



FOR SALE

CARLSBAD PROFESSIONAL CENTER

2032 CORTE DEL NOGAL
CARLSBAD, CA 92011



CONOR BOYLE
+1 760 930 7967
conor.boyle@colliers.com
Lic. No. 01813305

CHRIS WILLIAMS
+1 760 930 7952
chris.williams@colliers.com
Lic. No. 01791013

5901 Priestly Drive, Suite 100
Carlsbad, CA 92008
www.colliers.com/sandiego



SITE PLAN

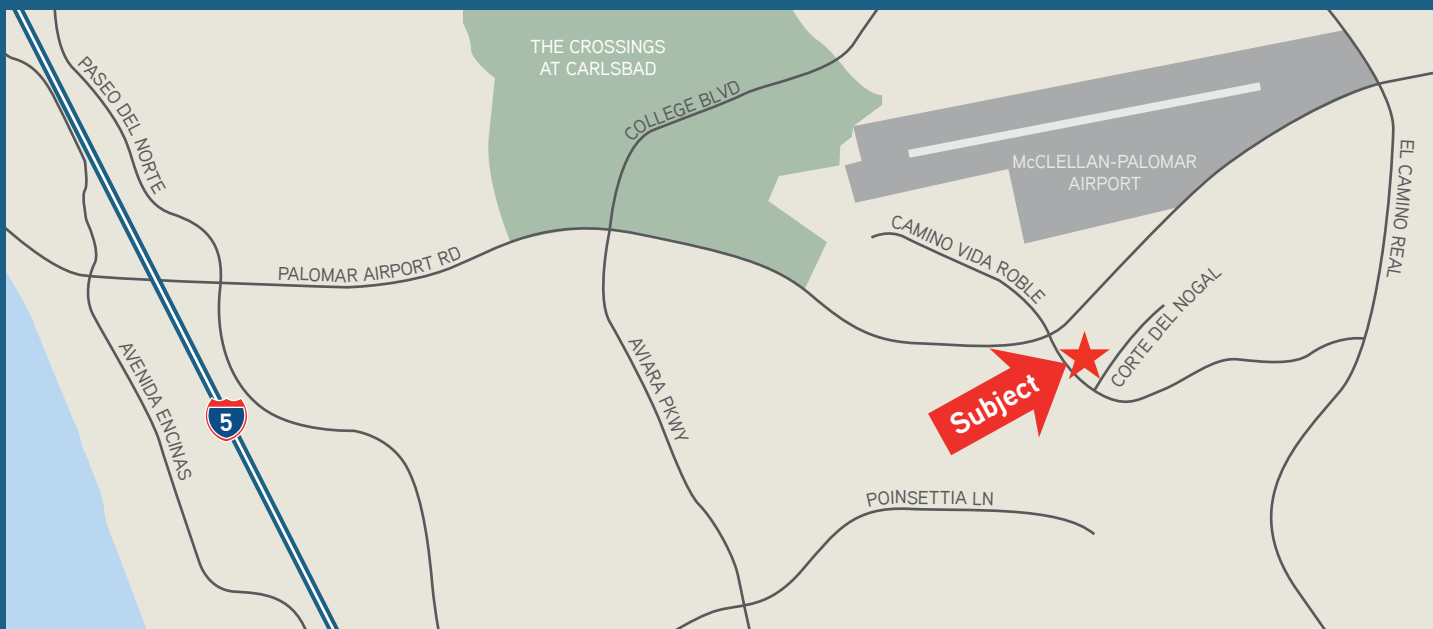


PROPERTY FEATURES

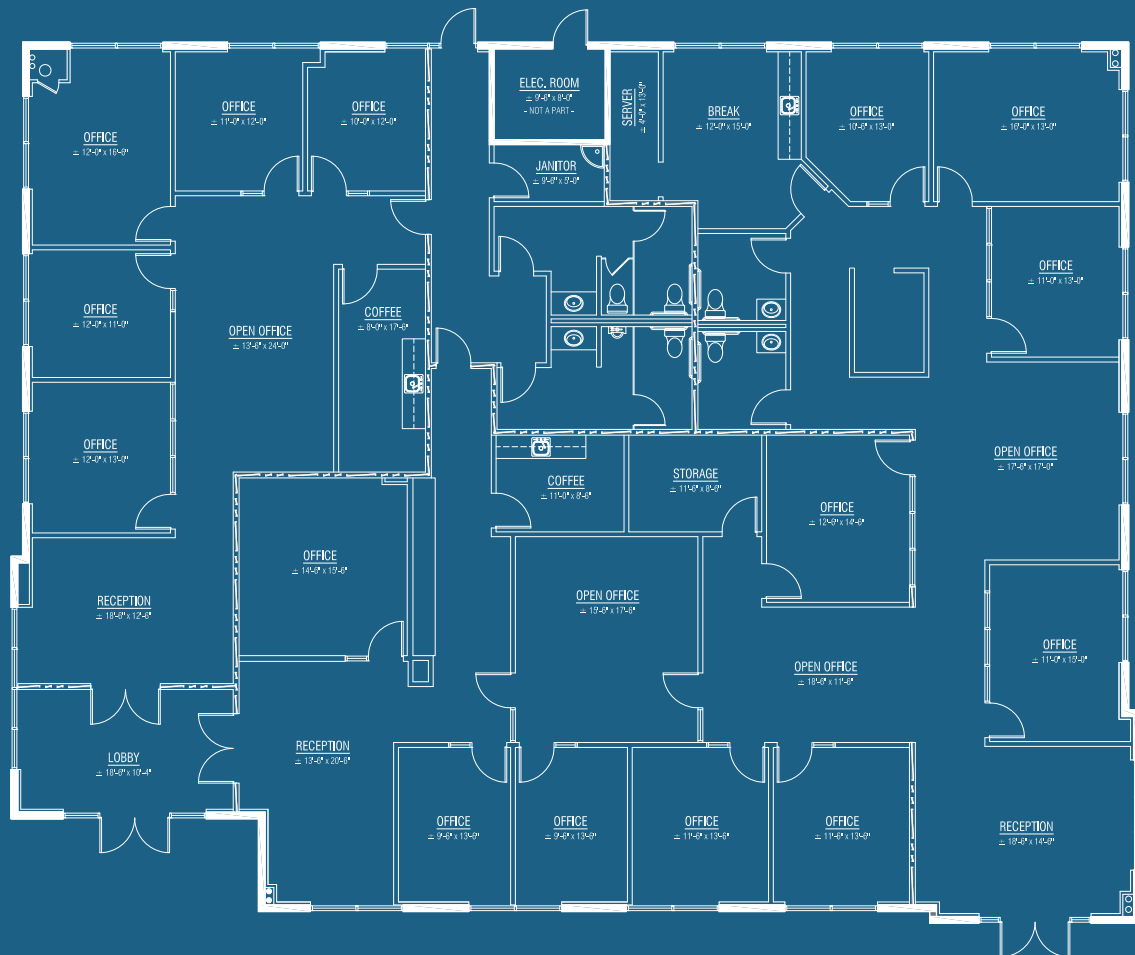
Building Type:	Class B Office
Building Size:	Approximately 7,040 SF
Location:	Carlsbad Business Park
Year Built:	2003
Zoning:	PM, Carlsbad
APN:	213-061-33
Parking Ratio:	4.00/1000
Glass Line:	4 Sides
Sprinklered:	Yes
Demisable:	Up to 3 units (100, 110 & 120)

Asking Price: \$1,936,000

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Colliers International is a worldwide affiliation of independently owned and operated companies.



FLOOR PLAN





FOR SALE
CARLSBAD
PROFESSIONAL
CENTER
2032 CORTE DEL NOGAL

CONOR BOYLE
+1 760 930 7967
conor.boyle@colliers.com
Lic. No. 01813305

CHRIS WILLIAMS
+1 760 930 7952
chris.williams@colliers.com
Lic. No. 01791013

5901 Priestly Drive, Suite 100
Carlsbad, CA 92008