

FOR SUBLEASE OR DIRECT LEASE

1915

Aston Avenue
Carlsbad, CA 92008

CARLSBAD RESEARCH CENTER

- 11,034 SF Entire Building
- Suite 100 : ±4,534 SF
- Suite 101 : ±6,500 SF
- Sublease flexible up to 34 months
- Direct lease available for longer term
- Flexible lease rate, please inquire

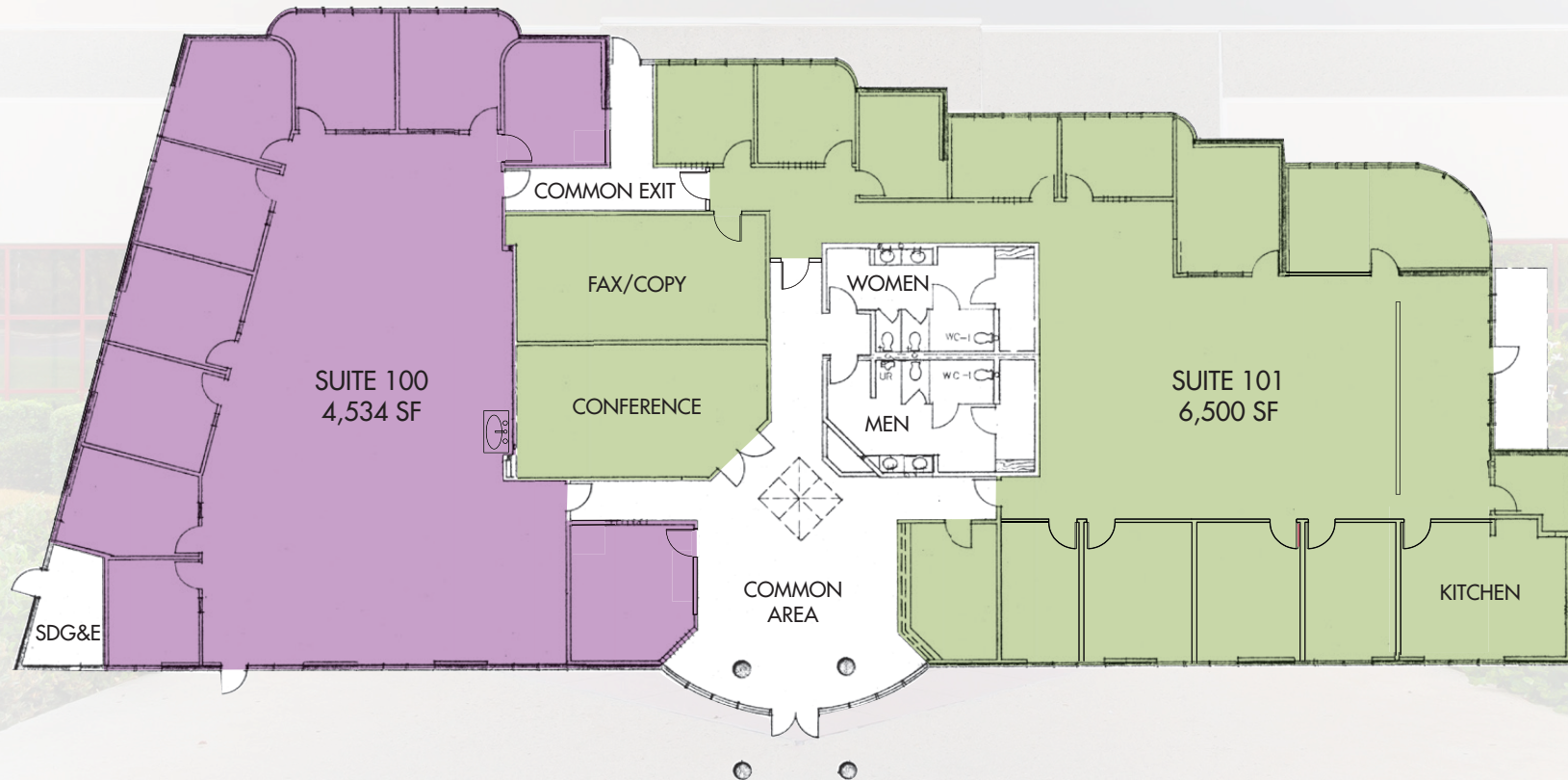
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FLOOR PLAN

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11,034 SF TOTAL



PROPERTY HIGHLIGHTS

- Small freestanding office building on its own lot
- Excellent highly visible corner location in the Carlsbad Research center
- Rare 7/1000 parking ratio can accommodate a variety of uses
- Extra land available for building expansion or creative outdoor facilities

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SITE PLAN/MAP

BUILDING INFO



BUILDING AREA
11,034 RSF



POTENTIAL BUILDING EXPANSION
8,353 SF



SITE
1.73 Acres



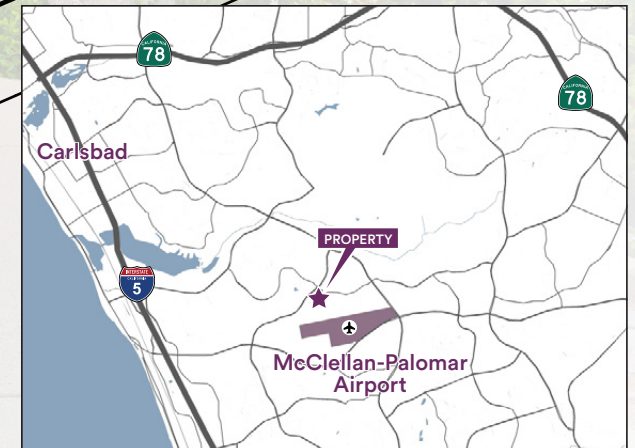
YEAR BUILT
1990



CONSTRUCTION
CTU



PARKING RATIO
7/1,000 SF
(78 spaces)



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