

Kelly Corporate Center IV

1000 Aviara Parkway, Carlsbad, CA 92011



75,000 RSF Class "A" Office Building

Another Development By:



www.allengroup.com

Availability

1000 Aviara Parkway, Carlsbad, CA 92011



Suite #	RSF	Lease Rate	T.I.
120	2,209	\$2.90 + E	Proposed Spec Suite
210	10,590 Divisible	\$2.90 + E	\$45.00 per USF
220	5,789 Divisible	\$2.90 + E	\$45.00 per USF
300	26,268 Divisible	\$2.90 + E	\$45.00 per USF

* The R/U building factor is 12.6%



Independently Owned and Operated

Grubb & Ellis|BRE Commercial

1000 Aviara Parkway, Suite 100 Carlsbad, CA 92011 fax: (760) 454-3869 www.brecommercial.com

Justin Halenza
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Katie Anderson
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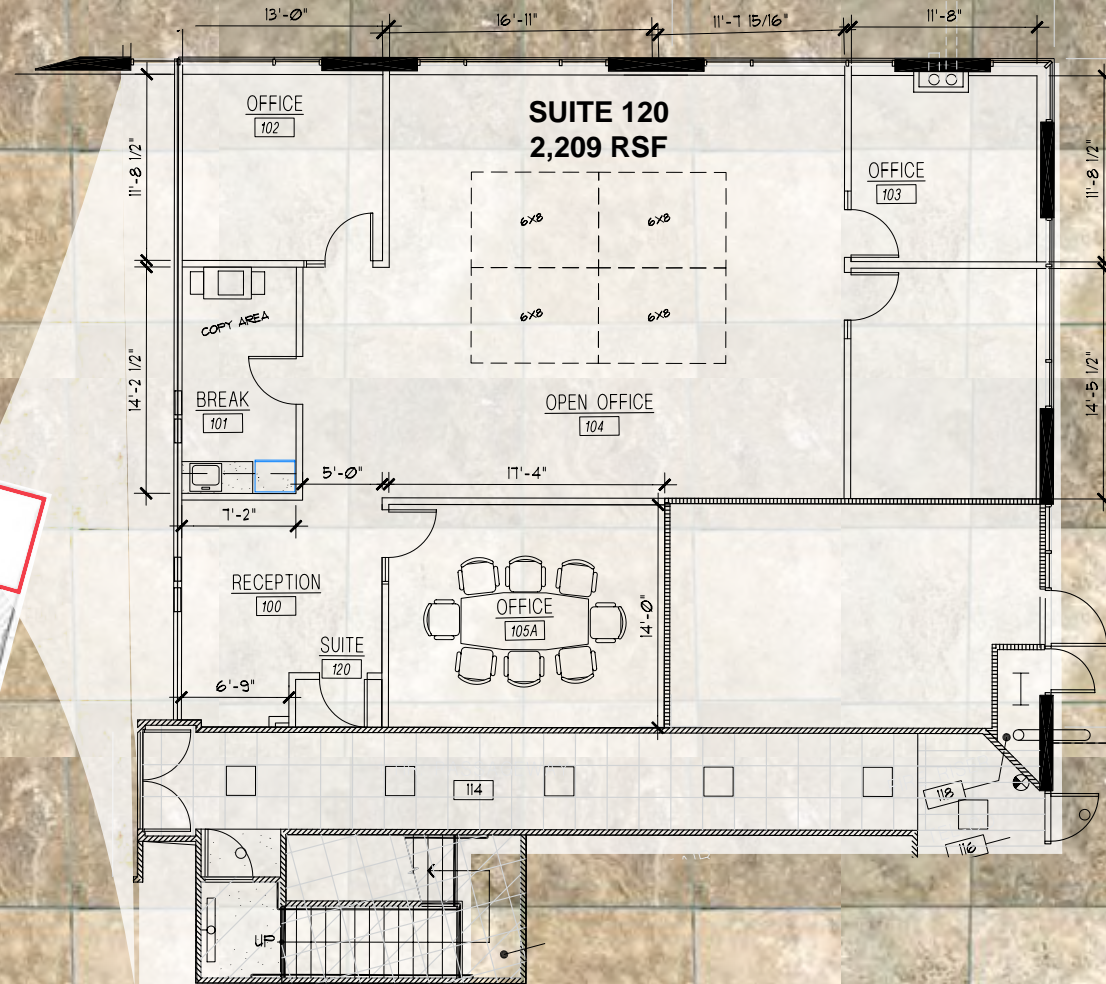
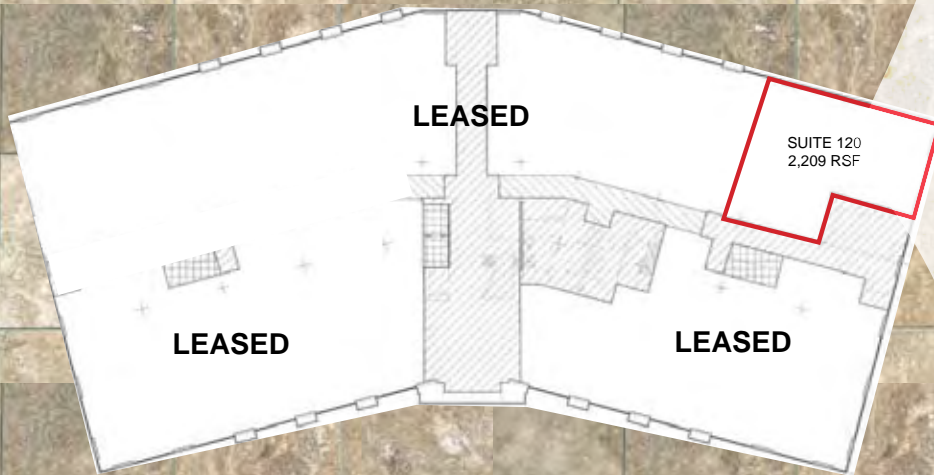
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Floor Plans

FIRST FLOOR - SUITE 120 - 2,209 RSF

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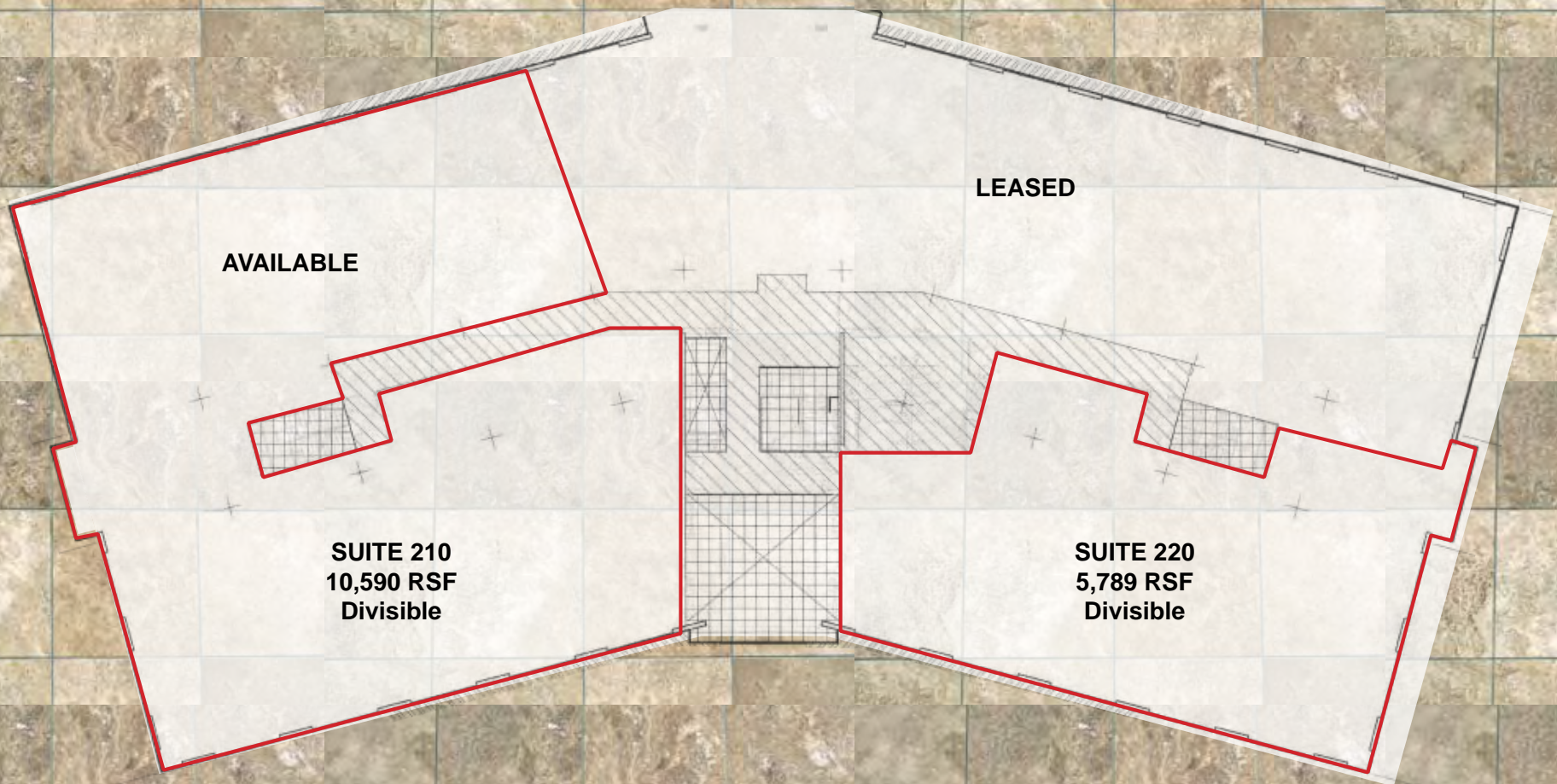
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Floor Plans

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SECOND FLOOR - SUITE 210 - 10,590 RSF, SUITE 220 - 5,789 RSF



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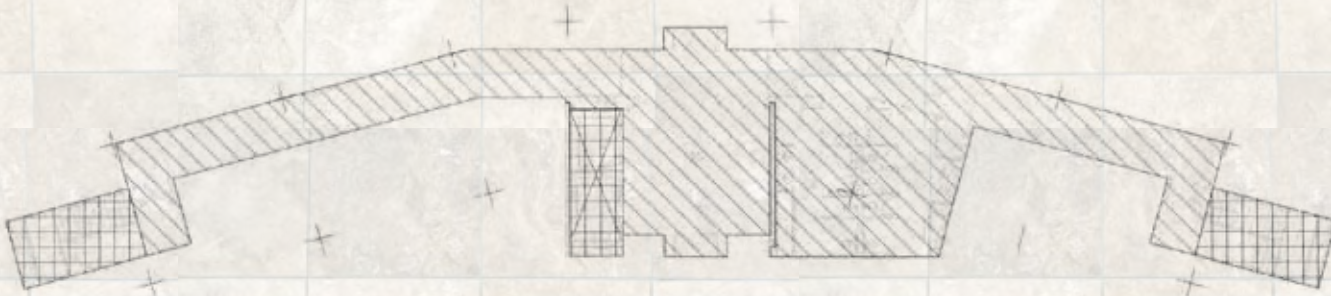


Floor Plans

THIRD FLOOR - 26,268 RSF

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SUITE 300
4,000 RSF - 26,268 RSF



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