

FOR LEASE

GREYHAWK BUSINESS CENTER

3274

GREYHAWK COURT, BUILDING Q

CARLSBAD, CA 92010

3-YEAR INCENTIVE RATE

YEAR 1: \$0.99/SF + CAM

YEAR 2: \$1.09/SF + CAM

YEAR 3: \$1.19/SF + CAM

*RATE STRUCTURE BASED ON 3 YR. LEASE



BUILDING AMENITIES

- + Building Size: 4,389 SF
- + First Floor Office: 1,614 SF
- + Warehouse: 2,775 SF
- + Minimum Clear Height: 16'
- + Truck Door: 1 - 12' x 12'
- + Parking: 3.0/1,000
- + Power: 400 amps 120/208 volts
- + Skylights, painted warehouse walls
- + Move-in ready (November 1, 2015)



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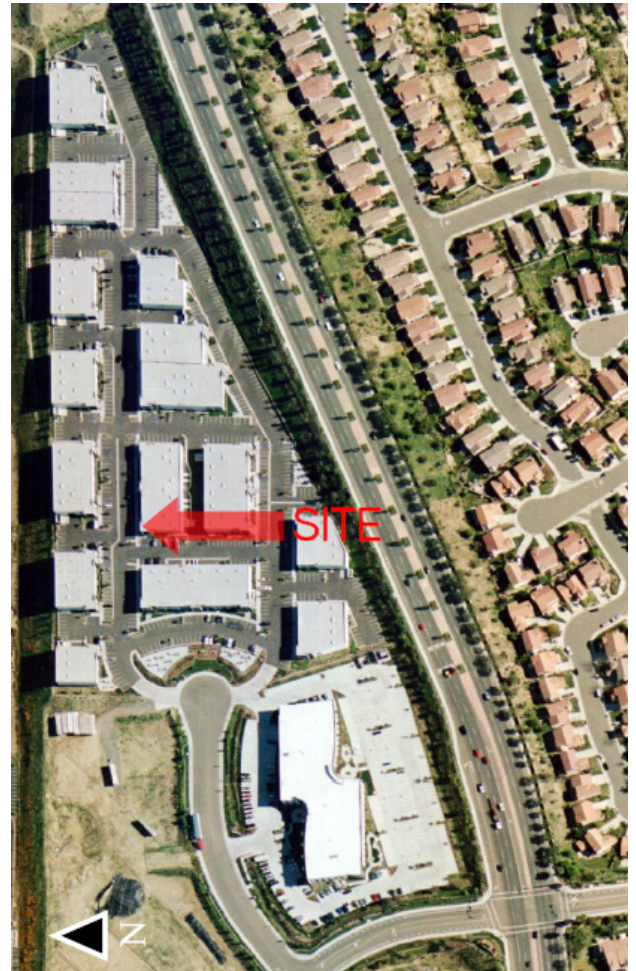
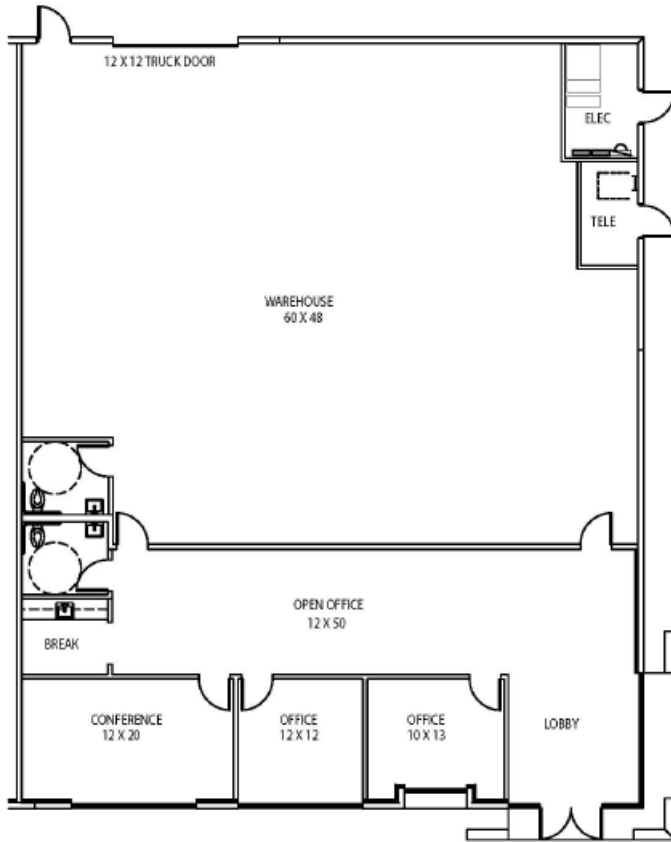
CBRE

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FLOOR PLAN



Lease Rate:	\$0.99/SF/MG*
CAM:	\$0.12/SF/Month

*See Incentive Rate Plan on Front Page.

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