

6300 YARROW DRIVE

SUITE 200, CARLSBAD, CALIFORNIA 92011

11,640 SQUARE FEET CREATIVE OFFICE

FOR LEASE



BRANT ABERG, SIOR

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**CUSHMAN &
WAKEFIELD**



**Rexford
Industrial**

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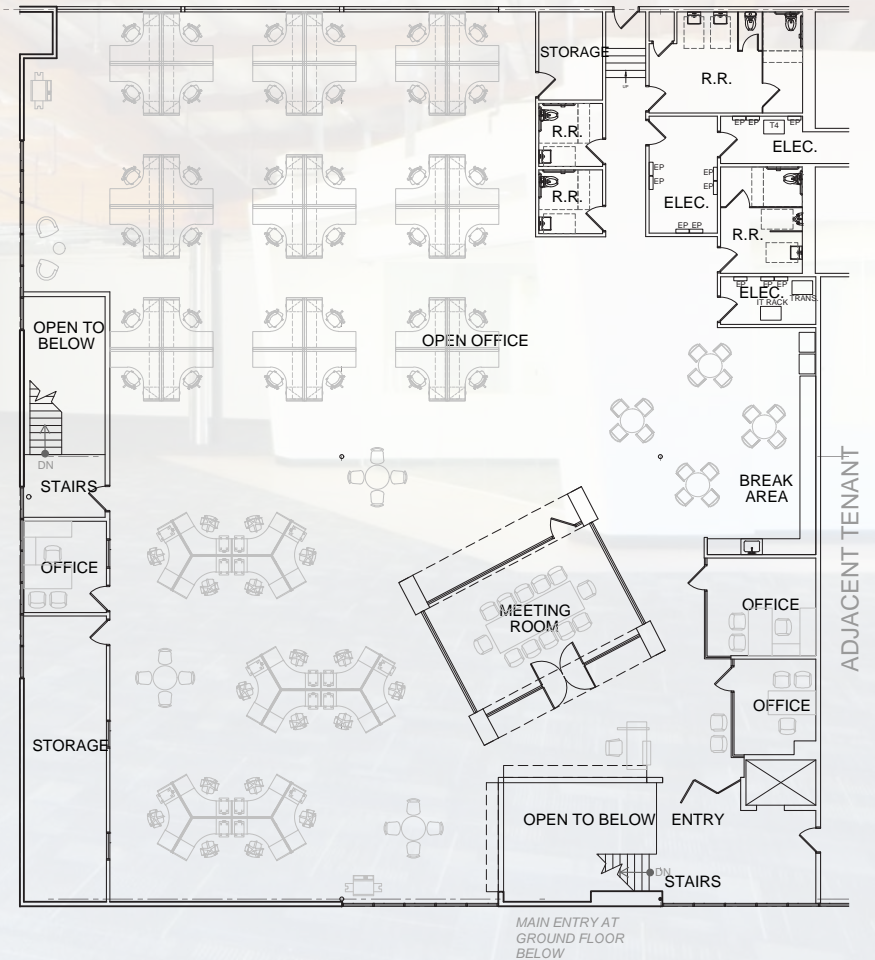
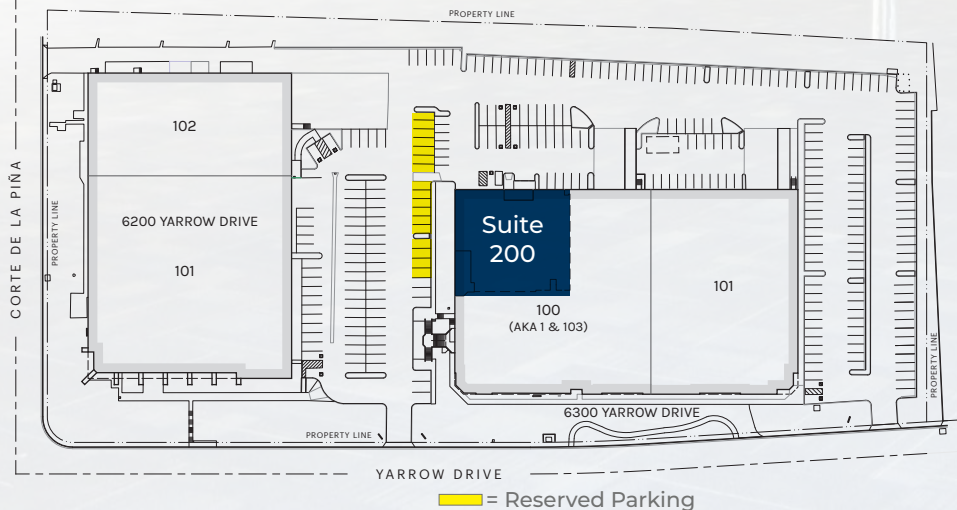
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PROJECT FEATURES

- 11,640 SF of creative office located on the 2nd floor
- Elevator served
- Abundant natural light
- Parking Ratio: 4.0 / 1,000 SF
- 17 reserved parking spaces
- Close proximity to McClellan Palomar Airport
- Available January 1, 2025
- Lease Rate: \$1.15 +E

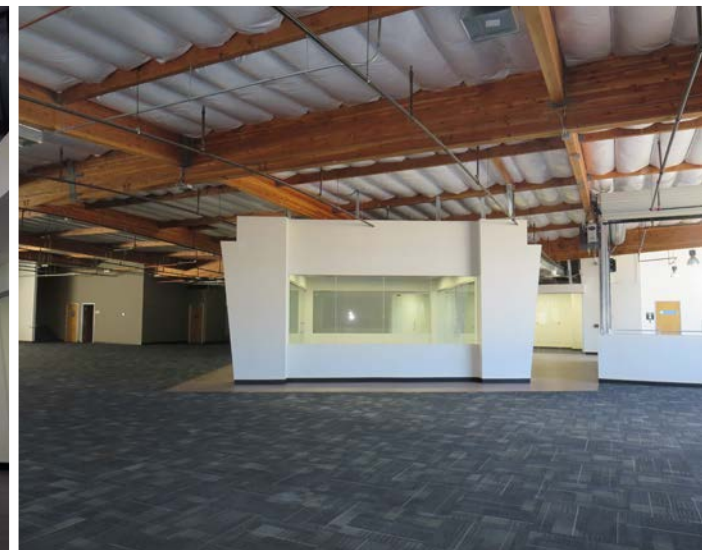


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San Clemente

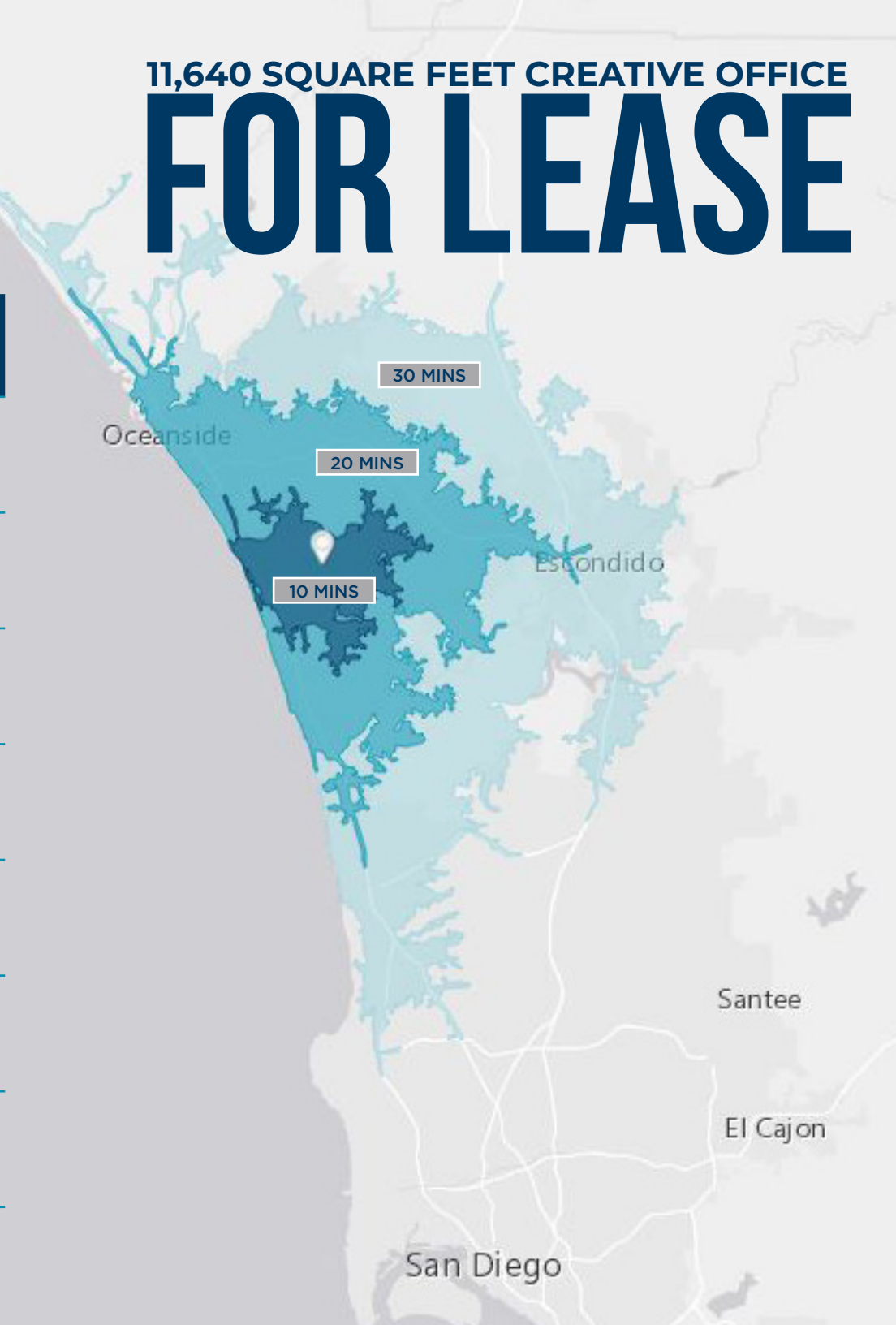
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DESTINATION	TIME	DISTANCE
INTERSTATE 5	8 MIN	3 MILES
HIGHWAY 78	15 MIN	7 MILES
INTERSTATE 15	24 MIN	11 MILES
INTERSTATE 8	34 MIN	30 MILES
MCCLELLAN-PALOMAR AIRPORT	2 MIN	0.5 MILES
MONTGOMERY-GIBBS AIRPORT	41 MIN	31 MILES
SAN DIEGO INTERNATIONAL AIRPORT	47 MIN	33 MILES



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