



**2251 LAS PALMAS DRIVE, CARLSBAD, CA**  
AVAILABLE FOR LEASE | 11,600 SF CREATIVE OFFICE/FLEX BUILDING





2251 LAS PALMAS DRIVE, CARLSBAD, CA







## PROPERTY HIGHLIGHTS

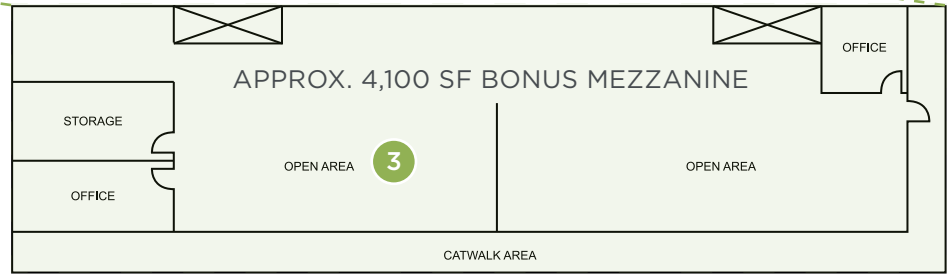
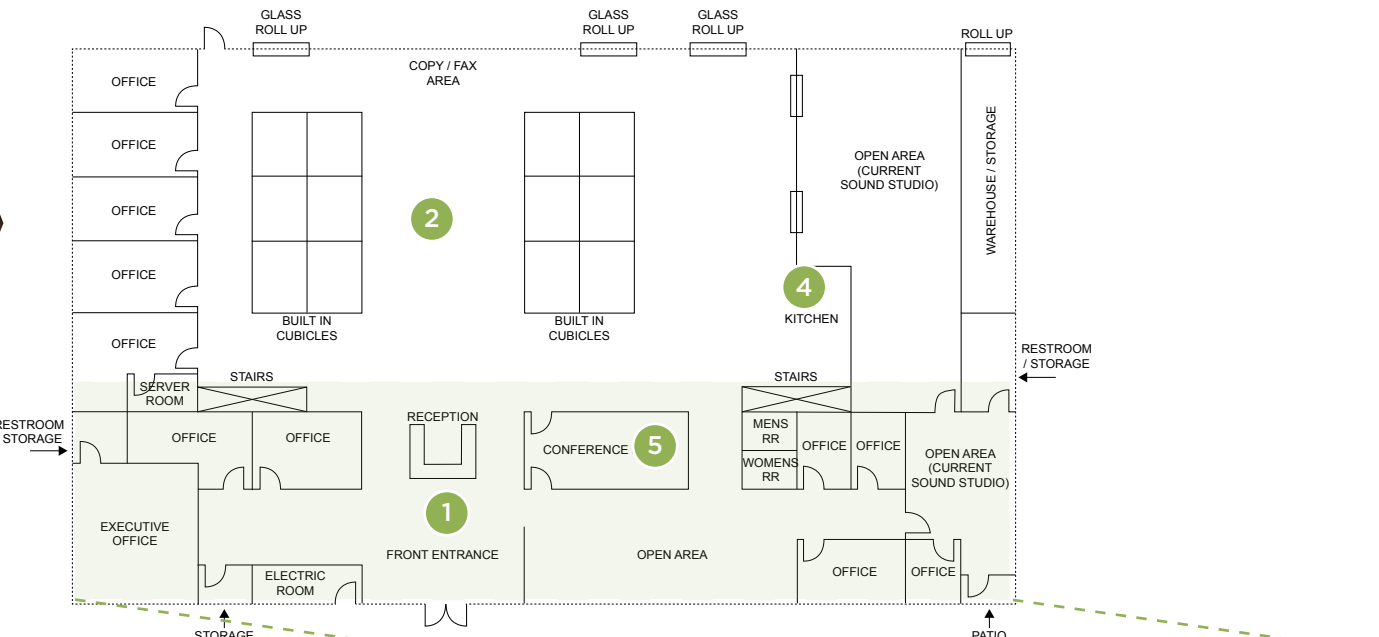
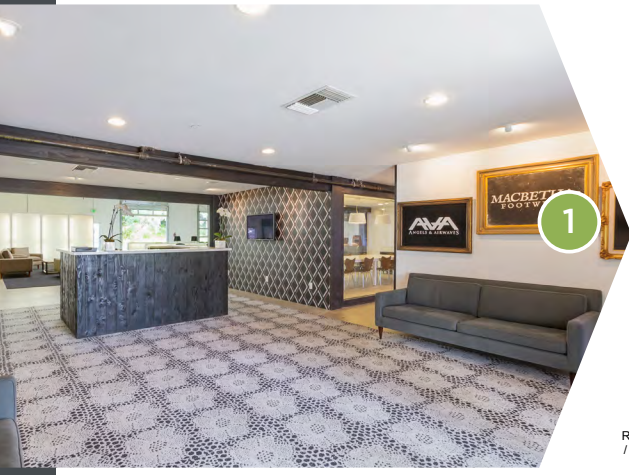
---

- **Lease Rate: \$2.20/RSF + NNN expenses**
- 11,600 SF free-standing creative office / flex building with approx. 4,100 SF of bonus mezzanine space
- Built-out 100% creative office with 16' open ceiling with quality tenant improvements
- Furniture available (negotiable)
- Corporate or local headquarters identity
- Located in the master planned Palomar Airport Business Park with easy access from El Camino Real and Palomar Airport Road.
- Close proximity to retail, restaurants and amenities (Palomar Commons, Bressi Ranch Village Center & Loker Business Center)
- 34 free Surface Spaces are available
- Restroom & Showers
- 1.24 AC (54,014.4 SF) Gated Lot
- APN 213-050-30-00
- Zoned PM Carlsbad
- ***SHOWN BY BROKER APPOINTMENT ONLY***



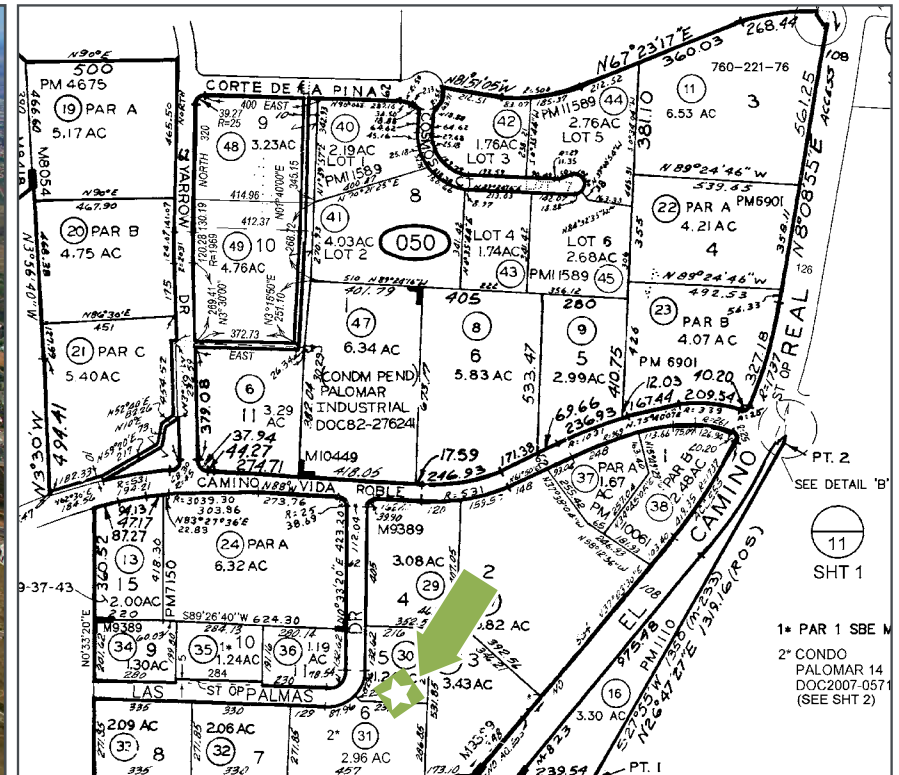


# AVAILABLE FOR LEASE | 11,600 SF CREATIVE OFFICE/FLEX BUILDING





# LOCATION



## NEARBY RETAIL AMENITIES:

### PALOMAR COMMONS

- California Bank & Trust
- CBW Crazy Bowls & Wraps
- Chipotle
- Five Guys
- Jersey Mike's Subs
- Lowes Home Improvement
- Noodles & Company
- Panera Bread
- Roosters
- Shell Gas Station
- Yogurt Land

### LOKER BUSINESS CENTER

- Bank of America
- Hair Salon
- Los Primos
- Roc n' Roll Sushi
- Starbucks
- Subway
- Surf Brothers Teriyaki
- Viet Grill

### Bressi Ranch Village Center

- Blow Dry Bar
- Board n' Brew
- Elevation Burger
- Fish District
- Form Yoga
- Happiness Nails
- Jimmy V's
- Kasi Fresh Fast Indian
- Luna Grill
- Peets Coffee & Tea
- PetCo Unleashed

- Pick Up Stix
- Premier Cleaners
- Rubios Fresh Mexican
- Stater Bros. Grocery
- Super Cuts
- The Bar Method
- The Cravory Cookies
- Trader Joes
- Twig Hair Lounge
- U.S. Bank
- Xtreme Frozen Yogurt



**CUSHMAN &  
WAKEFIELD**

**CAST**  
CAPITAL PARTNERS

**FOR MORE INFORMATION, PLEASE CONTACT:**

**MATTY SUNDBERG**

+ 1 760 431 4232

matty.sundberg@cushwake.com

CA License 01257446

**BRET MORRISS**

+ 1 858 349 1790

bret.morriss@cast-cap.com

CA License 02037074

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011

T: +1 760 431 4200 | F: +1 760 454 3869

[www.cushmanwakefield.com](http://www.cushmanwakefield.com)