



1817

105

only

♿

FOR LEASE | 5,722 SF - 8,902 SF
PALOMAR POINT I
1815, 1817 & 1819 Aston Avenue | Carlsbad, CA

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Project Description

Project Type: Multi-tenant industrial & flex suites

Project Size: 98,627 SF

Location: Direct frontage to College Blvd in the Carlsbad Research Center

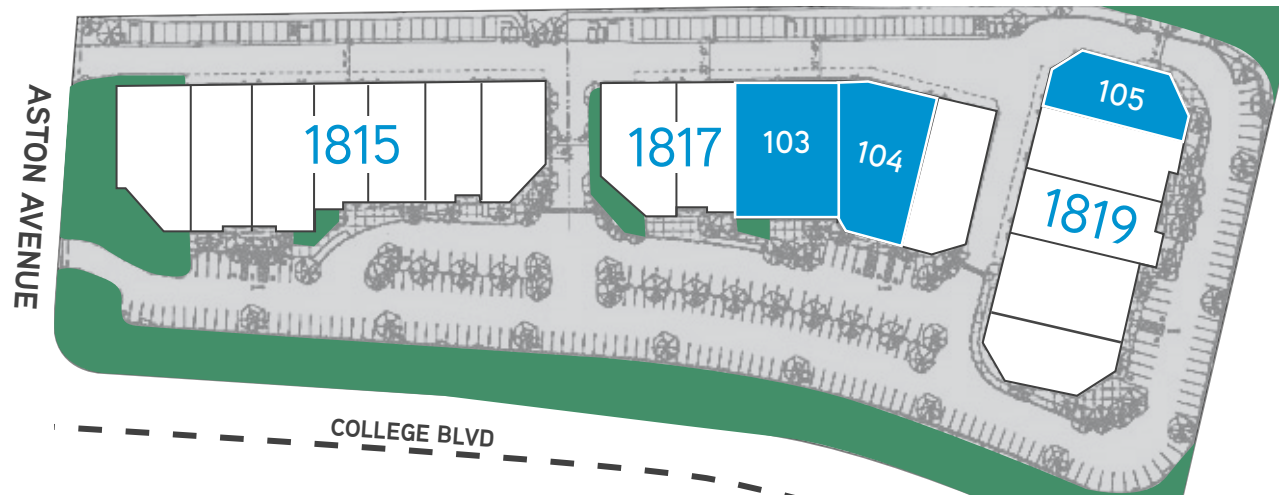
Management: Lanikai Management Corporation

Power: 400 amp, 277/480v per suite

Clear Height: 18'

Parking: 3.3/1,000

Internet: AT&T and Cox existing



Available Suites

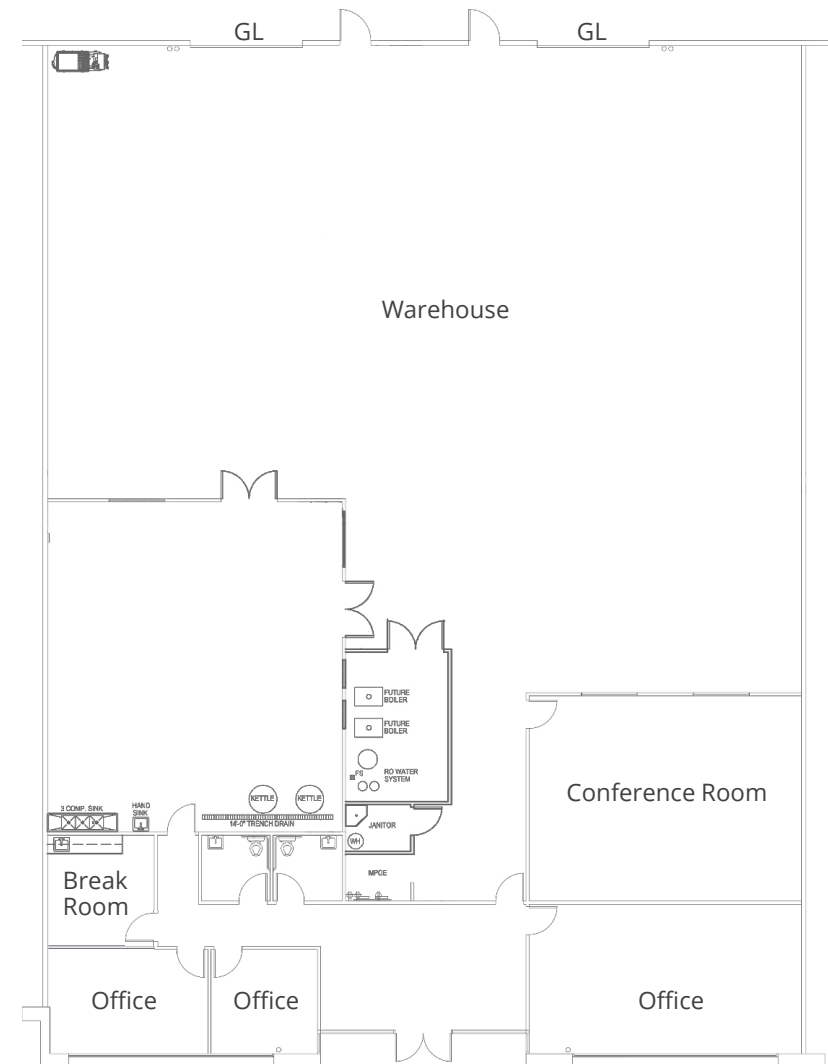
| Address | Size (SF) | Lease Rate | Comments |
|----------------------|-----------|------------|--|
| 1817 Aston, Ste. 103 | 8,902 | \$1.45 NNN | Large warehouse with roll-up doors |
| 1817 Aston, Ste. 104 | 7,965 | \$1.65 NNN | High image flex suite |
| 1819 Aston, Ste. 105 | 5,722 | \$1.65 NNN | Recently renovated creative flex space. 100% HVAC end cap unit |

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1817 Aston Avenue | Suite 103

| | |
|-------------|---|
| Size: | 8,902 SF |
| Type: | Industrial |
| Available: | February 1, 2024 |
| Details: | Large warehouse, manufacturing area, conference room, break room, and multiple private offices. |
| | 18' clear height |
| | 2 grade-level, roll-up door |
| Lease Rate: | \$1.45 NNN |



Floorplan is not to scale and for general reference only.

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1817 Aston Avenue | Suite 104

| | |
|-------------|---|
| Size: | 7,965 SF |
| Type: | Flex |
| Available: | Now |
| Details: | High Image flex suite, 90% climate controlled, conference room, break room, multiple private offices, warehouse, and bonus mezzanine. |
| | 18' clear height |
| | 1 grade-level, roll-up door |
| Lease Rate: | \$1.65 NNN |



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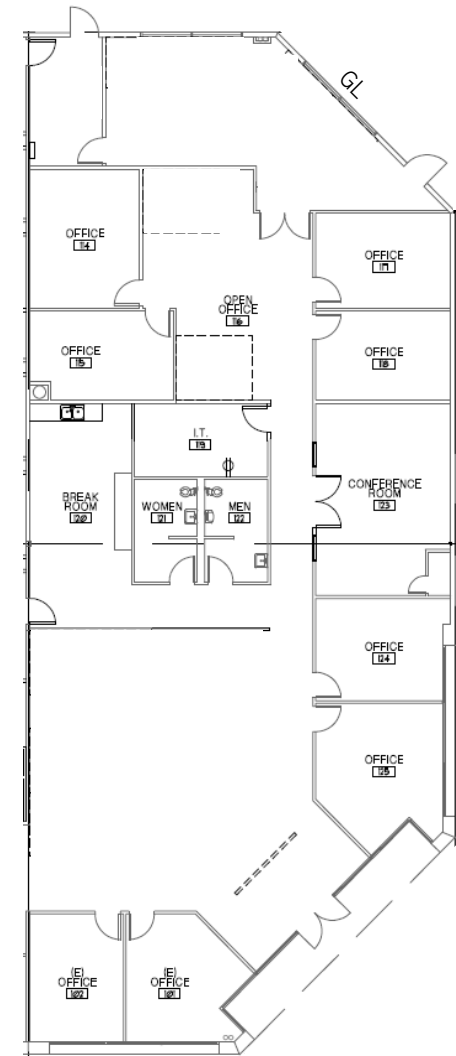
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1819 Aston Avenue | Suite 105

| | |
|-------------|---|
| Size: | 5,722 SF |
| Type: | Flex |
| Available: | Now |
| Details: | High image creative flex unit with 8 private offices, polished concrete, fully climate controlled, break room, and executive restroom with shower |
| | 18' clear height |
| | 1 grade-level, roll-up door |
| Lease Rate: | \$1.65 NNN |

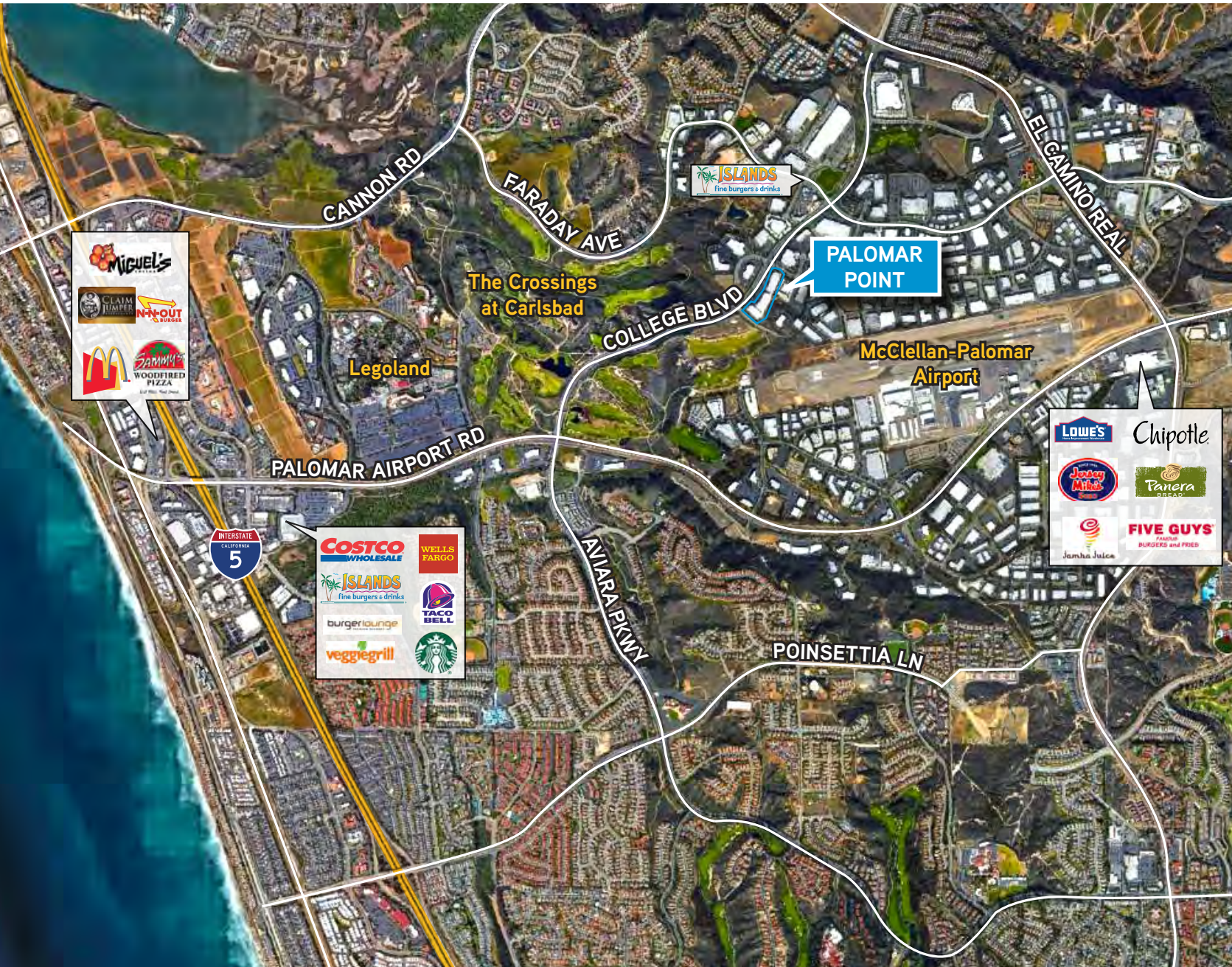
[VIRTUAL TOUR](#)



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Colliers

SAN DIEGO - NORTH
5901 Priestly Drive, Suite 100
Carlsbad, CA 92008
+1 760 438 8950 MAIN
colliers.com/sandiego

TUCKER HOHENSTEIN, SIOR
+1 760 930 7966
License No. 00999360
tucker.hohenstein@colliers.com

HANK JENKINS
+1 760 930 7904
License No. 01981328
hank.jenkins@colliers.com

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