

PALOMAR FORUM

BUSINESS PARK



NEWLY CONSTRUCTED INDUSTRIAL R&D/OFFICE - AVAILABLE FOR LEASE

- High Quality Construction Includes Industrial and R&D/Office Suites
- Highly Visible Identity at the Intersection of Palomar Airport Rd. and Melrose Dr.
- Unit Sizes from 854 SF to 4,700 SF
- Total Project Size of 275,000 SF
- Free Surface Parking. Parking Ratio: 3.3/1,000
- High Quality Tenant Improvements from 40% - 100% Improved
- Flexible Lease Terms Available
- On-Site Leasing and Management: Building 3141, Suite 104

ON-SITE LEASING OFFICE

Shelly Tinder

P: 760.599.6111 • stinder@arnel.com

3141 Tiger Run Court, Suite 104, Carlsbad, CA 92010



www.arnel.com

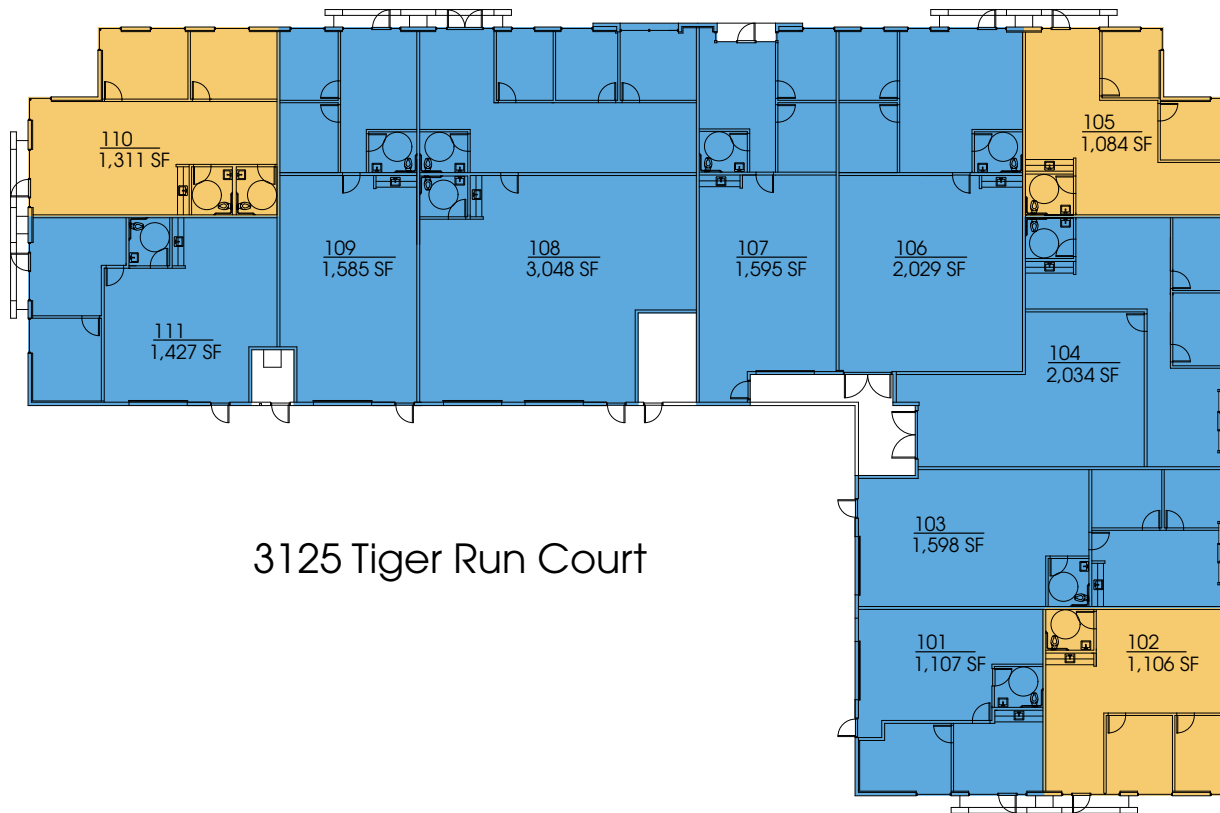
PALOMAR FORUM

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Tiger Run Court, Carlsbad, CA 92010
FOR LEASE

www.arnel.com

- Office
- Flex - Office/Industrial



UNIT	TOTAL RENTABLE SF	OFFICE SF	% OFFICE
101	1,107	432	39%
102	1,106	1,106	100%
103	1,598	607	38%
104	2,034	936	46%
105	1,084	1,084	100%
106	2,029	771	38%
107	1,595	558	35%
108	3,048	1,250	41%
109	1,585	586	37%
110	1,311	1,311	100%
111	1,427	485	34%



Shelly Tinder Leasing Director

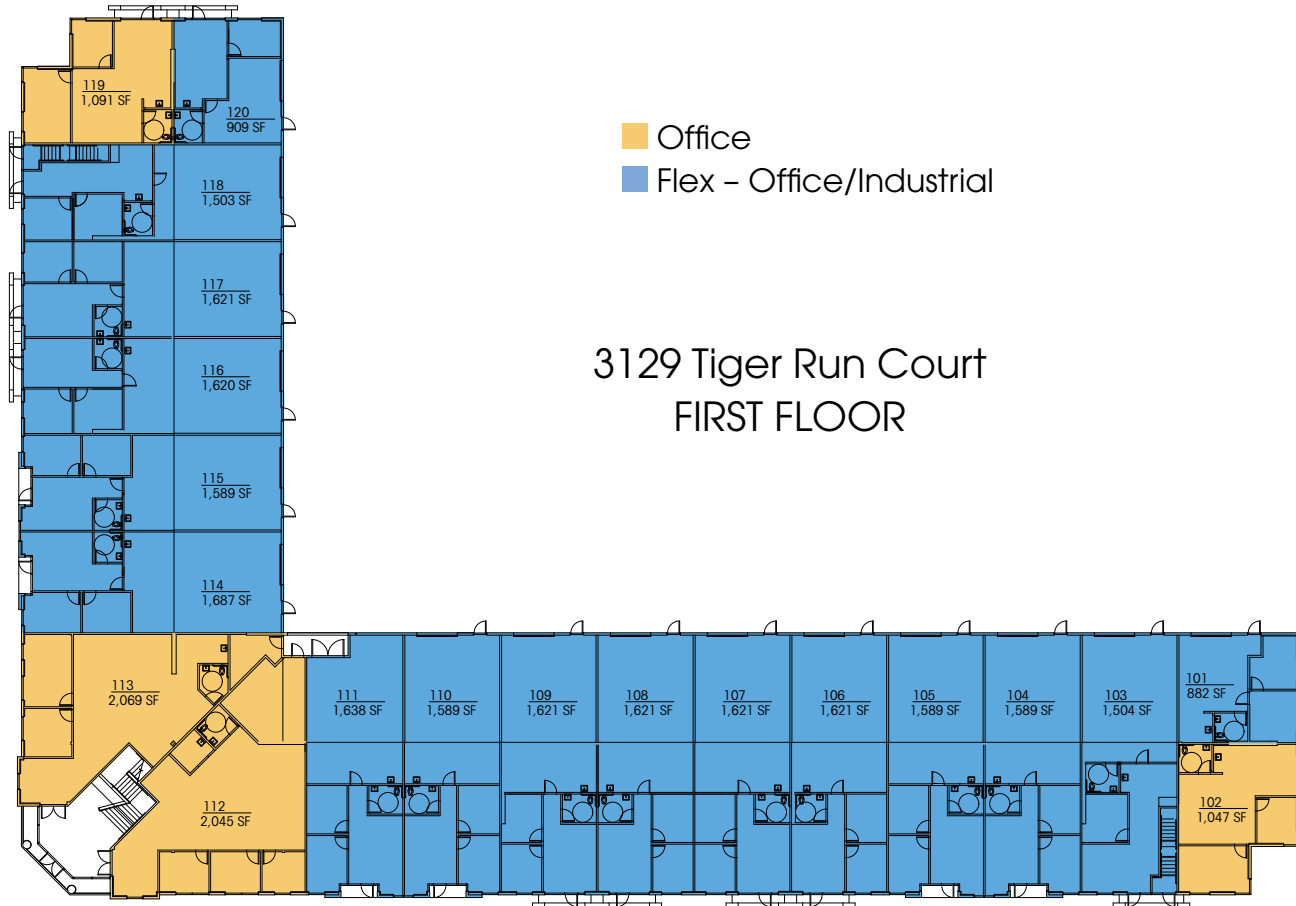
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UNIT	TOTAL RENTABLE SF	OFFICE SF	% OFFICE
101	882	362	41%
102	1,047	1,047	100%
103	1,504	662	44%
104	1,589	620	39%
105	1,589	620	39%
106	1,621	584	36%
107	1,621	584	36%
108	1,621	584	36%
109	1,621	584	36%
110	1,589	620	39%
111	1,638	622	38%
112	2,045	2,045	100%
113	2,069	2,069	100%
114	1,687	624	37%
115	1,589	588	37%
116	1,620	583	36%
117	1,621	583	36%
118	1,503	661	44%
119	1,091	1,091	100%
120	909	473	52%

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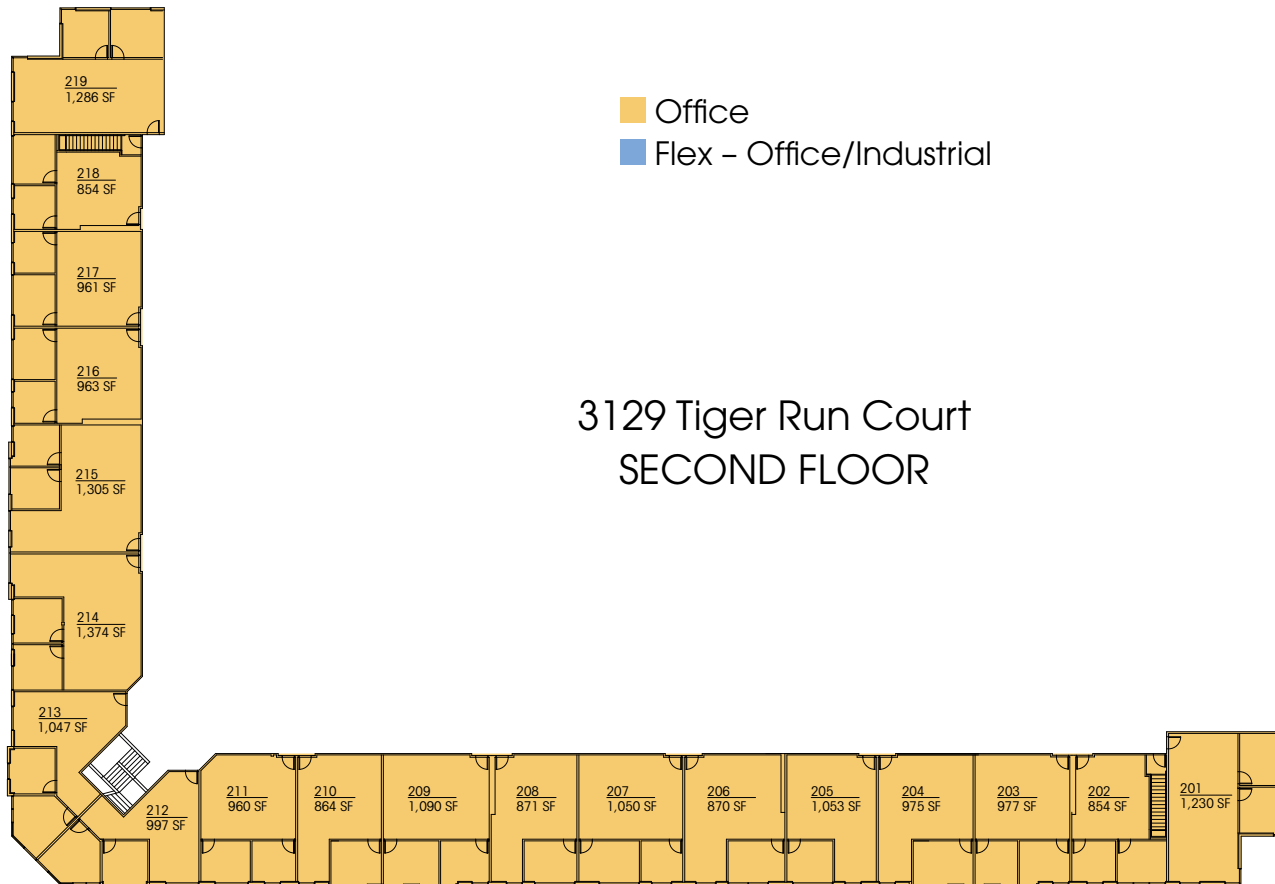
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UNIT	TOTAL RENTABLE SF	OFFICE SF	% OFFICE
201	1,230	1,230	100%
202	854	854	100%
203	977	977	100%
204	975	975	100%
205	1,053	1,053	100%
206	870	870	100%
207	1,050	1,050	100%
208	871	871	100%
209	1,090	1,090	100%
210	864	864	100%
211	960	960	100%
212	997	997	100%
213	1,047	1,047	100%
214	1,374	1,374	100%
215	1,305	1,305	100%
216	963	963	100%
217	961	961	100%
218	854	854	100%
219	1,286	1,286	100%



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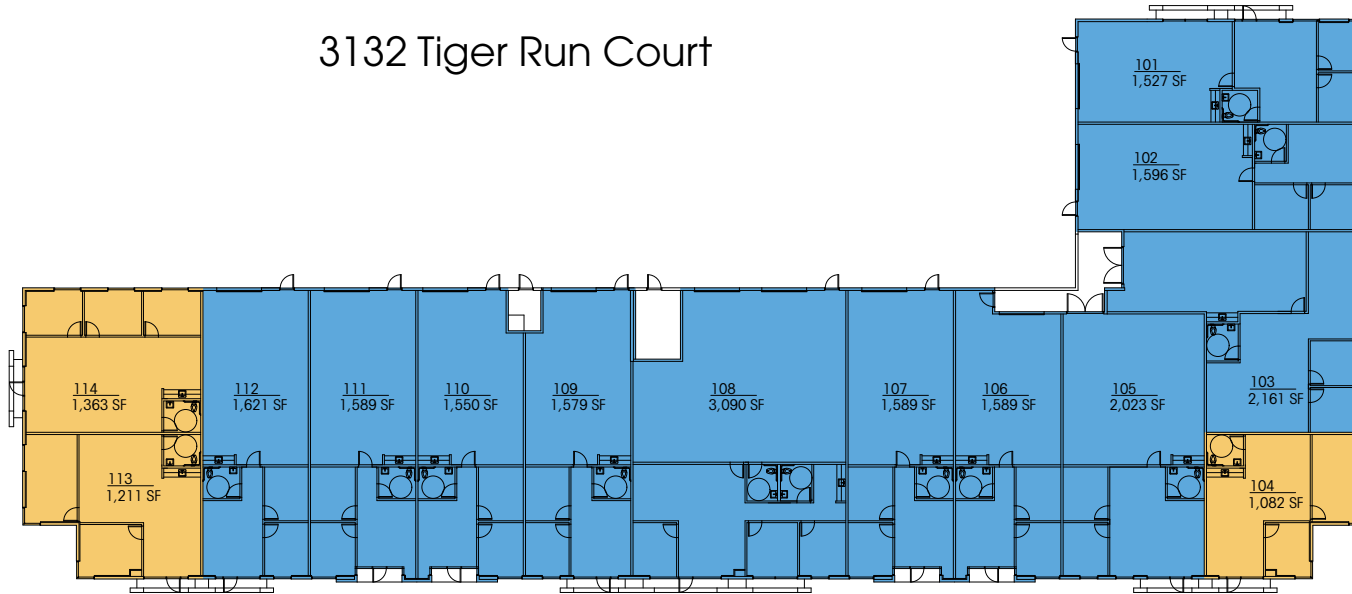
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3132 Tiger Run Court



UNIT	TOTAL RENTABLE SF	OFFICE SF	% OFFICE
101	1,527	687	45%
102	1,596	559	35%
103	2,161	1,145	53%
104	1,082	1,082	100%
105	2,023	769	38%
106	1,589	556	35%
107	1,589	556	35%
108	3,090	1,205	39%
109	1,579	584	37%
110	1,550	558	36%
111	1,589	556	35%
112	1,621	584	36%
113	1,211	1,211	100%
114	1,363	1,363	100%

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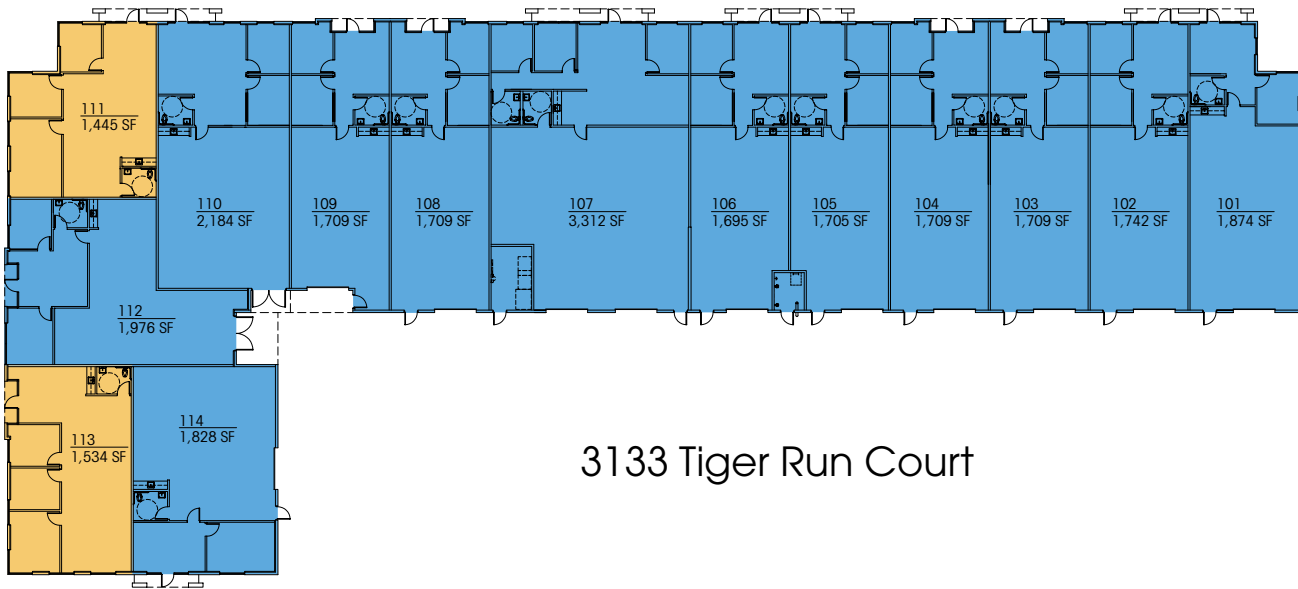
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BUSINESS PARK

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FOR LEASE / PHASE II

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- Office
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UNIT	TOTAL RENTABLE SF	OFFICE SF	% OFFICE
101	1,874	546	29%
102	1,742	649	38%
103	1,709	622	37%
104	1,709	622	37%
105	1,705	655	39%
106	1,695	655	39%
107	3,312	1,310	40%
108	1,709	622	37%
109	1,709	622	37%
110	2,184	858	40%
111	1,445	1,445	100%
112	1,976	705	36%
113	1,534	1,534	100%
114	1,828	572	32%



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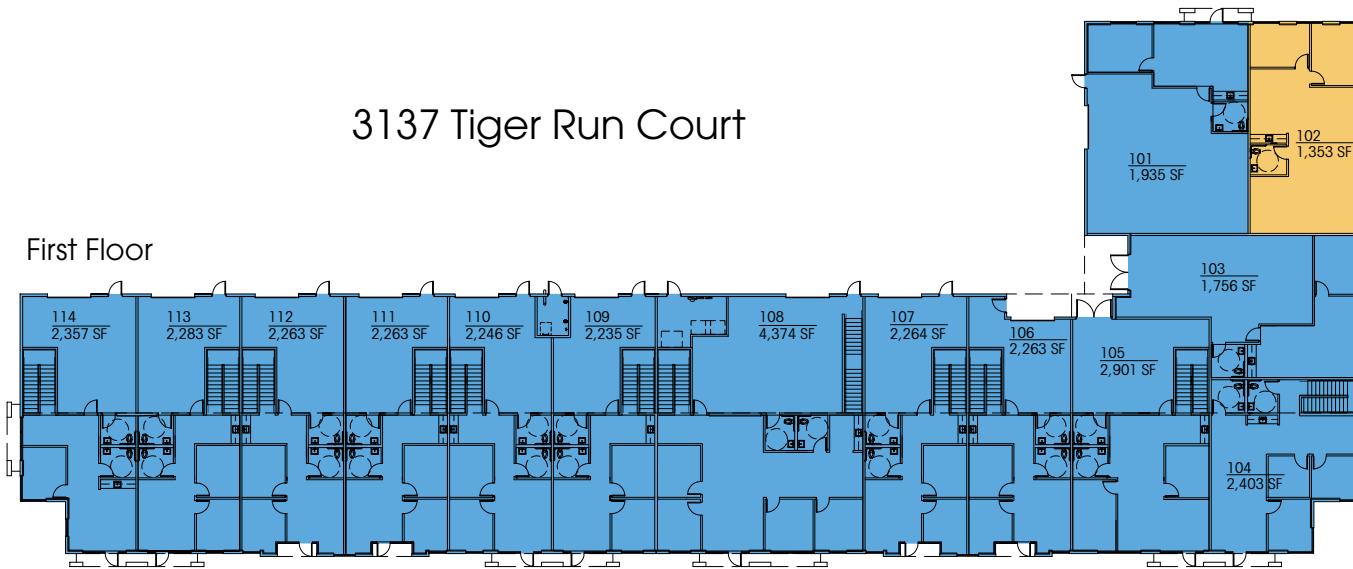
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FOR LEASE / PHASE II

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3137 Tiger Run Court

First Floor



UNIT	TOTAL RENTABLE SF	OFFICE SF	% OFFICE
101	1,935	674	35%
102	1,353	1,353	100%
103	1,756	657	38%
104	2,403	2,403	100%
105	2,901	2,252	78%
106	2,263	1,714	76%
107	2,264	1,714	76%
108	4,374	3,743	86%
109	2,235	1,734	78%
110	2,246	1,734	78%
111	2,263	1,714	76%
112	2,263	1,714	76%
113	2,283	1,734	77%
114	2,357	1,731	74%

Square footages listed include second floor areas



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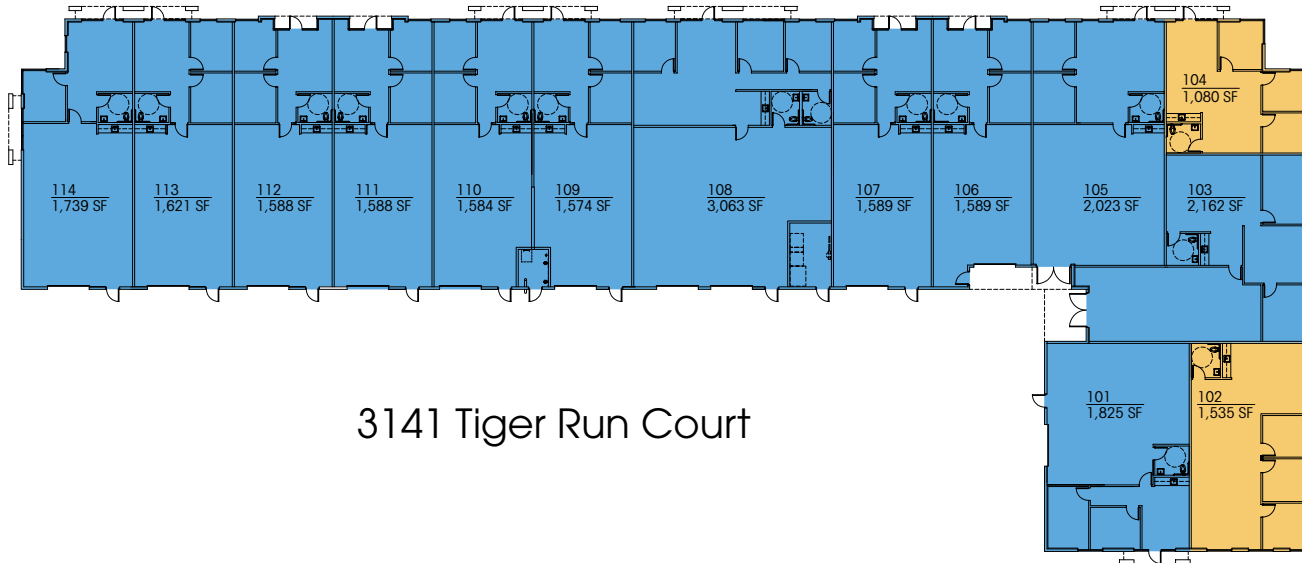
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UNIT	TOTAL RENTABLE SF	OFFICE SF	% OFFICE
101	1,825	698	39%
102	1,535	1,535	100%
103	2,162	1,257	59%
104	1,080	1,080	100%
105	2,023	857	43%
106	1,589	622	40%
107	1,589	622	40%
108	3,063	1,340	44%
109	1,574	654	42%
110	1,584	654	42%
111	1,588	621	40%
112	1,588	621	40%
113	1,621	654	41%
114	1,739	625	36%



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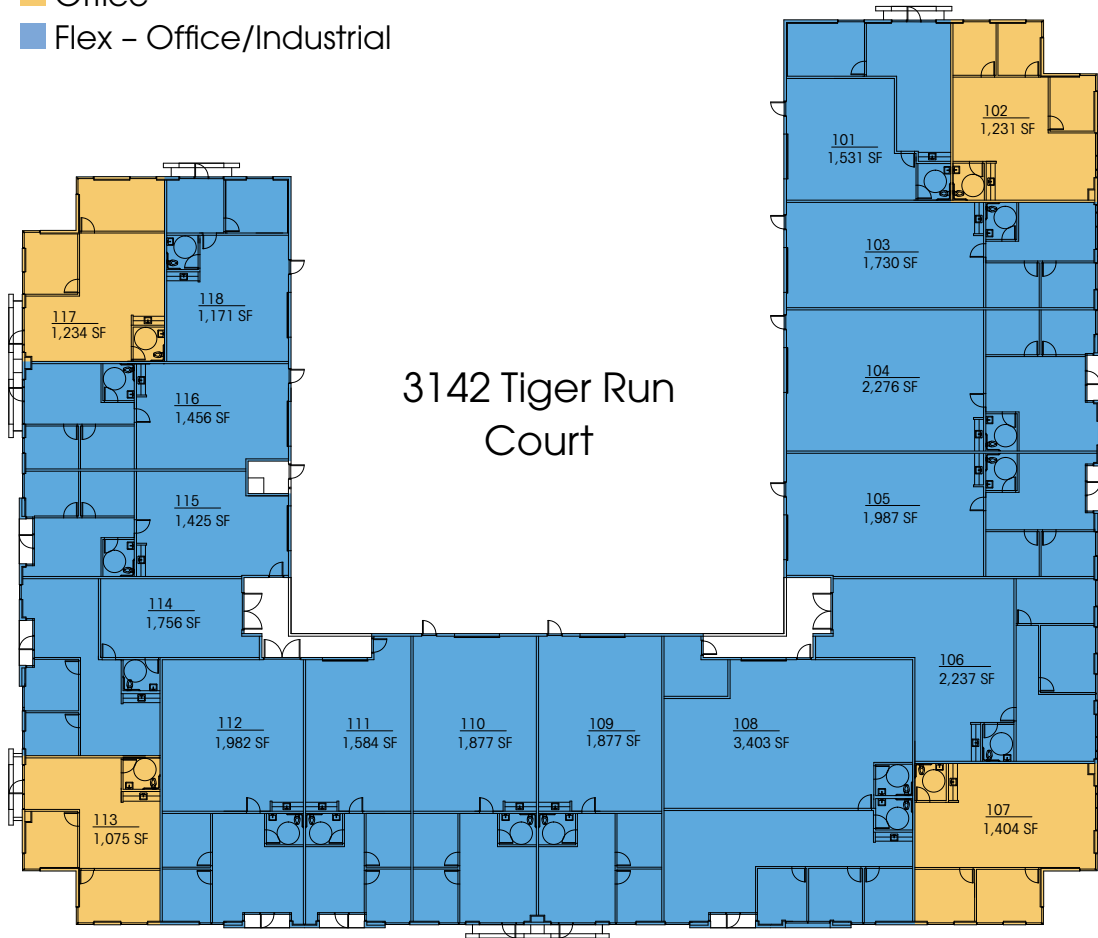
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101	1,531	735	48%
102	1,231	1,231	100%
103	1,730	571	33%
104	2,276	774	34%
105	1,987	656	33%
106	2,237	783	35%
107	1,404	1,404	100%
108	3,403	1,463	43%
109	1,877	676	36%
110	1,877	676	36%
111	1,584	554	35%
112	1,982	753	38%
113	1,075	1,075	100%
114	1,756	948	54%
115	1,425	556	39%
116	1,456	582	40%
117	1,234	1,234	100%
118	1,171	398	34%

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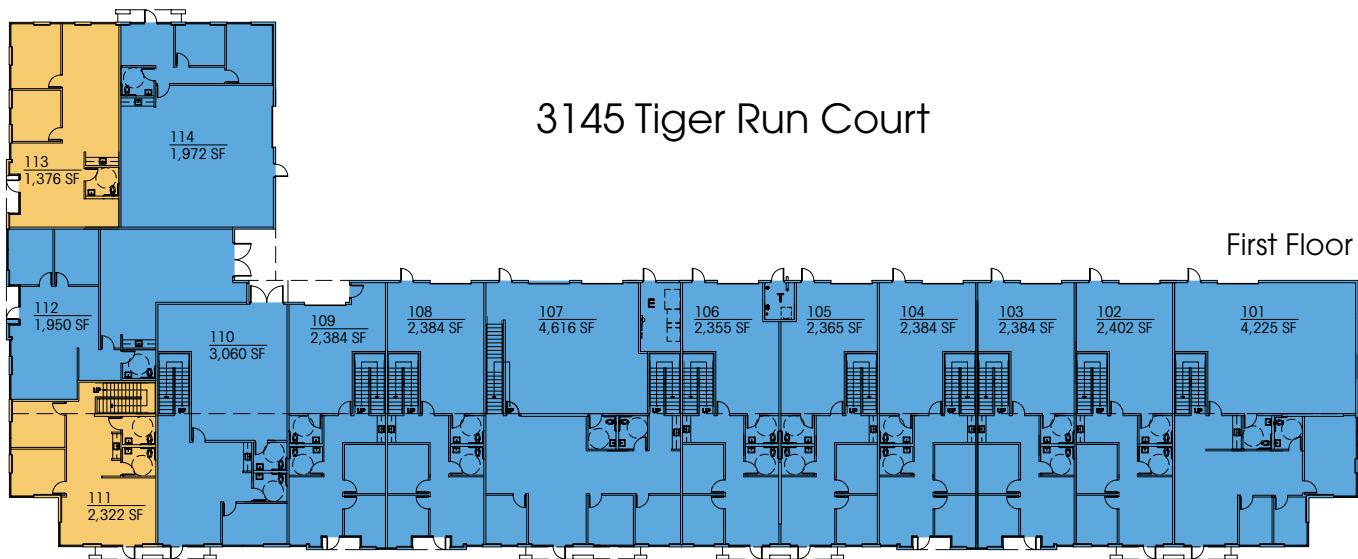
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UNIT	TOTAL RENTABLE SF	OFFICE SF	% OFFICE
101	4,225	2,850	68%
102	2,402	1,730	73%
103	2,384	1,712	72%
104	2,384	1,712	72%
105	2,365	1,730	74%
106	2,355	1,730	75%
107	4,616	3,474	76%
108	2,384	1,712	72%
109	2,384	1,712	72%
110	3,060	2,091	69%
111	2,322	2,322	100%
112	1,950	1,042	54%
113	1,376	1,376	100%
114	1,972	663	34%

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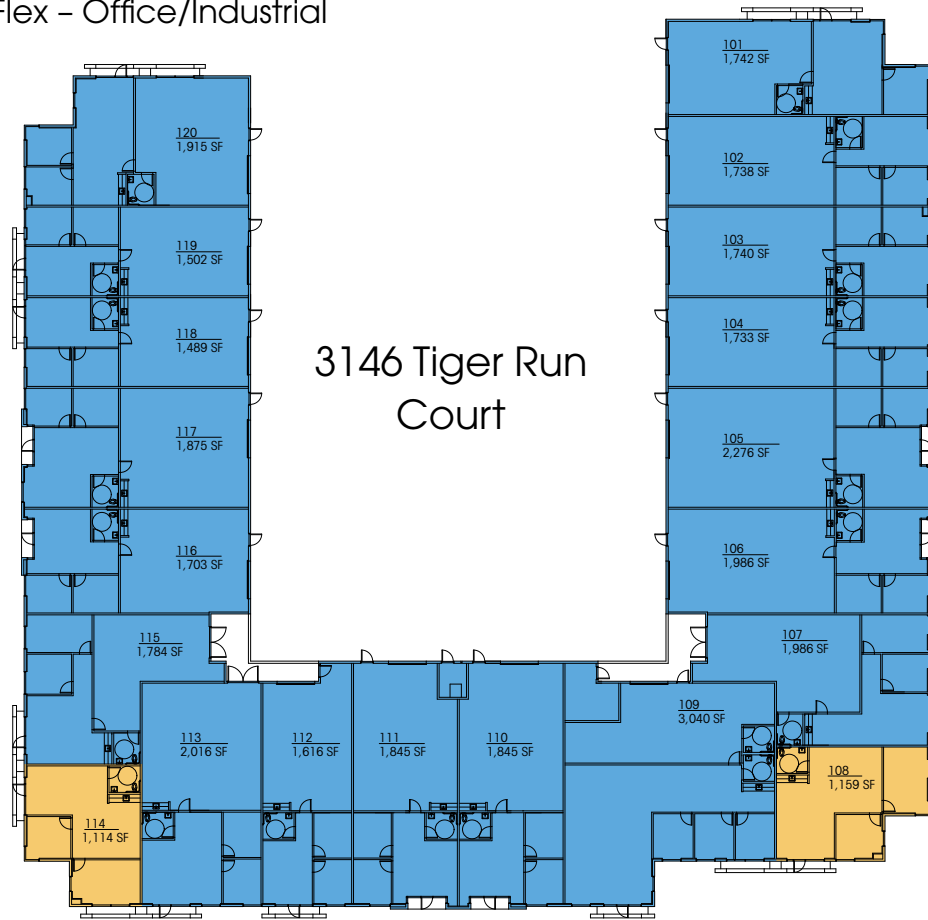
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102	1,738	574	33%
103	1,740	574	33%
104	1,733	572	33%
105	2,276	774	34%
106	1,986	655	33%
107	1,986	794	40%
108	1,159	1,159	100%
109	3,040	1,733	57%
110	1,845	646	35%
111	1,845	646	35%
112	1,616	582	36%
113	2,016	786	39%
114	1,114	1,114	100%
115	1,784	803	45%
116	1,703	664	39%
117	1,875	769	41%
118	1,489	759	51%
119	1,502	586	39%
120	1,915	843	44%

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Area Map & Site Plan

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-  Phase 1
-  Phase 2

