

3264

grey hawk court

carlsbad, ca 92008

multi-functional flex facility

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project highlights

Corporate Identity

- Project has Impressive Corporate Image
- Located amongst High-End Companies
- Flex Project with highly Improved Buildings

Master Planned Business Park:

- Located within the Grey Hawk Business Center
- 28 building project Totaling 208,439 Square Feet
- Modern 2008 architecture and construction

Location:

- Central Carlsbad Location
- Within minutes of Palomar Airport Rd, Interstate 5 & Highway 78
- Strong Nearby Employment Base

Amenities:

- Excellent Parking: 3 Spaces/1,000 SF
- Close proximity to restaurants & Retail
- Large 12'x 12'Grade Level Doors



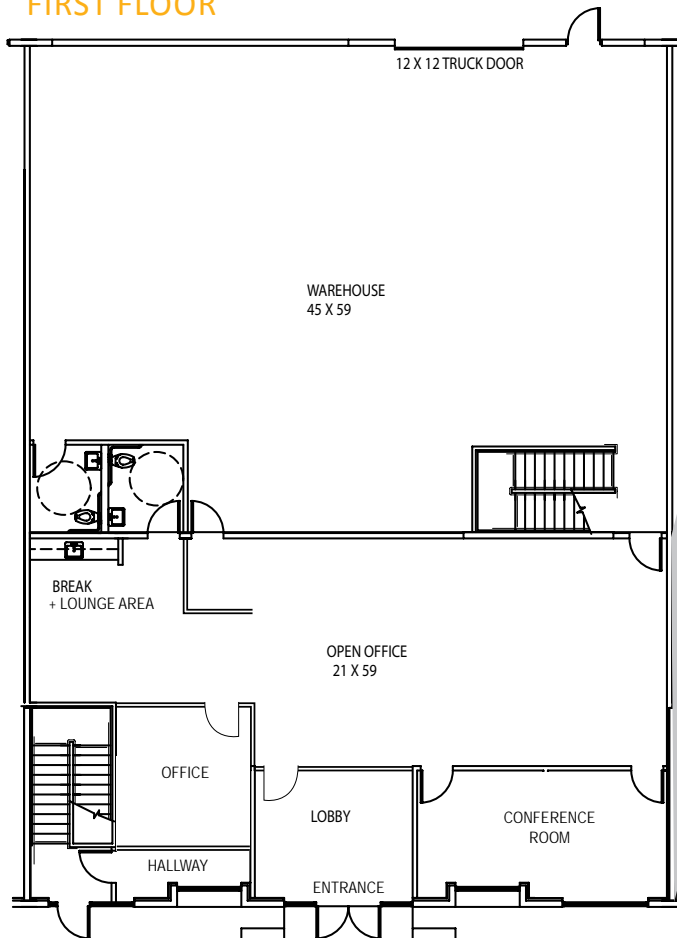
premises overview

ADDRESS:	3264 Grey Hawk Court
BUSINESS PARK:	Grey Hawk Business Center
SUBMARKET:	Carlsbad
RENTABLE SQUARE FEET:	7,142 Square Feet
# FLOORS:	Two (2) Floors
FIRST FLOOR SF:	5,000 Square Feet
SECOND FLOOR SF:	2,142 Square Feet
% IMPROVED:	4,372 (61%)
YEAR BUILT:	2008
ZONING:	PM (Planned Industrial)
LOADING:	One 12'x12' Grade Level Door
PARKING RATIO:	3/1,000 SF
CLEAR HEIGHT:	20' Clear Height
RESTROOMS:	Two (2) ADA Compliant Restrooms
LEASE RATE:	\$1.19/SF NNN
AVAILABILITY:	May 15, 2017

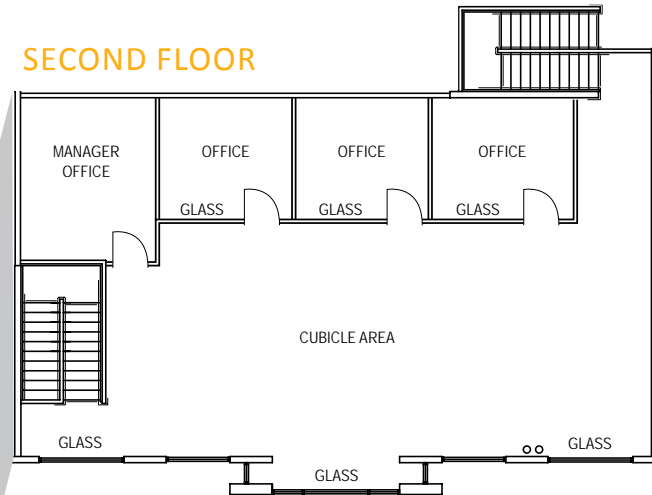


floor plan

FIRST FLOOR



SECOND FLOOR



FIRST FLOOR FEATURES

5,000 Square Feet

Private Lobby

1 Private Office with Large open office area

Custom Wood Floors throughout

Floor to ceiling Class Walls

Customized Break and Lounge Area

Two (2) Restrooms

2,770 square of warehouse

Grade Level Loading Door

SECOND FLOOR FEATURES

Four (4) Glass Walled Private Offices

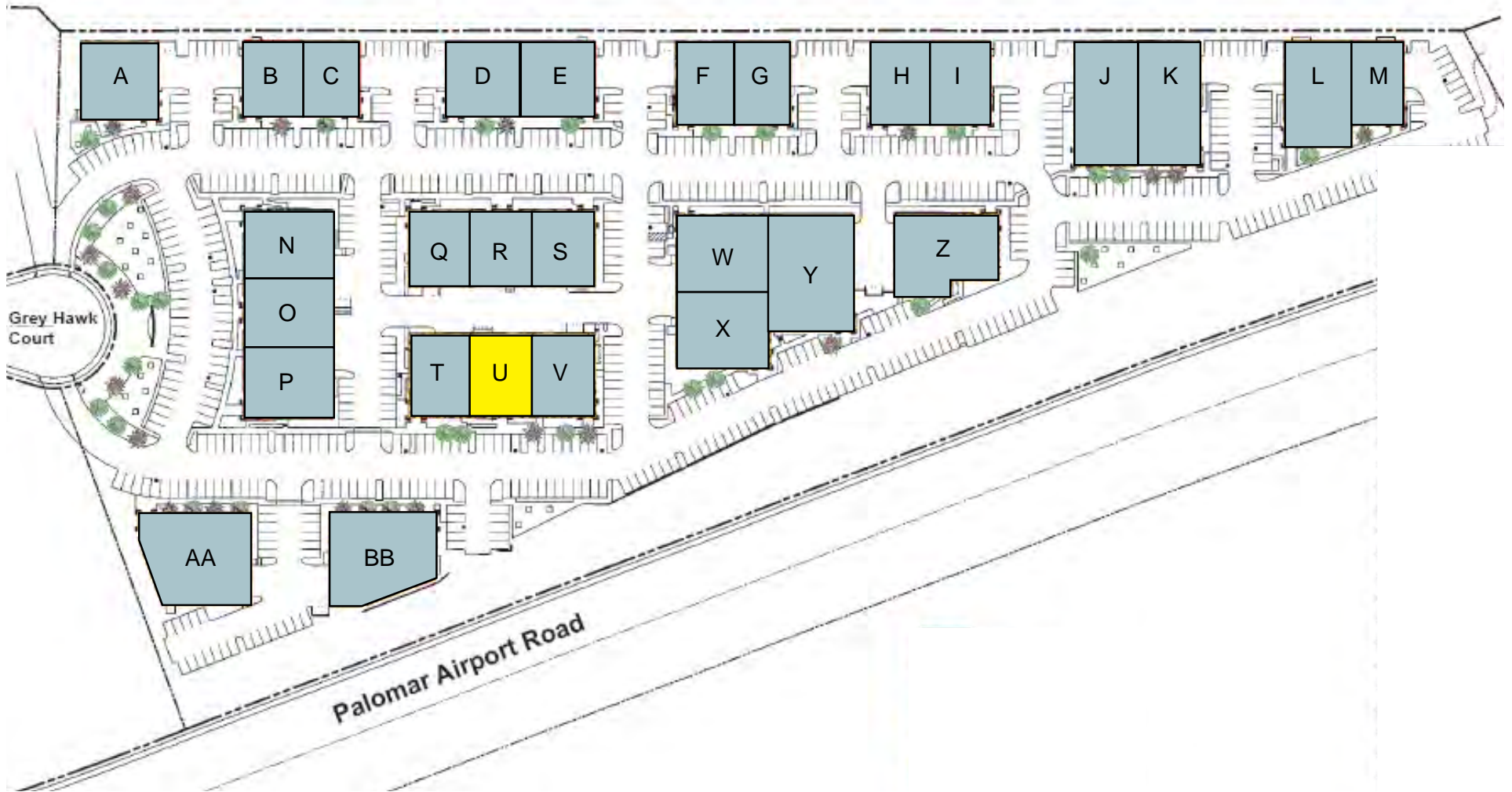
Open office area for cubicles

Extensive Glass-line with Natural light

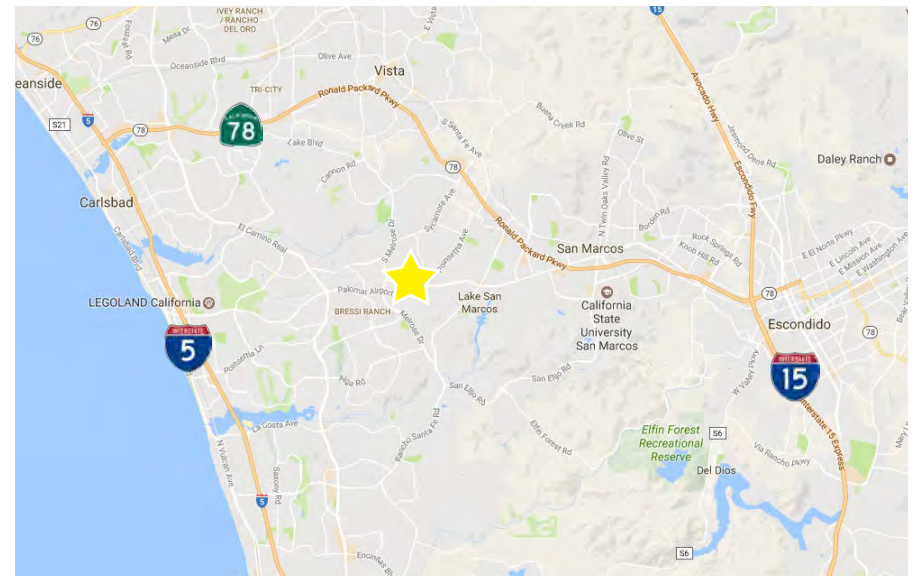
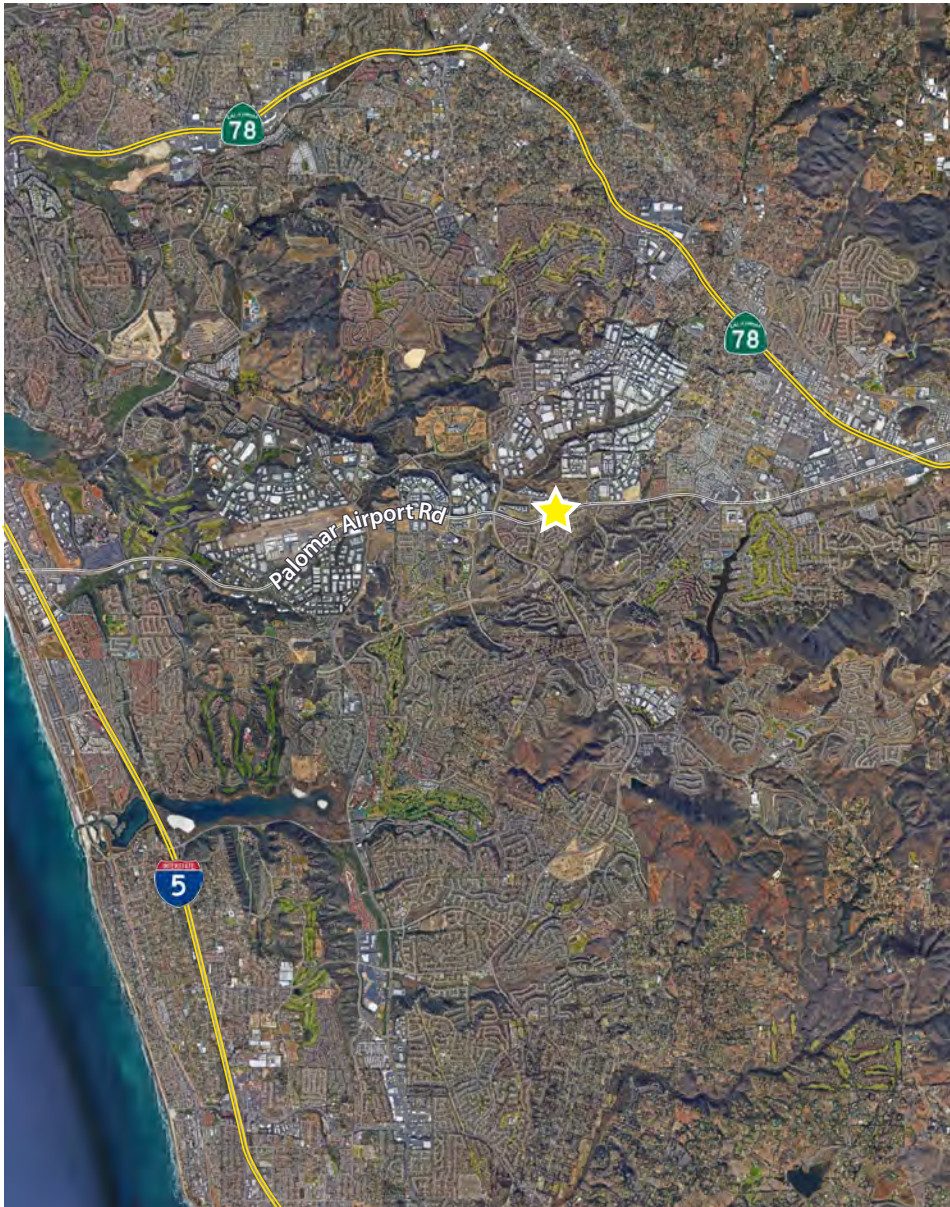
Custom window coverings

Two stairwell access points

site plan



location overview



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