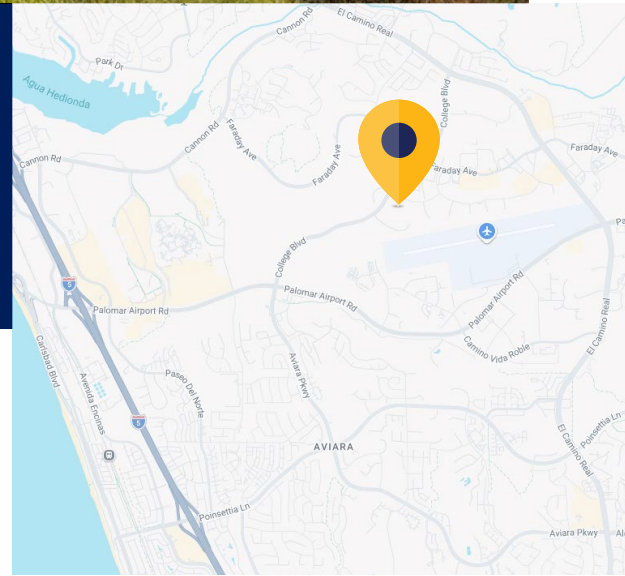




HIGH IMAGE CREATIVE FLEX BUILDING

Carlsbad Research Center 1835 ASTON AVE



OVERVIEW

SQUARE FOOTAGE: 12,335 SF Total
Office: 8,273 SF / Warehouse: 2,843 SF

AMENITIES: Large open kitchen with roll up door to exterior
Two (2) on-site showers

ZONING: C-M (Commercial Limited Industrial)

LOADING: One (1) grade level loading door

PARKING: 26 Spaces (2.17/1,000 SF)

LEASE RATE: Negotiable

AVAILABLE: 60 Days

SUBLEASE THROUGH: 12/31/2029

PROPERTY HIGHLIGHTS

- Freestanding single-story creative office building with warehouse
- High-quality existing office improvements
- Abundant glass-lined private offices
- Prominent location within Carlsbad Research Center
- Convenient access to I-5 and Highway 78

CONTACT

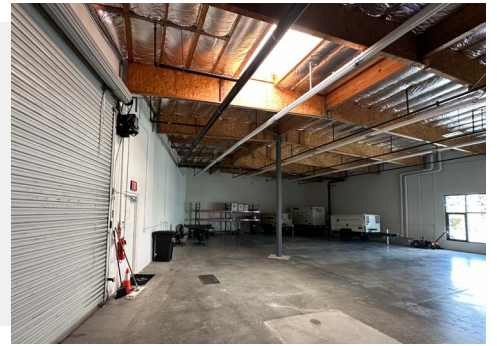
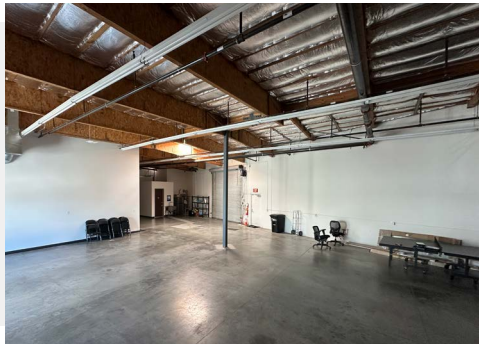
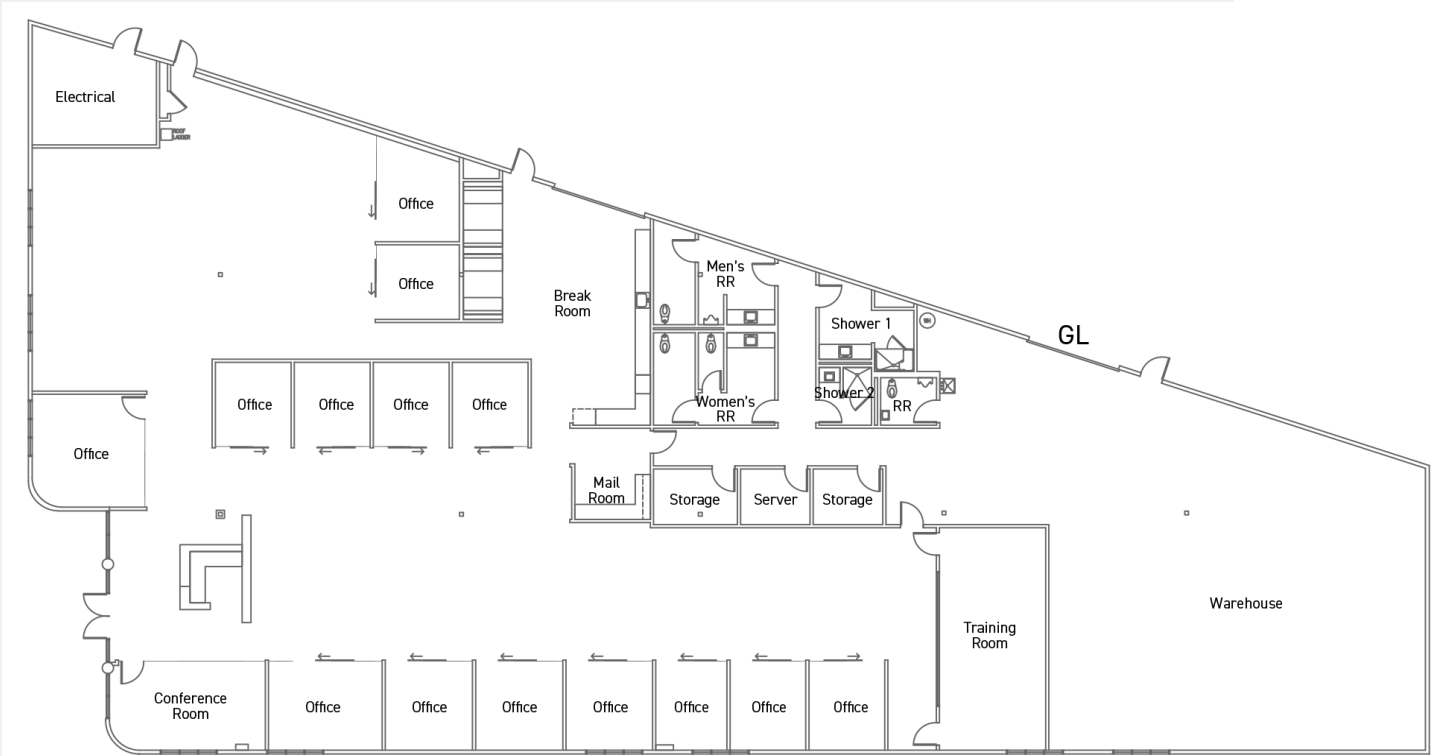


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1835 ASTON AVENUE
Carlsbad Research Center, Carlsbad, CA 92008



FOR
SUBLEASE

12,335 SF

Freestanding High-Image Creative
Flex Building

Office: 8,273 SF
Warehouse: 2,843 SF

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