



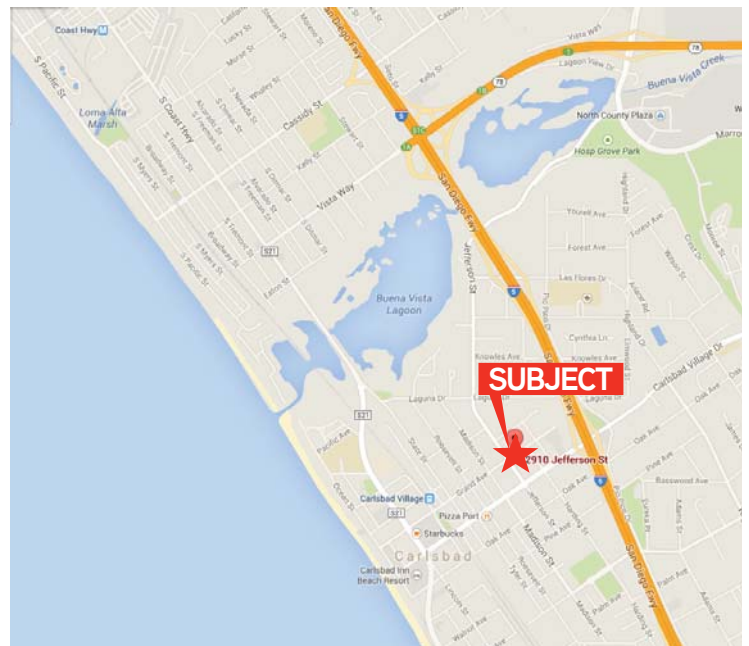
FOR LEASE

# Jefferson Professional Building

2910 Jefferson Street | Carlsbad, CA 92008

## BUILDING DESCRIPTION

- 12,672 SF Class B Medical Professional Office Building
- Located in the Coastal Village of Downtown Carlsbad
- 2 suites available
  - 610 RSF available now with expansion capability to 1,077 RSF
  - 467 RSF available in 30 days with expansion capability to 1,077 RSF
 All suites have kitchen/sink rooms
- Two-story building - Elevator Served
- Surface and Underground Parking
- **Lease rate: \$1.95/SF plus Electrical and Janitorial** (net of utilities and janitorial services)



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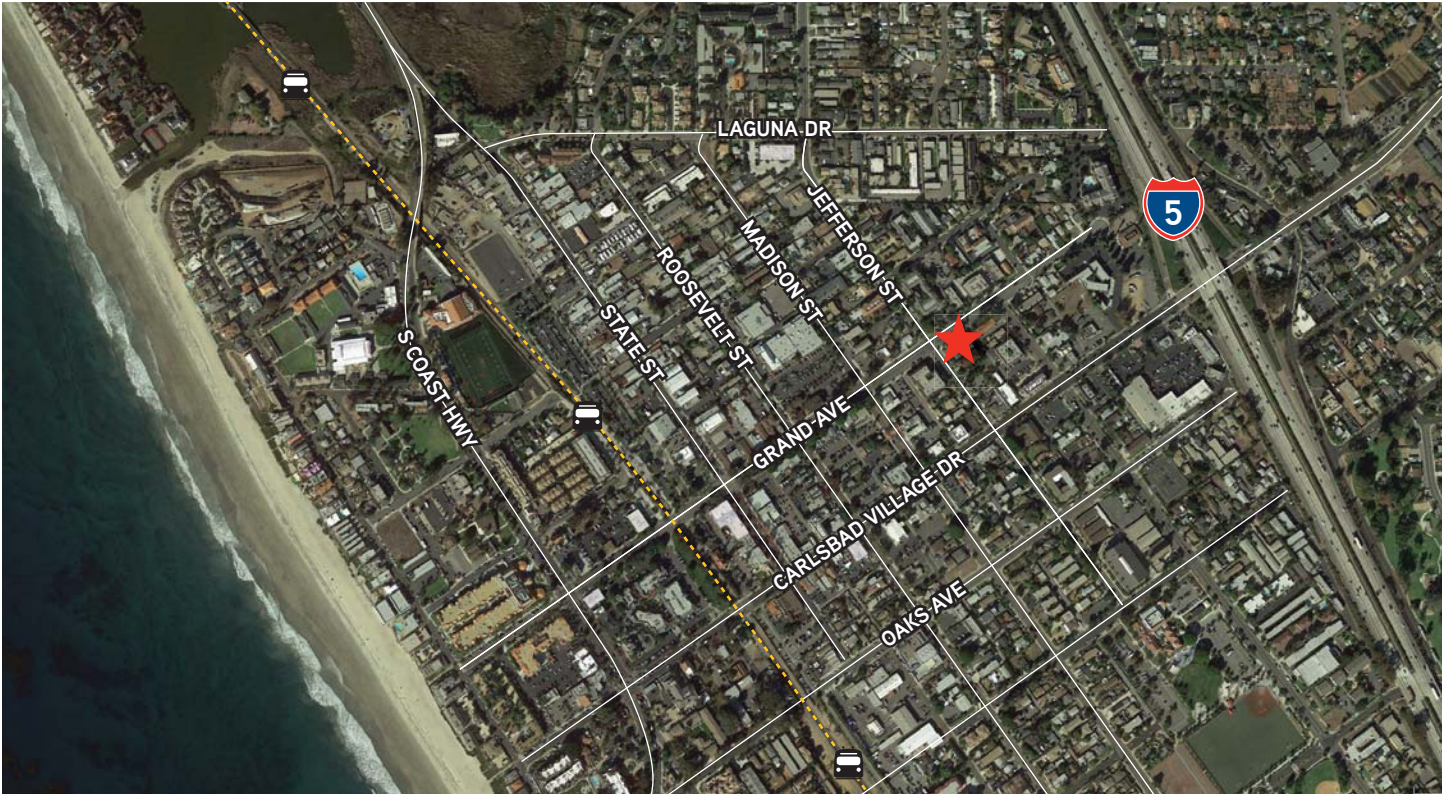


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## AERIALS



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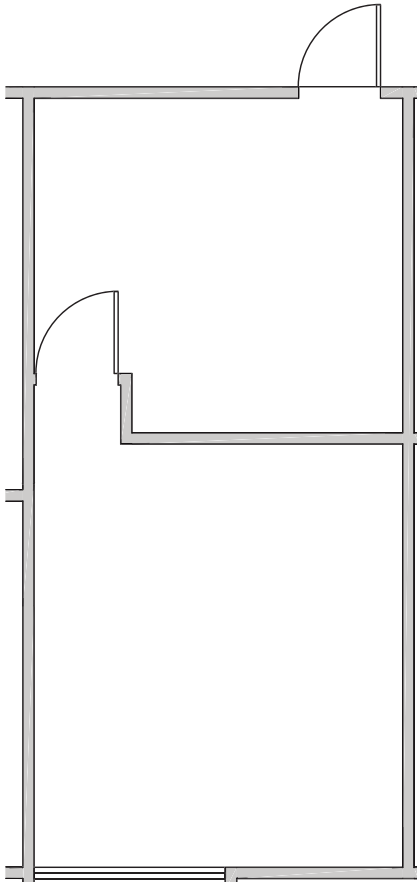
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## AVAILABILITY

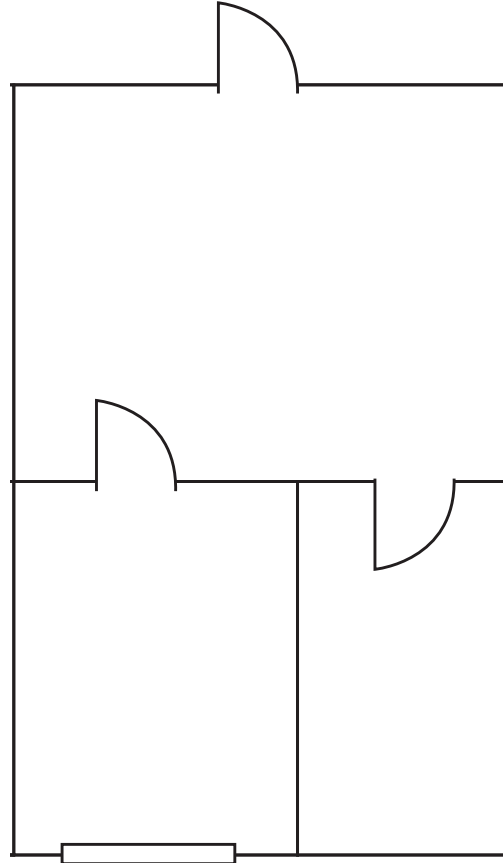
SUITE	SQUARE FOOTAGE	AVAILABLE
202*	467 RSF	Available in 30 days with potential to expand to 1,077 SF
204*	610 RSF	Available with potential to expand to 1,077 SF

\*Suites can be combined to expand to 1,077 RSF

SUITE 202 - 467 RSF



SUITE 204 - 610 RSF



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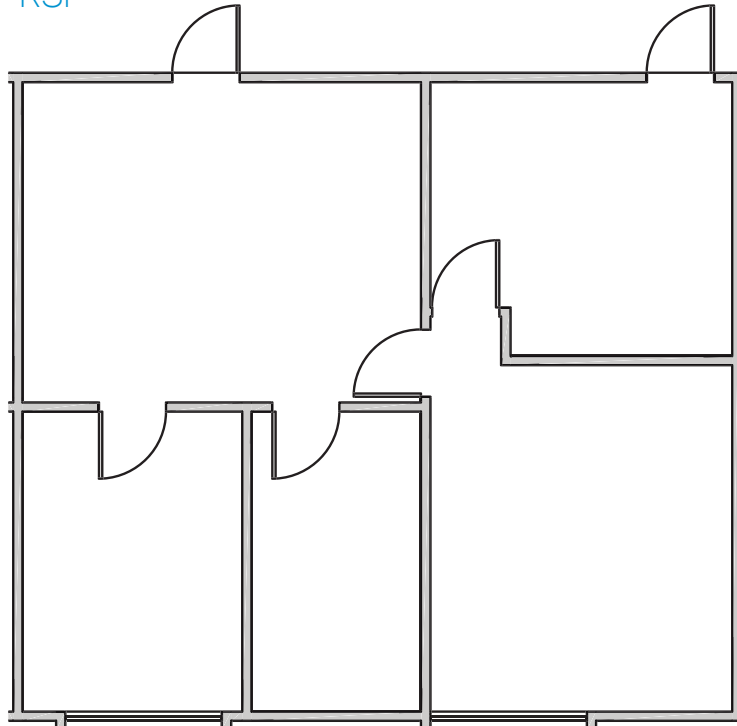
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SUITE 202 & 204 - 1,077 RSF



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