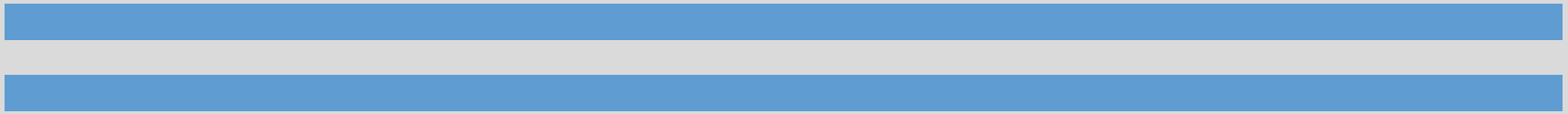


ELEMENT

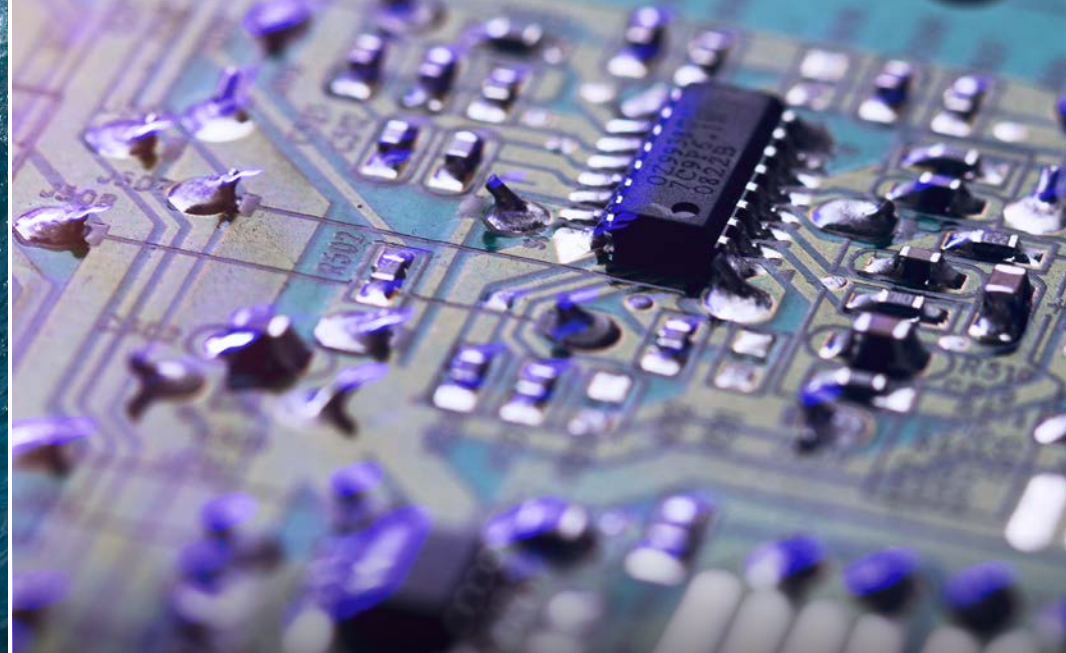


Element is an 83,200 SF campus prominently located in the heart of Carlsbad Research Center. Unique features include shaded outdoor amenity areas, creative office improvements, and an easy walk to the Island @ Carlsbad food court and walking trails. The three building campus environment provides growth opportunities for your thriving business in a variety of differing sizes. Jump in and find your Element.





ACTION SPORTS



TECHNOLOGY

ELEMENT



COMMUNICATIONS



MEDICAL DEVICE

PROJECT OVERVIEW



LOCATION
2232 | 2234 | 2236
Rutherford Rd.
Carlsbad, CA 92008



3 BUILDING PROJECT
83,210 SF



PARKING
3.1/1,000



- UPGRADES
- ✓ NEW LANDSCAPING
 - ✓ NEW SIGNAGE PROGRAM
 - ✓ RENOVATED OUTDOOR
 - ✓ AMENITY AREAS



CLEAR HEIGHT
MAX 24'



LOADING
GRADE-LEVEL ROLL-UP

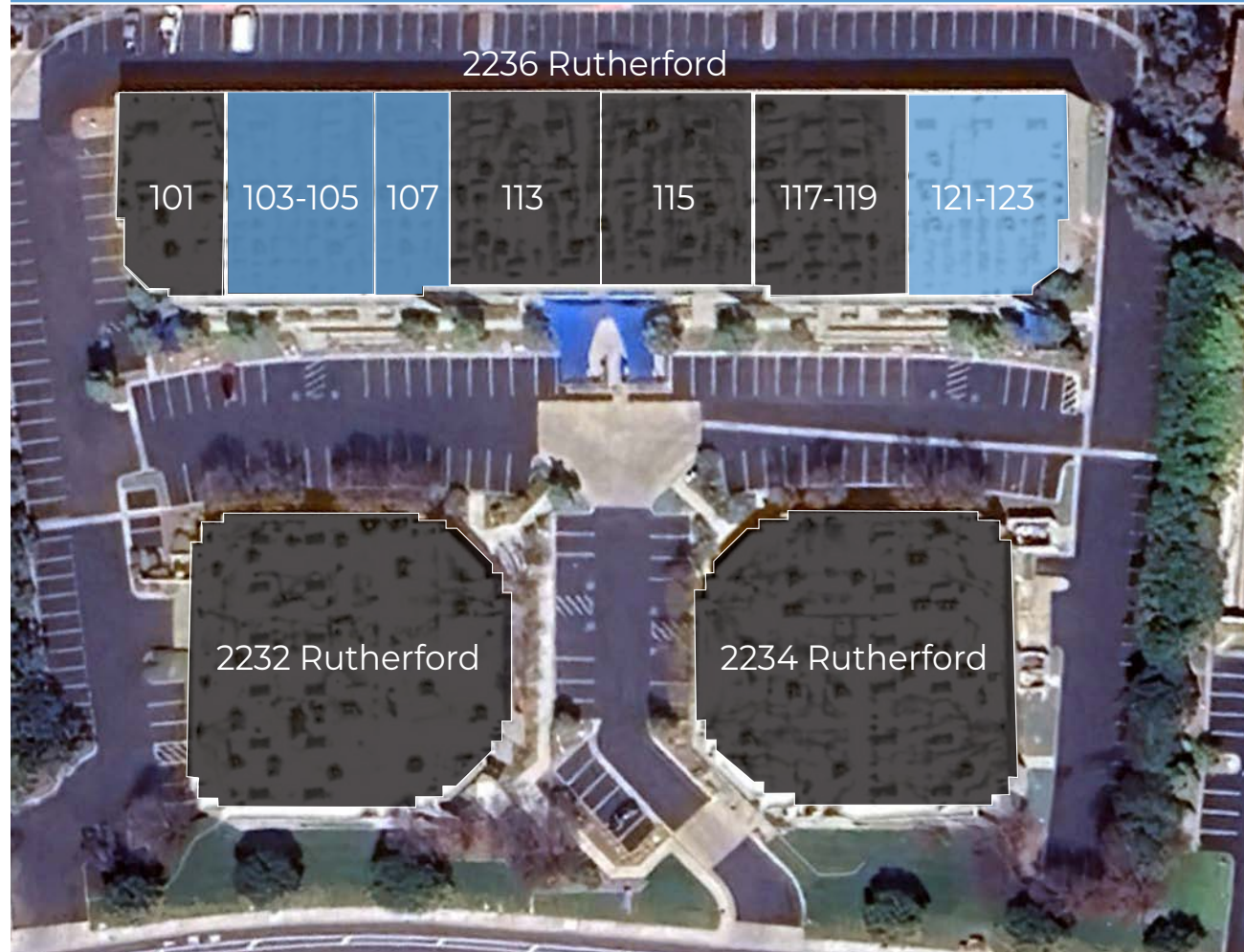


AMENITIES
OUTDOOR EATING AREAS



AVAILABILITY

Building	Unit #	Size	Rate	Improvements
2236	103-105	8,358 SF	\$2.25 /SF NNN	<ul style="list-style-type: none">100% HVAC Climate Controlled2 Glass Roll-Up Doors
2236	107	4,131 SF	\$2.25 /SF NNN	<ul style="list-style-type: none">100% HVAC Climate Controlled1 Grade Level Door
2236	121-123	9,179 SF	\$1.85 /SF NNN	<ul style="list-style-type: none">New LED Lighting, Office, and Restroom TIs2 Grade Level DoorsMove-In Ready





DESCRIPTION



SIZE
8,358 SF



100% HVAC
CLIMATE CONTROLLED
2 GLASS ROLL-UP DOORS



RATE
\$2.25 /SF NNN



AVAILABLE
NOW

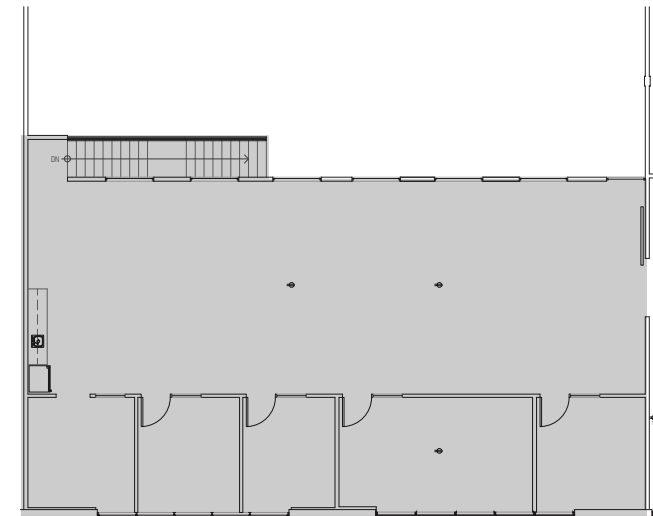


FLOOR PLAN SUITE 103-105

FIRST FLOOR



SECOND FLOOR





DESCRIPTION



SIZE
4,131 SF



100% HVAC
CLIMATE CONTROLLED
1 GRADE LEVEL DOOR



RATE
\$2.25 /SF NNN

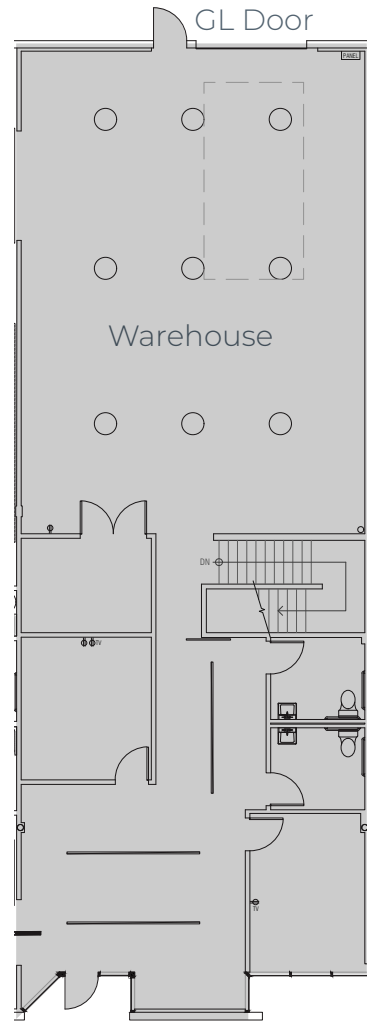


AVAILABLE
NOW

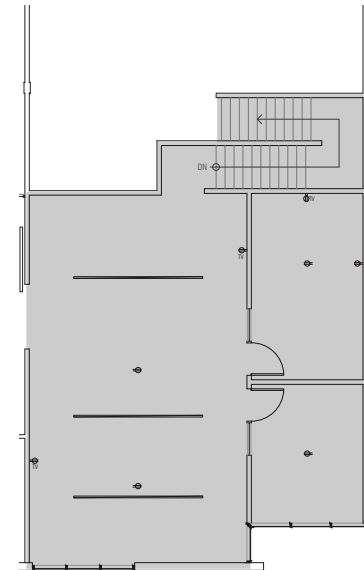


FLOOR PLAN SUITE 107

FIRST FLOOR



SECOND FLOOR





DESCRIPTION



SIZE
9,179 SF



NEW LIGHTING, OFFICE, &
RESTROOM TIS
MOVE-IN READY



RATE
\$1.85 /SF NNN

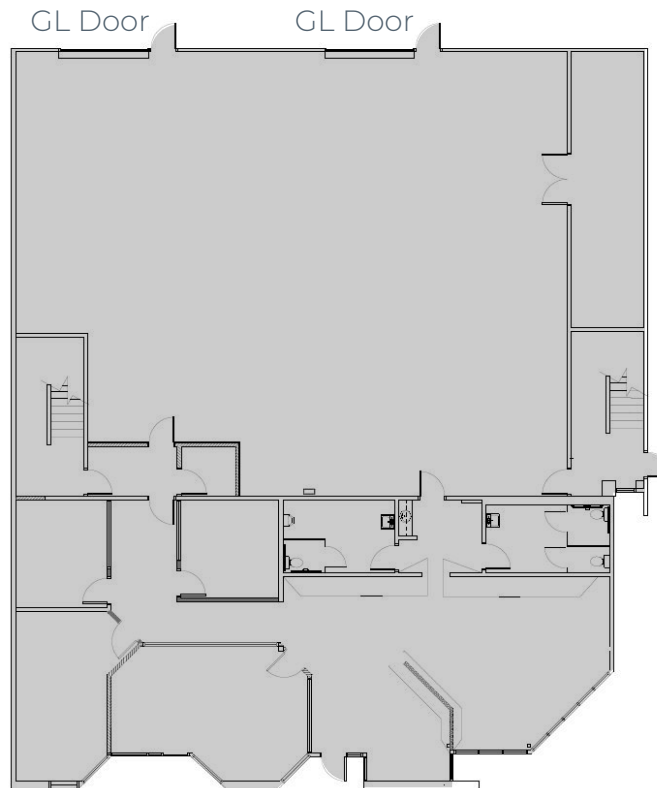


AVAILABLE
NOW

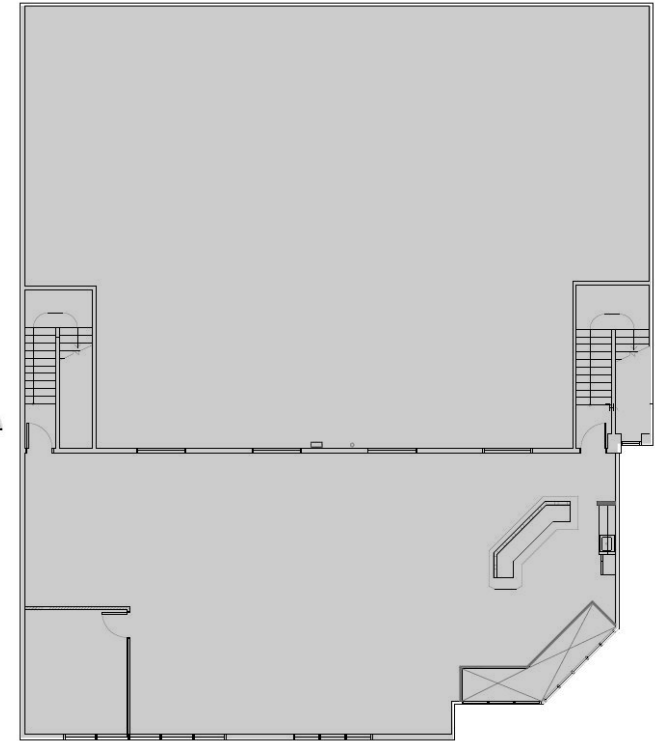


FLOOR PLAN SUITE 121-123

FIRST FLOOR



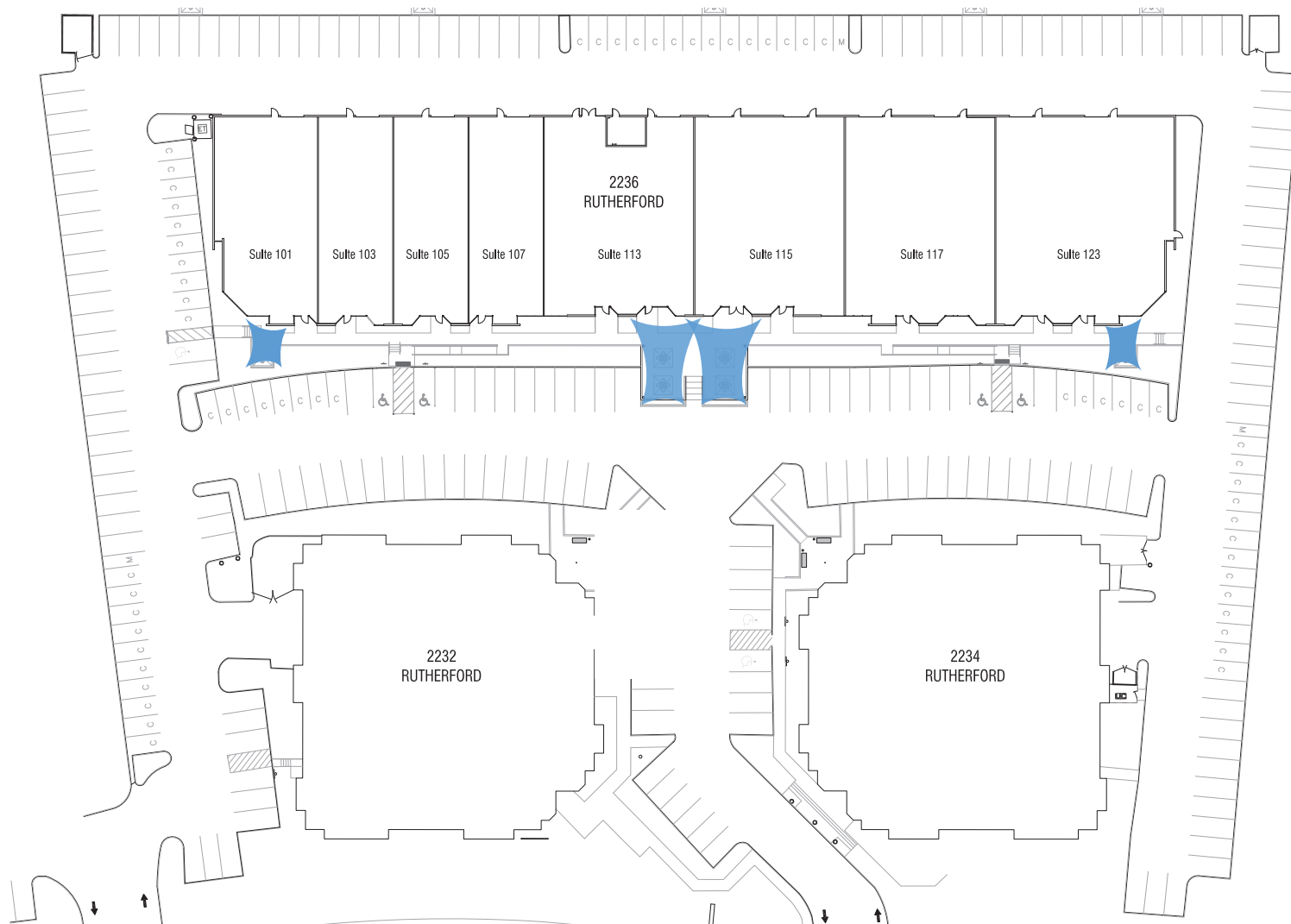
SECOND FLOOR





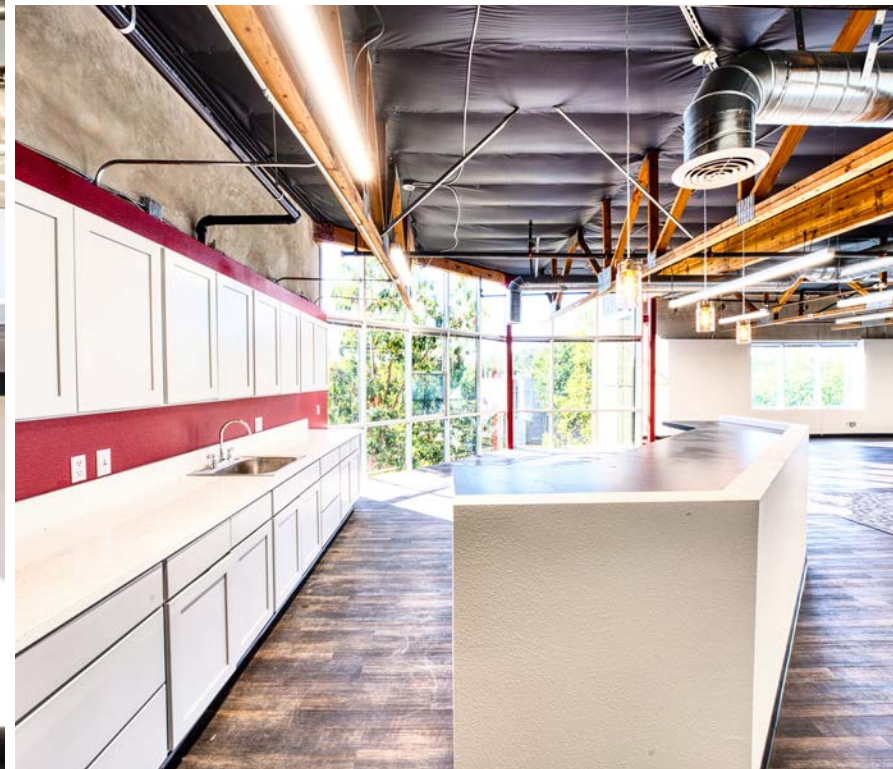
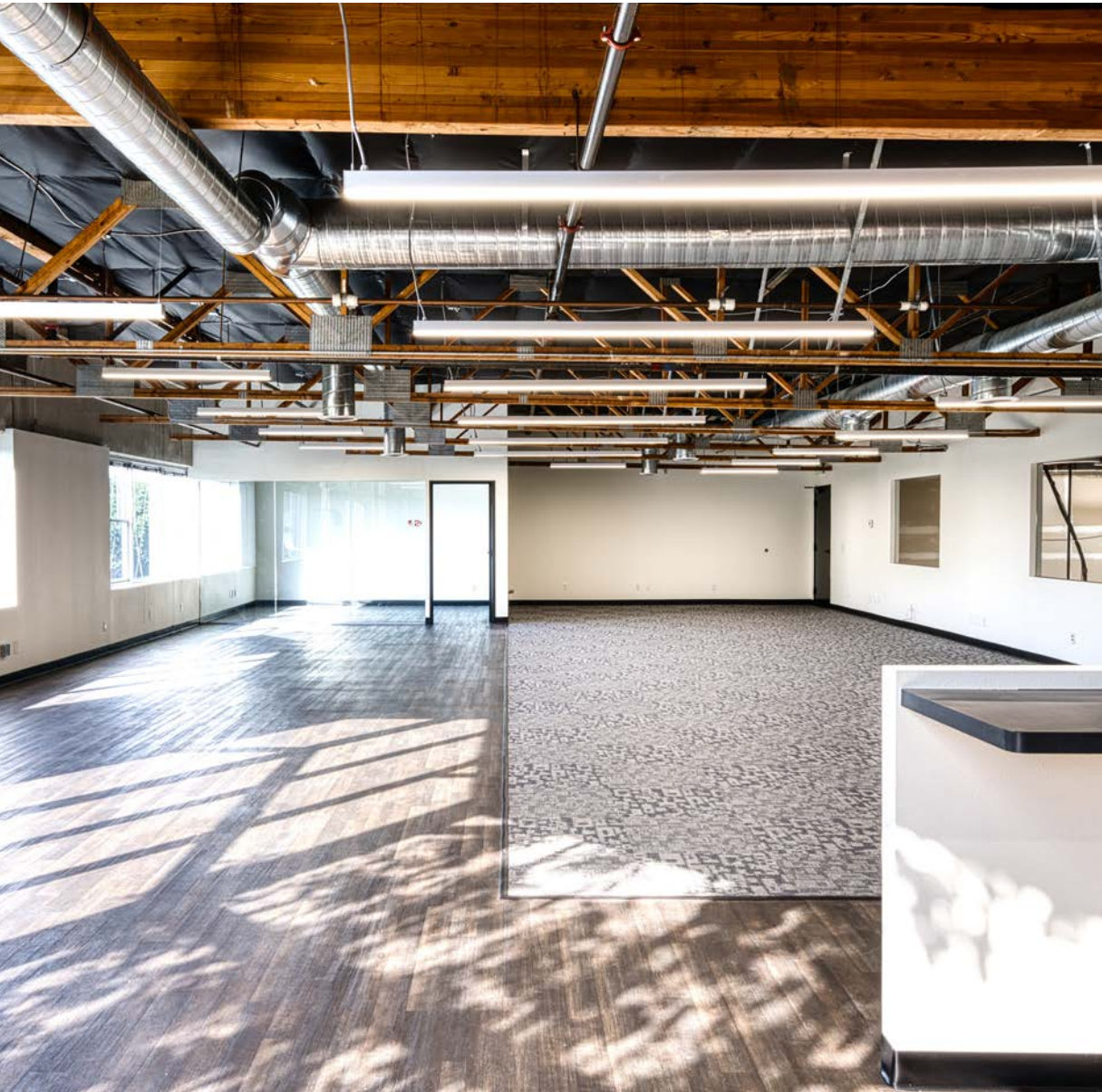
OUTDOOR AMENITY PLAN 2236 RUTHERFORD

SHADE SAIL SITE PLAN





GALLERY



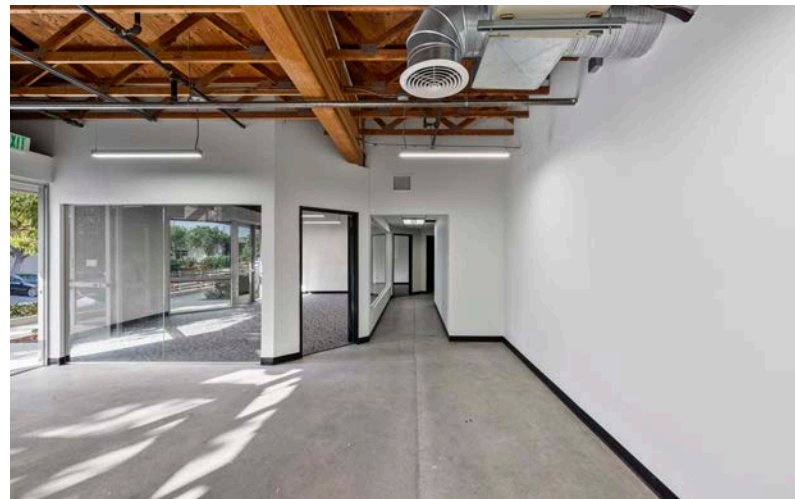


GALLERY





GALLERY





LOCATION & DRIVE TIME

55 MINUTES
TO U.S. - MEXICO BORDER

40 MINUTES
TO DOWNTOWN

10 MINUTES
TO INTERSTATE 5

PACIFIC OCEAN

10 MINUTES
TO OCEAN

20 MINUTES
TO INTERSTATE 15

5 MINUTES
TO PALOMAR AIRPORT

PALOMAR AIRPORT ROAD

MCCLELLAN PALOMAR AIRPORT

10 MINUTES
TO HIGHWAY 78

45 MINUTES
TO RIVERSIDE COUNTY

EL CAMINO REAL

FARADAY AVENUE

ELEMENT

35 MINUTES
TO ORANGE COUNTY



ISLAND @ CARLSBAD





NEARBY AMENITIES



CARLSBAD PREMIUM OUTLETS



THE ISLAND AT CARLSBAD



MCCLELLAN PALOMAR AIRPORT

ELEMENT

PALOMAR COMMONS



BRESSI RANCH



THE SQUARE

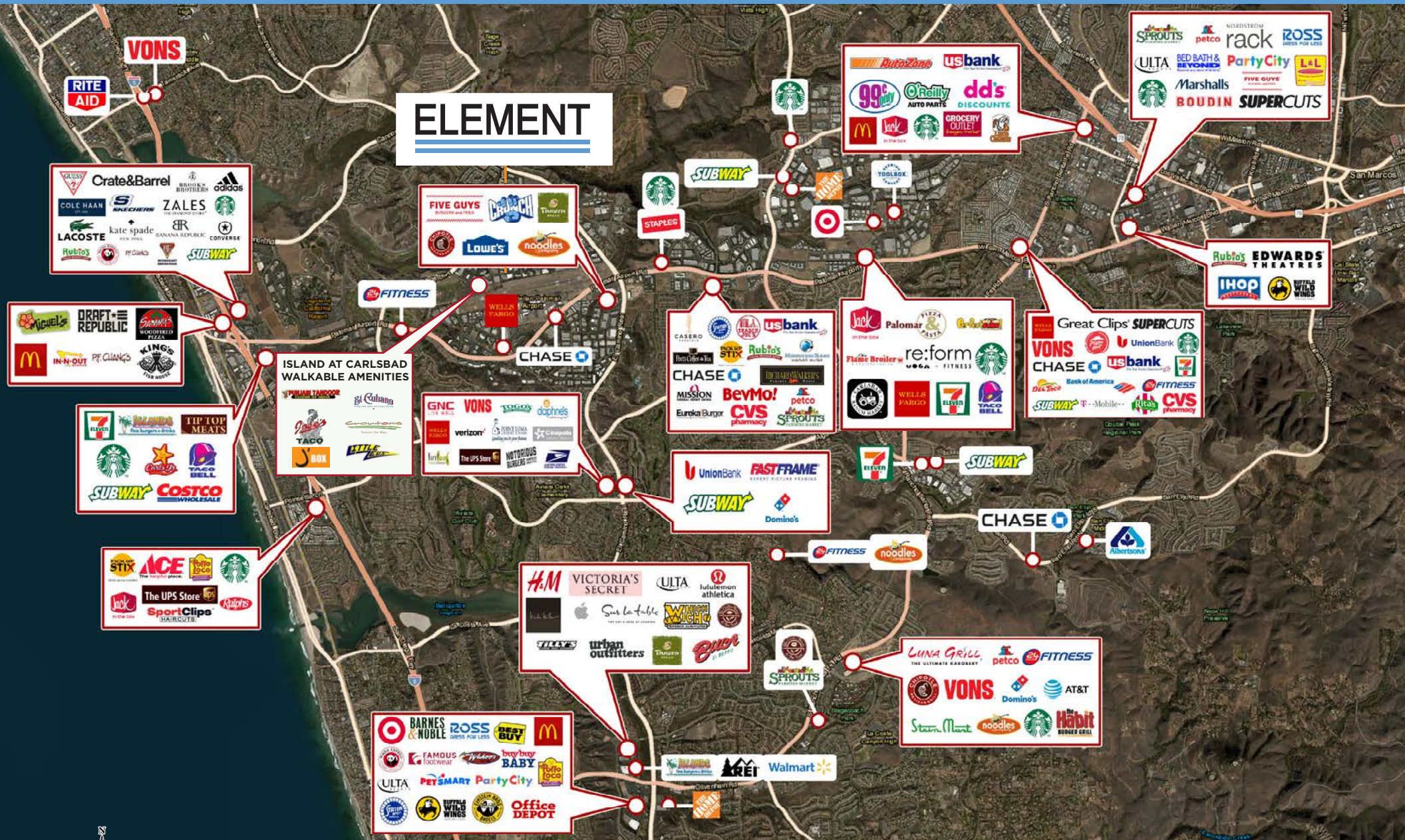


CARLSBAD GATEWAY CENTER



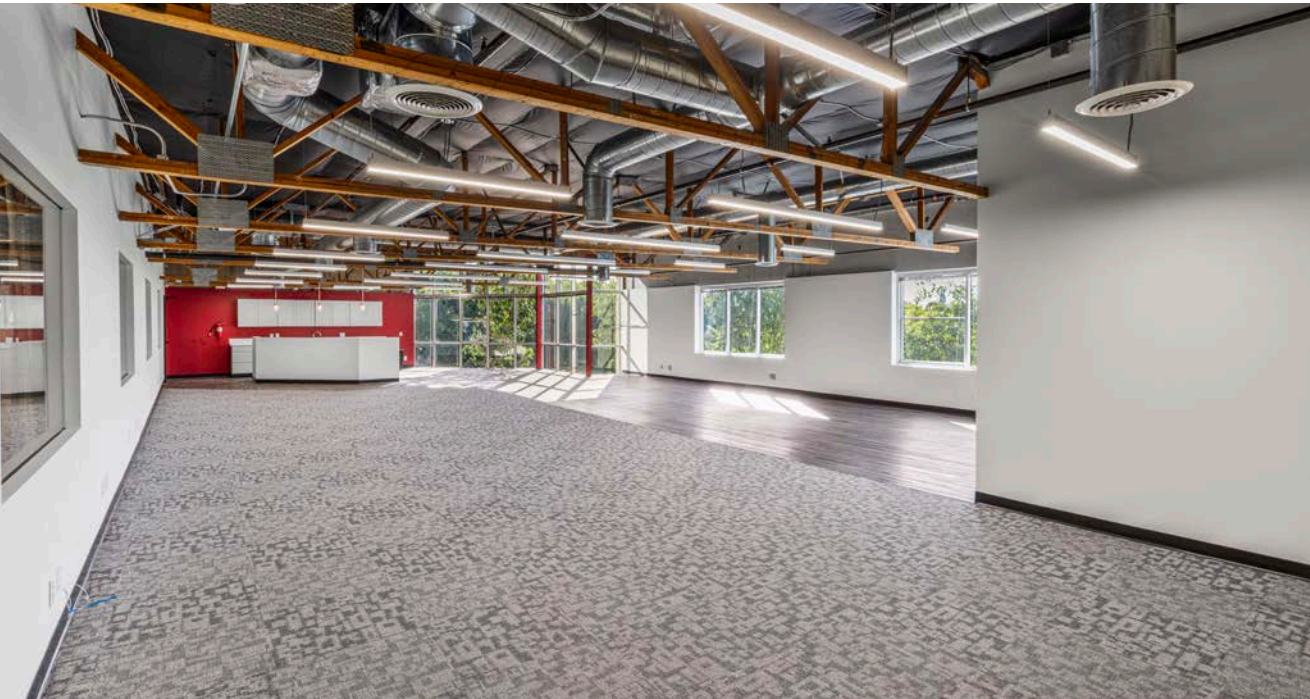


RETAIL AMENITIES





GALLERY



**IN THE HEART OF
THE CARLSBAD
RESEARCH CENTER**



**WALKING DISTANCE TO THE
ISLAND AT CARLSBAD
RETAIL FOOD COURT**



**WALKING DISTANCE
TO PARKS
AND BIKE TRAILS**



**CONVENIENT ACCESS TO
INTERSTATE 5, HIGHWAY 78,
MCCLELLAN PALOMAR AIRPORT,
AND EL CAMINO REAL**



**NEAR SOME OF
CARLSBAD'S
FINEST HOTELS AND
RESORTS**

ELEMENT

CONTACT

ARIC STARCK Executive Vice Chairman
+1 760 431 4211 | aric.starck@cushwake.com
LIC #01325461

CONOR BOYLE Senior Director
+1 760 431 3856 | conor.boyle@cushwake.com
LIC #01813305

TYLER STEMLEY Director
+1 760 431 3841 | tyler.stemley@cushwake.com
LIC #02003867



12380 El Camino Real, Suite 100
Del Mar, CA 92130
T +1 858 452 6500

www.cushwake.com

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