

ARROYO BUSINESS CENTER



**UNDER NEW
OWNERSHIP**



RECENTLY RENOVATED

6352 & 6354 CORTE DEL ABETO | CARLSBAD, CA 92010

FOR MORE INFORMATION:

Conor Boyle

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Colliers International

5901 Priestly Drive, Suite 100

Carlsbad, CA 92008

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PROPERTY FEATURES

- » High tech image
- » Excellent visibility and access just off of Palomar Airport Road
- » Flexible floor plan options available
- » 2.7/1,000 SF parking
- » Immediate retail amenities nearby
- » Convenient access to I-5 and Highway 78

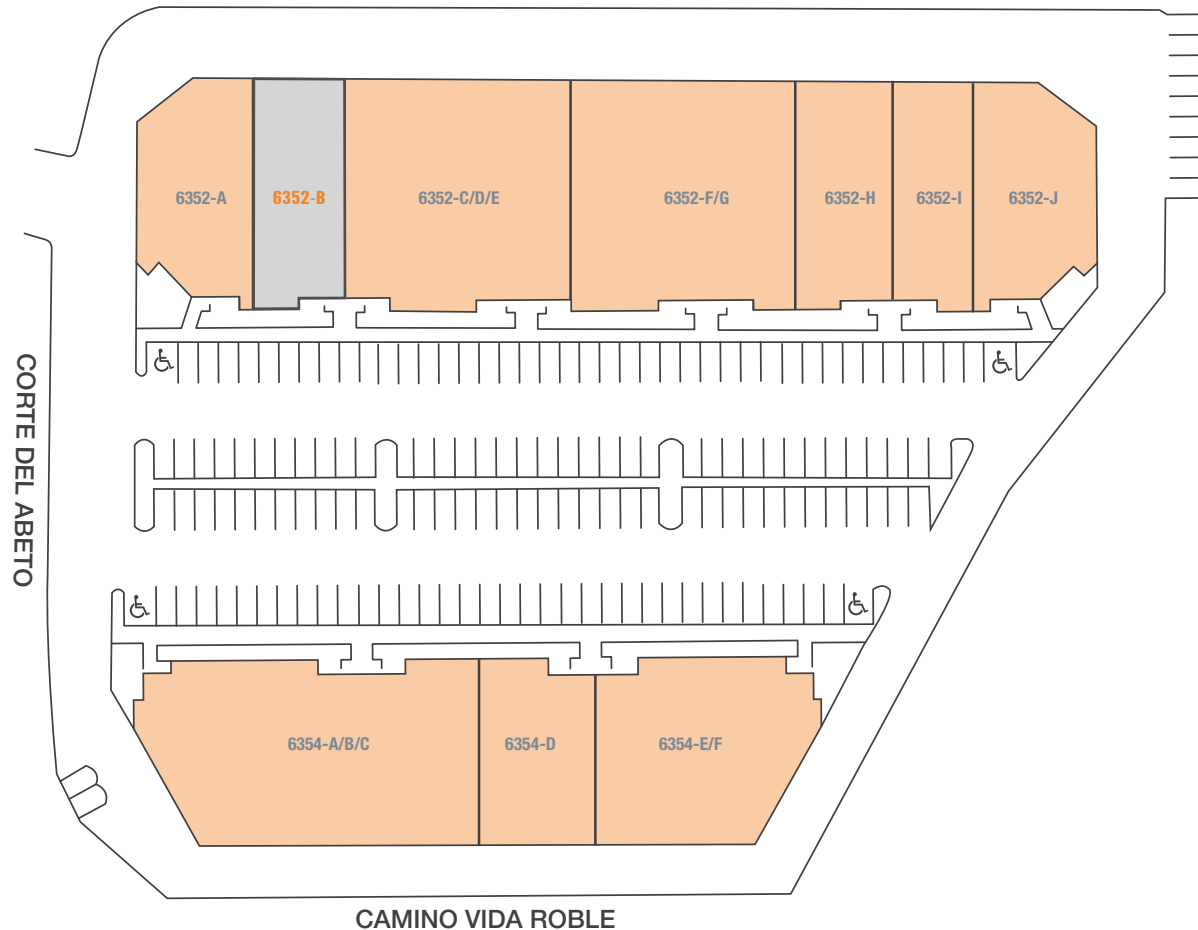


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

ARROYO BUSINESS CENTER

SITE PLAN

OCCUPIED
 AVAILABLE



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AVAILABILITIES

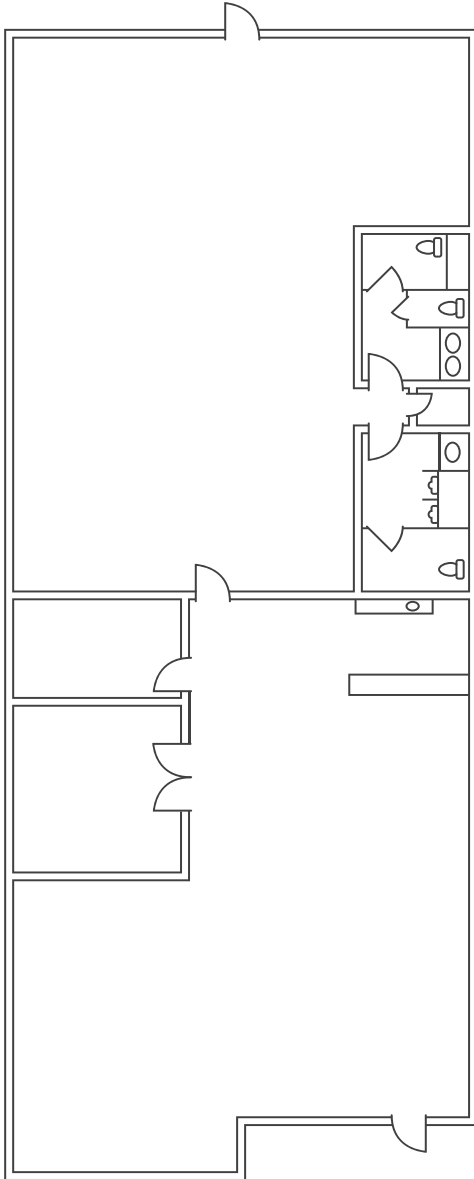
BUILDING	SUITE	TOTAL SF	OFFICE %	COMMENTS
6352	B	4,250	50%	\$1.35/SF NNN - Available now. Improvements recently completed.

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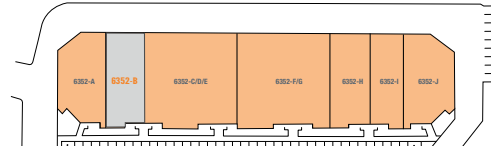
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FLOOR PLANS



Proposed floor plan

SITE KEY PLAN



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BLDG. 6352 // SUITE B

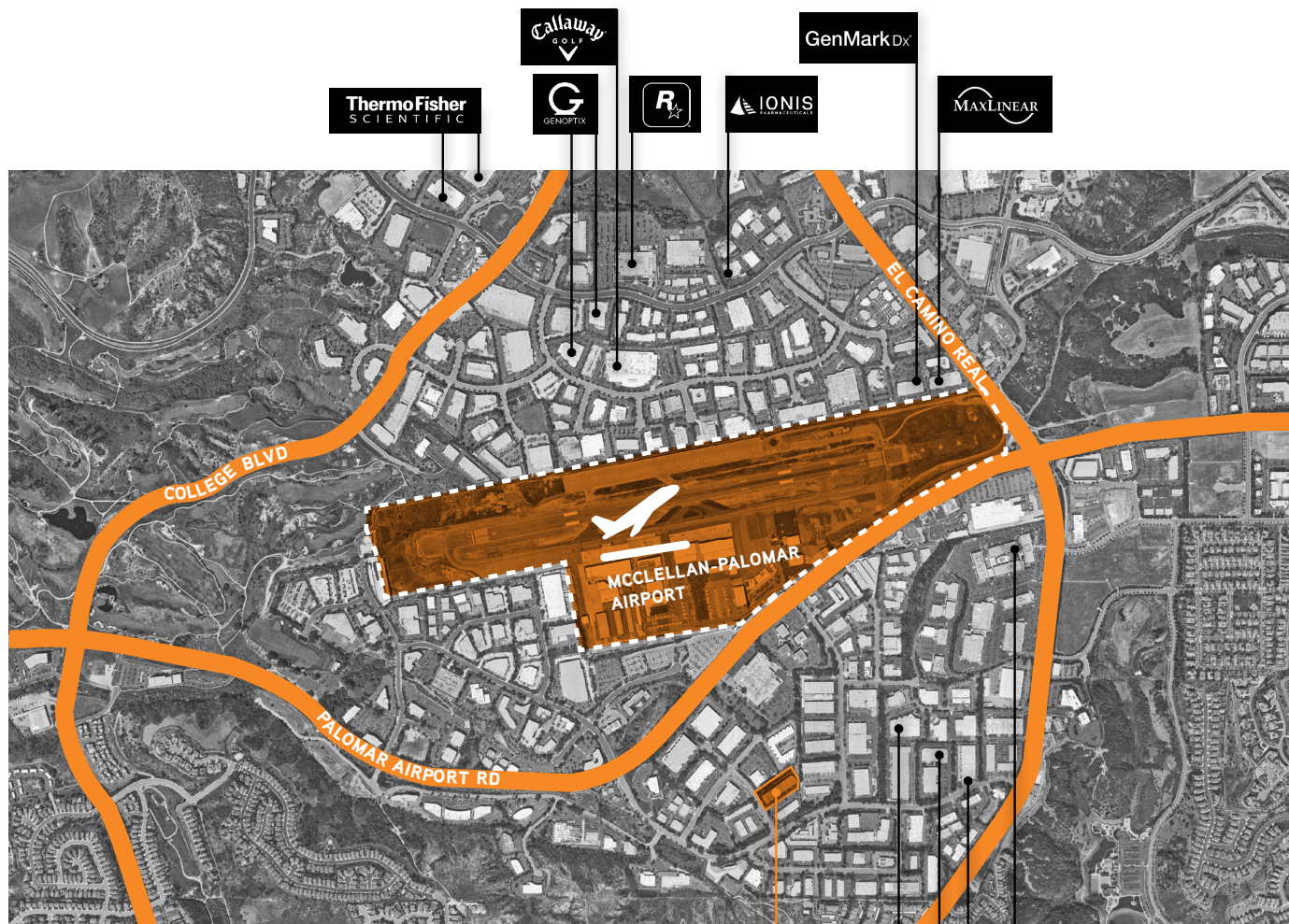
- 4,250 SF
- \$1.35/SF NNN

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CORPORATE NEIGHBORS



PLANNED IMPROVEMENTS

- Landscape Upgrades
- Exterior Paint
- Asphalt Repair/Parking Lot Slurry
- Tenant Signage
- Monument Signage
- Roof Repairs
- HVAC

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