

±2,400 SF FLEX SUITE AVAILABLE FOR SUBLEASE

3145 TIGER RUN COURT, SUITE 102
CARLSBAD, CALIFORNIA 92010



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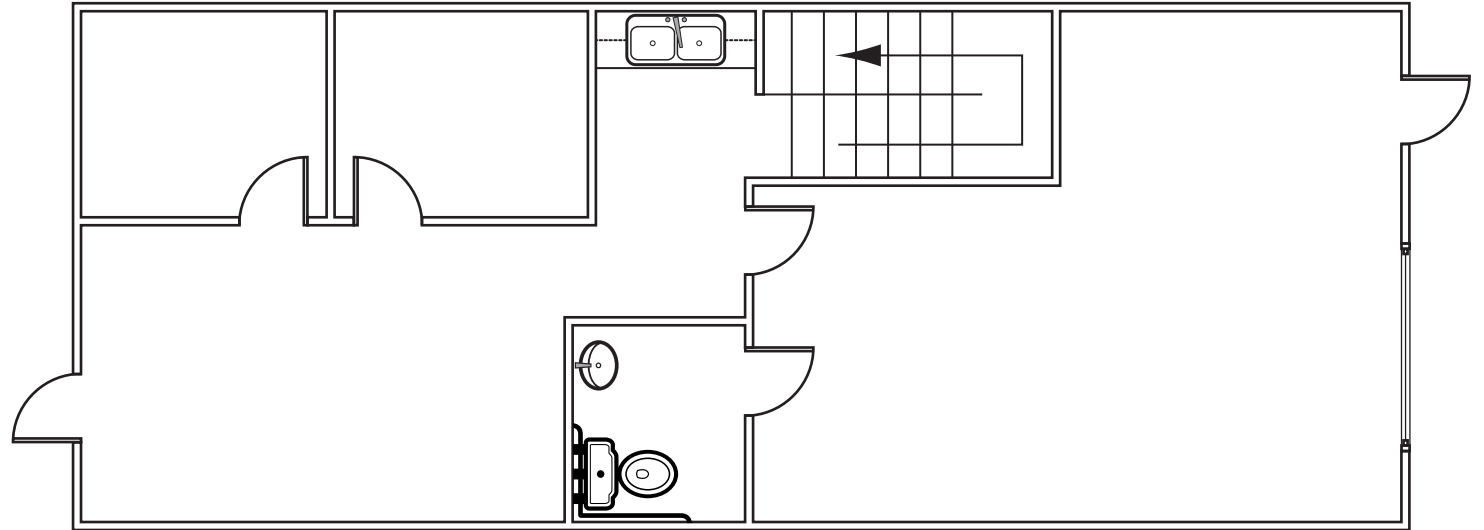
PROPERTY HIGHLIGHTS

- » Suite 102: ±2,400 SF available for sublease
- » 2 years remaining
- » Sublease expiration: April 30, 2027
- » ±\$1.80 PSF Modified Gross
- » ±\$0.15 PSF Operating Expenses
- » Furniture For Sale by Tenant
- » 1 Over-sized grade level door
- » 4 Private offices and a kitchenette

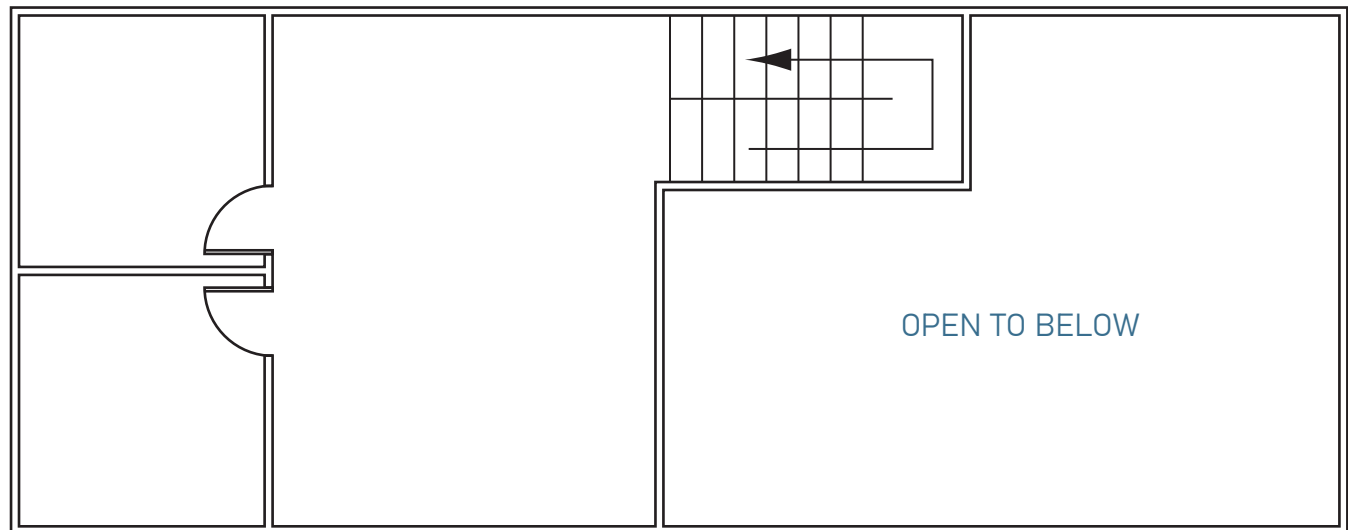
DIRECT DEAL AVAILABLE: CONTACT BROKER

FLOOR PLAN

1ST FLOOR



2ND FLOOR





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