

1900

ASTON AVE SUITE 100
CARLSBAD, CA 92008



FOR SUBLEASE - 22,825 SF

cGMP CERTIFIED – PACKAGING/PROCESSING & DISTRIBUTION SPACE



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25% creative office improvements

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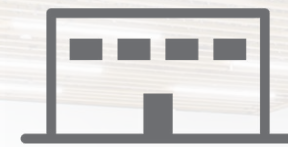
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project overview

The sublease opportunity at 1900 Aston Ave, Suite 100 presents unique opportunity for a tenant to occupy a turnkey 22,825 square foot highly specialized, cGMP certified industrial/flex space located in the heart of the Carlsbad Research Center. The space consists of approximately 25% single story creative office, 25% cGMP packaging/processing rooms and 50% climate controlled warehouse. Superbly located in the prominent Carlsbad Research Center, a 500 AC master-planned innovation park, the Property provides a high image corporate headquarters setting with visibility with ease of access to Interstate 5 (I-5).



available space - at a glance



22,825 Square Feet
flex/industrial space



25% Single-Story Office
creative office finishes



**cGMP certified processing
& package rooms**
multiple specialized clean rooms



100% Climate-Controlled
*dropped ceiling throughout
warehouse*



**Excellent Warehouse
Clear Height**
18 - 23' minimum clear height



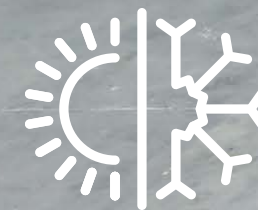
Excellent Loading
dock and grade level loading

premises overview - suite 100

ADDRESS:	1900 Aston Avenue, Suite 100 Carlsbad, CA 92008
BUSINESS PARK	Carlsbad Research Center
RENTABLE SF:	22,825 Square feet
% OFFICE:	±25%
% cGMP PROCESSING/ PACKAGING:	±25%
% WAREHOUSE	±50%
CLEAR HEIGHT:	18' - 23'
GRADE LEVEL LOADING	One (1) Grade Level Loading Door
DOCK HIGH LOADING	One (1) Dock High Loading Door
FIRE SPRINKLERS:	Fire sprinklered throughout
POWER:	TBD
ZONING	CM Zoning
PARKING RATIO:	3.3 per 1,000 SF
SUBLEASE RATE	\$1.45/SF NNN
ESTIMATED NNN EXPENSES:	TBD
AVAILABILITY	December 1, 2022
SUBLEASE EXPIRATION	May 31, 2024 (Direct Longer Term Lease Available)



**Call brokers to schedule tour*

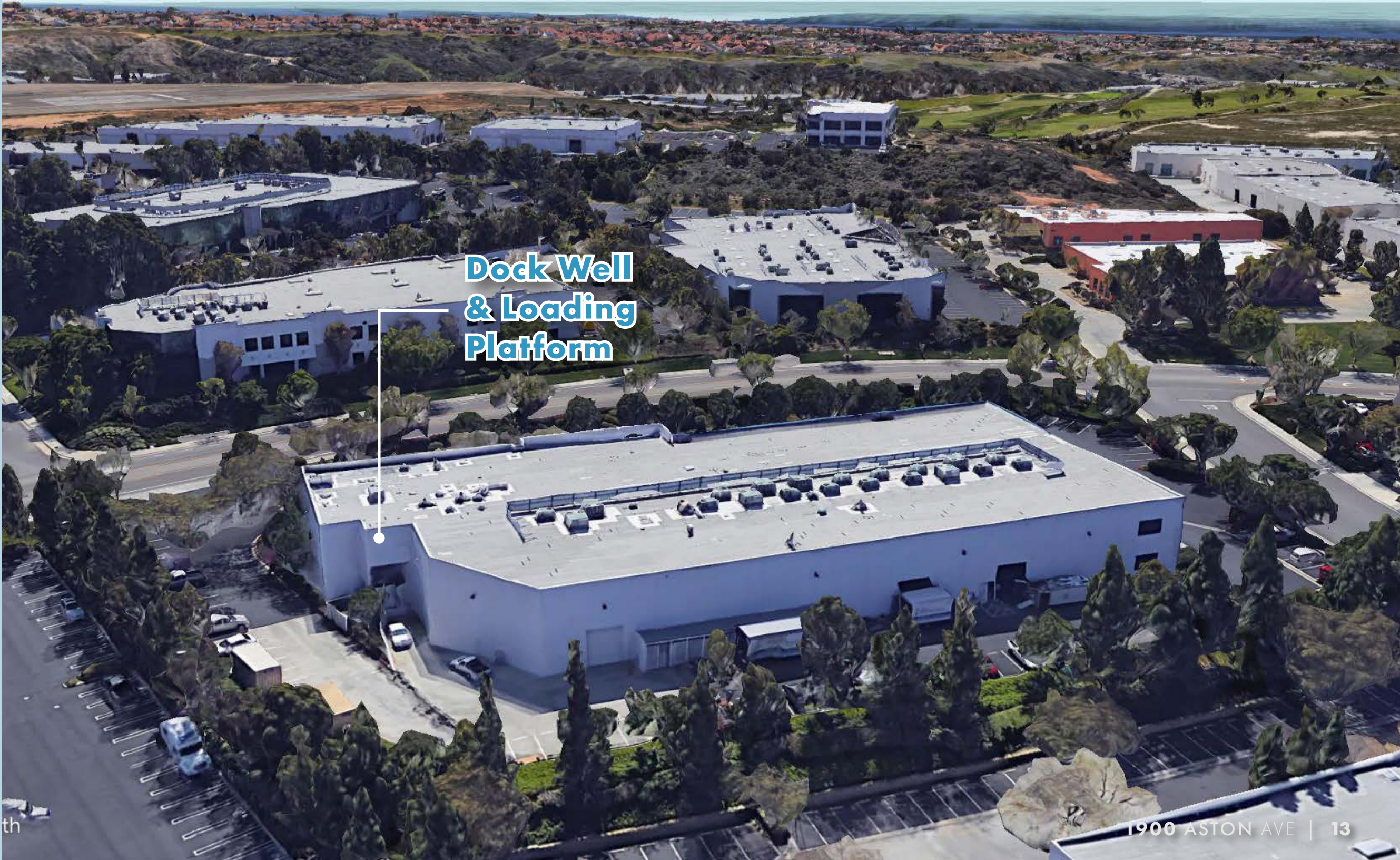


climate controlled warehouse space

site plan

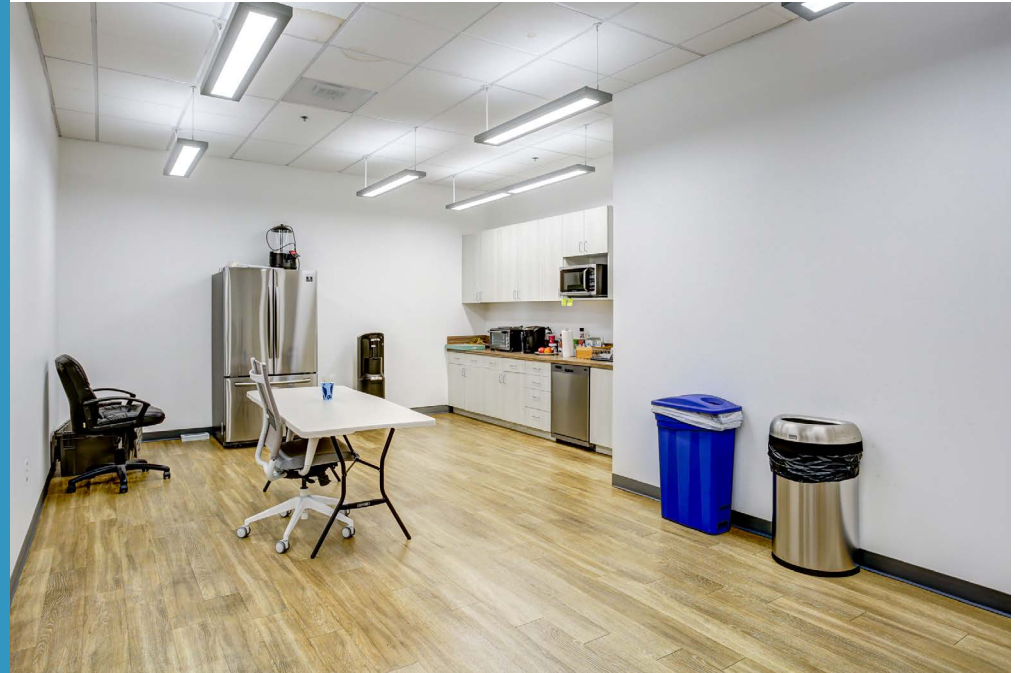
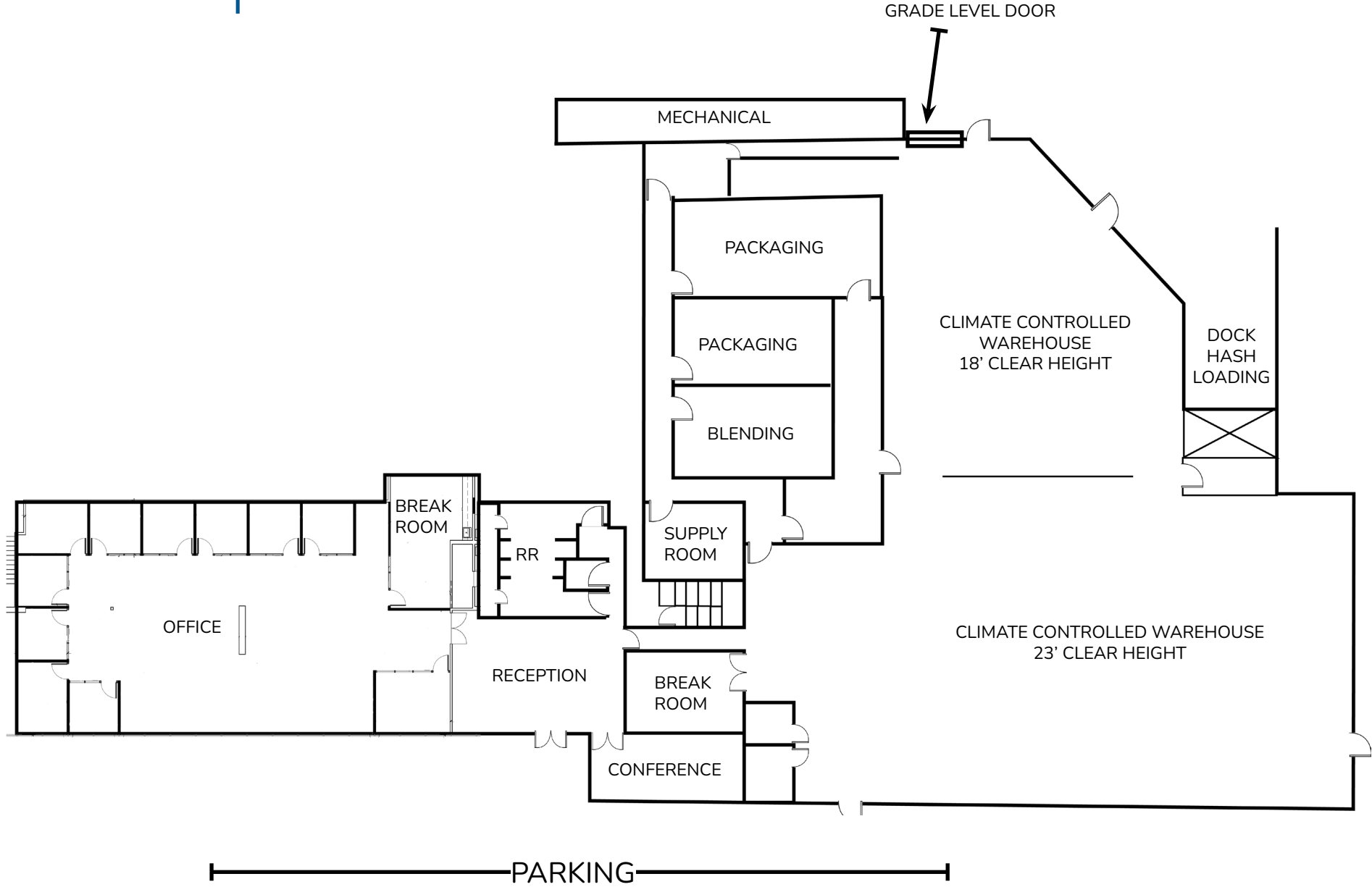


dock & grade level loading



**Dock Well
& Loading
Platform**

floor plan



get your steps in for lunch



1900
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THE
ISLAND

THE
ISLAND

The Island at Carlsbad is an outdoor food court oasis in the Carlsbad Research Center located at the northwest corner of College Blvd & Faraday Ave in Carlsbad. The food court features a lovely outdoor eating area around a beautiful fountain with lush landscaping, free wi-fi for patrons and occasional live music at lunch!



Croutons
Season the Day.

LITTLE
LEGS

J'BOX

José's
TACO

El Cubano
TAKE THE BEST OF CUBA TO GO

slice
Pizza by the
Carlsbad, Ca

PUNJABI TANDOOR
CUISINE of INDIA

aerial map





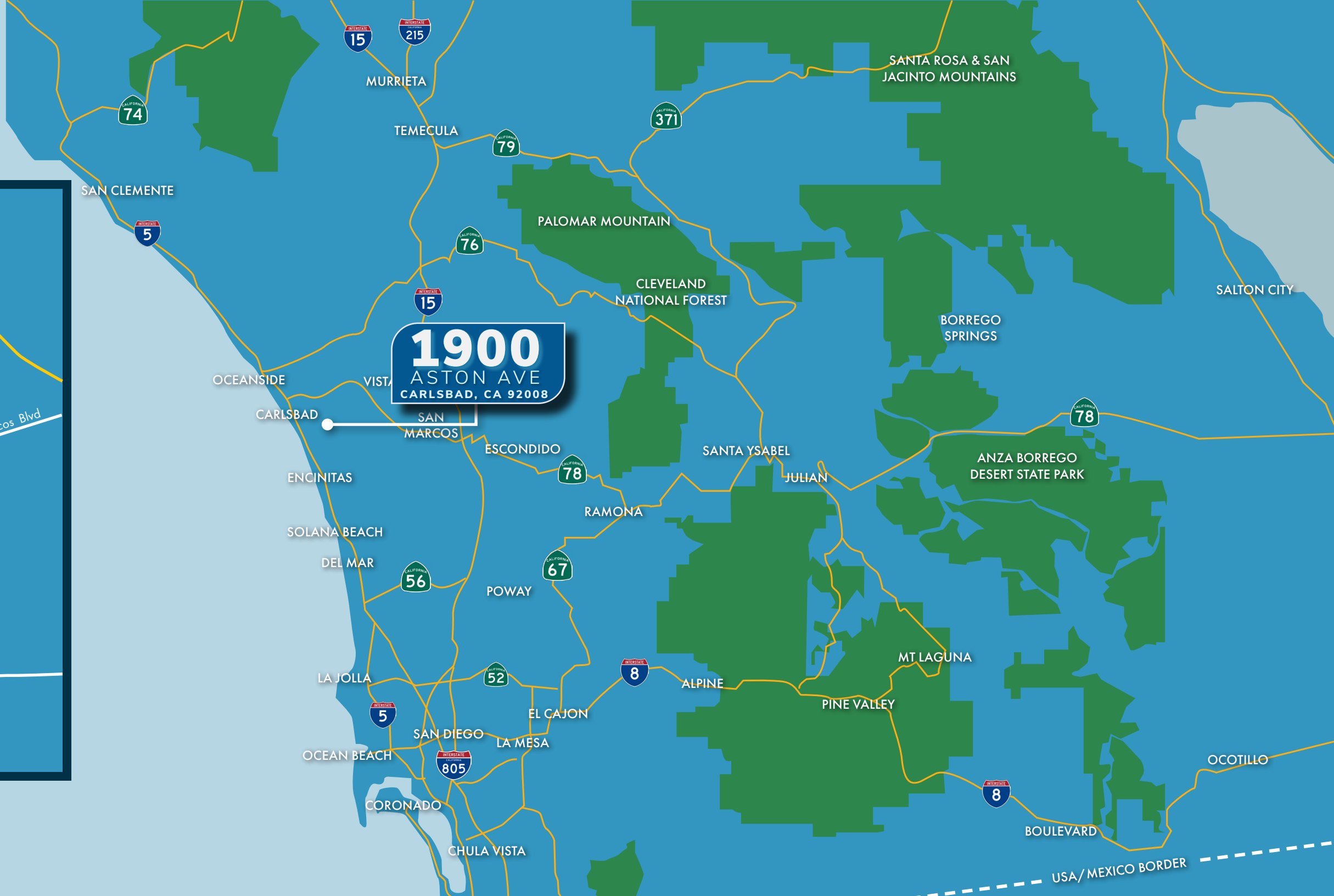
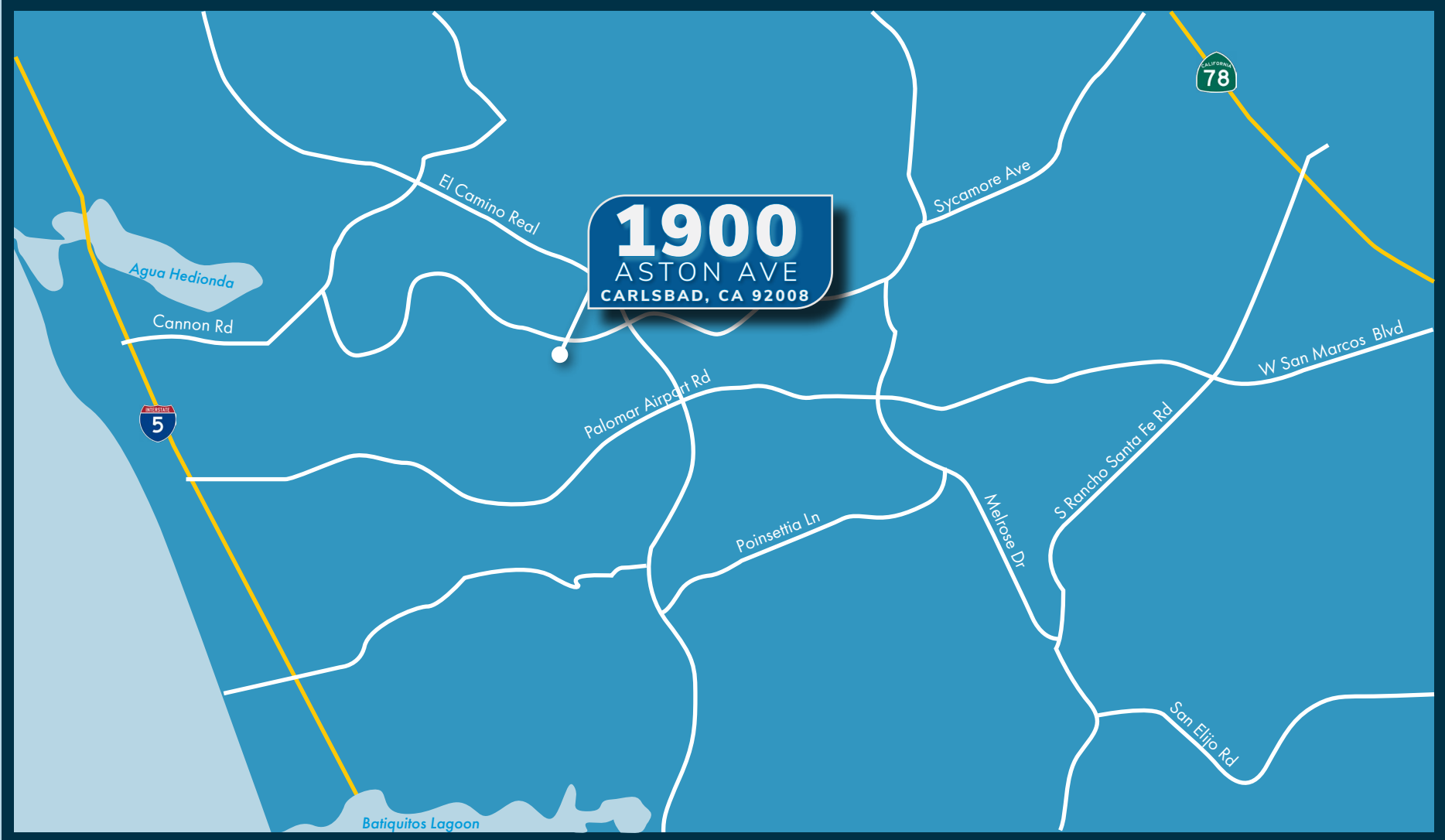
CARLSBAD RESEARCH CENTER

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|----------------------------|--------------------------|-----------------------|-----------------------|----------------------|
| 1 Autogenomics | 7 Ostendo Technologies | 13 Gnarlywood | 19 Reef | 25 L-3 Photonics |
| 2 Sciencell | 8 Genoptix | 14 Spy Sunglasses | 20 Medtronic | 26 Beckman Coulter |
| 3 City of Carlsbad | 9 Cobra Puma Golf | 15 NetGear, Greatcall | 21 Callaway Golf | 27 Alphatec Spine |
| 4 The Iris Group | 10 The Island @ Carlsbad | 16 Actus Medical | 22 Synergeyes | 28 Upperdeck Company |
| 5 Thermo Fisher Scientific | 11 Taylor Made | 17 Nixon Watches | 23 Abbot Laboratories | 29 FedEx |
| 6 SMAC | 12 Scripps | 18 Full Swing Golf | 24 Mercedes-Benz | 30 GenMark DX |
| | | | | 31 MaxLinear |



corporate
neighbors

location overview



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