



# CARLSBAD

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# COURTYARD

For Lease | 2231 Rutherford Road Carlsbad, CA, 92008

# PROPERTY FEATURES



BEAUTIFUL 39,798  
SQUARE FOOT ATRIUM  
COURTYARD BUILDING



MEN'S & WOMEN'S  
LOCKER ROOM WITH  
SHOWERS



ELEVATOR SERVED  
ATRIUM LOBBY



STRONG, LOCAL OWNERSHIP  
WITH COMMITMENT TO  
PROJECT QUALITY



PRESTIGIOUS  
CARLSBAD RESEARCH  
CENTER LOCATION



SUITES OFFERING EXTENSIVE  
GLASS LINES ON BOTH EXTERIOR  
AND COURTYARD SIDES



MONUMENT SIGNAGE  
AVAILABLE



NEAR MCCLELLAN-PALOMAR  
AIRPORT, PARK HYATT AVIARA  
RESORT, LEGOLAND, CARLSBAD  
FLOWER FIELDS, AND OMNI LA  
COSTA RESORT AND SPA



FIBER OPTIC  
CAPABILITIES

# ATRIUM COURTYARD



# CONCEPTUAL INTERIOR



# CONCEPTUAL INTERIOR



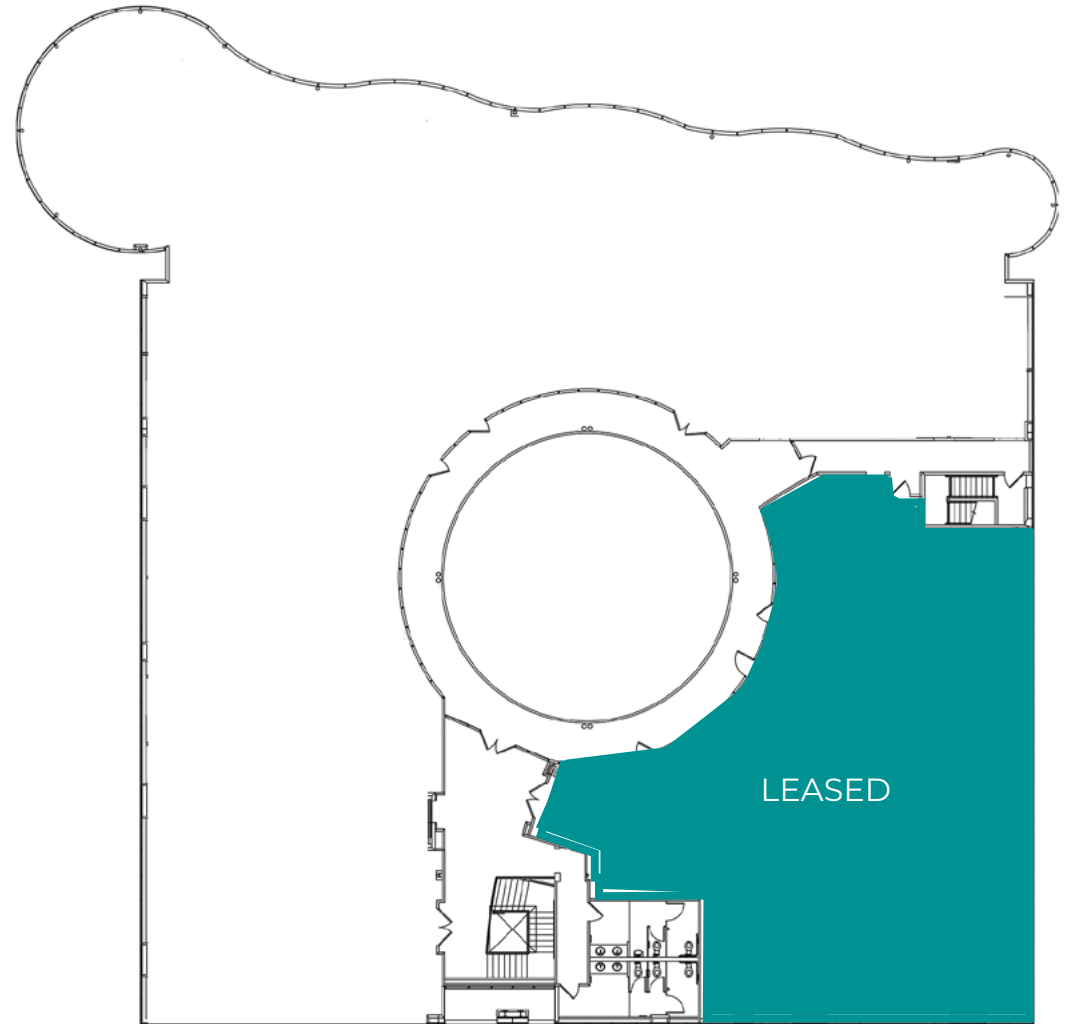
# PRIVATE PATIOS



# AVAILABILITY SECOND FLOOR

Suite 210, Open shell suite  
14,712 RSF

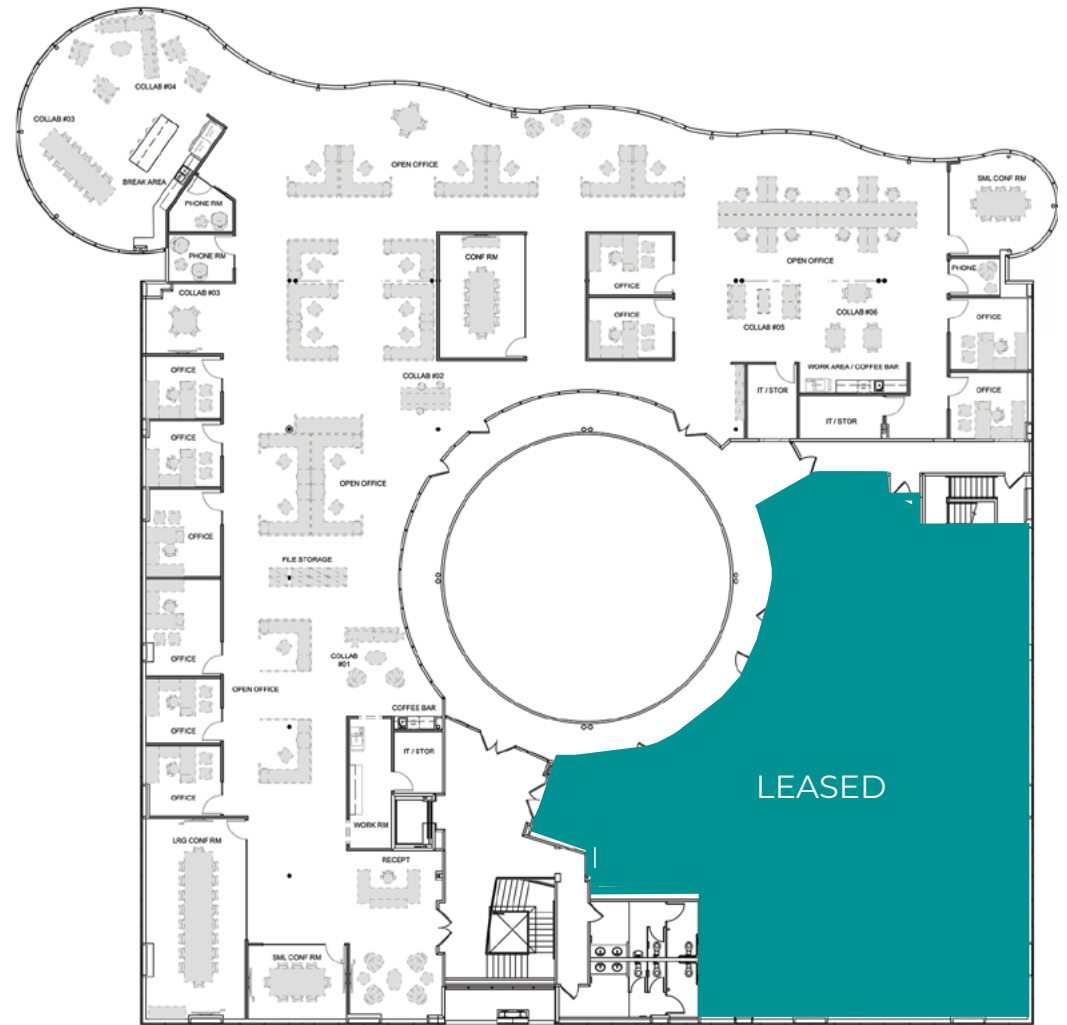
Suite 210  
(Warm Shell)



# SECOND FLOOR CONCEPTUAL PLAN

Suite 210 14,712 RSF  
Demisable to 3,354 RSF

Suite 210







**CARLSBAD COURTYARD**

2231 RUTHERFORD ROAD

# CARLSBAD

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# COURTYARD

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