

FOR LEASE

3150 EL CAMINO REAL - CARLSBAD, CA 92008

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

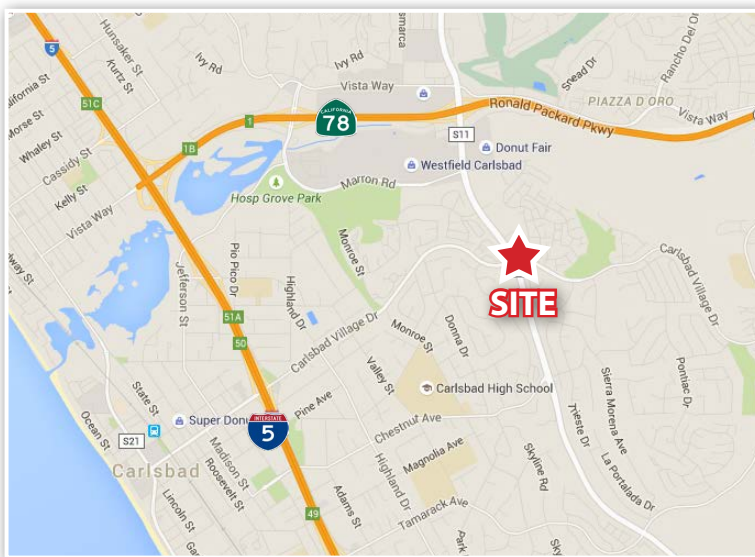
ONE MEDICAL SUITE REMAINING!



MEDICAL/OFFICE SPACE IN CHARMING CARLSBAD LOCATION

PROPERTY FEATURES

- 3,869 RSF Medical/Office
 - Ground floor / Private entrances
 - Excellent visibility to both El Camino Real and Carlsbad Village Drive
 - Easy Freeway Access
 - Flexible Floorplan
 - Building Signage
 - Signalized Corner Monumeny Signage
 - Lush Landscaping
 - Close to Many Amenities
 - **Lease Rate:**
Medical: \$2.50 NNN
Office: \$2.25 MG
- *Tenant improvement allowance available*



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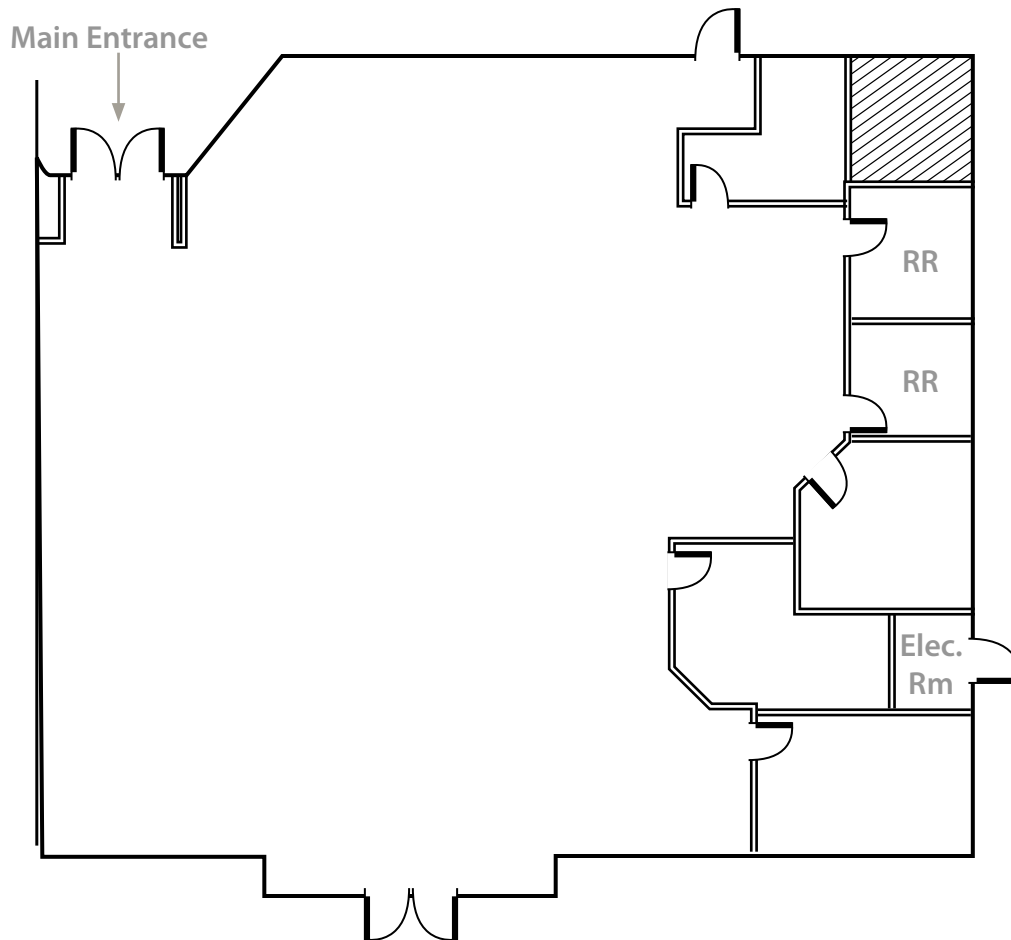
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FLOOR PLAN

Suite A

approximately 3,869 RSF



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Building Photos

