

#### **FOR LEASE**

# 6196-6198 Innovation Way Carlsbad, CA 92009



# **Property Highlights**

- 3,889 SF office condo available for lease
- Two-story loft design and exposed ceiling provides creative environment
- · Outdoor seating area
- Eyebrow signage available
- Walking distance to the The Square at Bressi Ranch and Bressi Village Shopping Center which includes Bird Rock Coffee Roasters, Mendocino Farms, Casero Taqueria, CVS, Peet's Coffee and Tea, Trader Joe's, Board & Brew Sandwiches, Fish District, Pure Burger, Tommy V's Urban Kitchen, Hooked on Poke, Pizza Port and numerous other restaurant and retail amenities
- Newly-opened Carlsbad Brewing Company, Eureka! and Del Lusso Pizza close by
- Lease Rate: Negotiable

### **Brooks Campbell**

+1 760 431 4215 brooks.campbell@cushwake.com LIC #01380901

### **Bob Cowan**

+1 760 431 3836 bob.cowan@cushwake.com LIC #01838109





1000 Aviara Parkway, Suite 100 Carlsbad, CA 92011

Main +1 760 431 4200 Fax +1 760 454 3869

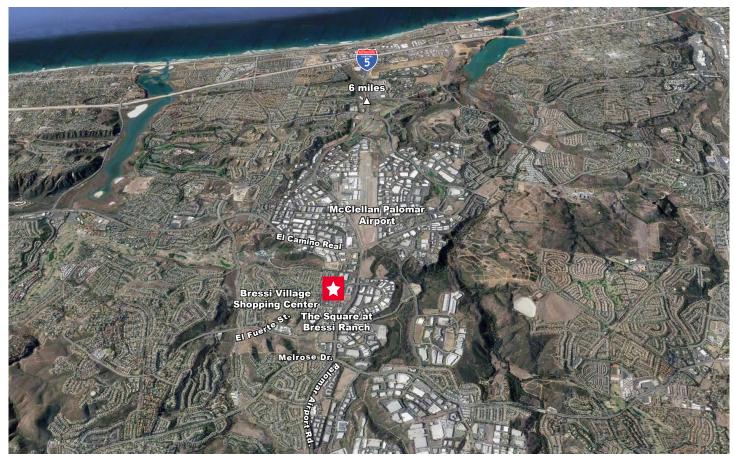
cushmanwakefield.com



# FOR LEASE

# 6196-6198 Innovation Way Carlsbad, CA 92009

# Location







### **Brooks Campbell**

+1 760 431 4215 brooks.campbell@cushwake.com LIC #01380901

### **Bob Cowan**

+1 760 431 3836 bob.cowan@cushwake.com LIC #01838109 1000 Aviara Parkway, Suite 100 Carlsbad, CA 92011

Main +1 760 431 4200 Fax +1 760 454 3869

cushmanwakefield.com

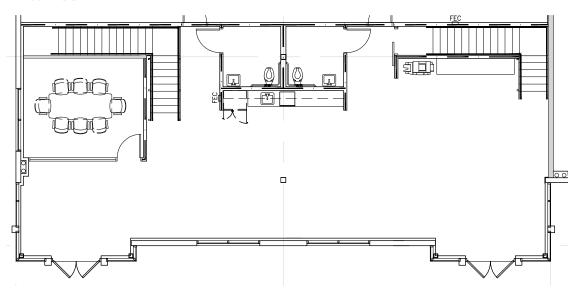
 $Cushman \& Wakefield Copyright 2021. \ No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.$ 



# 6196-6198 Innovation Way Carlsbad, CA 92009

# Floor Plans

#### First Floor



# Second Floor



### **Brooks Campbell**

+1 760 431 4215 brooks.campbell@cushwake.com LIC #01380901

### **Bob Cowan**

+1 760 431 3836 bob.cowan@cushwake.com LIC #01838109 1000 Aviara Parkway, Suite 100 Carlsbad, CA 92011

Main +1 760 431 4200 Fax +1 760 454 3869 **cushmanwakefield.com**