



1525 FARADAY AVE, CARLSBAD, CA 92008



CBRE

PROJECT FEATURES:



Location: 1525 Faraday Ave, Carlsbad, CA 92008



Building: A 83,915 rentable square foot, three story, Class "A" office building



Rent: \$2.65 per rentable square foot per month, includes five day per week janitorial service (tenants pay separately metered electricity)



Tenant Improvements: Negotiable allowance



Operating Expenses: Base Year



Parking: 339 spaces (4.0/1,000 RSF)



Internet: AT&T and Spectrum High Speed Fiber



Signage Availability: Three building signs and six monument sign positions available for major users (visible to Faraday Avenue)



Developer:



Newport National Corporation
Real Estate Development
Asset & Property Management



PROJECT PHOTOS:



Tropical Courtyard with Koi Ponds

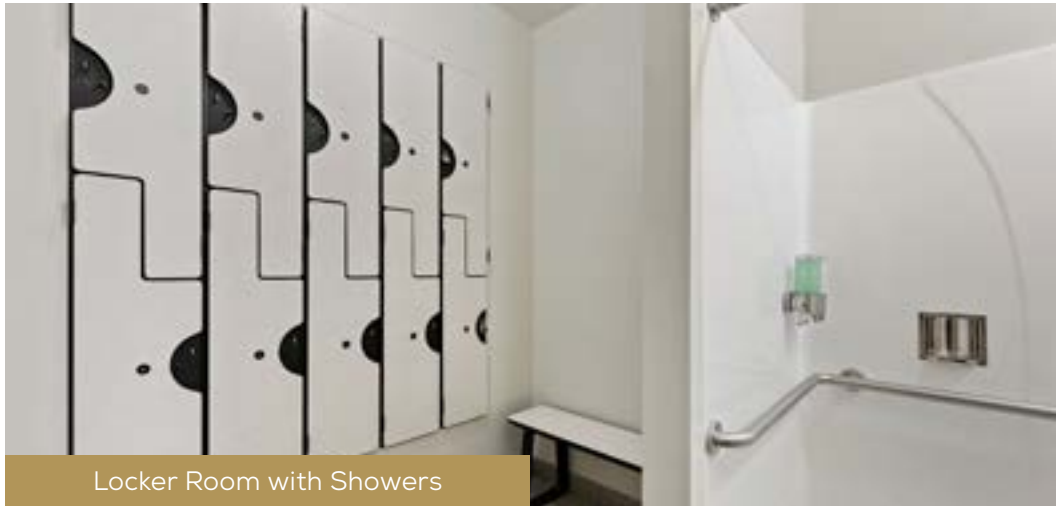


AMENITIES:

CLICK FOR LOBBY TOUR 



Prestigious Two Story Lobby



Locker Room with Showers



Emerald Lake



State of the Art Fitness Center



Resort Quality Restrooms



AVAILABILITY

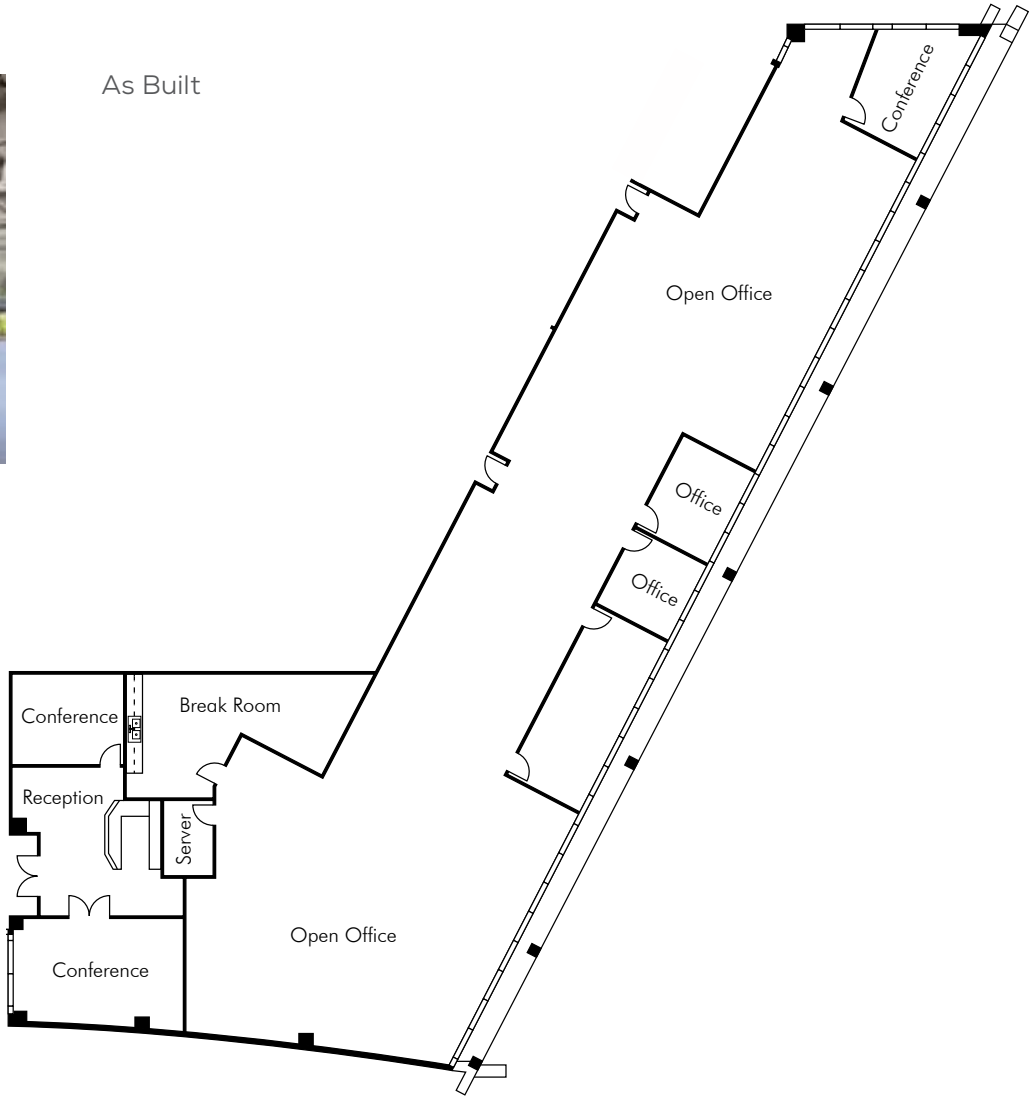
Rental Rate: \$2.65 per rentable square foot per month
 Base rental rate includes 5 day per week janitorial service.
 Tenants pay Separately metered electricity.

VIRTUAL TOUR	SUITE #	FLOOR	SQUARE FEET	AVAILABLE	DESCRIPTION
	150	1st	8,640 SF	Vacant / Now	CREATIVE OPEN FLOOR PLAN ~ Open area and minimal private offices allows for collaborative gathering, workstations, cubicles & desks. Creative open ceiling reception area with double door entry off 1st floor lobby. Two conference rooms off of reception area. Large break area bleeds into open office. 3 private window line offices.
	250	2nd	8,170	Vacant / Now	Reception with double door entry off the 2nd floor lobby. Extensive window line, 16 private offices a large conference room and two small conference rooms. Kitchen / break room, lounge area / wellness room, Copy / storage room, and a server room.
	290	2nd	7,521	Vacant / Now	Mix of private offices and open area allows for collaborative gathering areas, workstations, cubicles & desks, creating a functional, creative and highly productive work environment. Creative open-ceiling reception with double door entry off the 2nd floor lobby. Extensive window line, 3 private offices, large conference room, small meeting room, kitchen / break room, large work / copy / supply room, server room, wellness / quiet rooms, copy / storage room, large open office and collaboration areas
	250/290	2nd	15,691 (Divisible to 5,000 SF)	Vacant / Now	Contiguous option. Contact broker for more information

SUITE 150 - 8,640 SF



As Built



Key Map



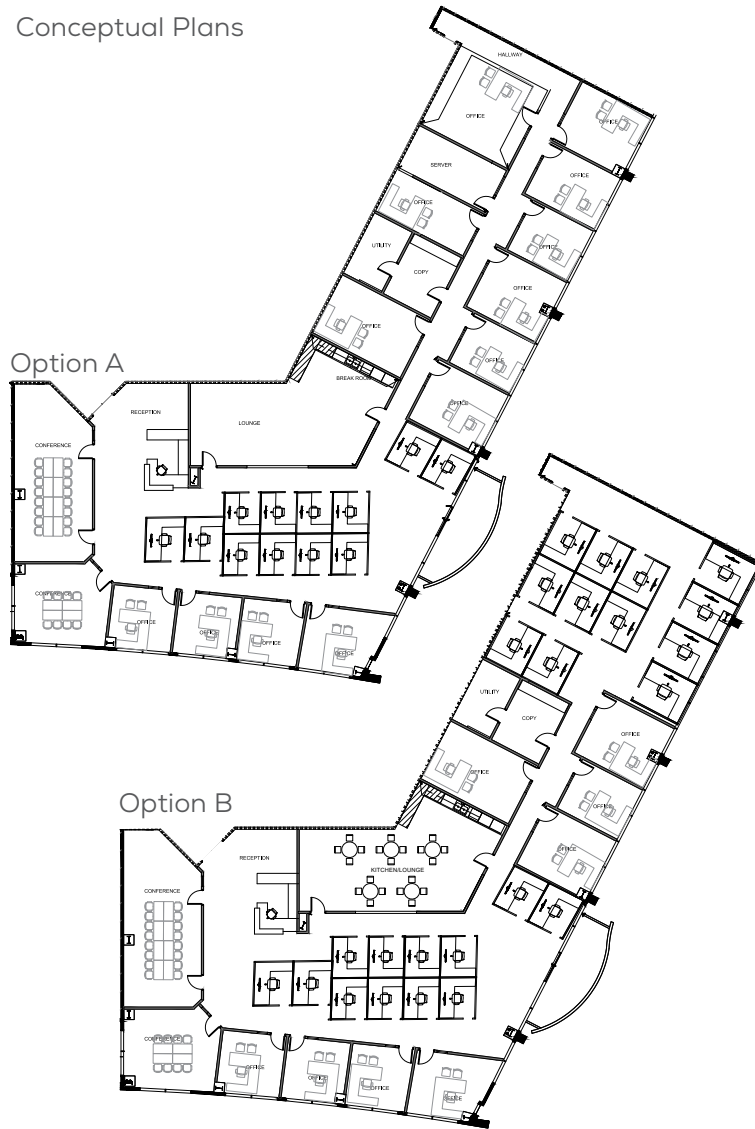
SUITE 250 - 8,170 SF

[Click to view virtual tour](#)

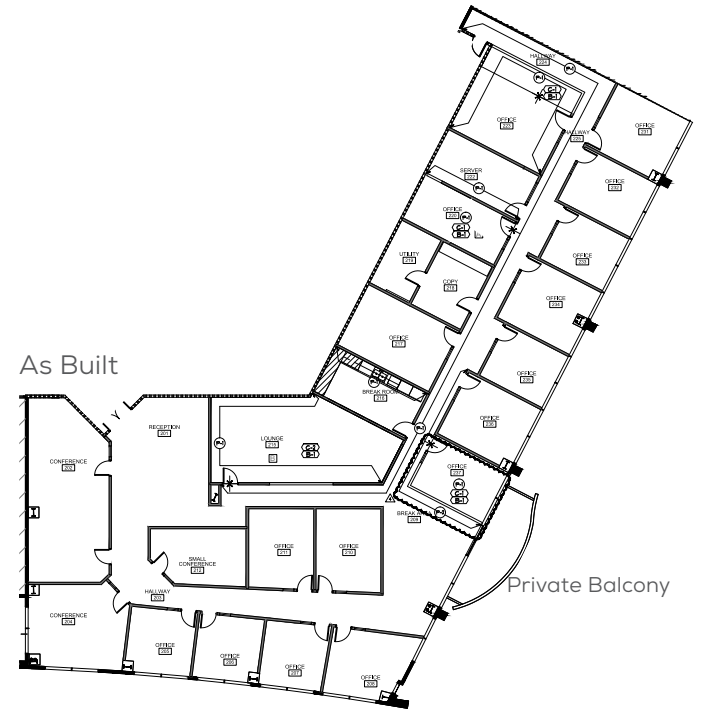
*Furniture shown for demonstration purposes only and is not included in the lease



Conceptual Plans



As Built



Key Map



SUITE 290 - 7,521 SF

[Click to view virtual tour](#)

*Furniture shown for demonstration purposes only and is not included in the lease



Conceptual Plans

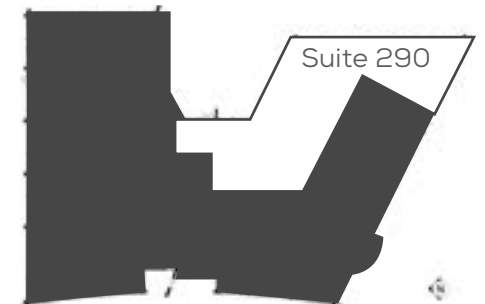
Option A



Option B



Key Map



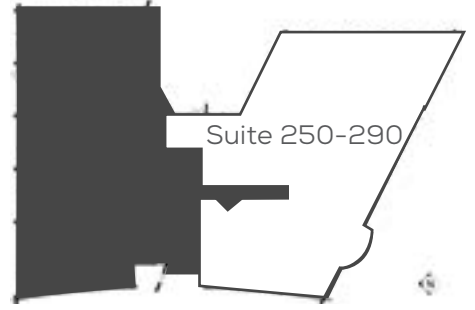
SUITE 250/290 - 15,691 SF

*Furniture shown for demonstration purposes only and is not included in the lease

Conceptual Plans



Key Map



LOCAL AMENITIES:



DRIVE TIMES:





CHRIS WILLIAMS
First Vice President
Lic. 01791013
+1 858 761 7376
chris.williams1@cbre.com

ROGER CARLSON
Senior Vice President
Lic. 01236185
+1 760 438 8533
roger.carlson@cbre.com

MADDISON GOSS
Client Services Specialist
Lic. 02065104
+1 760 438 8535
maddison.goss@cbre.com



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