

FOR SUBLEASE

7,023 SF CREATIVE OFFICE/FLEX

2445 IMPALA DRIVE
CARLSBAD, CA 92010



BUILDING HIGHLIGHTS

- + Free-standing R&D building with 100% HVAC
- + Located in the Palomar Tech Center
- + Clear Height: 16'
- + Flexible M Zoning
- + Grade level glass roll-up door
- + Natural Gas available
- + Ideal location with excellent access to I-5
- + Walking distance to retail and restaurants, including Leap Coffee, Prager Brothers, and Arcana brewing company
- + Rate: Negotiable



CONTACT US

LARRY CAMBRA

+1 760 438 8538
larry.cambra@cbre.com
Lic. 01492381

BLAKE WILSON

+1 760 438 8587
blake.wilson@cbre.com
Lic. 02001878

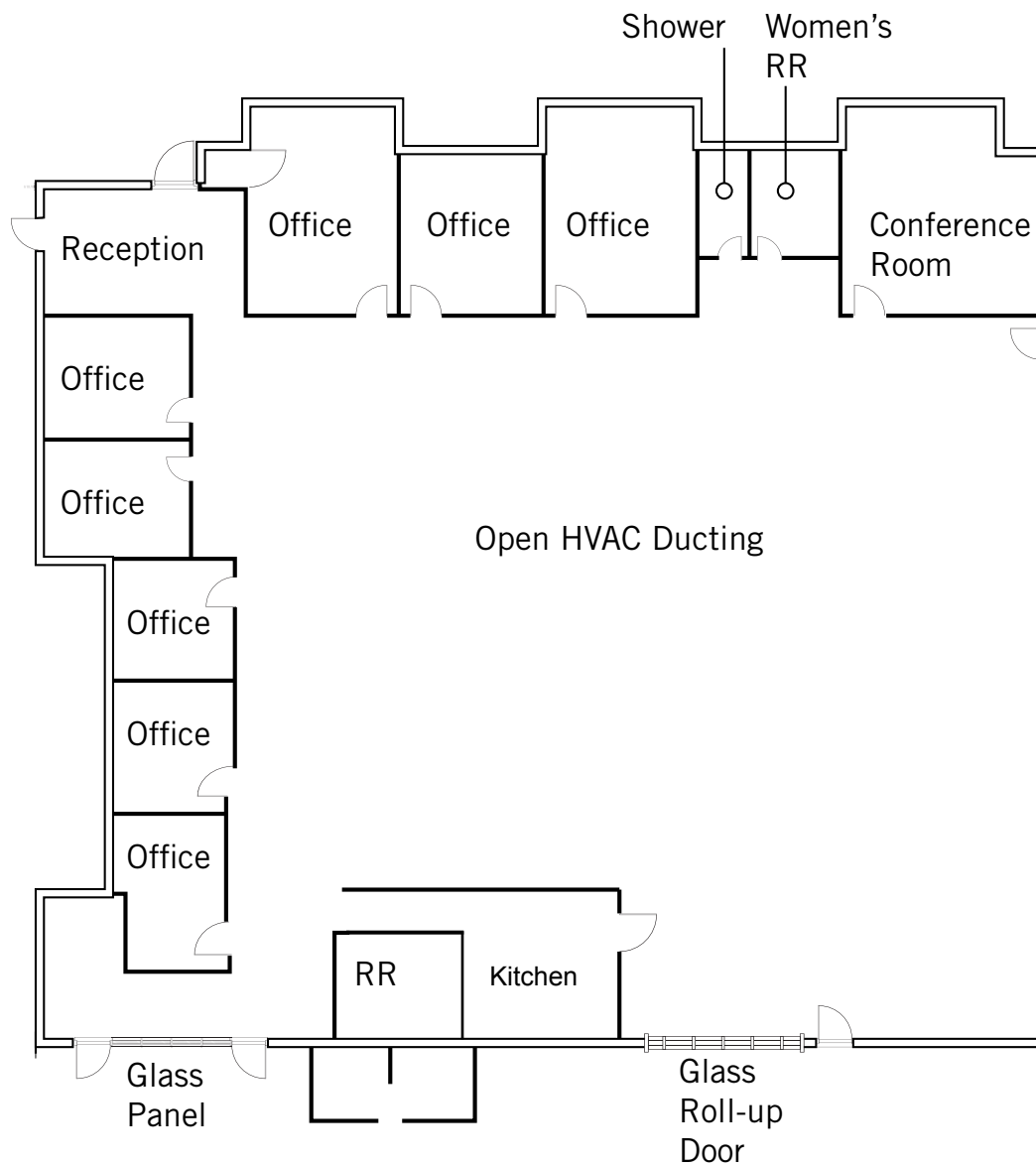
© 2017 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

www.cbre.com/sdnorth

CBRE

FOR SUBLEASE
7,023 SF CREATIVE OFFICE/FLEX

2445
IMPALA DRIVE
Carlsbad, CA 92010



CONTACT US

LARRY CAMBRA

+1 760 438 8538
larry.cambra@cbre.com
Lic. 01492381

BLAKE WILSON

+1 760 438 8587
blake.wilson@cbre.com
Lic. 02001878

www.cbre.com/sdnorth

CBRE

FOR SUBLEASE
7,023 SF CREATIVE OFFICE/FLEX

**2445
IMPALA DRIVE**
Carlsbad, CA 92010



CONTACT US

LARRY CAMBRA

+1 760 438 8538
larry.cambra@cbre.com
Lic. 01492381

BLAKE WILSON

+1 760 438 8587
blake.wilson@cbre.com
Lic. 02001878

www.cbre.com/sdnorth

CBRE