

FOR SALE > 2,886 SF FLEX UNIT

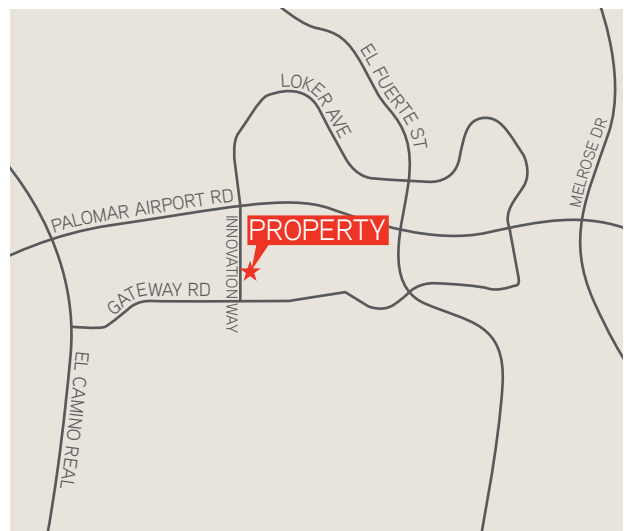
# The Towers @ Bressi Ranch

6124 Innovation Way | Carlsbad, CA 92009



## PROPERTY HIGHLIGHTS

- » High Image flex / R & D condo
- » 2,886 Total SF available
- » Two-story (Ocean view from 2nd floor)
- » 3.25/1,000 SF parking ratio
- » Eyebrow signage available
- » Located in the Master Planned Bressi Ranch Corporate Center
- » Carlsbad's only LEED Certified Business Park
- » Walking distance to the Bressi Village Shopping Center which includes Peet's Coffee and Tea, Trader Joe's, Board and Brew Sandwiches, Tommy V's Urban Kitchen and numerous other restaurant and retail amenities
- » **FOR SALE \$775,000**



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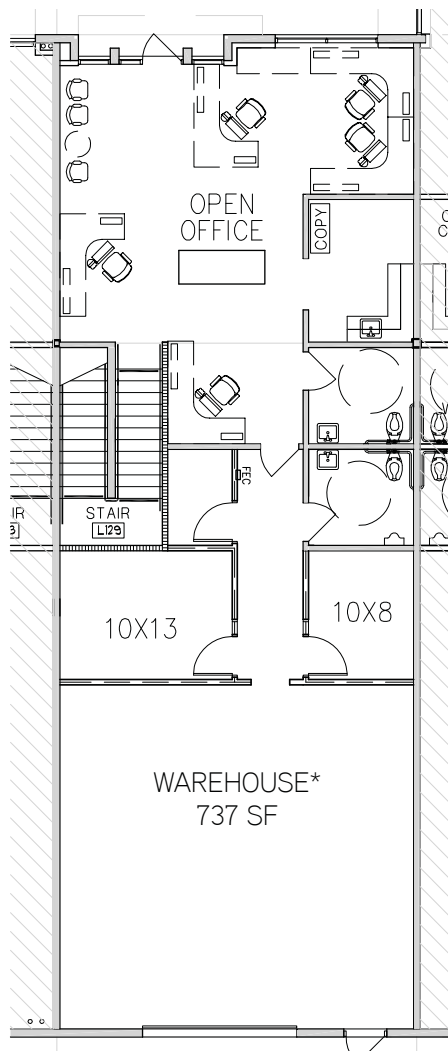
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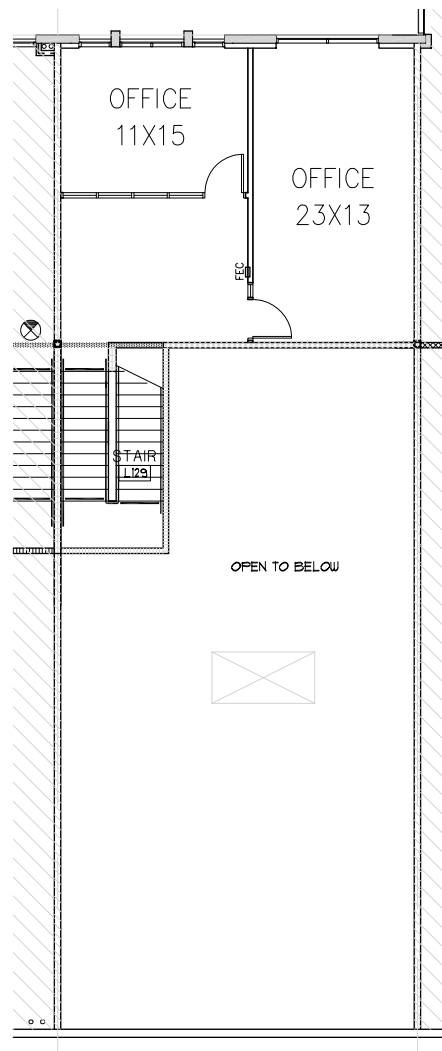
## FLOOR PLAN

### FIRST FLOOR



\*Warehouse is expandable to 1,176 SF

### SECOND FLOOR



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