

for lease  
CREATIVE OFFICE | R&D | MFG

2052

CORTE DEL NOGAL, CARLSBAD

46,892 SF

2052

TRANSWORLD  
MEDIA



# PROPERTY FEATURES

2052  
CORTE DEL NOGAL



<b>BUILDING SIZE</b>	46,892 SF
<b>LOT SIZE</b>	3.4 Acres
<b>POWER</b>	1,600 AMP/110-208 v 3p 4w
<b>OFFICE</b>	Approximately 85%
<b>STORIES</b>	Two
<b>CEILINGS</b>	Exposed 17' high scrim/insulated
<b>ROLL-UP DOORS</b>	Four
<b>SIGNAGE</b>	Monument Sign on the corner of Corte Del Nogal & Corte Del Abeto
<b>PARKING</b>	3.4/1,000
<b>ZONING</b>	PM





# PROPERTY HIGHLIGHTS

2052  
CORTE DEL NOGAL



EXISTING OPEN CREATIVE OFFICE SPACE WITH EXPOSED CEILINGS, 17' CLEAR HEIGHTS, EXTENSIVE GLASS LINE AND SKYLIGHTS

EXCELLENT LIFE SCIENCE OR R&D FACILITY WITH HEAVY POWER, APPROXIMATELY 85% HVAC, AND GRADE LEVEL LOADING ACCESS.

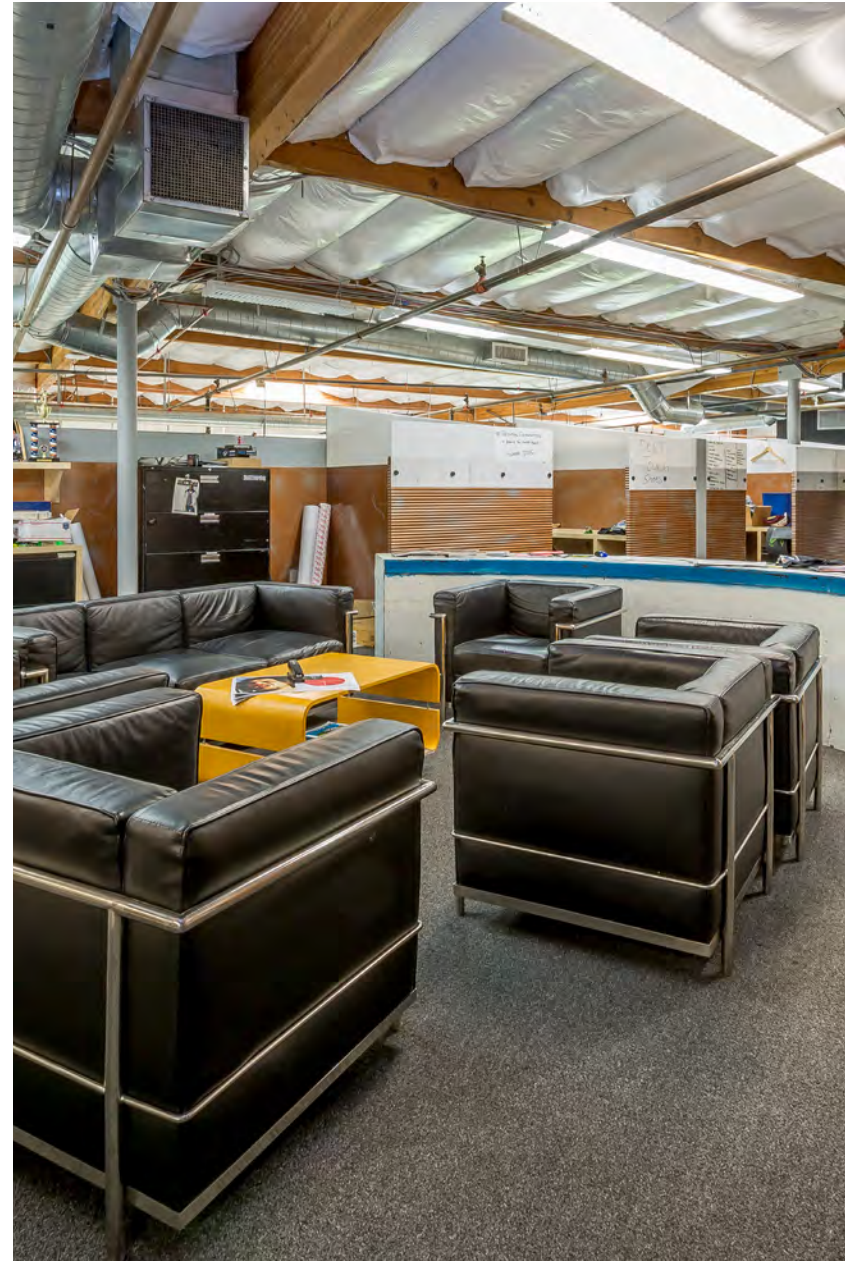


EXISTING SHOWER'S, LOCKERS AND GYM

EXCELLENT STREET IMAGE WITH A RENOVATED EXTERIOR AND LANDSCAPING



POTENTIAL FOR AN OUTDOOR AMENITY ADDITION ON WEST SIDE OF THE PROJECT





# LOCATION

2052  
CORTE DEL NOGAL

5 MIN.  
INTERSTATE 5 &  
COAST HIGHWAY  
101

2052  
CORTE DEL NOGAL

PALOMAR AIRPORT RD.

MCCLELLAN  
AIRPORT



Exceptional location right off of Carlsbad's main thoroughfare, Palomar Airport Road



Minutes from Interstate 5, the Coast Highway and situated directly across the street from McClellan Palomar Airport



An abundance of side streets offers the project offers easy ingress and egress to the immediate and surrounding communities of Aviara, Bressi Ranch and La Costa



A large and expanding amenity base is within a short distance and includes high-end restaurants, a variety of quick shop eateries, some of Carlsbad's finest hotels and resorts and other general retail establishments

# SITE PLAN

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CORTE DEL NOGAL

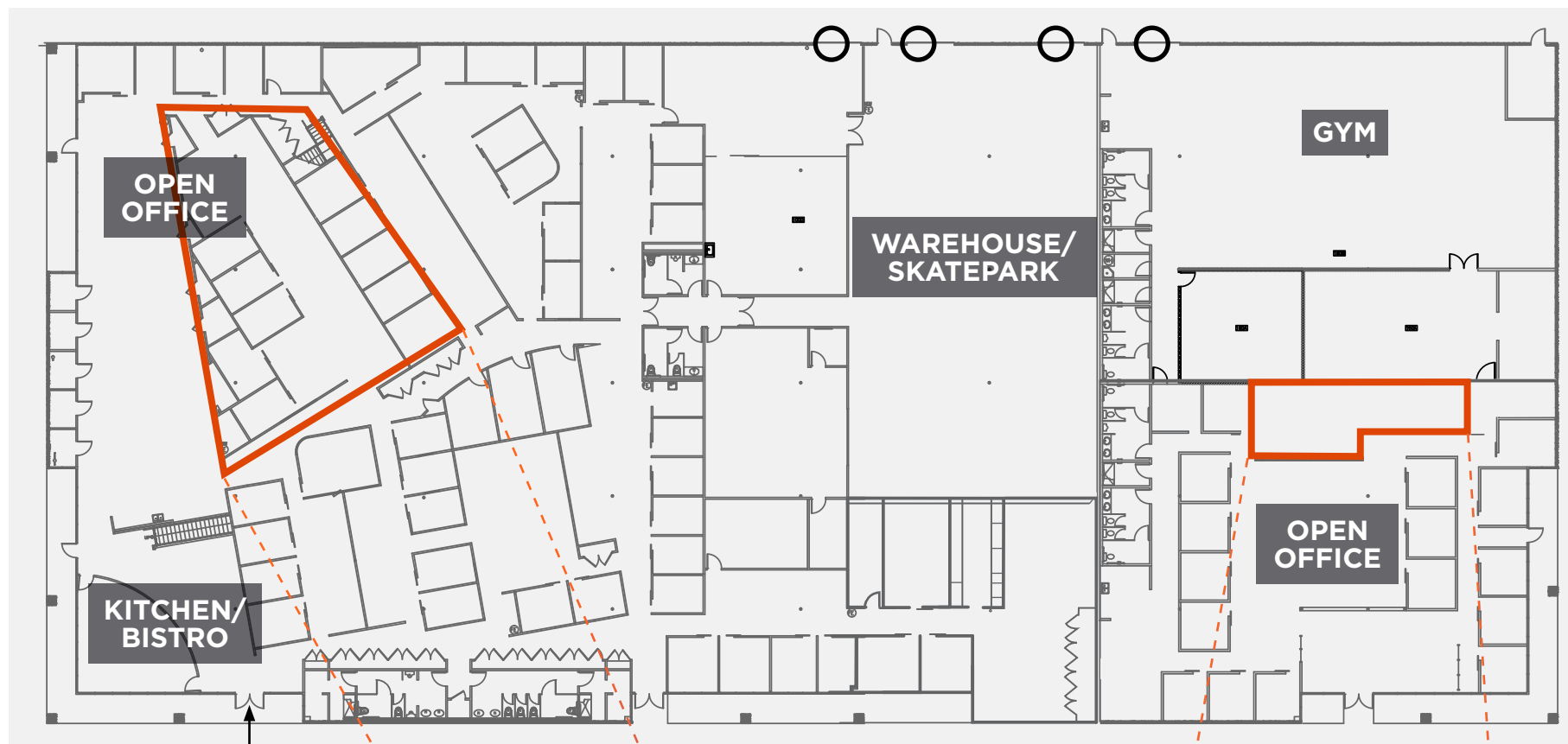




# FLOOR PLAN | EXISTING

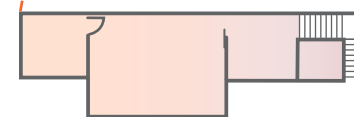
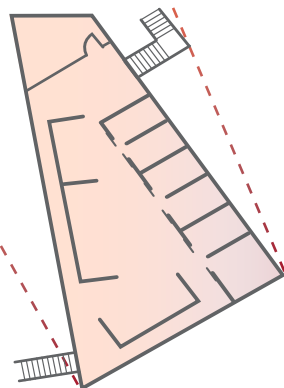
2052  
CORTE DEL NOGAL

1<sup>ST</sup> FLOOR



MAIN LOBBY/  
ENTRANCE

2<sup>ND</sup> FLOOR



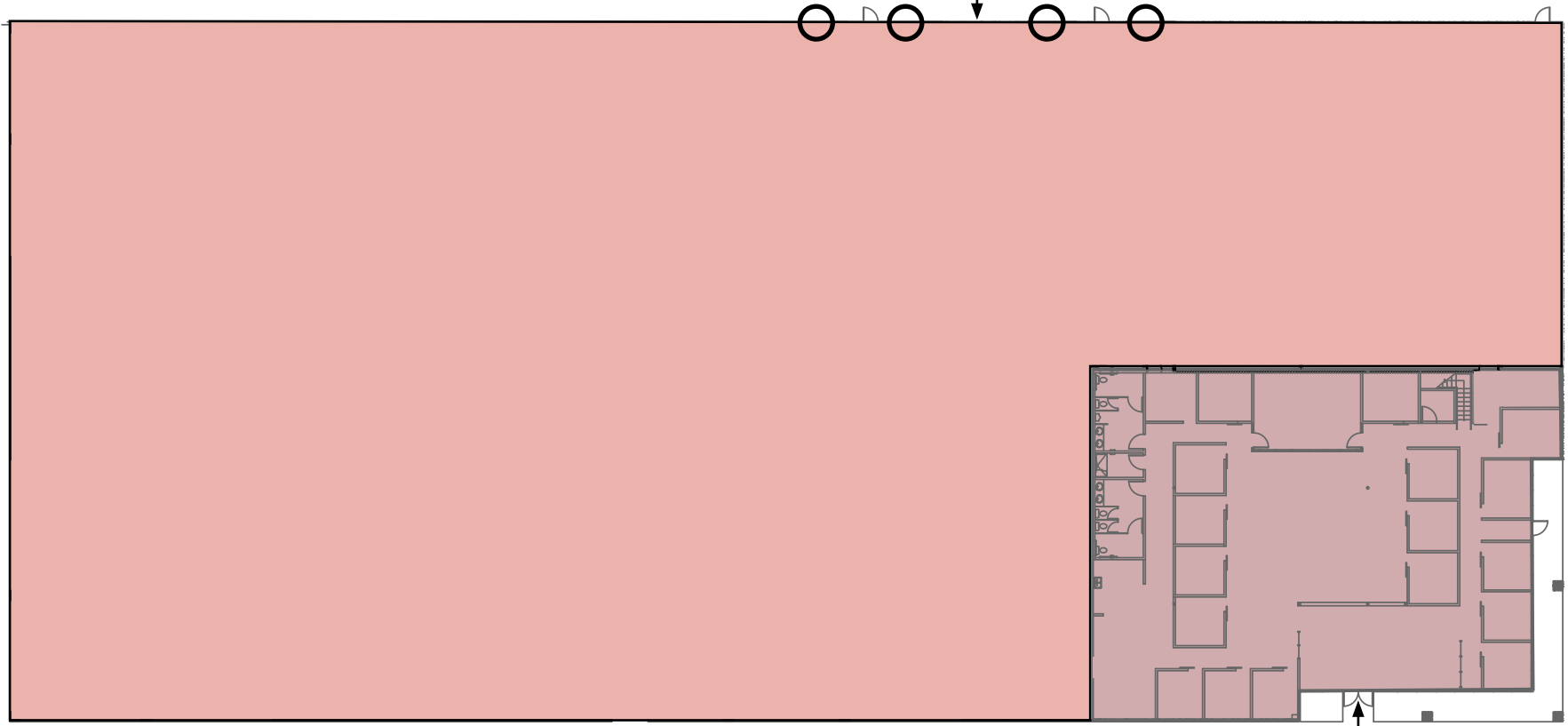
○ GRADE-LEVEL DOORS

# CONCEPT FLOOR PLANS

2052  
CORTE DEL NOGAL

## INDUSTRIAL | MFG

ABILITY TO REINSTATE DOCK-HIGH LOADING PLATFORM



MAIN LOBBY/  
ENTRANCE

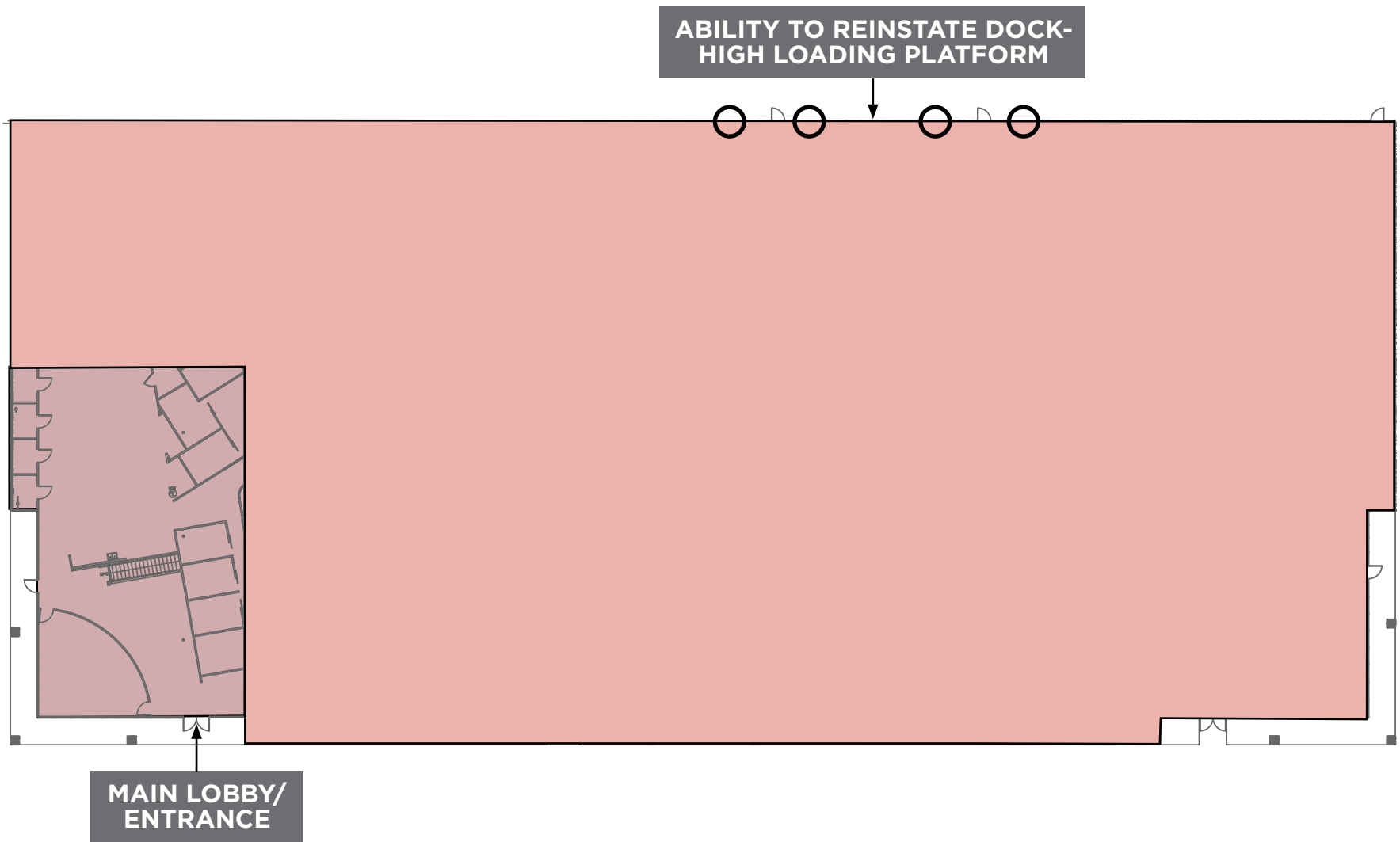
WAREHOUSE OFFICE

GRADE-LEVEL DOORS  
\*Small Mezzanine Office Space Not Shown

# CONCEPT FLOOR PLANS

2052  
CORTE DEL NOGAL

## INDUSTRIAL | MFG



WAREHOUSE OFFICE

GRADE-LEVEL DOORS  
\*Small Mezzanine Office Space Not Shown



# LOCATION

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PALOMAR AIRPORT ROAD

2052  
CORTE DEL NOGAL

INGRESS /  
EGRESS

INGRESS /  
EGRESS

CORTE DEL NOGAL

GAMINO VIDA ROBLE

CORTE DEL ABEJO



# EXTERIOR IMAGES

2052  
CORTE DEL NOGAL





# EXTERIOR IMAGES

2052  
CORTE DEL NOGAL





# CORPORATE NEIGHBORS

2052  
CORTE DEL NOGAL



2052  
CORTE DEL NOGAL



# AMENITIES

2052  
CORTE DEL NOGAL





# CARLSBAD, CA

2052  
CORTE DEL NOGAL

Spanning 39 square miles, the City of Carlsbad is a scenic coastal community that lies approximately 35 miles north of Downtown San Diego and 30 miles south of Orange County. Carlsbad offers the advantages of a major metropolitan area in a suburban setting with a large concentration of executive residential communities, high quality schools and a wealth of retail, restaurants and entertainment. As the “Golf Capital of the World” and a regional leader in San Diego’s action sports manufacturing industry, Carlsbad is renowned for its abundant recreation centered on its seven miles of coastline, 46 miles of hiking trails, parks, sports facilities, and world-class golf courses.



**113,725  
POPULATION**



**GOLF CAPITAL  
OF THE WORLD**



**7 MILES OF  
COASTLINE**



**150+  
MANUFACTURING  
PLANTS**



**46 MILES OF  
HIKING TRAILS**



**EDUCATIONAL  
ATTAINMENT**

42% BACHELOR'S  
DEGREE OR HIGHER

2.9% PH.D



## INDUSTRIES

INFORMATION &  
COMMUNICATIONS TECHNOLOGY

LIFE SCIENCES

ACTION SPORTS MANUFACTURING

CLEAN TECHNOLOGY

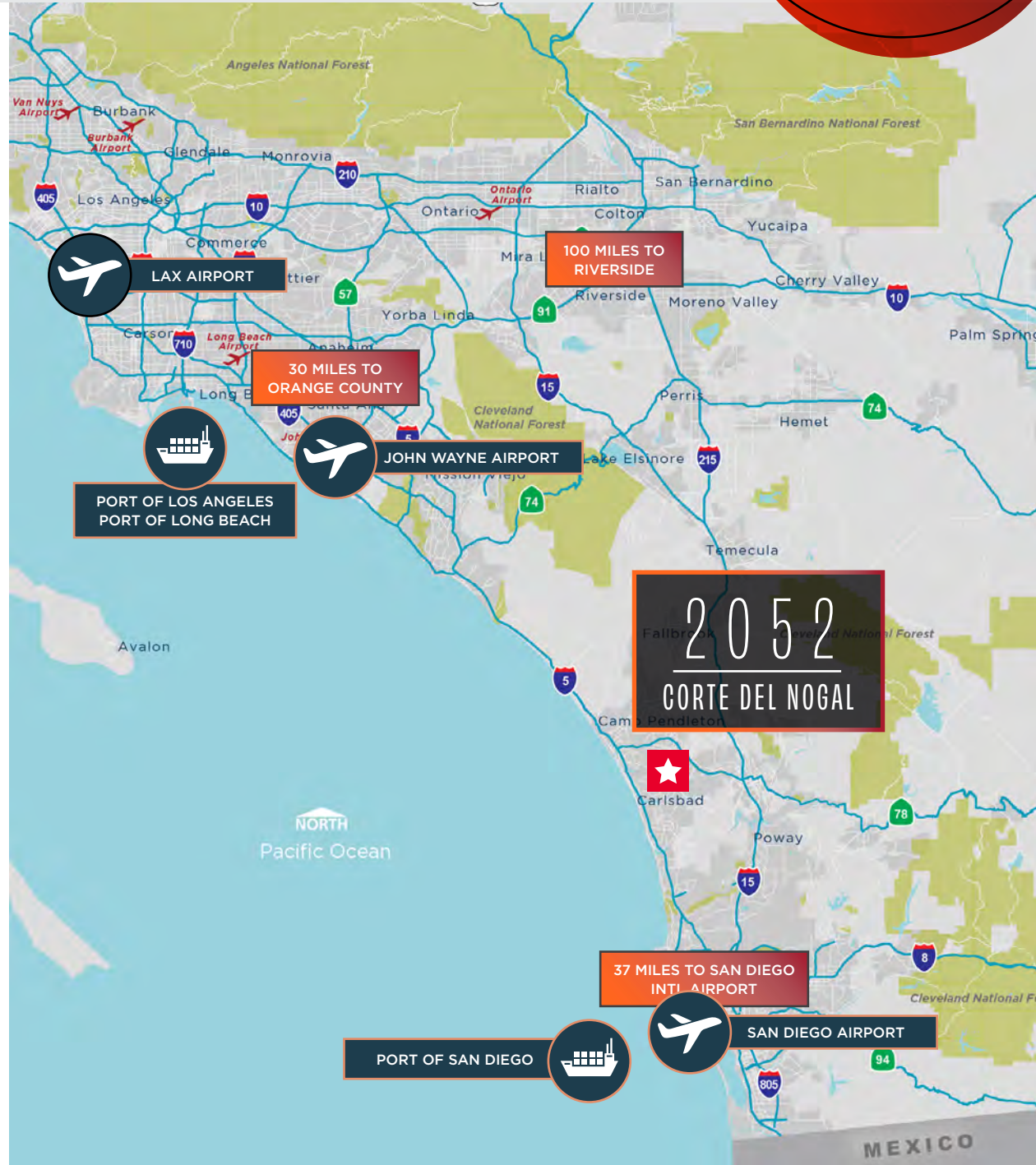


**UNEMPLOYMENT  
RATE 3.7%**



# CARLSBAD, CA

2052  
CORTE DEL NOGAL





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CORTE DEL NOGAL, CARLSBAD

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