

M/IO Partners

1920 & 1930 PALOMAR POINT

CLASS A FLEX/R&D & OFFICE BUILDINGS
FOR LEASE | CARLSBAD, CA



1920 & 1930 PALOMAR POINT

PROPERTY HIGHLIGHTS

8,951 SF - 17,288 SF



Class A Flex/R&D & Office



1 Grade-Level Door
(Ability to expand to 2)



100% Climate Controlled



400 amps 480/277volts



Adjacent to
McClellan-Palomar Airport



Above Standard Parking:
3.75/1,000



Quick Access to I-5 Via Cannon
and Palomar Airport Roads



On-Site Management



Walk to The Island @ Carlsbad
and Numerous Amenities



18' Clear Height



Freestanding building with
glass line on 3 sides



ADDRESS

1920 & 1930 PALOMAR POINT WAY
CARLSBAD, CA 92008

YEAR BUILT

2006
Renovated in 2018

LEASE RATE

\$1.45/SF NNN
\$20 TI Allowance

\$1.55/SF NNN
\$30/SF TI Allowance

NNNs estimated at \$0.47/SF

1920 PALOMAR POINT PROPERTY PHOTOS

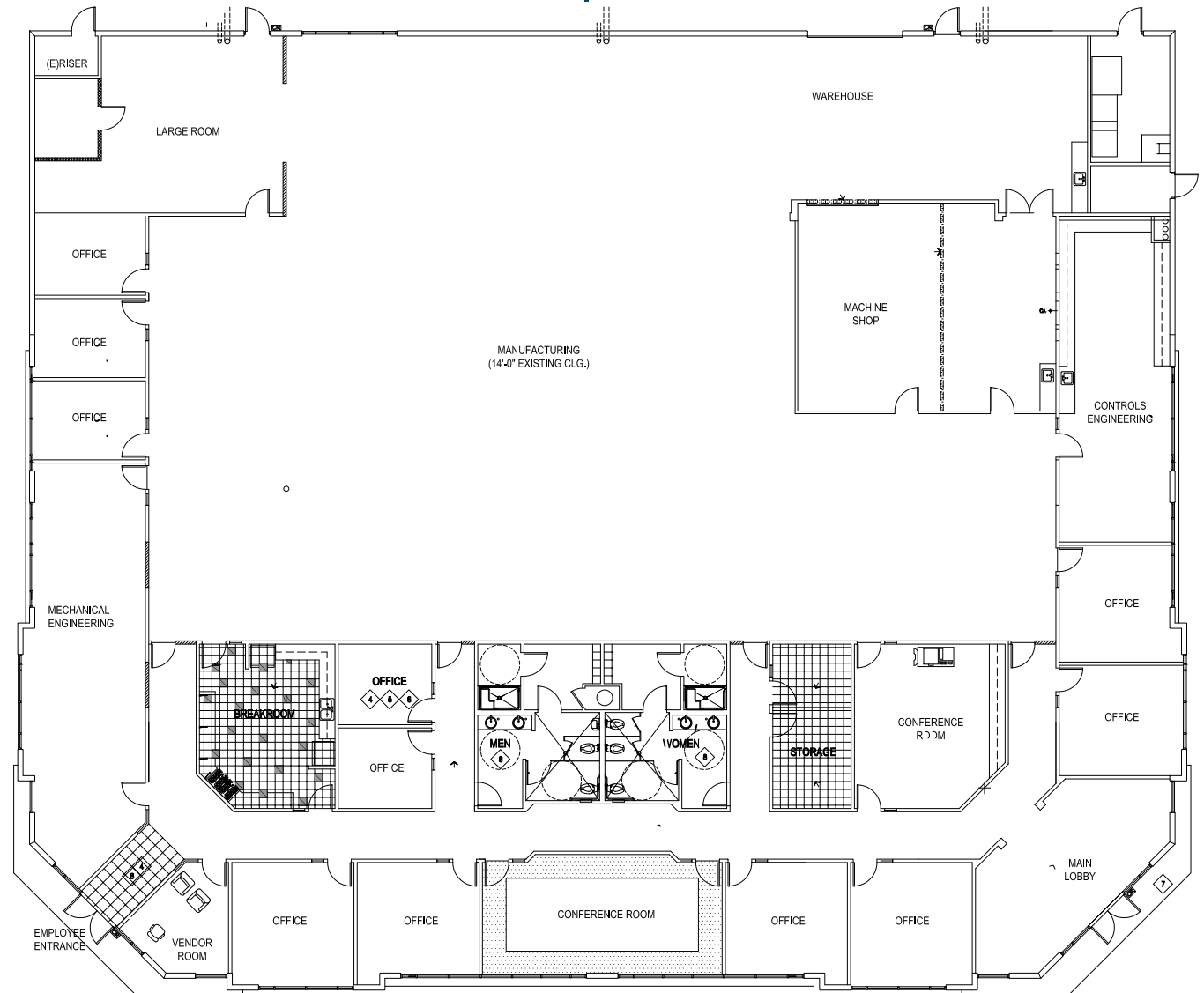


1930 PALOMAR POINT PROPERTY PHOTOS



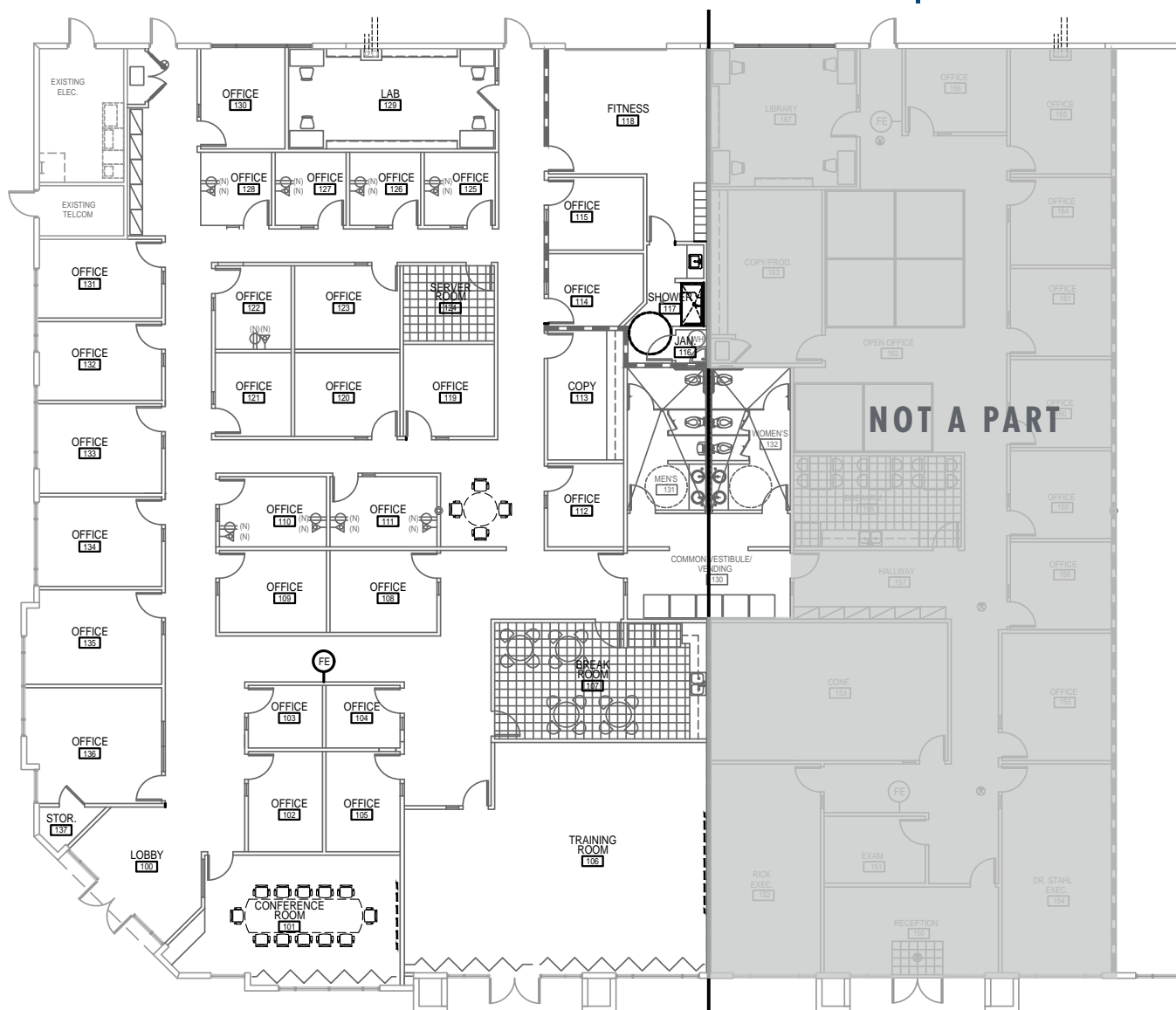


1920 PALOMAR POINT WAY | 17,288 SF



Current layout includes: 12 private offices, 1 boardroom, 1 conference room, lobby w/ seating, restrooms w/ showers, full kitchen, 2 engineering/lab areas, machine shop, open office or manufacturing area, warehouse, and multiple storage areas

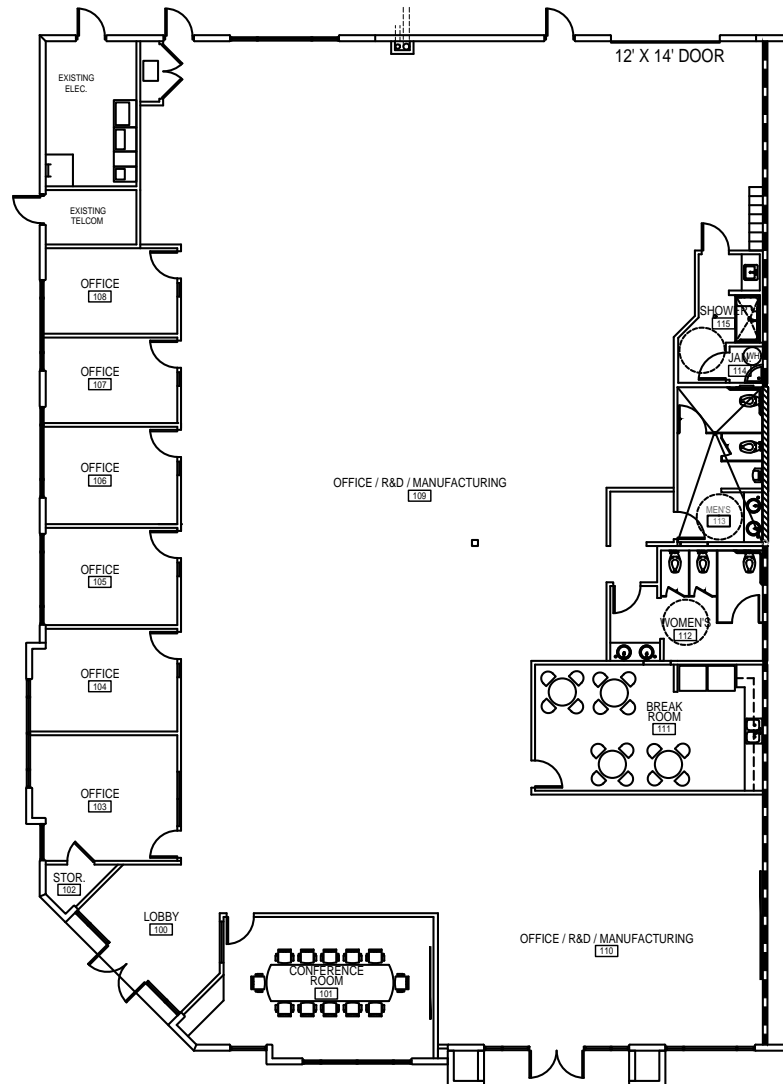
1930 PALOMAR POINT WAY, SUITES 101-102 | 8,951 SF



Current layout includes: 27 private offices, 1 training room, 1 conference room, lobby w/ seating, restrooms w/ showers, kitchen, engineering/lab areas, fitness room.

FLOOR PLAN

1930 PALOMAR POINT WAY, SUITES 101-102 | 8,951 SF PROPOSED FLOOR PLAN



Current layout includes: 6 private offices, 1 conference room, open office/R&D/manufacturing area, lobby w/ seating, restrooms w/ showers, kitchen, engineering/lab areas, fitness room and grade level door.

SITE PLAN

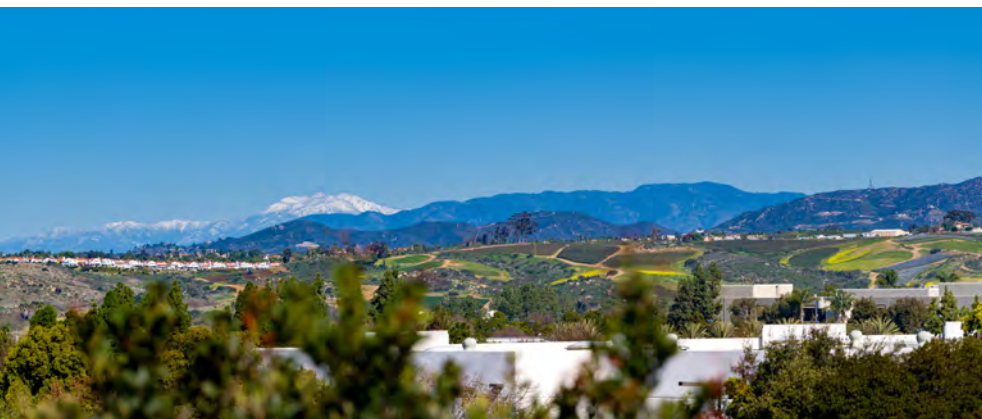




COASTAL & GOLF COURSE VIEWS

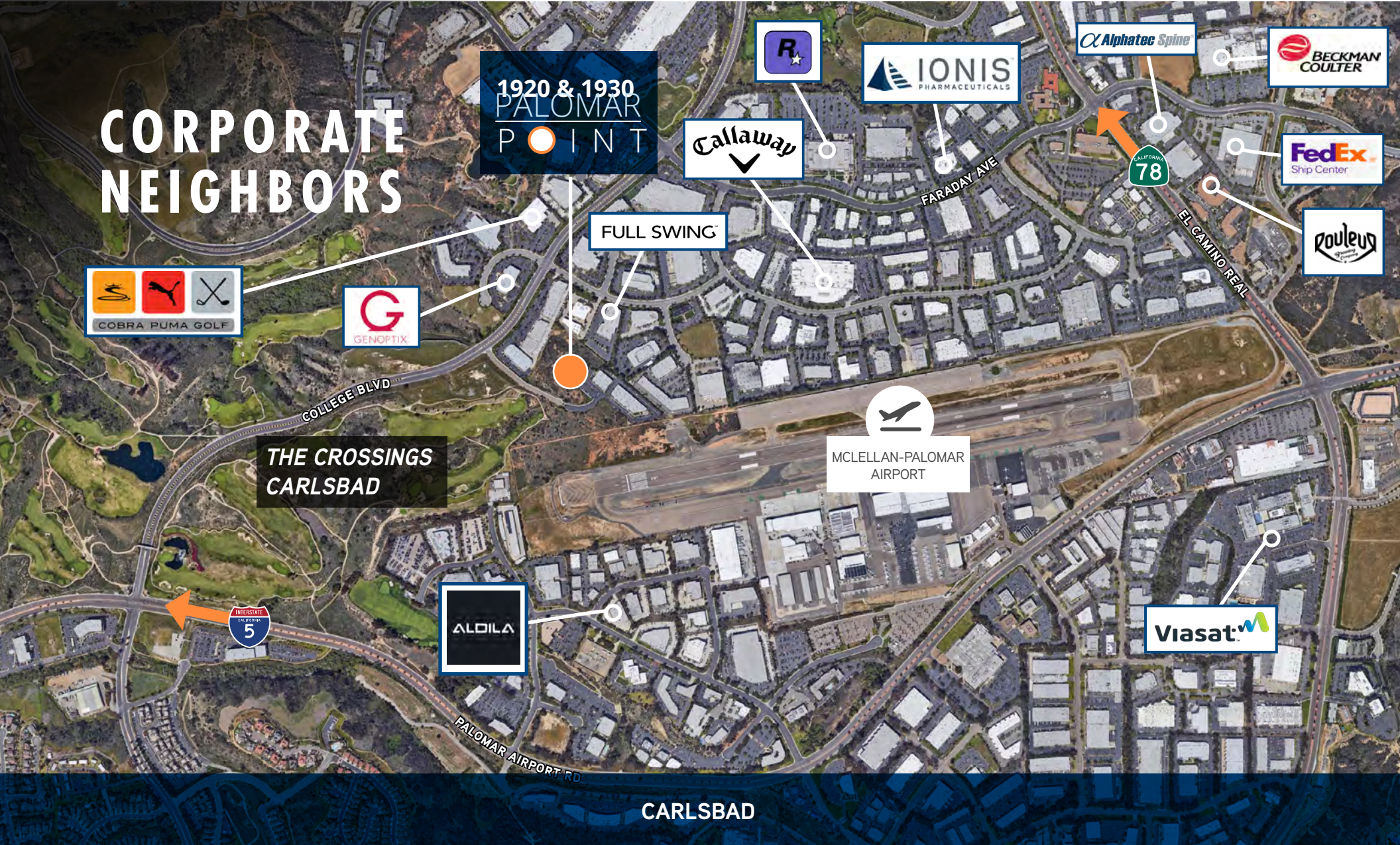


EXCELLENT GLASSLINE



MOUNTAIN VIEWS

CORPORATE NEIGHBORS



95%

of locals believe Carlsbad offers the highest quality of life

85%

believe the city is an excellent place to do business

73%

are satisfied with local vendors & supplies

TUCKER HOHENSTEIN, SIOR

Sr. Executive Vice President

760 930 7966

tucker.hohenstein@colliers.com

Lic. 00999360

HANK JENKINS

Vice President

760 930 7904

hank.jenkins@colliers.com

Lic. 01981328

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