

PALOMAR TRIAD

2011 PALOMAR AIRPORT ROAD, CARLSBAD CA 92011



2,293 SF CLASS "A" PROFESSIONAL OFFICE SUITES

DOWNTOWN WORKS

CITY NATIONAL BANK

CENTURY 21 Award

Fresh Start



**ASK ABOUT OUR
DOWNTOWN WORKS
PACKAGE**



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BUILDING FEATURES

TIMELESS CLASS "A" MULTI TENANT OFFICE BUILDING

- Prominent corner location on Palomar Airport Road with excellent street visibility
- Men's and women's showers
- High-speed, fiber optic cable in building
- Major renovations recently completed: new restrooms, common areas, exterior entrance and landscaping

- Park-like setting with outside eating area & new amenities to come
- Building top signage available facing Palomar Airport Road
- Airport Road with visibility to 38,400/cars per day
- Plentiful parking with over 4.0/1,000 RSF ratio
- Lease Rate: Negotiable + electricity



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DOWNTOWN WORKS CREATIVE OFFICE BUILD

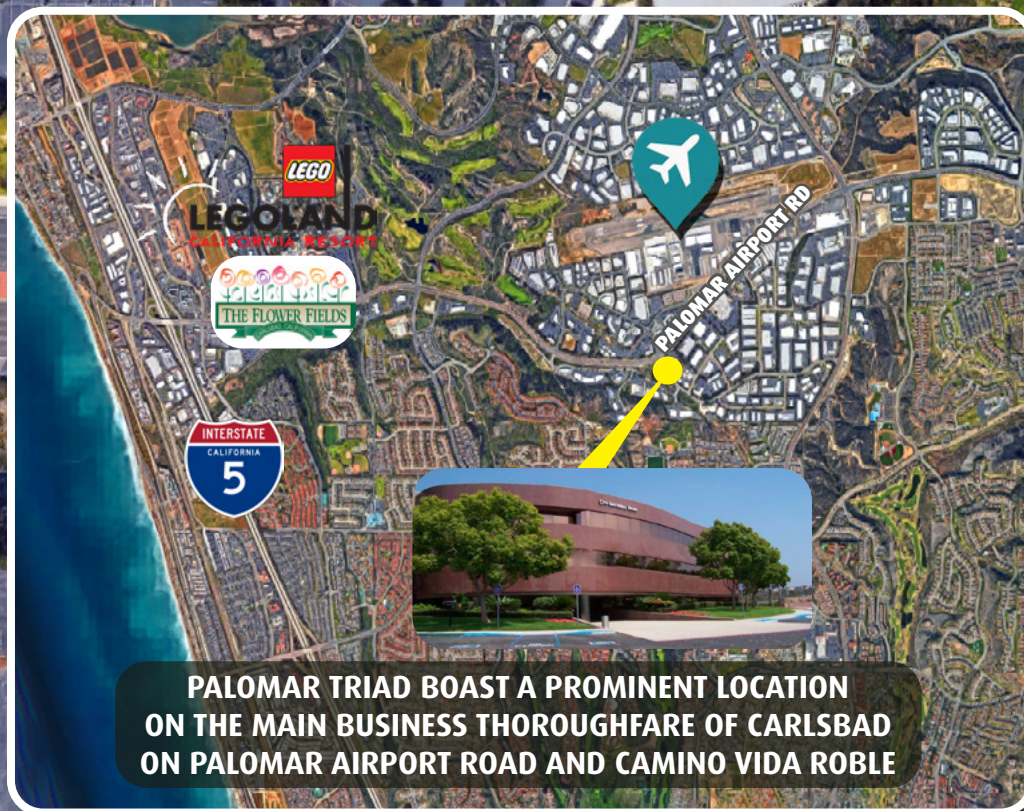
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DOWNTOWN WORKS PACKAGE HIGHLIGHTS

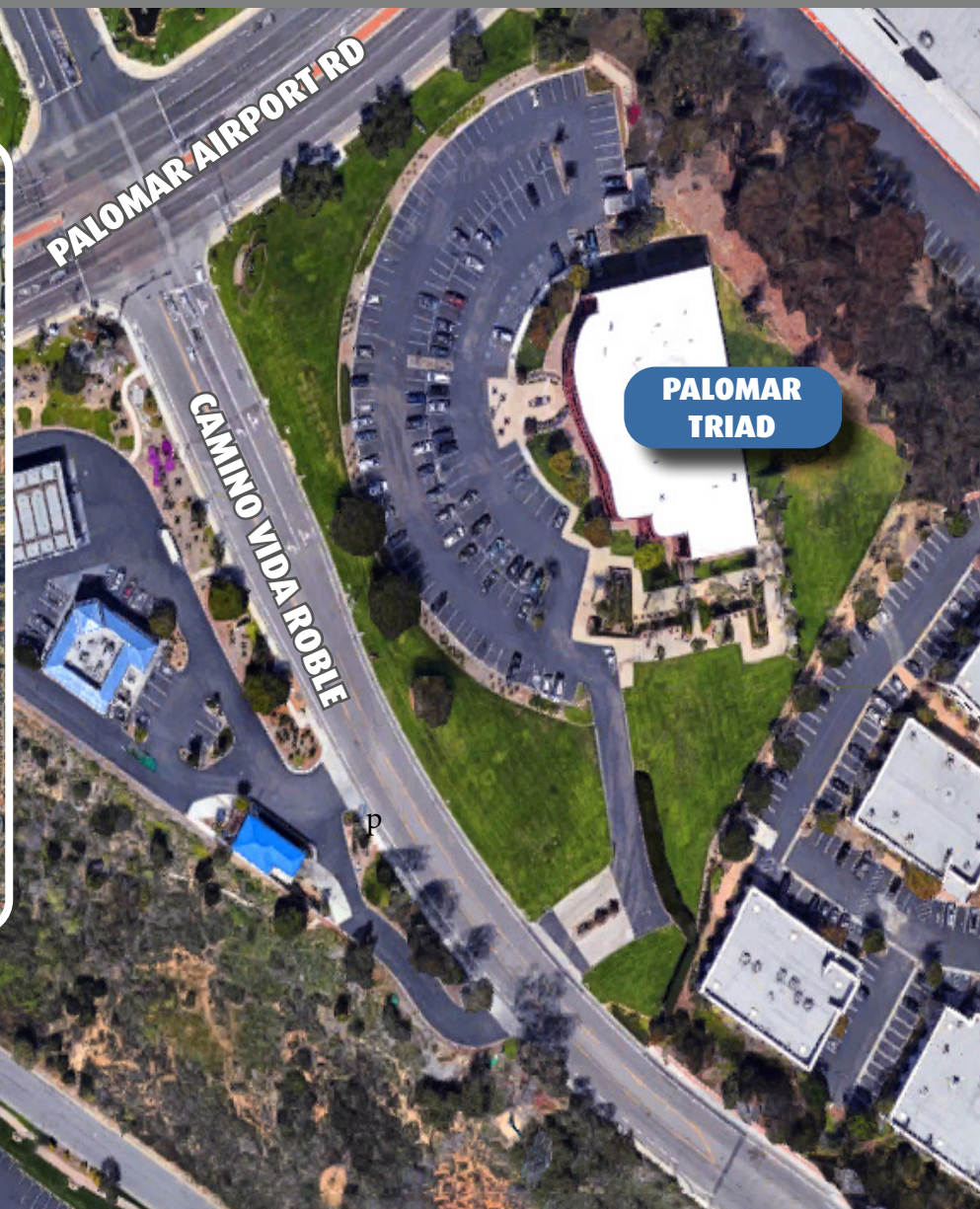
- Premier creative office build-out available!
- Modern design and upgraded aesthetics
- High-speed, fiber optic internet included
- 1 Membership to Downtown Works Co-Working space per 1,000 SF!
- Floor to ceiling glass office and conference room walls
- Modernized kitchen/kitchenette build
- Upgraded designer lighting fixtures
- Exposed ceiling
- Faux brick accent walls for loft style layout

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PALOMAR TRIAD BOAST A PROMINENT LOCATION ON THE MAIN BUSINESS THOROUGHFARE OF CARLSBAD ON PALOMAR AIRPORT ROAD AND CAMINO VIDA ROBLE



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4,167 SF AVAILABLE

Not to scale. For illustrative purpose only.

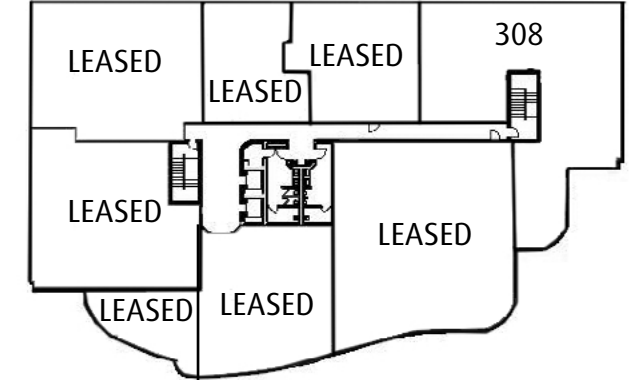
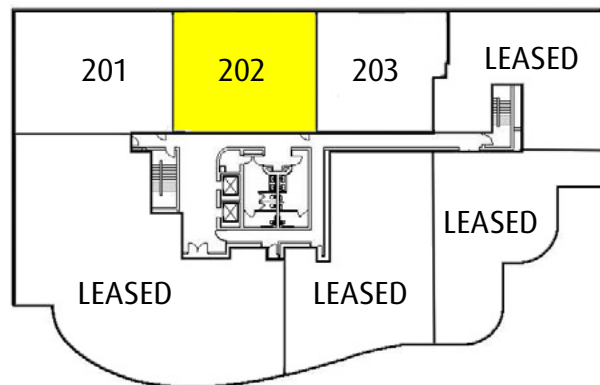
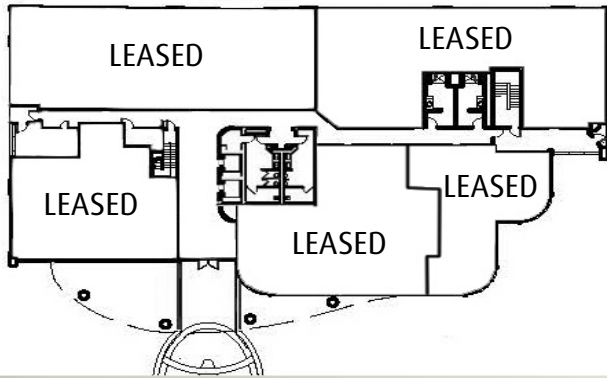


Photo shown is for illustration purpose only. The actual suite may vary from the image

PALOMAR TRIAD

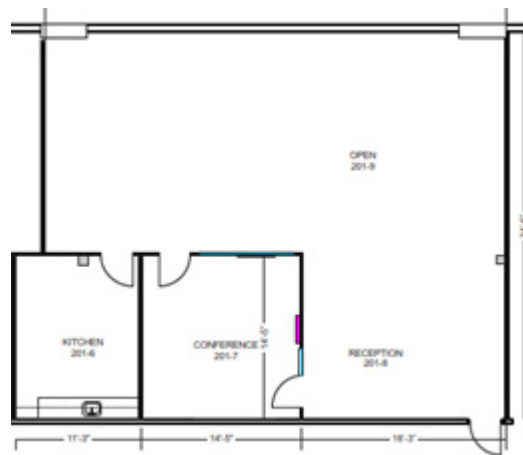
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SUITE 202 | 2,293 RSF

- Open Floorplan
- Available for Spec Suite Buildout
- Conference Room
- Private Kitchenette
- Lease rate: \$2.20 / SF

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**BUILDING TOP SIGNAGE AVAILABLE
FACING PALOMAR AIRPORT ROAD
WITH VISIBILITY TO 38,400/CARS PER DAY**



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drawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.

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OUTDOOR AMENITIES

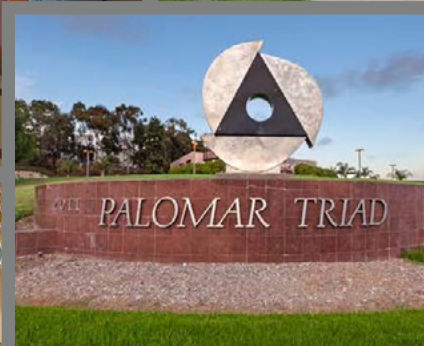


**New Outdoor
Work, Meeting and
Entertaining Space!**



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