

FOR SALE



CARLSBAD COURTYARD

2231 RUTHERFORD ROAD | CARLSBAD, CA 92008







THE OPPORTUNITY

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire Carlsbad Courtyard, 2231 Rutherford Road (the “Property”) – a 39,797 SF courtyard style, high image, creative office investment in Carlsbad, CA. Recently completed renovations include full lobby and suite upgrades to creative office, indoor/outdoor patios, and a unique atrium courtyard.

The Project offers a rare opportunity for an investor to acquire a like-new asset with stable cash flow and long-term credit tenants or for an owner-user flexible occupancy options.



INVESTMENT HIGHLIGHTS

- Beautiful 39,797 square foot atrium courtyard building with expansive glassline and indoor/outdoor creative office environment
- Complete building renovation completed 2020-2021 with extensive creative office interior upgrades, drought tolerant landscaping, common area central courtyard and outdoor patio space enhancements
- Prestigious Carlsbad Research Center in Carlsbad technology and life science hub, neighboring Carlsbad's many prominent corporate neighbors including ThermoFisher Scientific, Abbott Labs, Callaway & Taylormade and within close proximity to McClellan-Palomar Airport, Lego Land, Carlsbad Flower Fields, & Omni La Costa Resort
- Currently 63% leased to two tenants, the entire building can potentially be made available for an owner-user offering flexible SF occupancy options
- Owner-user can occupy with no lease-up exposure

OFFERING SUMMARY



PROPERTY ADDRESS

2231 Rutherford Road
Carlsbad, CA 92008



PROJECT SIZE

39,797 RSF



LAND SIZE

1.96 acres



YEAR 3 STABILIZED NOI

\$1,017,147



SALE PRICE

\$10,250,000 (\$257.56/RSF)

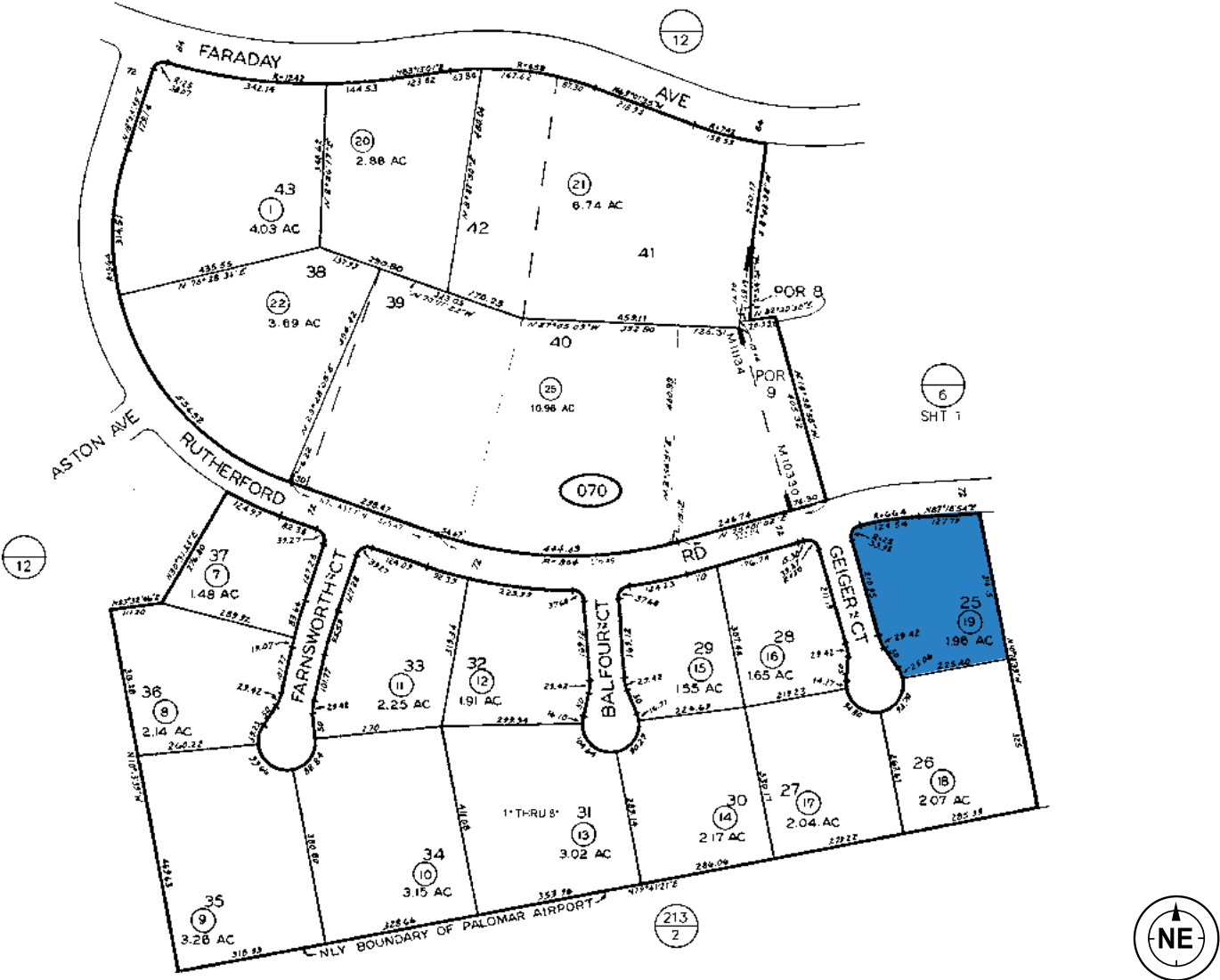


**ACCESS FULL OFFERING
MEMORANDUM**

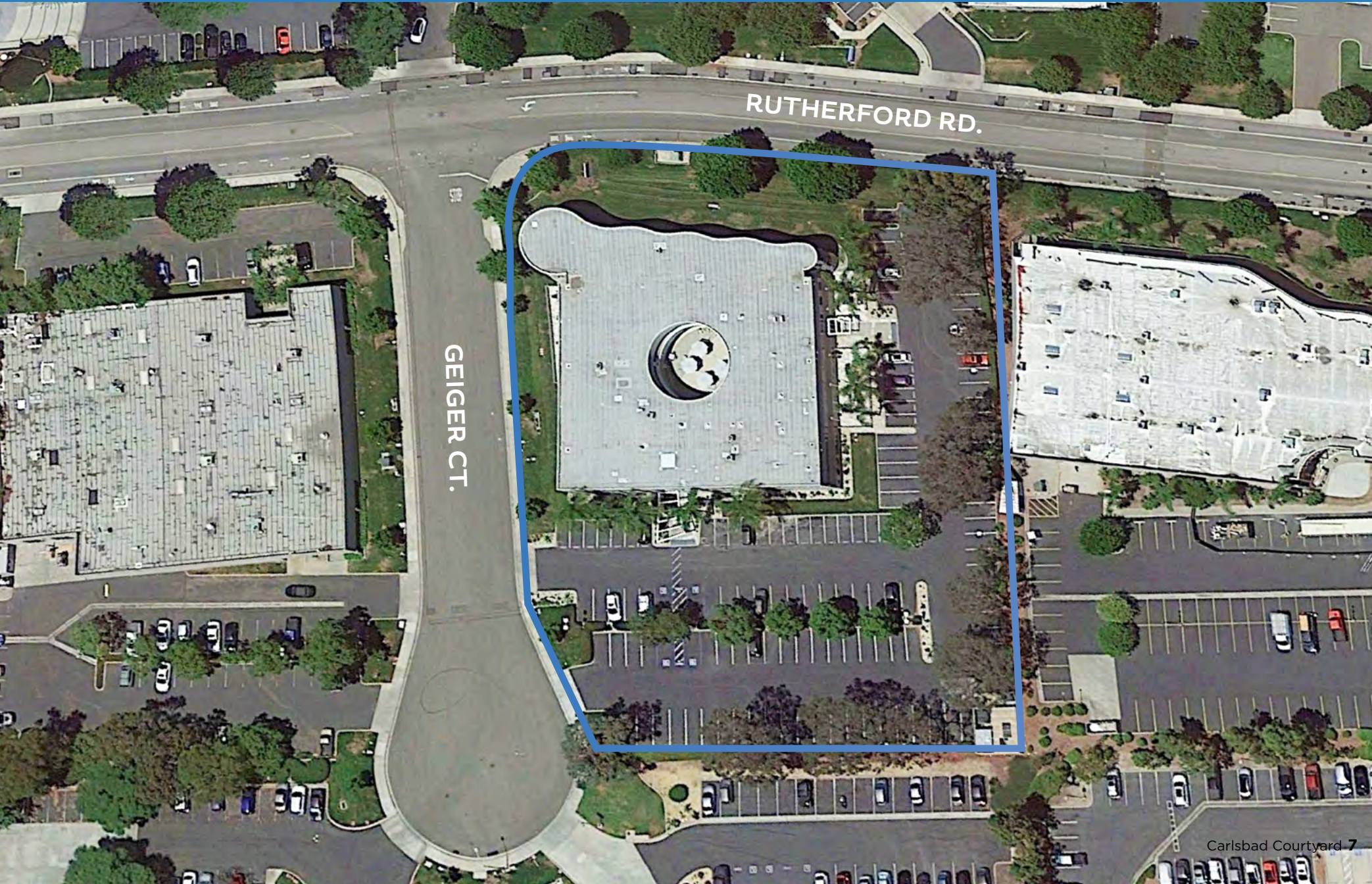


PARCEL MAP

APN: 212-070-19



SITE PLAN





CONTACTS

JOE ANDERSON

Senior Director

Direct: +1 760 431 4209

joe.anderson@cushwake.com

LIC #01280854

BROOKS CAMPBELL

Senior Director

Direct: +1 760 431 4215

brooks.campbell@cushwake.com

LIC #01380901

