

For Lease

Jefferson Village Square



2725 Jefferson Street, Carlsbad, CA 92008

- ↳ New availability – Suite 9 – 782 SF (see floor plan)
- ↳ One of the Village's most popular buildings – consistently at or near 100% occupancy
- ↳ Located at the corner of Laguna and Jefferson, great Freeway access
- ↳ 17,527 SF, two-story office building with plenty of parking
- ↳ Onsite manager, friendly atmosphere, and outside lounge

Asking Lease Rate: \$1.75 PSF + electric

Rent Schedule

February 2010

Suite #	Rentable Area	Rental Rate	Monthly Total
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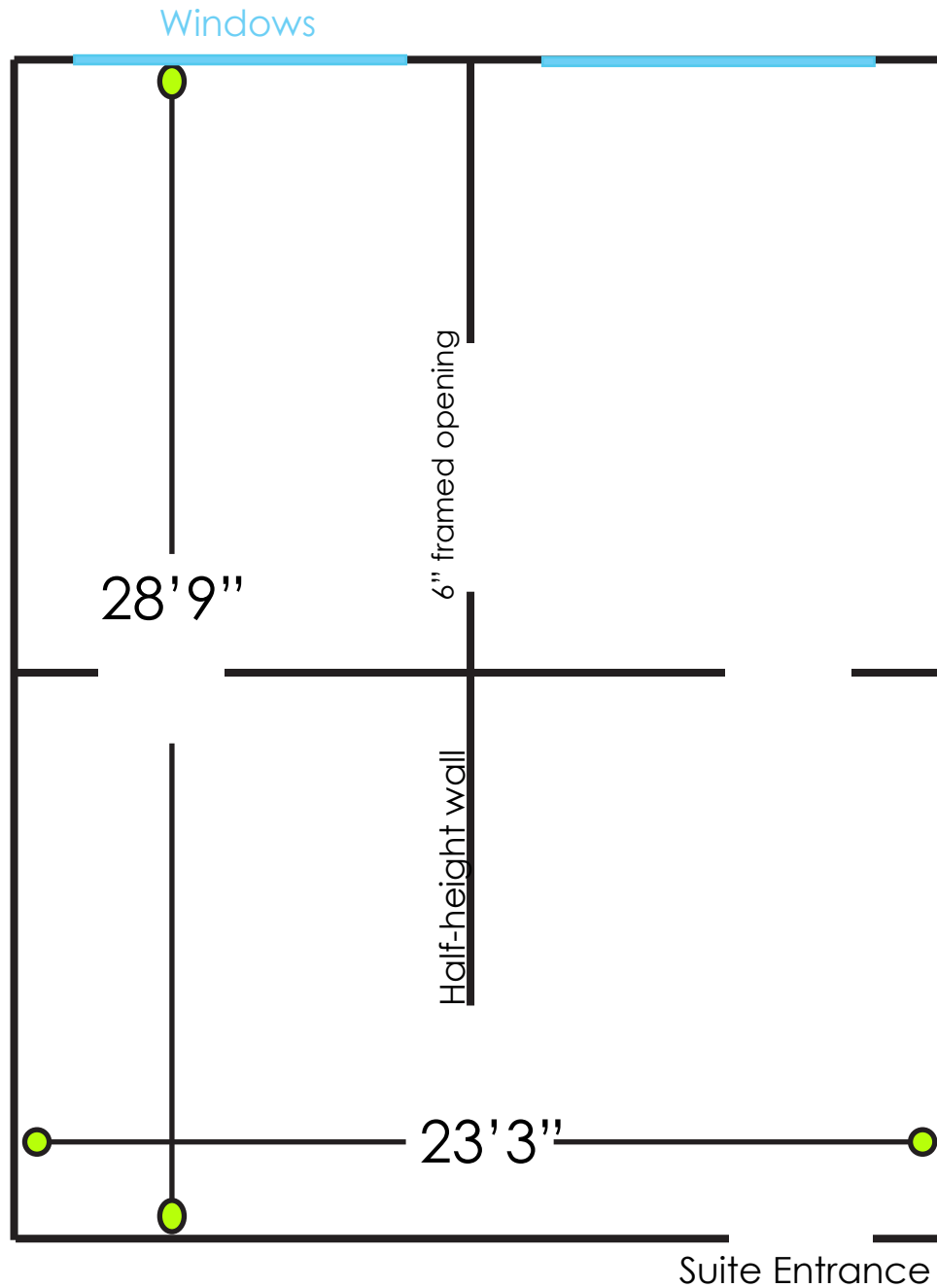
First Floor

Second Floor

9	782 SF	\$1.75	\$1,368.50
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Notes:

- ❏ Suites 1-6 are on the first floor. Suites 7-15 are on the second floor. Tenant to independently verify the square footage of the unit to its satisfaction prior to lease signature. Sizes as shown include a core factor of 10% for common area.
- ❏ Tenant is responsible for its own janitorial service.
- ❏ Some spaces (where indicated) are not separately metered for electric and Tenant is responsible for its pro-rata share of electric utilities.
- ❏ All individual door signage is at Tenant's expense as per building standards. Tenant to pay \$250.00 upon lease signature for sign costs.



Suite 9 - 782 SF rentable area

- ☒ Suite is evenly divided into four areas
- ☒ Interior dimensions shown - front wall is half-length, half-height "pony wall"