

FOR LEASE > ± 11,840 RSF IN CARLSBAD  
**Professional Office Building**  
2036 Corte Del Nogal | Carlsbad, CA 92011



**FEATURES:**

- » Plug & Play Opportunity in Carlsbad
- » +/- 11,840 RSF Available Now
- » Carlsbad Airport Center
- » High Quality Improvements
- » Extensive Glass Line
- » Break Room
- » 4/1,000 Parking Ratio
- » Lease rate: Negotiable



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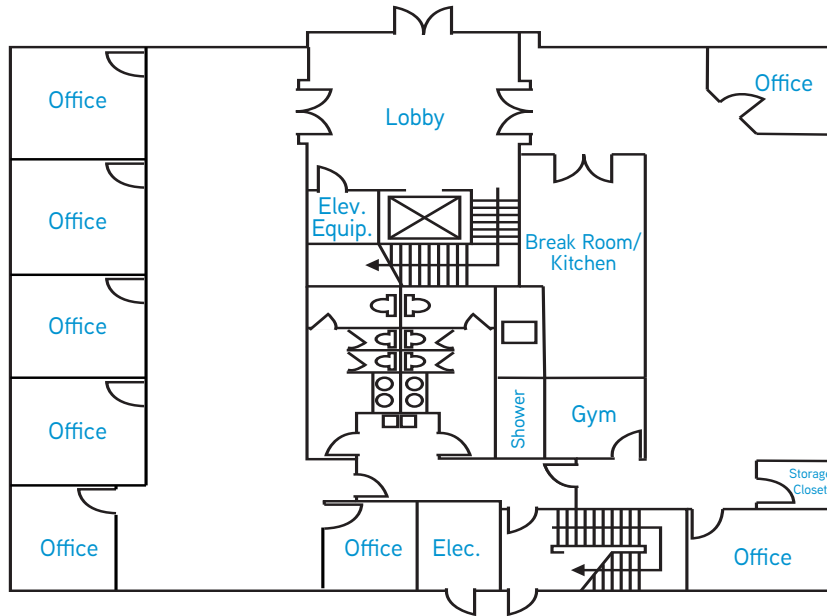
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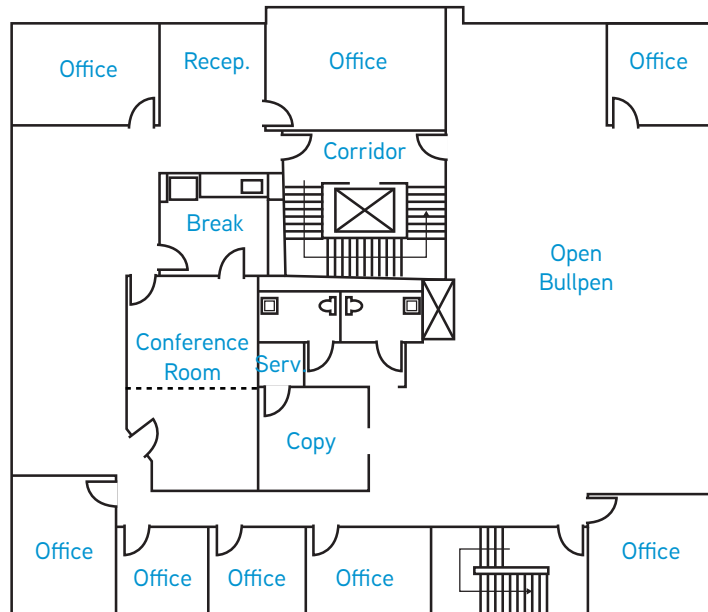


**FLOORPLAN | 1ST FLOOR | ±5,017 SF**



\*Floorplan is not to scale

**FLOORPLAN | 2ND FLOOR | ±6,823 SF**



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