

AVAILABLE
FOR LEASE

CARLSBAD RESEARCH CENTER

1891 RUTHERFORD ROAD, SUITE 100 :: CARLSBAD, CA

**R&D/BIOTECH
BUILDING
FOR LEASE**

24,271 SF AVAILABLE FOR LEASE



The proposed common area lobby is a smaller version of what is generally represented by this photo.

FEATURES:

- 24,271 RSF Available for Lease
- Approximately 19,932 RSF (1st Floor)
- Approximately 4,339 RSF (2nd Floor)
- 28 Private Offices and 3 Conference Rooms (1st Floor)
- 17 Private Offices and 1 Conference Room (2nd Floor)
- Lab Area
- 2 Cold Rooms
- Project Room
- Break Room
- Showers
- 1 Grade Level Loading Door
- Lease Rate: Negotiable*
- Estimated NNN = \$.24 RSF/MO

*Tenant is responsible for their proportionate share of all expenses associated with the property

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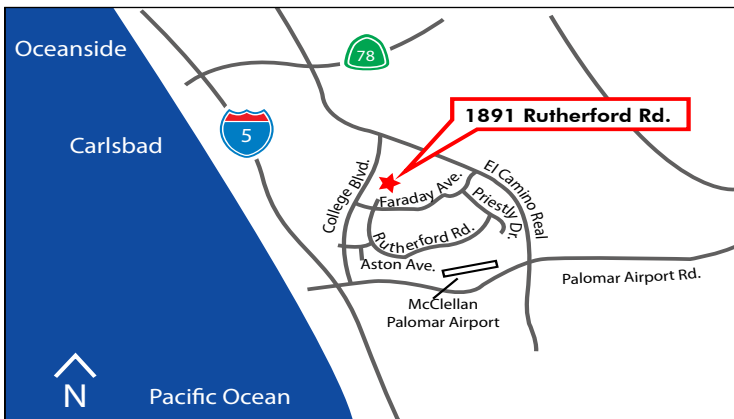
CBRE

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CBRE

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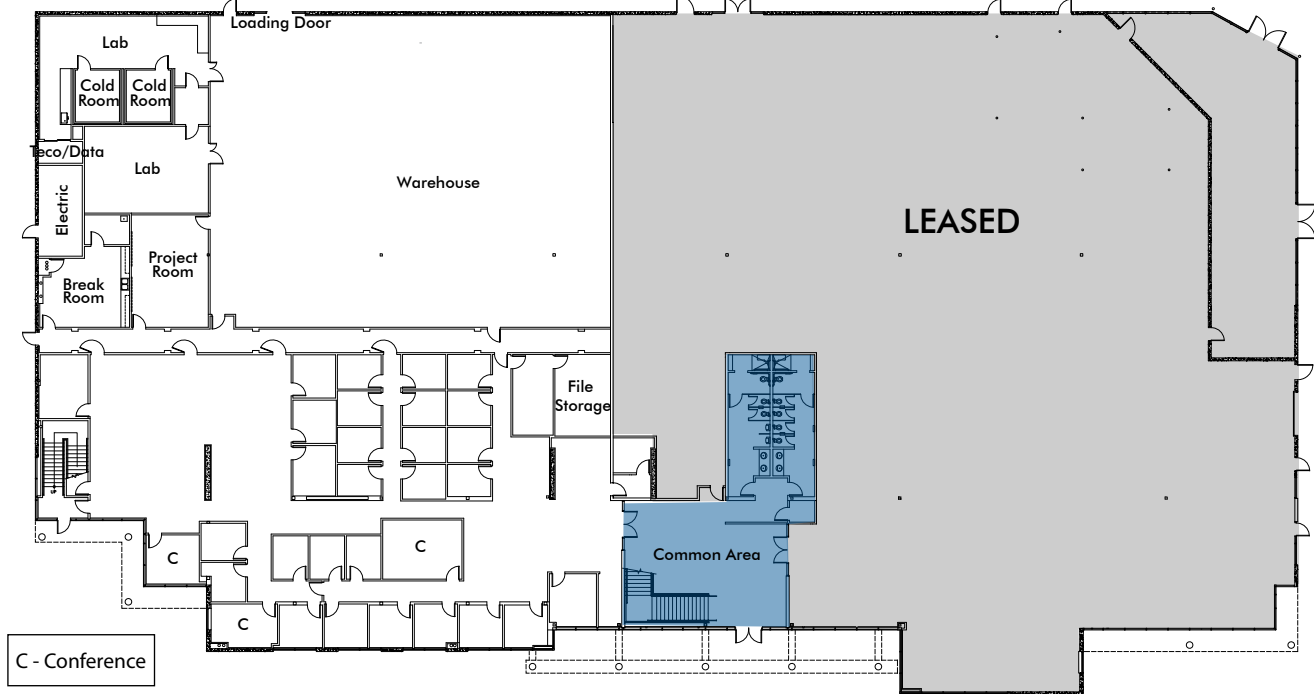
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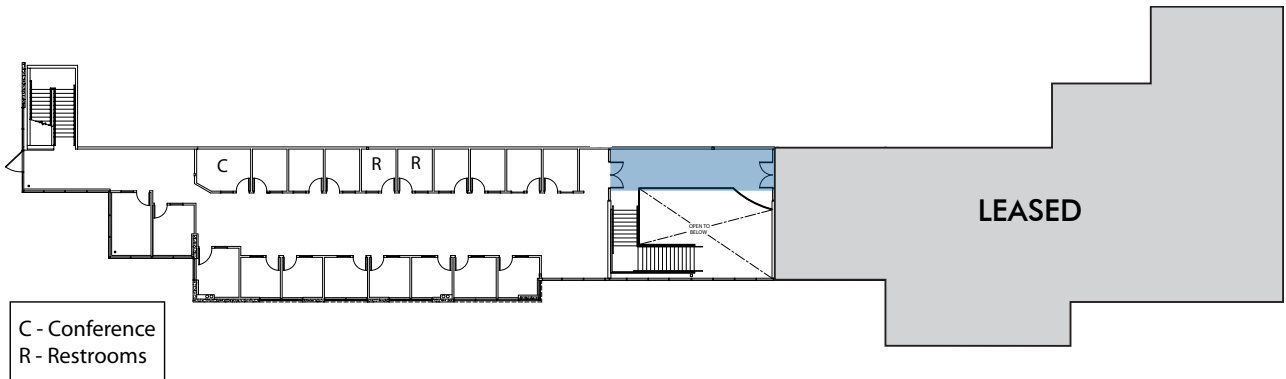
Suite 100 - Total 24,271 RSF

Suite 200 - Total 25,766 RSF



1891 RUTHERFORD ROAD, SUITE 100 - FIRST FLOOR - 19,932 RSF

SUITE 200 - 19,807 RSF



1891 RUTHERFORD ROAD, SUITE 100 - SECOND FLOOR - 4,339 RSF

SUITE 200 - SECOND FLOOR - 5,959 RSF