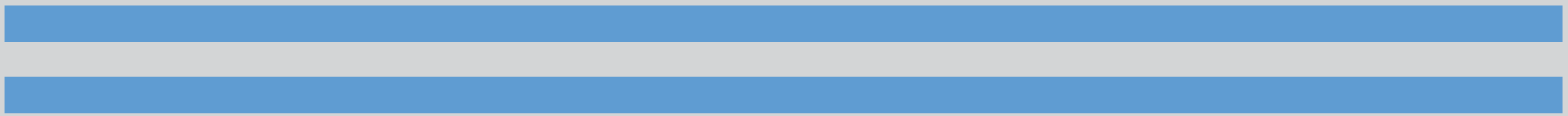


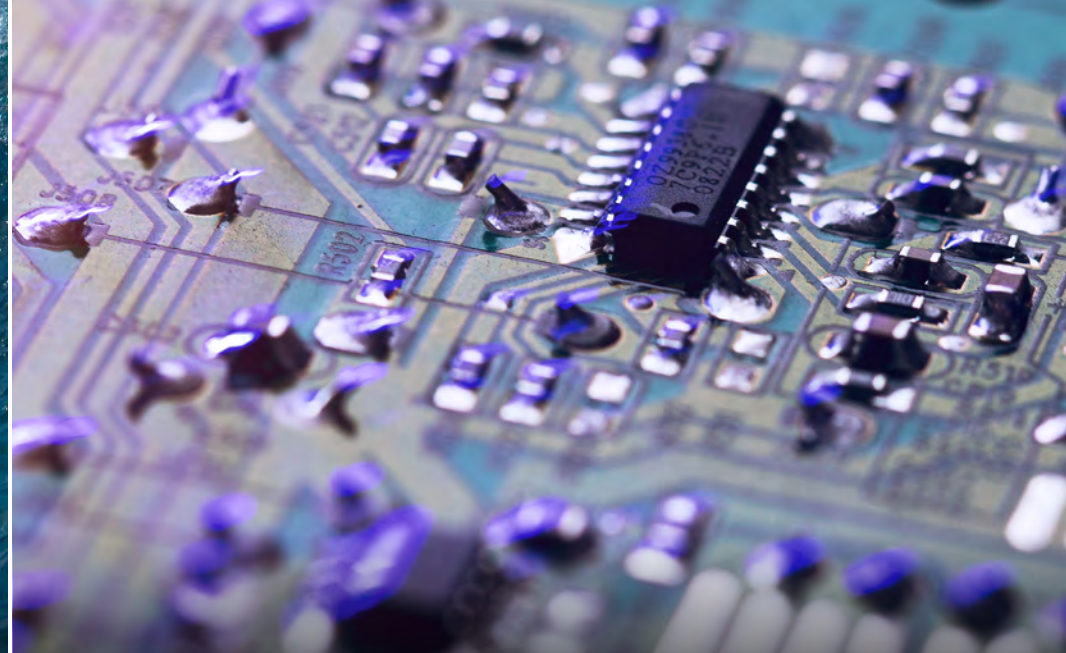
# ELEMENT



Element is an 83,200 SF campus prominently located in the heart of Carlsbad Research Center. Unique features include shaded outdoor amenity areas, creative office improvements, and an easy walk to the Island @ Carlsbad food court and walking trails. The three building campus environment provides growth opportunities for your thriving business in a variety of differing sizes. Jump in and find your Element.







ACTION SPORTS

TECHNOLOGY

# ELEMENT



COMMUNICATIONS



MEDICAL DEVICE



# PROJECT OVERVIEW



LOCATION  
2232 | 2234 | 2236  
Rutherford Rd.  
Carlsbad, CA 92008



3 BUILDING PROJECT  
83,210 SF



PARKING  
3.1/1,000



UPGRADES  
NEW LANDSCAPING  
✓ NEW SIGNAGE PROGRAM  
✓ RENOVATED OUTDOOR  
✓ AMENITY AREAS



CLEAR HEIGHT  
MAX 24'



LOADING  
GRADE-LEVEL ROLL-UP

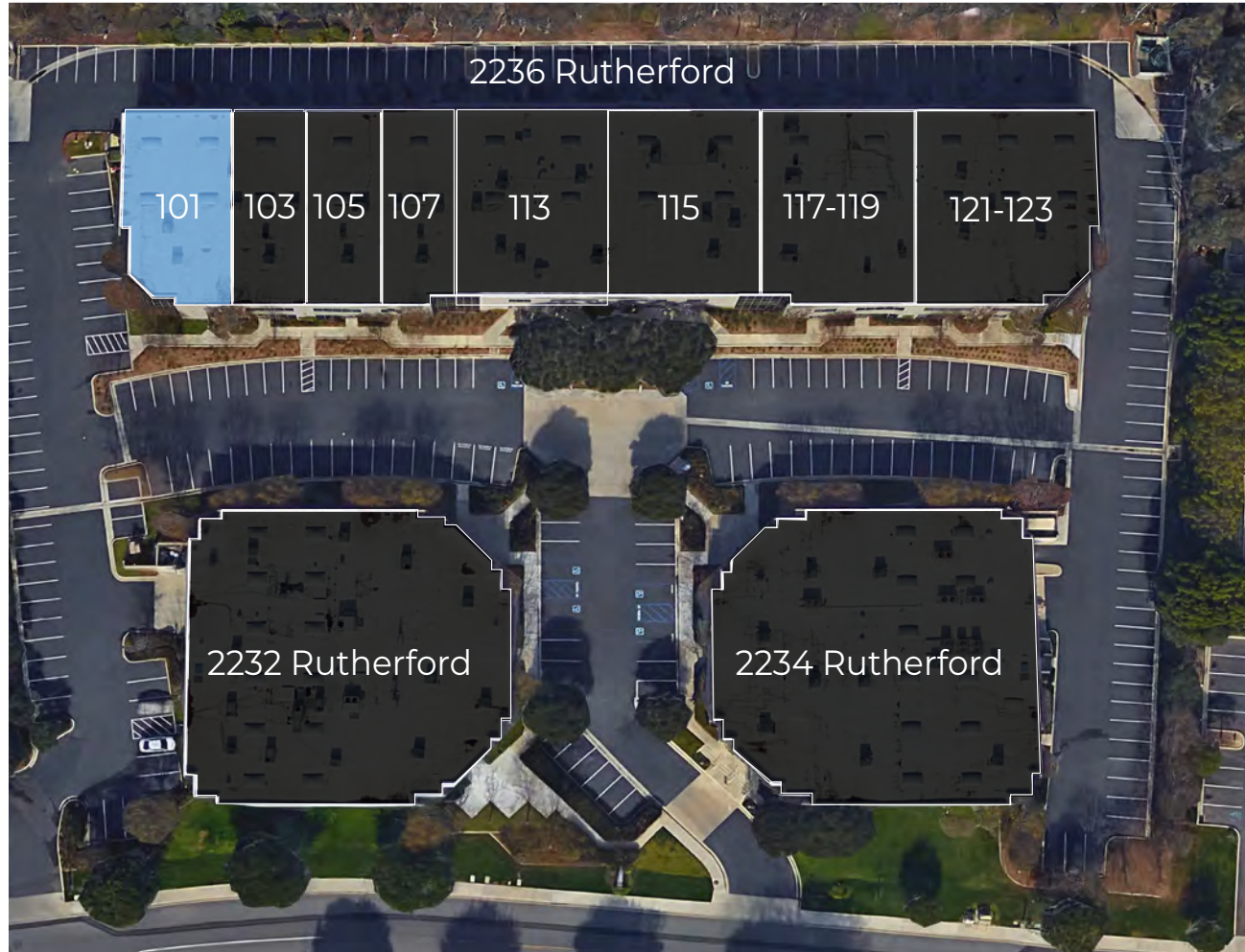


AMENITIES  
OUTDOOR EATING AREAS



# AVAILABILITY

Building	Unit #	Size	Asking Rate
2236	101	5,296 SF	\$1.85 SF, NNN





# AVAILABILITY SUITE 101



SUITE  
101



SIZE  
5,296 SF



CREATIVE OFFICE  
IMPROVED



ASKING RATE  
\$1.85 SF, NNN



AVAILABLE  
NOW



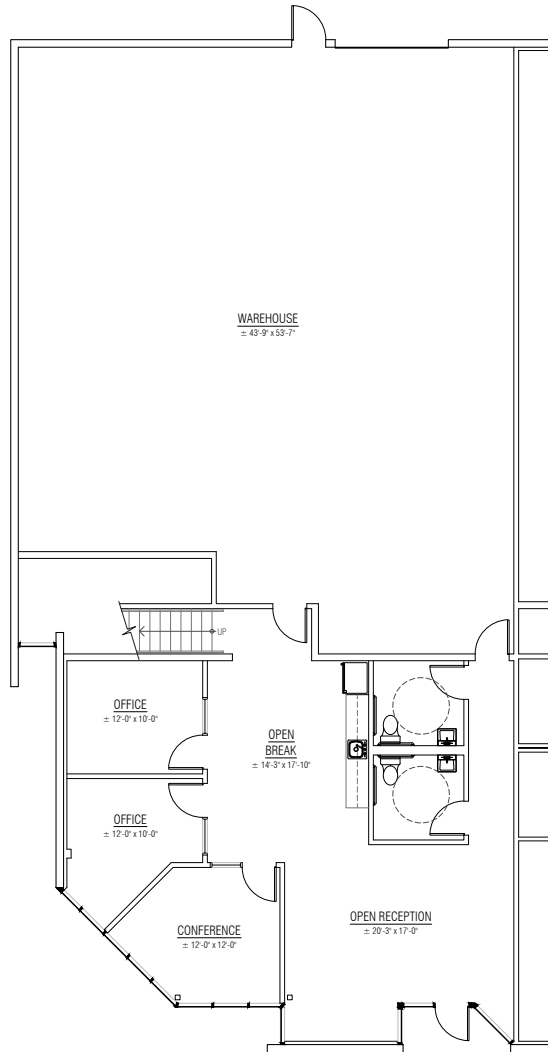
\* NNN: \$0.50, SF



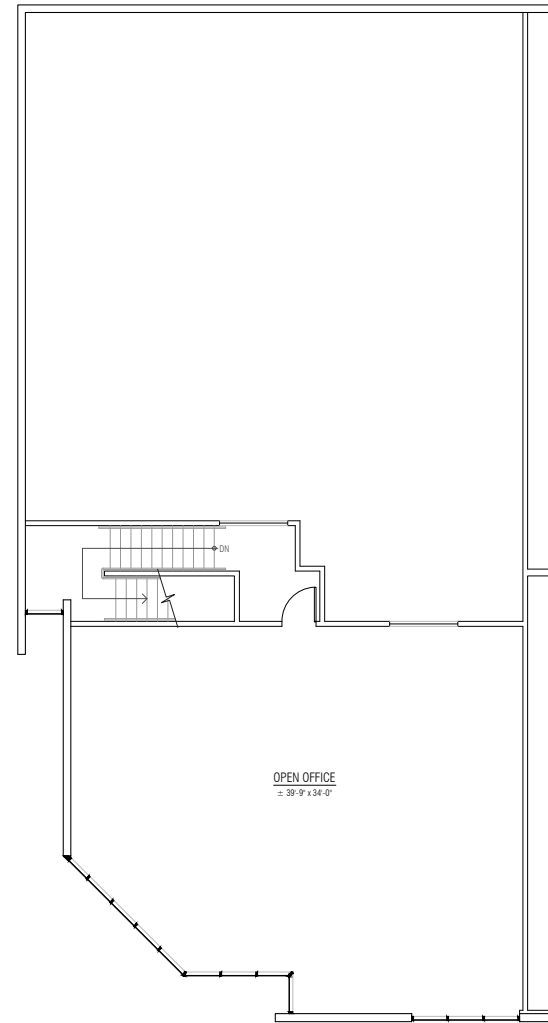


# FLOOR PLAN SUITE 101 - 5,296 SF

## FIRST FLOOR



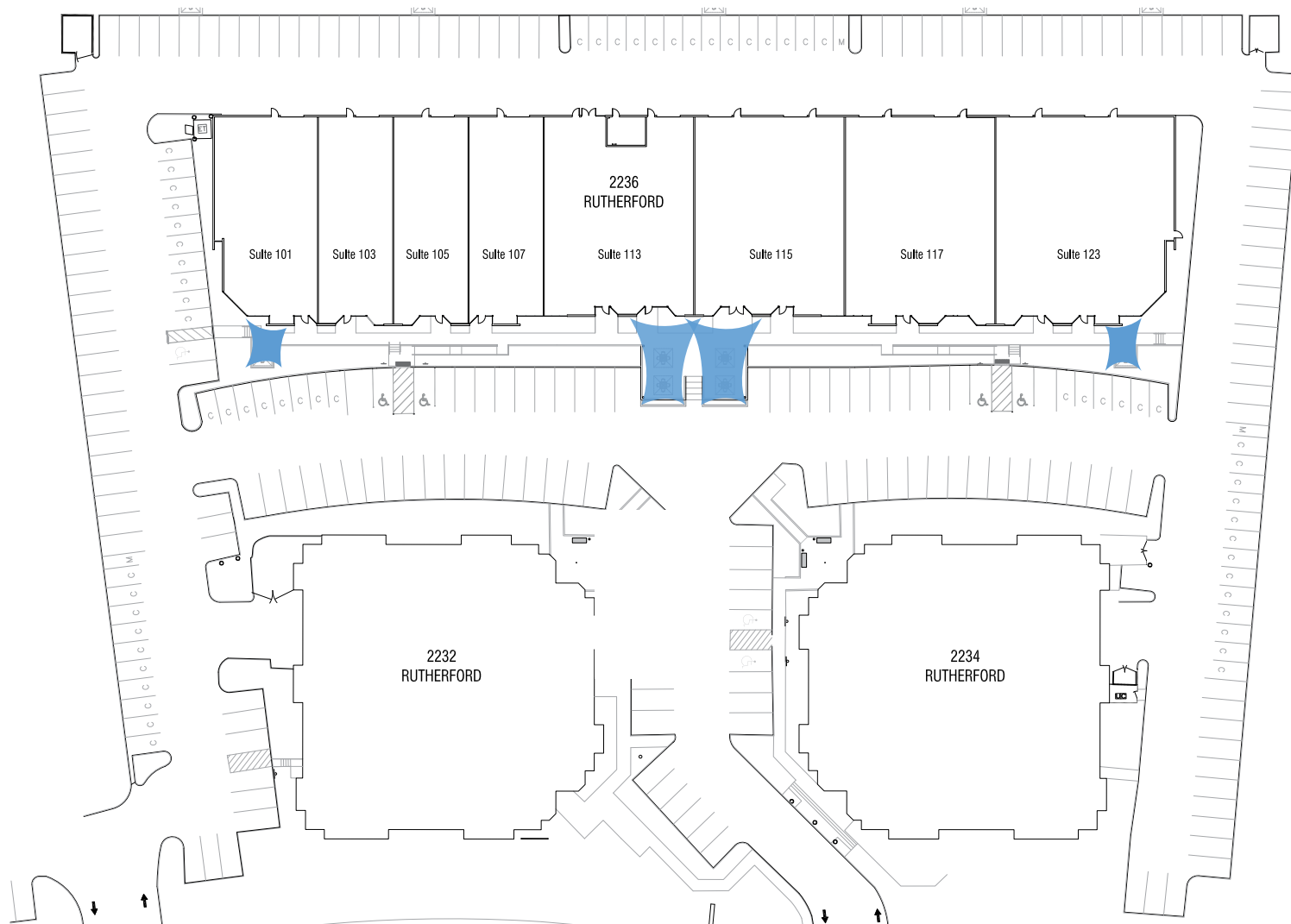
## SECOND FLOOR





# OUTDOOR AMENITY PLAN 2236 RUTHERFORD

## SHADE SAIL SITE PLAN





GALLERY







# GALLERY







# GALLERY







# LOCATION & DRIVE TIME

55 MINUTES  
TO U.S. - MEXICO BORDER

40 MINUTES  
TO DOWNTOWN



PACIFIC OCEAN

10 MINUTES  
TO INTERSTATE 5

10 MINUTES  
TO OCEAN

20 MINUTES  
TO INTERSTATE 15

5 MINUTES  
TO PALOMAR AIRPORT

PALOMAR AIRPORT ROAD



MCCLELLAN  
PALOMAR  
AIRPORT

10 MINUTES  
TO HIGHWAY 78

45 MINUTES  
TO RIVERSIDE COUNTY

FARADAY AVENUE

# ELEMENT

ISLAND @ CARLSBAD



35 MINUTES  
TO ORANGE COUNTY

N





# NEARBY AMENITIES



THE ISLAND AT CARLSBAD



MCCLELLAN PALOMAR AIRPORT

# ELEMENT

PALOMAR COMMONS



BRESSI RANCH



THE SQUARE



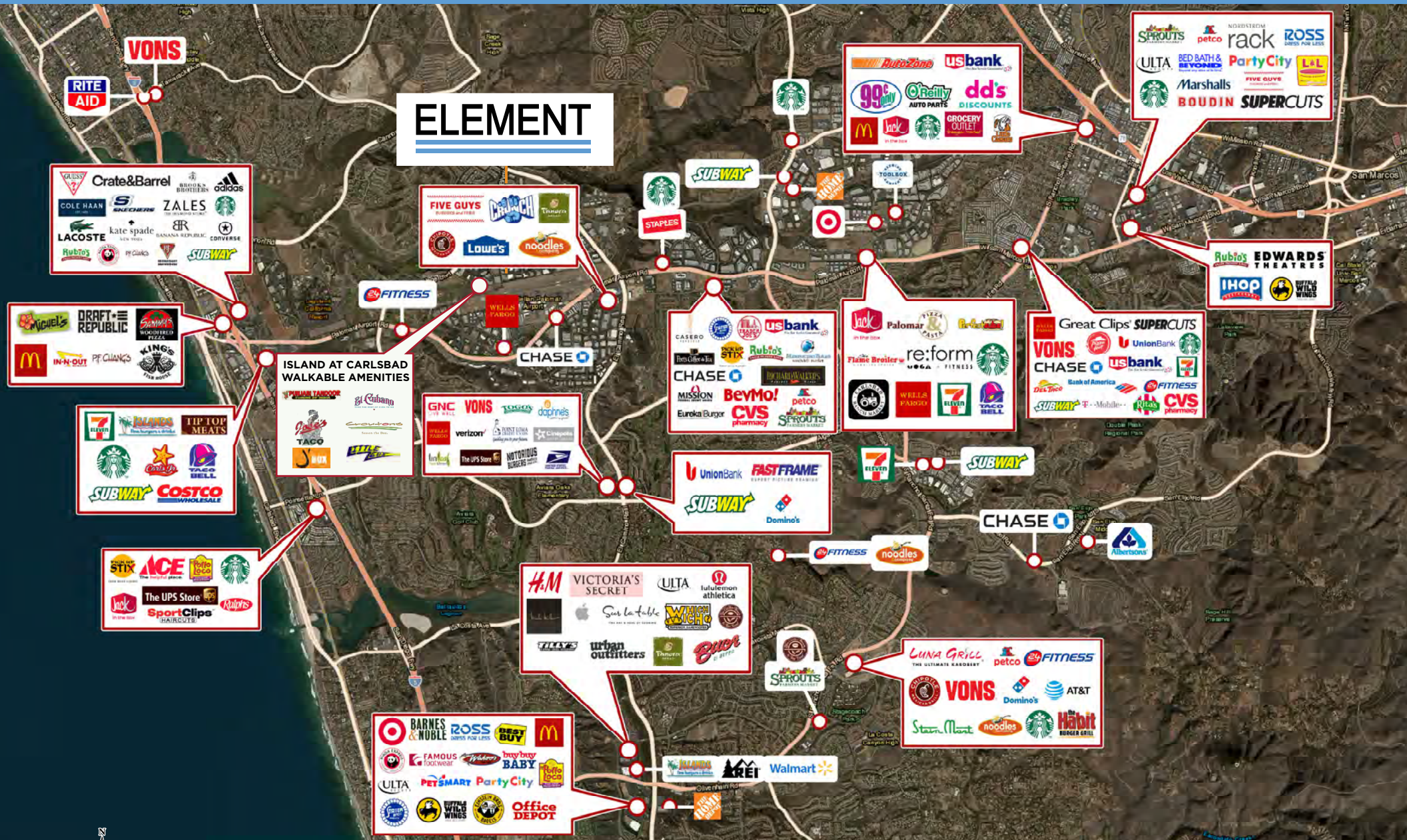
CARLSBAD GATEWAY CENTER







# RETAIL AMENITIES







# GALLERY



**IN THE HEART OF  
THE CARLSBAD  
RESEARCH CENTER**



**WALKING DISTANCE TO THE  
ISLAND AT CARLSBAD  
RETAIL FOOD COURT**



**WALKING DISTANCE  
TO PARKS  
AND BIKE TRAILS**



**CONVENIENT ACCESS TO  
INTERSTATE 5, HIGHWAY 78,  
MCCLELLAN PALOMAR AIRPORT,  
AND EL CAMINO REAL**



**NEAR SOME OF  
CARLSBAD'S  
FINEST HOTELS AND  
RESORTS**



# ELEMENT

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