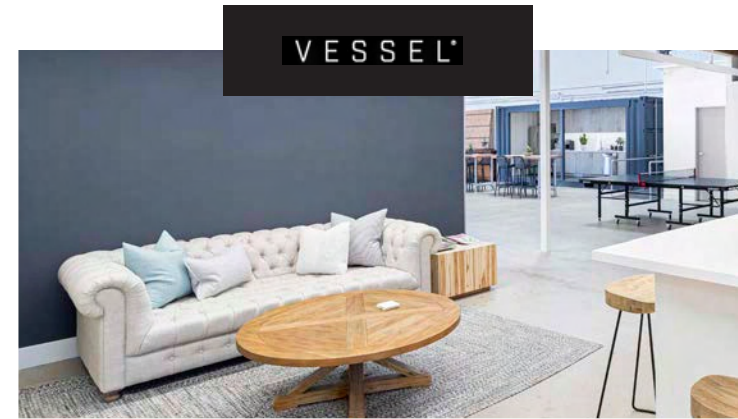


CREATIVE OFFICE FOR SUBLEASE



2236 Rutherford Rd. Carlsbad, CA 92008

CUSHMAN & WAKEFIELD

CAST
CAPITAL PARTNERS



TAKE A VIRTUAL TOUR!



DOWNLOAD BROCHURE

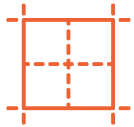
VESSEL[®]

FOR SUBLEASE



SUITES

103 - 105 / 103 - 107



SIZE

8,295 - 12,489 SF



CREATIVE OFFICE

with Brand New
Improvements
(100% HVAC)



RATE

\$1.80-\$1.90/SF
+\$0.52/SF NNN



TERM

Through 06/2027

*Rent Free To June 30, 2023

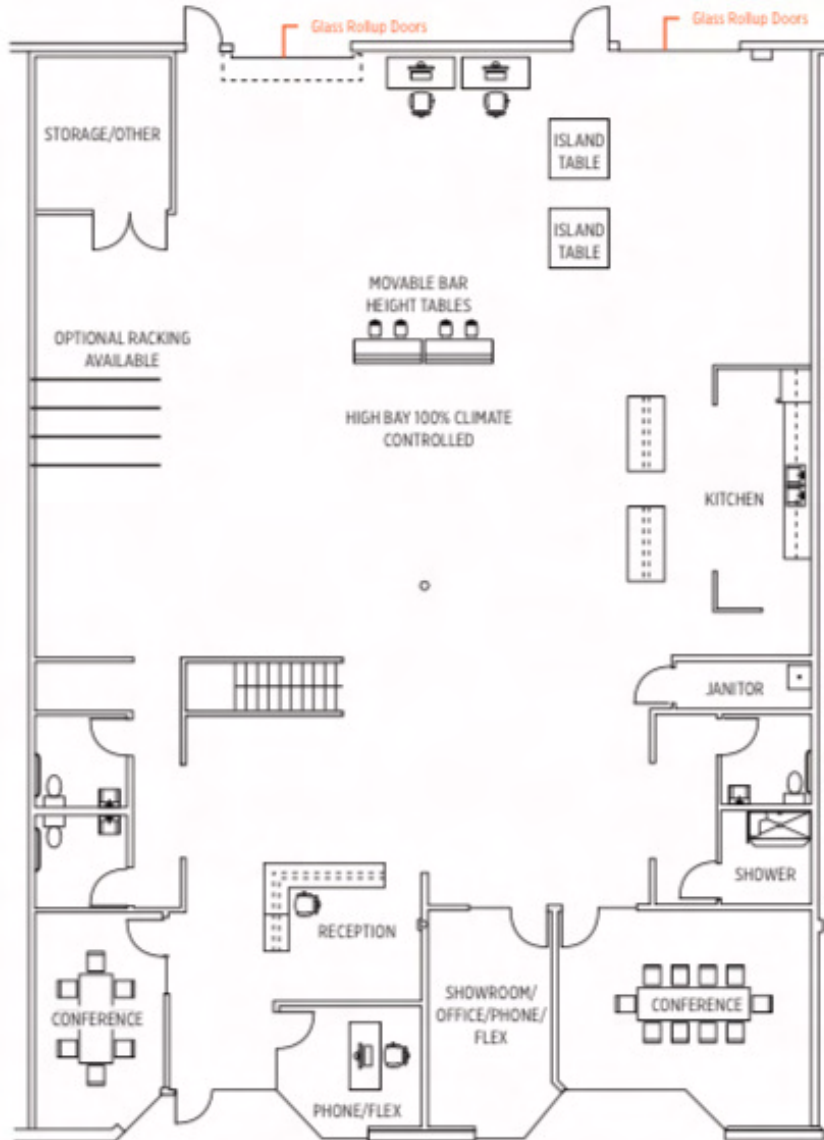




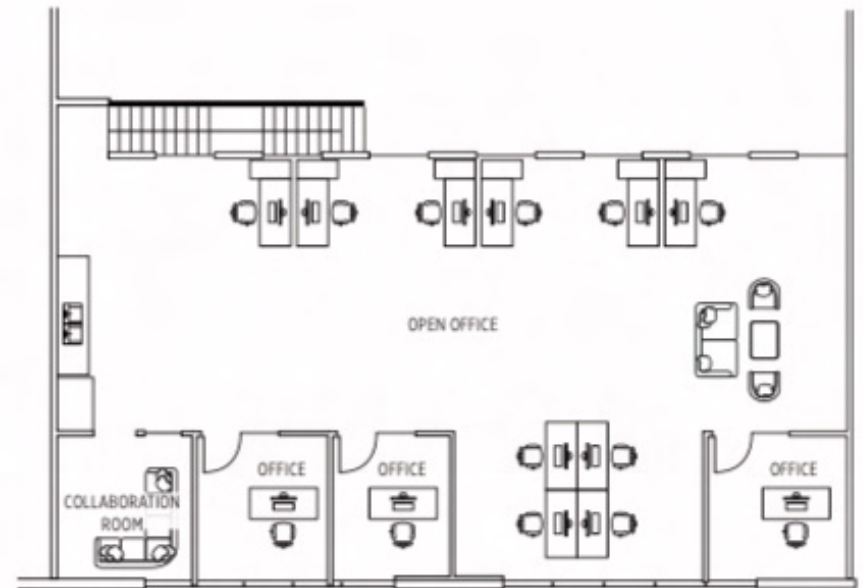
FLOOR PLANS

SUITE 103 & 105 - 8,295 SF

FIRST FLOOR



SECOND FLOOR





FLOOR PLANS

SUITE 103 - 107 - 12,489 SF

FIRST FLOOR





FLOOR PLANS

SUITE 103 - 107 - 12,489 SF

SECOND FLOOR



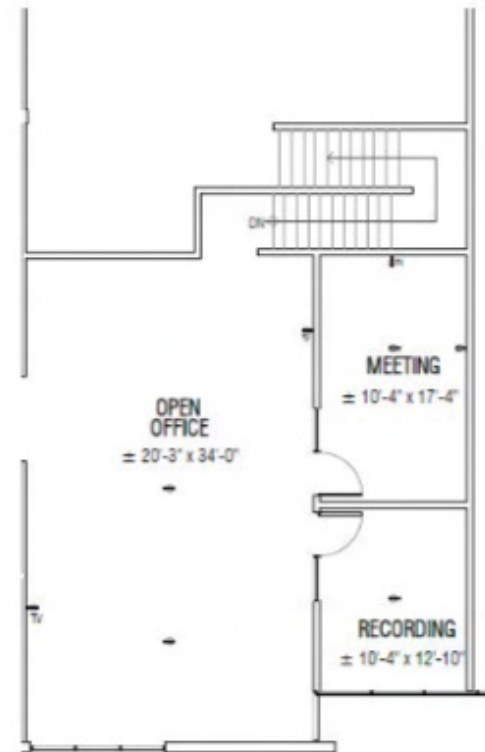
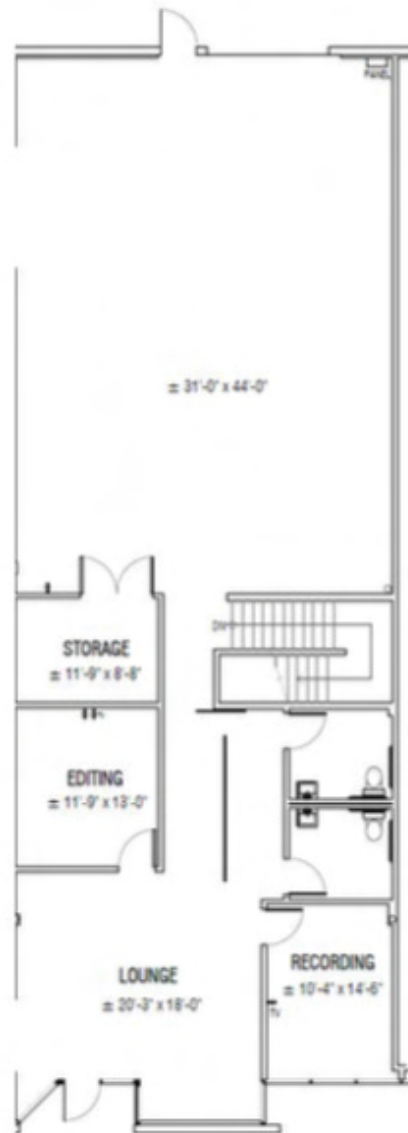


FLOOR PLANS

SUITE 107 - 4,194 SF

FIRST FLOOR _____

SECOND FLOOR _____





ELEMENT

Element is an 83,200 SF campus prominently located in the heart of Carlsbad Research Center. Unique amenities include shaded outdoor amenity areas, creative office improvements, an easy walk to the Island @ Carlsbad food court and walking trails. The three building campus environment provides growth opportunities for your thriving business from 4,100 SF to 50,000+ SF. Jump in and find your Element.



A person surfing on a wave, splashing water.

ACTION SPORTS

A close-up of a computer circuit board with various components.

TECHNOLOGY

A tall communication tower with multiple antennas and satellite dishes against a blue sky.

COMMUNICATIONS

A close-up of laboratory glassware, including a test tube and a beaker, containing a bright green liquid.

MEDICAL

The word "ELEMENT" in a bold, black, sans-serif font, with two horizontal orange lines underneath it.

ELEMENT

PROJECT OVERVIEW



LOCATION

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
GLASS ROLL-UP

AVAILABILITY

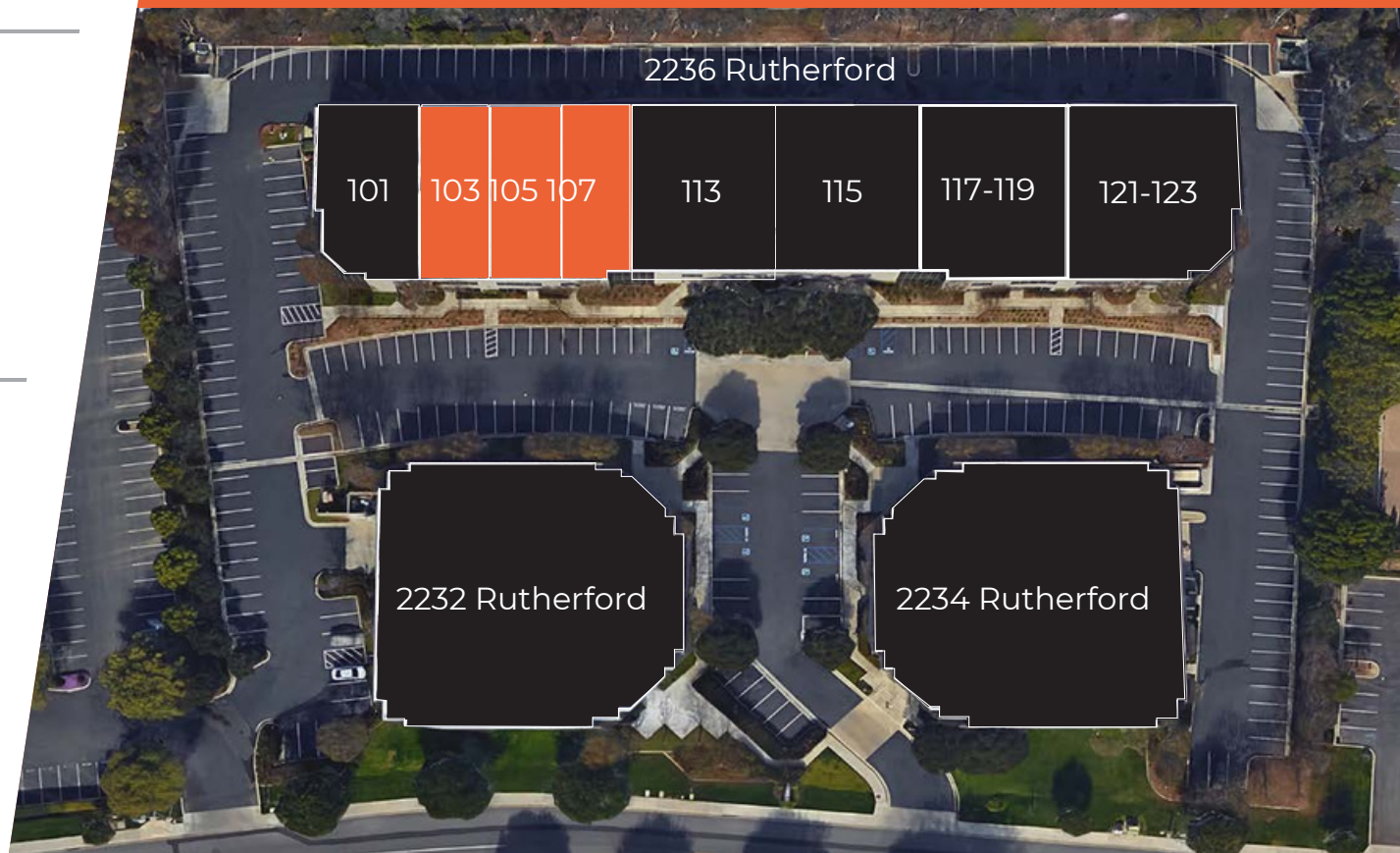
Building	Unit #	Size	% Improved	Lease Rate
2236	103-105	8,295 SF	100% HVAC	\$1.90/SF NNN
2236	103-107	12,489	100% HVAC	\$1.80/SF NNN

OPERATING EXPENSES

\$0.52/SF NNN

FREE RENT

Free To June 30, 2023



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

FARADAY AVENUE

ELEMENT

ISLAND @ CARLSBAD



35 MINUTES
TO ORANGE COUNTY

EL CAMINO REAL

ELEMENT



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