



FOR SUBLEASE

CAMINO WEST
CORPORATE PARK

**2035 CORTE DEL NOGAL
SUITE 200
CARLSBAD, CA 92011**

STEVE MALLEY

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 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

7510 Clairemont Mesa Blvd, Suite 100
San Diego, CA 92111

   www.lee-associates.com

SUBLEASE

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- Corporate headquarters office space available for sublease
- Newly upgraded office improvements and finishes
- Great location just off Palomar Airport Road
- Collaborative outdoor large area
- Recently renovated lobby, restrooms, shower and locker facilities
- Abundant parking with a ratio of 4.8 / 1,000 SF
- Building and monument signage available
- Close proximity to numerous retail amenities

Lease Rate: Negotiable
(potential free rent + FF&E)

Available: 10,000 - 14,489 SF
(sublease expires 05/31/23)



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BUILDING ENTRANCE



LOBBY



STAIRS TO SUITE 200



COMMON AREA HALLWAY



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EMPLOYEE LOUNGE



ENTRANCE TO SUITE 200



CONFERENCE ROOM



COLLABORATIVE OUTDOOR AREA



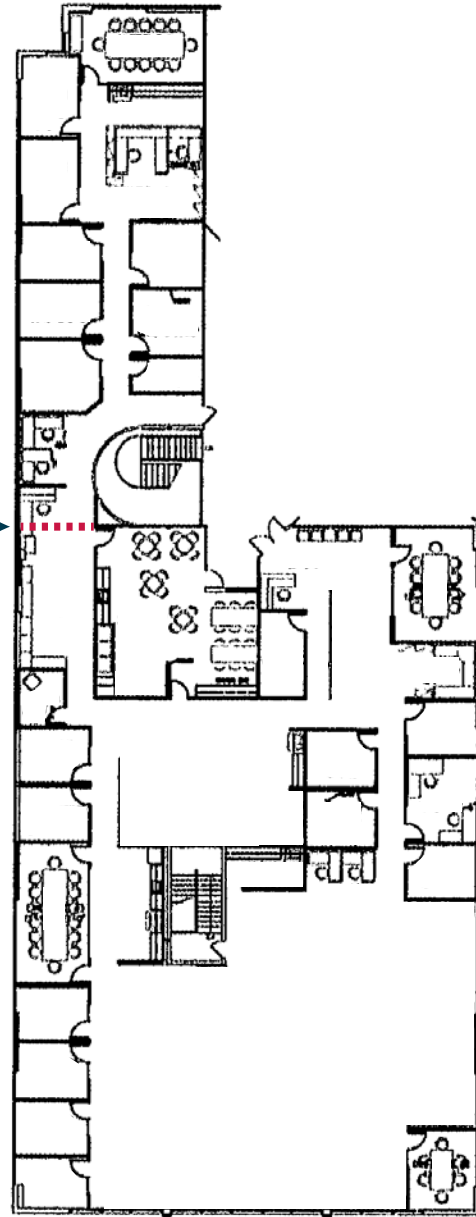
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Approximate Demising Wall →



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OCEANSIDE

78

78

CARLSBAD VILLAGE



LEGOLAND

THE CROSSINGS AT CARLSBAD GOLF COURSE

PALOMAR AIRPORT

14

13

12

11

10

9

8

PALOMAR AIRPORT ROAD

7

3

2



4

5

6

EL CAMINO REAL

SOUTH CARLSBAD STATE BEACH



POINSETTIA LANE

AREA AMENITIES

- 1. Site
- 2. Judy's Deli (on site)
- 3. Arco Gas Station
- 4. Burgeon Beer Company
- 5. Lowe's
Chipotle
Panera Bread
- 6. Carlsbad Crossfit
- 7. 24 Hour Fitness
- 8. Karl Strauss Brewing Co.
- 9. Costco
- 10. Islands Restaurant
- 11. McDonald's
- 12. Carlsbad Premium Outlets
- 13. BJ's Restaurant & Brewhouse
- 14. In-N-Out Burger



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CARLSBAD

VisitCarlsbad.com

Known as "The Village by the Sea," the city of Carlsbad offers the charm of a European town with the conveniences of a large city. As you wander streets lined with antique stores, boutique shops, and sidewalk cafes, you'll soon discover much more, including miles of coastline, beautiful flower gardens and world-class resorts.

With a perfectly mild climate, each season offers a variety of unique events and activities, from street fairs to art walks. Steps away sit clean, uncrowded beaches for swimming, sunbathing and surfing as well as beautiful lagoons for fishing, bird-watching and nature trail hikes. Venture further to discover the unique destinations of LEGOLAND® California and SEA LIFE Aquarium or the nearby attractions of San Diego and Los Angeles.

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CARLSBAD BEACH / photo credit: flickr/Larsen9236



THE CROSSINGS AT CARLSBAD / photo credit: flickr/Rioncm



LEGOLAND / photo credit: flickr/Coolcaeser



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