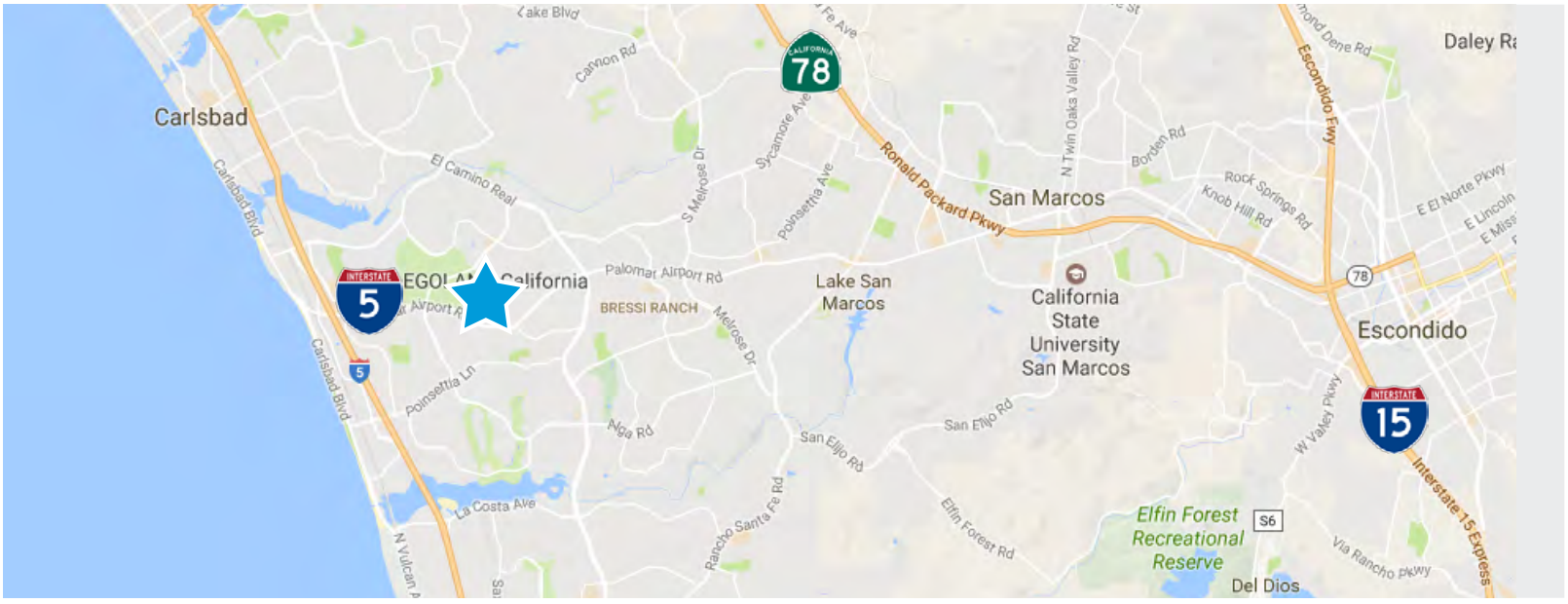
AVAILABILITY

SUITE A + C

SIZE:	3,492 SF
MONTHLY RENT:	**$7,159/Month** $2.05/SF + E




THE ISLAND AT CARLSBAD FOOD COURT
ThermoFisher SCIENTIFIC
Scripps
TaylorMade
vuori
SAM'S KITCHEN
UPPER DECK
FedEx
COLLEGE BLVD
CARLSBAD RESEARCH CENTER
La Place Deli
Campus Cafe
DUPONT
Callaway
Technologies
REEF
Del Lusso
McCLELLAN PALOMAR AIRPORT
THE CROSSINGS AT CARLSBAD
PALOMAR AIRPORT RD
THE LANDINGS
LOWE'S CENTER
EL CAMINO REAL
BRESSI RANCH
Mendocina Farms
LUNA GRILL
MAIN CHICK
rubio's
FISH DISTRICT
HOME2
2051 CUCINA ITALIANA
ARCO
Fairfield


Carlsbad
El Camino Real
Carlsbad Blvd
Cannon Rd
78
Ronald Packard Pkwy
San Marcos
Escondido Fwy
Daley Ra
Borden Rd
Rock Springs Rd
Knob Hill Rd
E El Norte Pkwy
E Lincoln
Palomar Airport Rd
BRESSI RANCH
Melrose Dr
Lake San Marcos
California State University San Marcos
Escondido
Poinsettia Ln
Alga Rd
San Elijo Rd
San Elijo Rd
W Valley Pkwy
15
Interstate 15 Express
La Costa Ave
Rancho Santa Fe Rd
Elfin Forest Rd
Elfin Forest Recreational Reserve
S6
Via Rancho Pkwy
Del Dios
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For more information, Contact:

Joe Anderson
Senior Director
760-415-3245
joe.anderson@cushwake.com
CA License #01280854

Mark Avilla
Senior Director
760-801-3823
mark.avilla@cushwake.com
CA Lic #01104562

Danielle Bergson
Associate
808-419-0042
danielle.bergson@cushwake.com
CA License #02196210

12830 El Camino Real, Suite 100
San Diego, CA 92130
+1 858 452 6500
cushmanwakefield.com

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