

Renovations Complete!
\$1,500,000 TI Allowance to
Build Out Office/Lab/Warehouse



FOR LEASE OR FOR SALE | CARLSBAD
37,328 SF FREESTANDING OFFICE / R&D BUILDING

22
COSMOS
COURT
90

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

WILLIAMS ROTH GROUP
COMMERCIAL REAL ESTATE SERVICES
OUR KNOWLEDGE IS YOUR ADVANTAGE

22
COSMOS
COURT
90



ACTION SPORTS



COMMUNICATIONS



TECHNOLOGY



LIFE SCIENCE



CLICK TO VIEW
VIRTUAL TOUR!



RENOVATIONS COMPLETE

- New Exterior Paint
- New Landscaping
- New Parking Lot Slurry & Striping
- Interior Demoad to Shell Condition
- Brand New Lobby, Restrooms, and Conference Room Underway



ADDRESS

2290 Cosmos Court, Carlsbad, CA 92011



AVAILABILITY

Available Now



BUILDING SIZE

37,328 SF

1st Floor: 28,415 SF | 2nd Floor: 8,913 SF



SALE PRICE | LEASE RATE

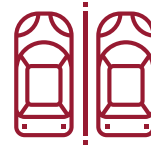
Contact Broker

\$1.40/SF NNN

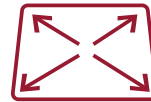
\$40/SF TI Allowance (\$1,500,000)

Landlord is willing to provide a \$1,500,000 (\$40 PSF) tenant improvement allowance to build out interior for a well qualified Tenant. *Details to be outlined in Lease.

PROPERTY FEATURES



139 Parking spaces
(3.72/1,000 SF)



Lot Size: 2.76 Acres
(120,226 SF)



Corporate image



One (1) grade level door
(Ability to add more)



Heavy Power
2,000a-277/480v



Live the *California Lifestyle*

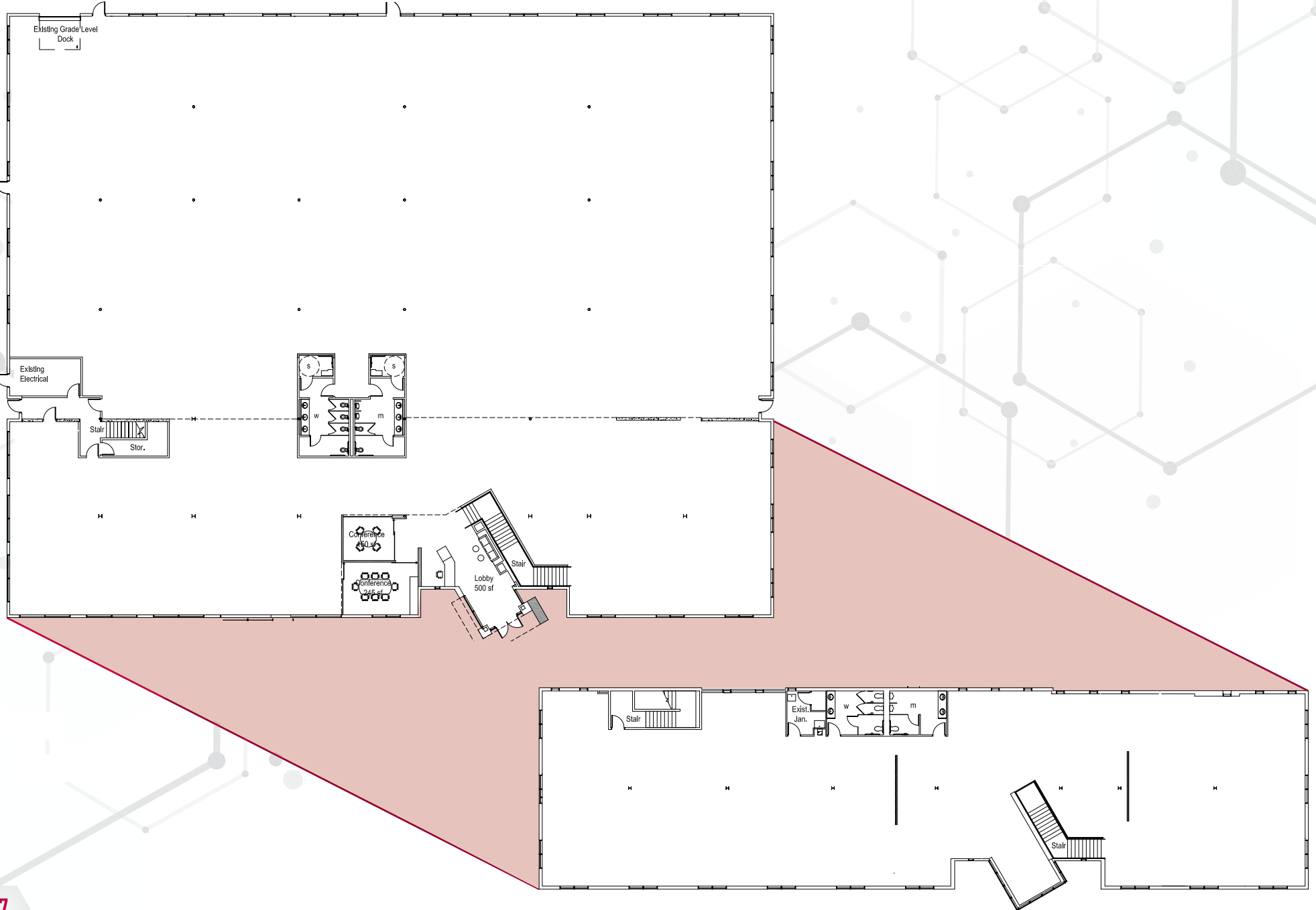


- › Walk to the gym after work
- › Go surfing on your lunch break
- › Soak in the sun at The Flower Fields
- › Visit local craft breweries and restaurants
- › Work on your swing at The Crossings in Carlsbad





CURRENT FLOOR PLAN





RENDERINGS & CONCEPTUAL FLOOR PLANS

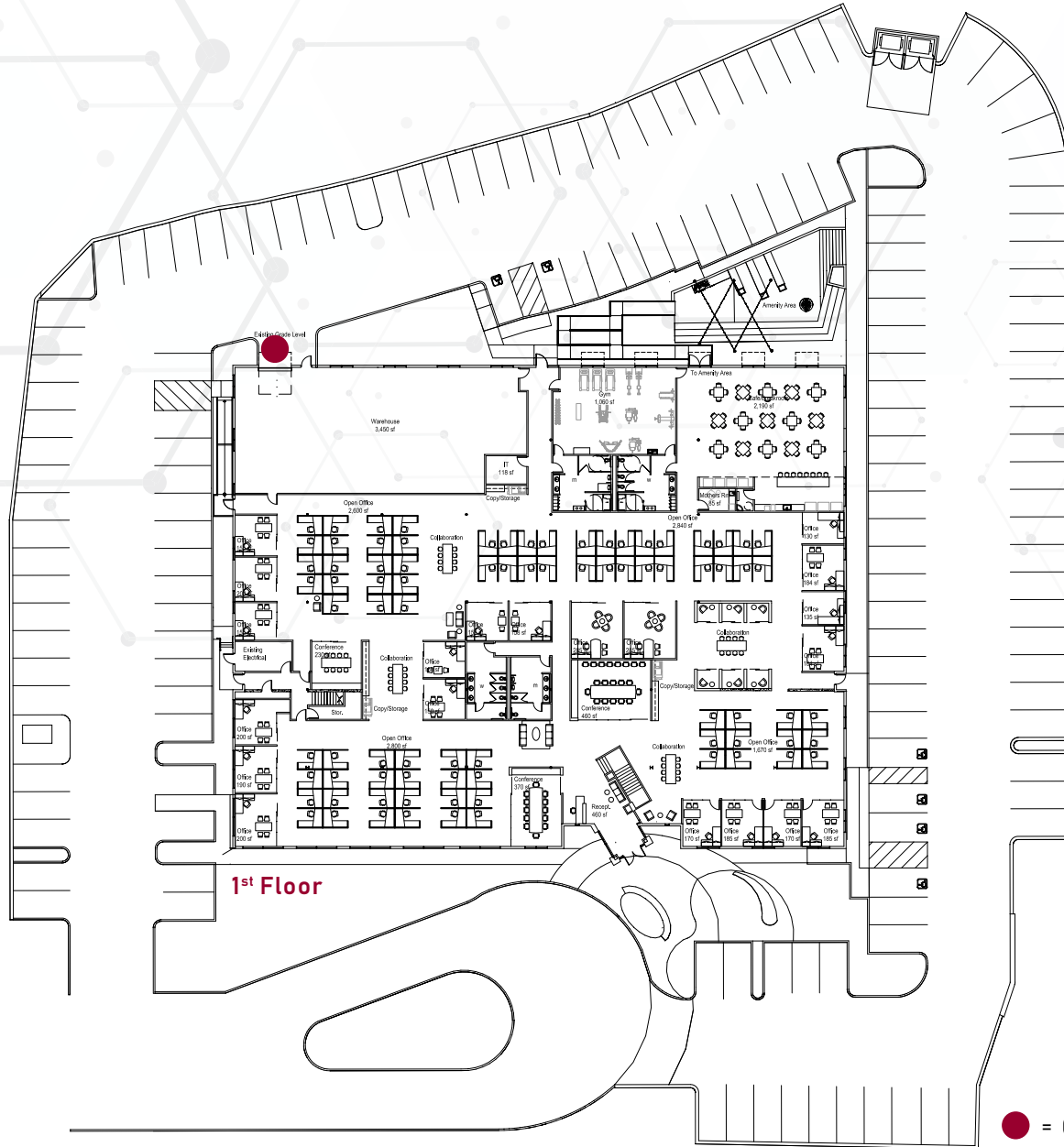


8

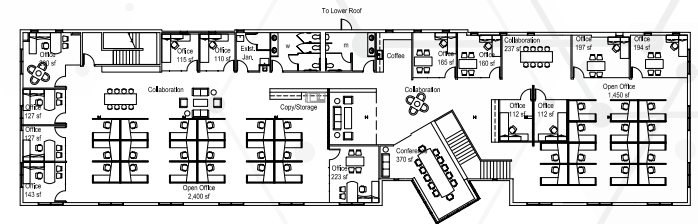


*These images are conceptual renderings and are proposed for illustrative purposes only.

CONCEPTUAL FLOOR PLAN - OPTION #1 OFFICE



1st Floor



2nd Floor

● = Grade Level Door

WALKABLE AMENITIES



PALOMAR COMMONS

PALOMAR AIRPORT RD

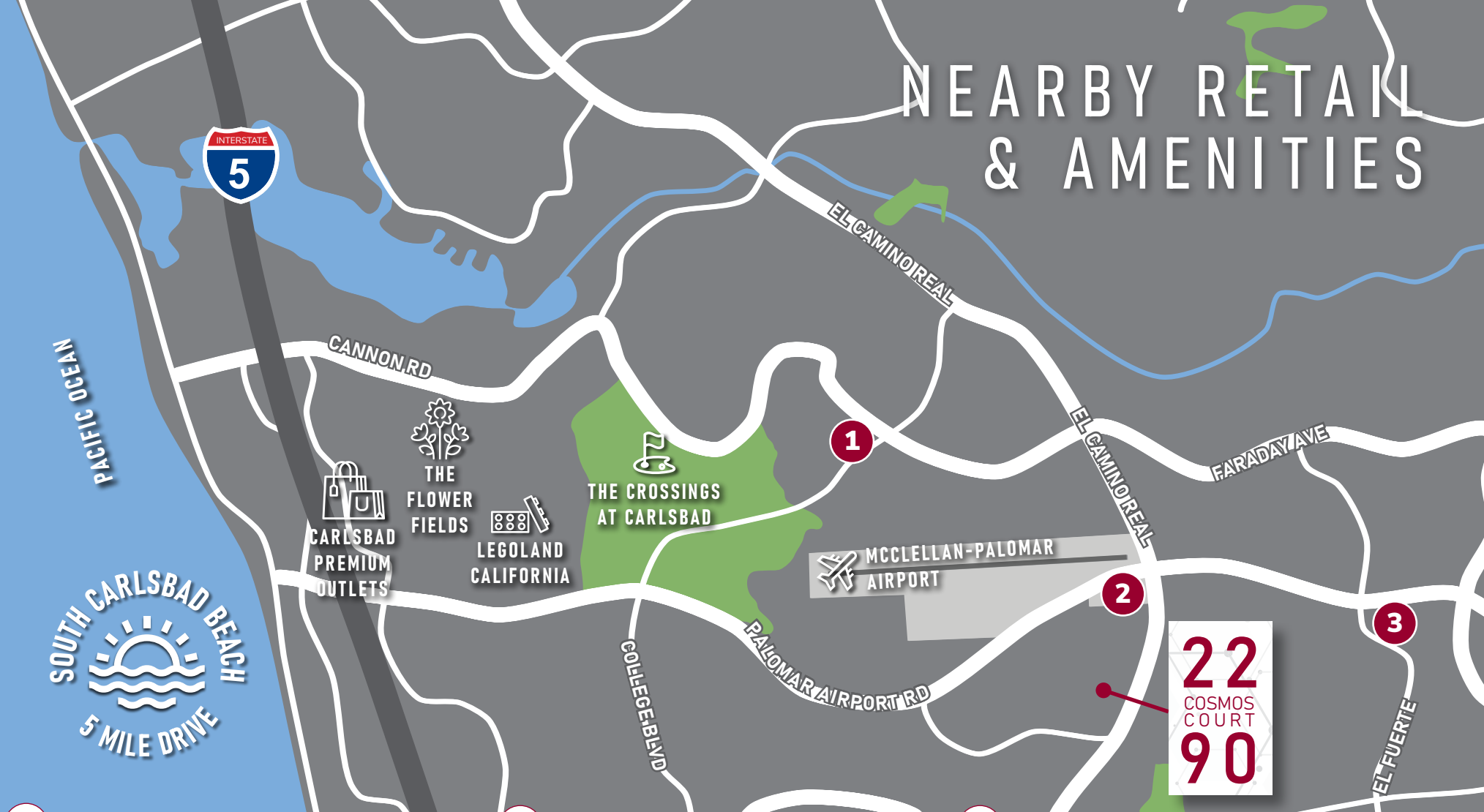
EL CAMINO REAL



STAIRWAY DIRECTLY TO CRUNCH FITNESS

22
COSMOS
COURT
90

NEARBY RETAIL & AMENITIES



22
COSMOS COURT
90

1 THE ISLANDS AT CARLSBAD

2 PALOMAR COMMONS

3 BRESSI RANCH

Carlsbad

where corporate meets the beach

LIFE SCIENCES



Abbott **MERCK** **PHILIPS** **ThermoFisher**
Healthcare SCIENTIFIC

MEDICAL DEVICE MANUFACTURER



Medtronic **HENRY SCHEIN** **GENOPTIX** **atec** **BREG**
Spine Approach Technologies

BIOTECH & PHARMACEUTICALS



IONIS **NAVIGATE** **OPTUMRx** **BECKMAN**
PHARMACEUTICALS BIOPHARMA COULTER

ACTION SPORTS



SKLZ **Callaway** **TaylorMade** **cobra**

COMMUNICATIONS



Viasat **L3** **MAXLINEAR** **Laird**
Technologies TECHNOLOGIES

7 miles of
Pacific Ocean
Coastline





22 COSMOS COURT 90

POINTS OF CONTACT

Rusty Williams, SIOR
(760) 448-2453
rwilliams@lee-associates.com
DRE Lic#01390702

Chris Roth, SIOR
(760) 448-2448
croth@lee-associates.com
DRE Lic#01789067

Jake Rubendall
(760) 448-1369
jrubendall@lee-associates.com
DRE Lic#02037365



Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1900 Wright Place, Suite 200, Carlsbad, CA 92008 | P: (760) 929-9700 | F: (760) 929-9977
www.lee-associates.com/sandiegonth



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer. Page 2: Photos by Pixabay, ThisIsEngineering, Icon.com and Photo by Alexandre Saraiva Carniato from Pexels. Carlsbad Page: Photo by Phil Gibbs from Flickr.