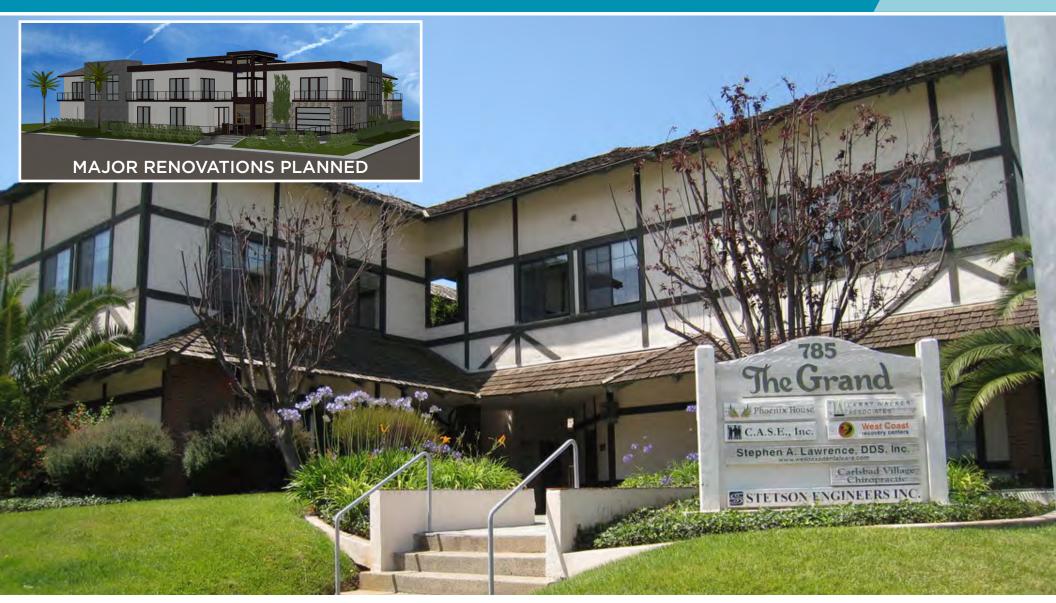


**The Grand** 785 Grand Avenue, Carlsbad, CA 92008



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# Availability

SUITE	SIZE (RSF)	AVAILABLE	CONDITION
200	1,132 RSF	Now	Large open office space
202	1,470 RSF	Now	Large open office space
204	1,304 RSF	Now	Reception area with 4 offices and kitchen
210-A	445 RSF	Now	Reception area with private office

\*\*202 and 204 can be combined for a total 2,774 RSF

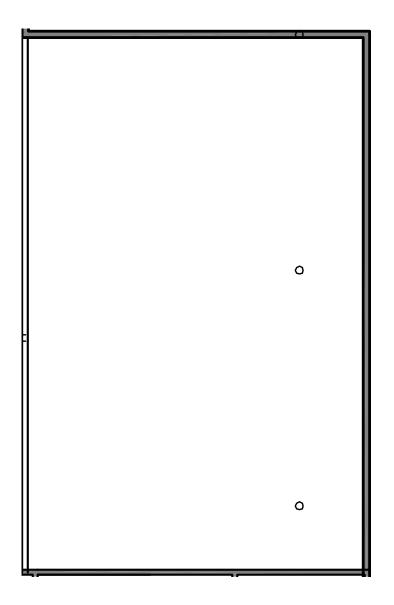
Negotiable tenant improvement allowance. Tenant pays separately metered electricity and janitorial. Rates, availability and terms subject to change without notice. Furniture shows for demonstration purposes only and is not included with the lease space. Tenant to verify dimensions and space is equipped to meet their needs.



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### SUITE 200 (1,132 RSF)



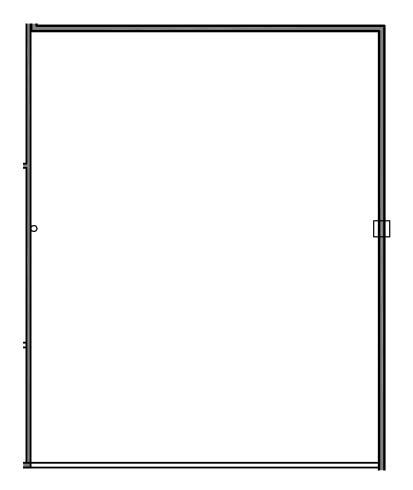




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## SUITE 202 (1,470 RSF)



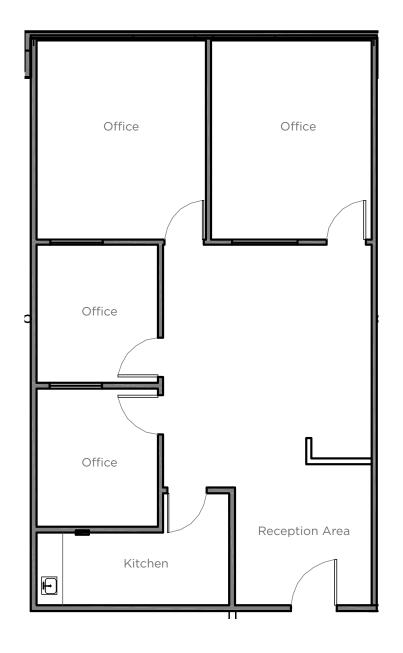




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### SUITE 204 (1,304 RSF)

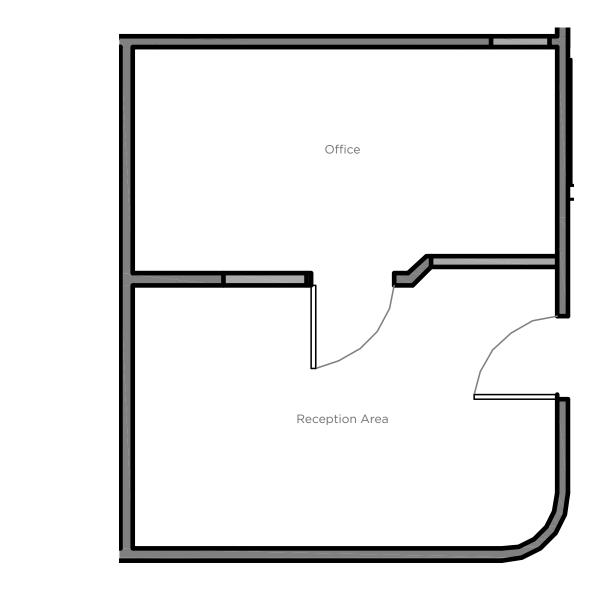


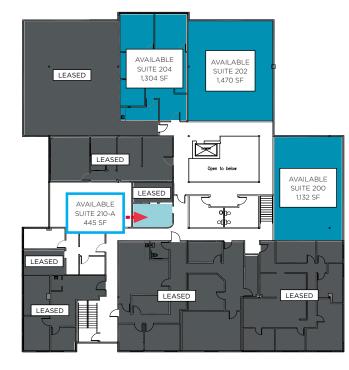




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### SUITE 210-A (445 RSF)









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#### AMENITIES AERIAL

