



CUSHMAN &
WAKEFIELD

FOR SUB-LEASE

2036

CORTEDELNOGAL



±11,840 SF FREE-STANDING 2 STORY OFFICE/FLEX BUILDING CARLSBAD

ASSET PROFILE

2036

CORTE DEL NOGAL

PROPERTY FEATURES

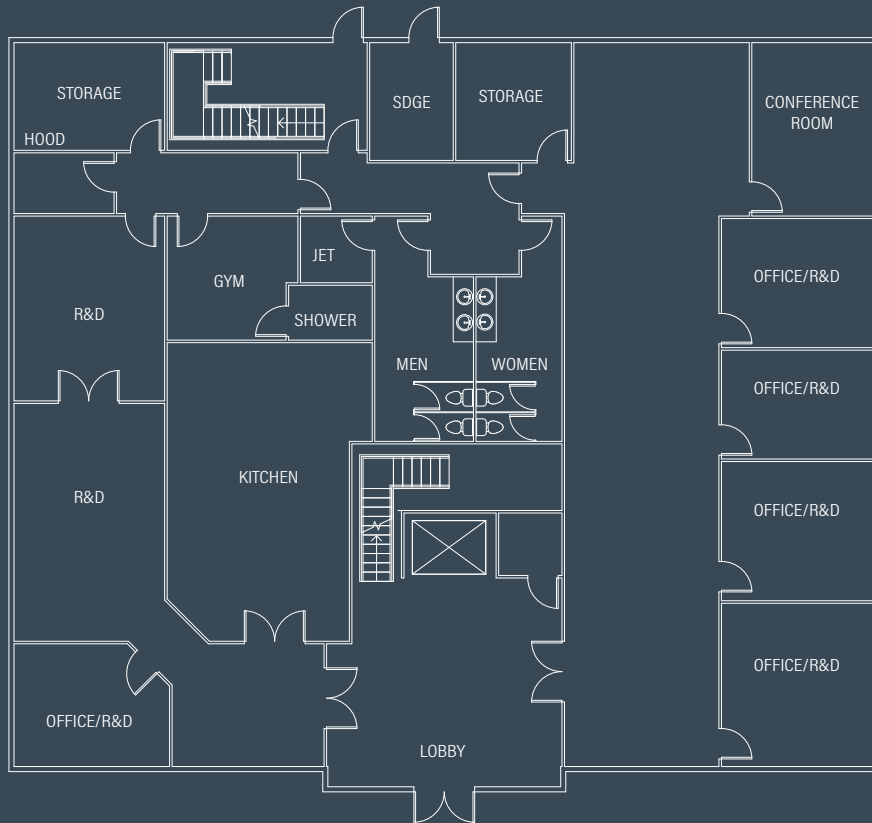
TOTAL SQUARE FEET	±11,840 SF; Potentially Divisible
BUILDING DESCRIPTION	Professional Office/Flex Building
STORIES	Two Story Free Standing
YEAR BUILT	2004
VEHICLE PARKING	4/1,000 (44 unreserved spaces)
BUILDOUT	High Quality Improvements
FEATURES	Extensive Glass Line
ELEVATOR	Yes
LEASE RATE	\$1.99 IG
SUBLEASE	Through June 30, 2026



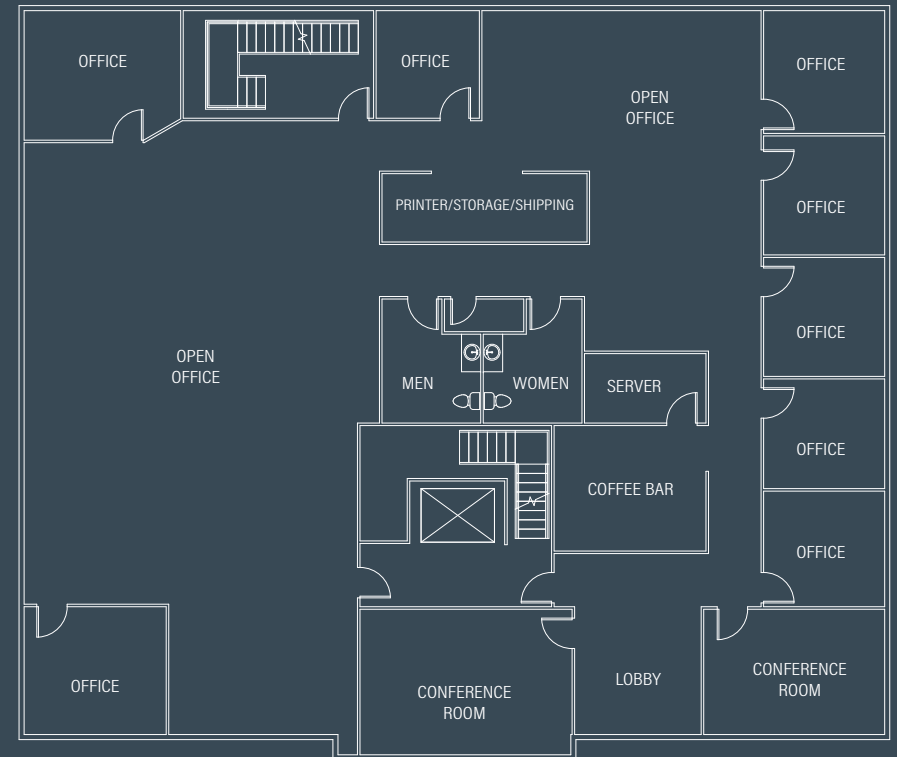
FLOOR PLANS

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FIRST FLOOR ±5,017SF



SECOND FLOOR ±6,823SF

LOCATION

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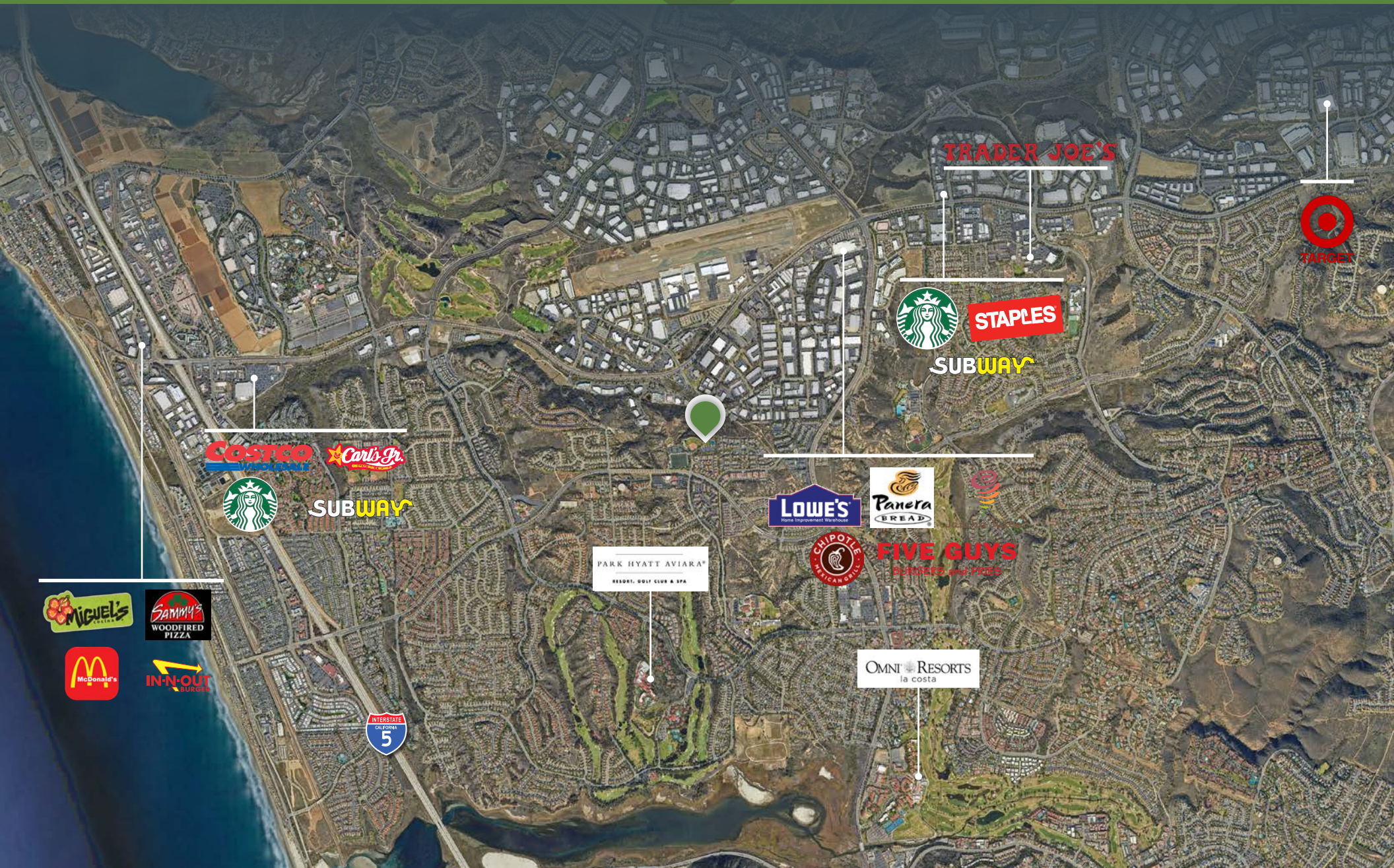
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AMENITIES

2036

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COSTCO
WHOLE FOOD MARKET

Carl's Jr.



SUBWAY

TRADER JOE'S



STAPLES

SUBWAY

LOWE'S
Home Improvement Warehouse



FIVE GUYS
BURGERS and FRIES



PARK HYATT AVIARA*
RESORT, GOLF CLUB & SPA

OMNI RESORTS
la costa





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