



1525 FARADAY AVE, CARLSBAD, CA 92008

CBRE

PROJECT FEATURES:



Location: 1525 Faraday Ave, Carlsbad, CA 92008



Building: A 83,915 rentable square foot, three story, Class "A" office building



Rent: \$2.85 per rentable square foot per month, includes five day per week janitorial service (tenants pay separately metered electricity)



Operating Expenses: Base Year



Parking: 339 spaces (4.0/1,000 RSF)



Internet: AT&T and Spectrum High Speed Fiber



Signage Availability: Three building signs and six monument sign positions available for major users (visible to Faraday Avenue)



Developer:



Newport National Corporation
Real Estate Development
Asset & Property Management



PROJECT PHOTOS:



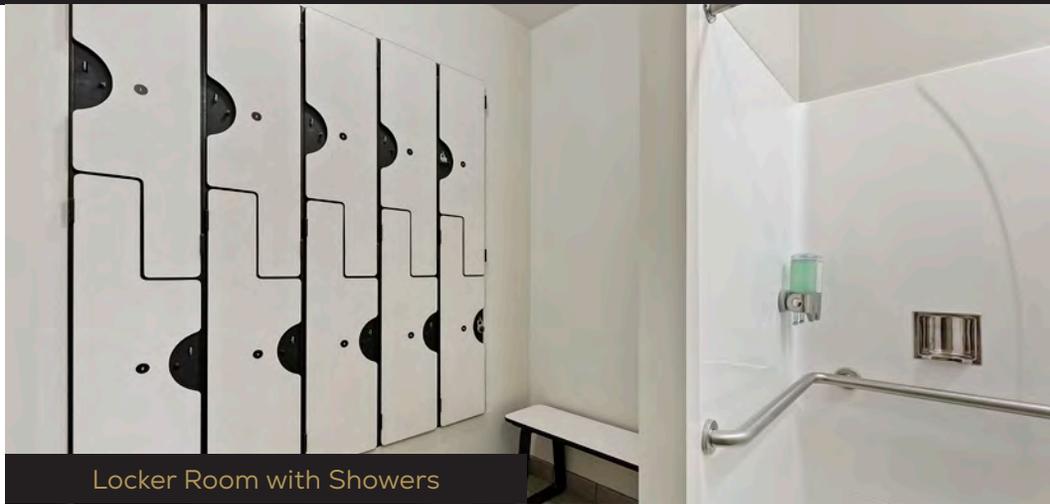
Tropical Courtyard with Koi Ponds



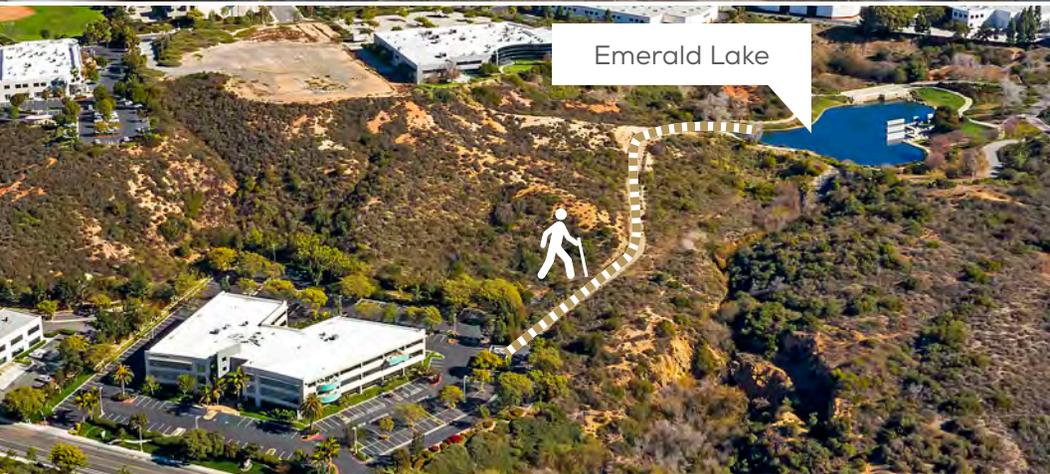
AMENITIES:



Prestigious Two Story Lobby



Locker Room with Showers



Emerald Lake



State of the Art Fitness Center



Resort Quality Restrooms



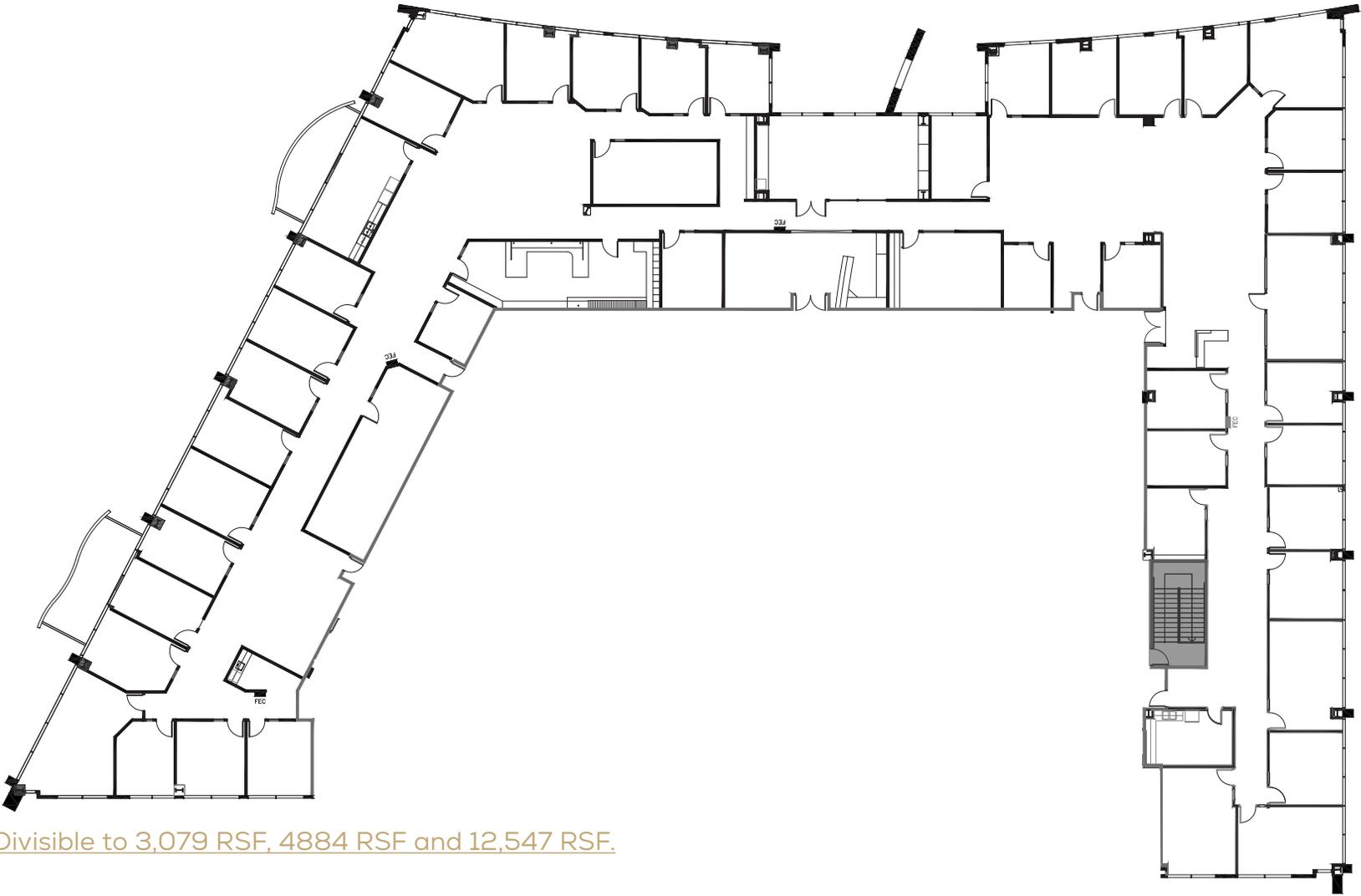
AVAILABILITY

Rental Rate: \$2.85 per rentable square foot per month
Base rental rate includes 5 day per week janitorial service.
Tenants pay Separately metered electricity.

SUITE #	FLOOR	SQUARE FEET	AVAILABLE	DESCRIPTION
300	3rd	20,510 RSF*	NOW	Divisible to 3,079 RSF (Suite 310) and for 4,884 RSF (Suite 390). Prestigious double door entry off the elevator, reception area, kitchen/break area, multiple conference rooms, abundance of private offices, and a copy area.

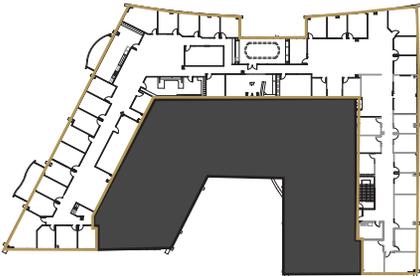
*Divisible to 3,079 RSF and 4,884 RSF.

SUITE 300 - 20,510 RSF

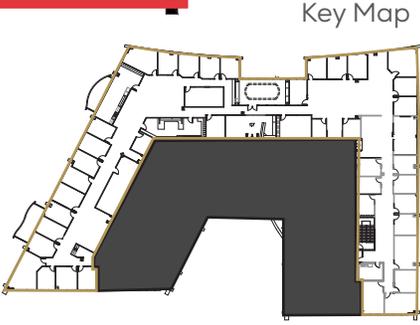
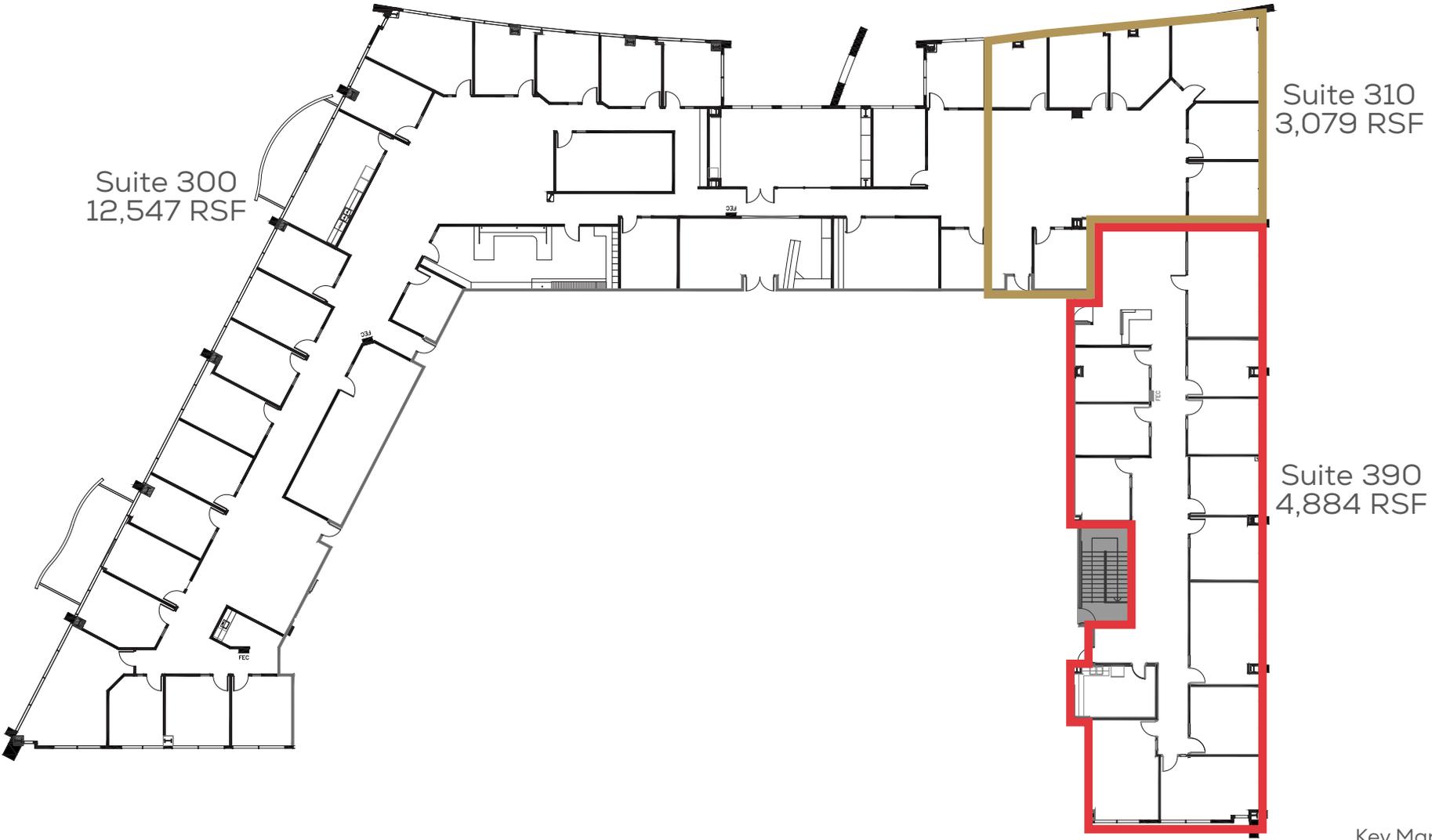


*Divisible to 3,079 RSF, 4884 RSF and 12,547 RSF.

Key Map



SUITE 300 - POTENTIAL DIVISIBILITY



LOCAL AMENITIES:



South Carlsbad State Beach

Tamarack Surf Beach

Carlsbad Lagoon Recreation Area

Logos for Costco Wholesale, burger lounge, 7-Eleven, Subway, Nothing Bundt Cakes, Carls Jr., Islands, Starbucks, and Taco Bell.

Logos for Carlsbad Premium Outlets, Windmill Food Hall, BJ's Restaurant & Brewhouse, Jersey Mike's Subs, Panda Express, Corner Bakery Cafe, Draft Republic, Toast, King's Food Market, Ruby's, In-N-Out Burger, McDonald's, Rubio's, P.F. Chang's, and Miguel's.

Logo for The Flower Fields.

Logo for Legoland.

Logos for Karl Strauss Brewery and Grand Pacific Resorts.

Logo for Emerald Lake Corporate Centre.

Logo for The Crossings at Carlsbad.

Palomar Airport Rd

Faraday Ave

College Blvd

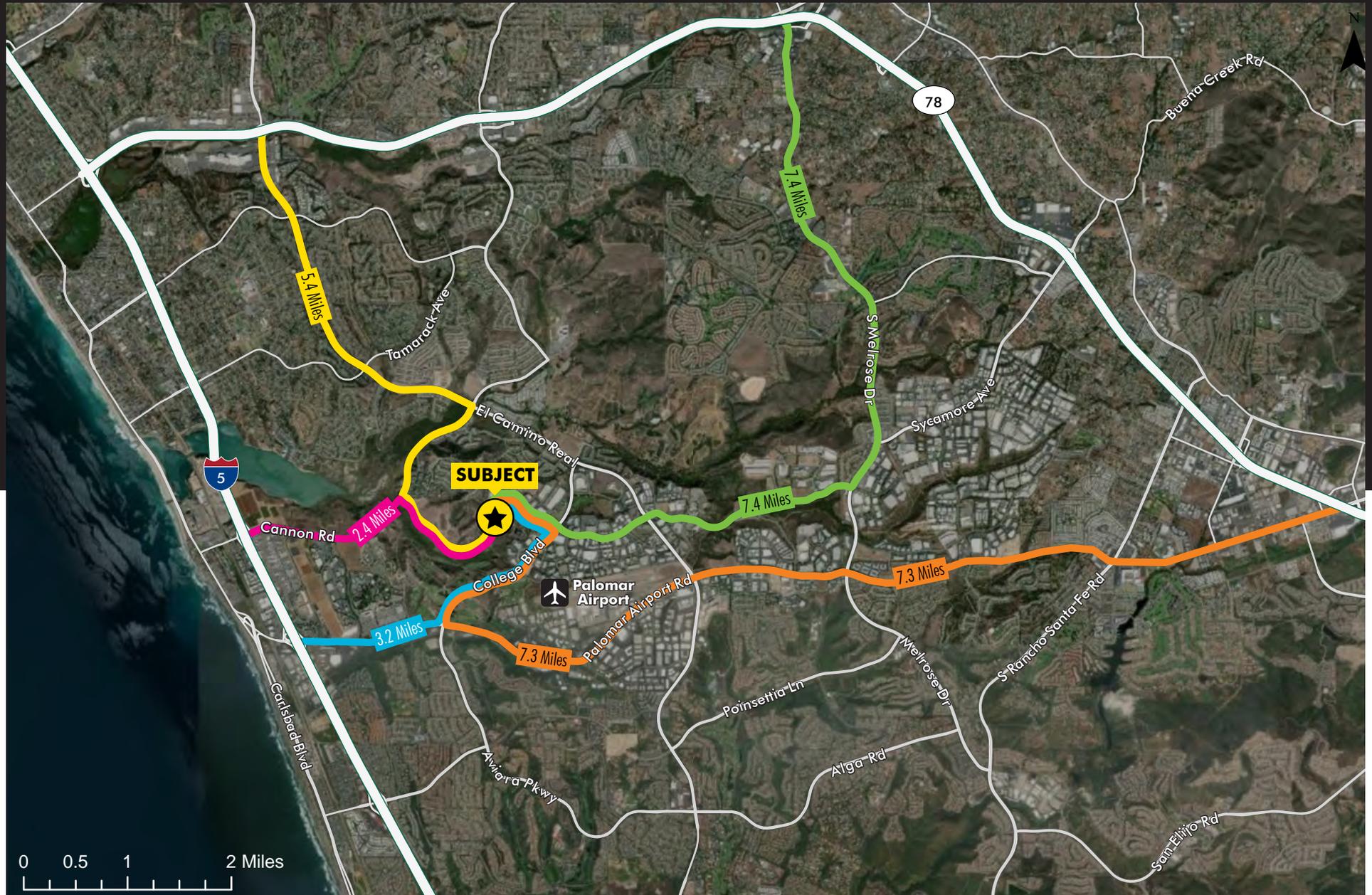
Logos for Anytime Fitness, Crutons, 7-Eleven, Little Tikes, Pizza by the Slice, and TACO.

Logo for Residence Inn by Marriott.

Logos for Chipotle Mexican Grill, Jamba Juice, Hellopaki & Sushi, Jersey Mike's Subs, Habob Lounge, Noodles Company, Five Guys, Panera, and Lowe's.



DRIVE TIMES:





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