

**For Lease**  
Beech Plaza

557 Beech Ave.  
Carlsbad, CA 92008



- ┌ 990 square foot space for retail and office uses
- ┌ Current build out includes reception area, restroom and 3 built out rooms
- ┌ Good street exposure
- ┌ Building signage available
- ┌ On-site parking available
- ┌ Carlsbad Village land use District 1 allows a wide range of uses subject to provisional requirements
- ┌ Available December 1, 2019

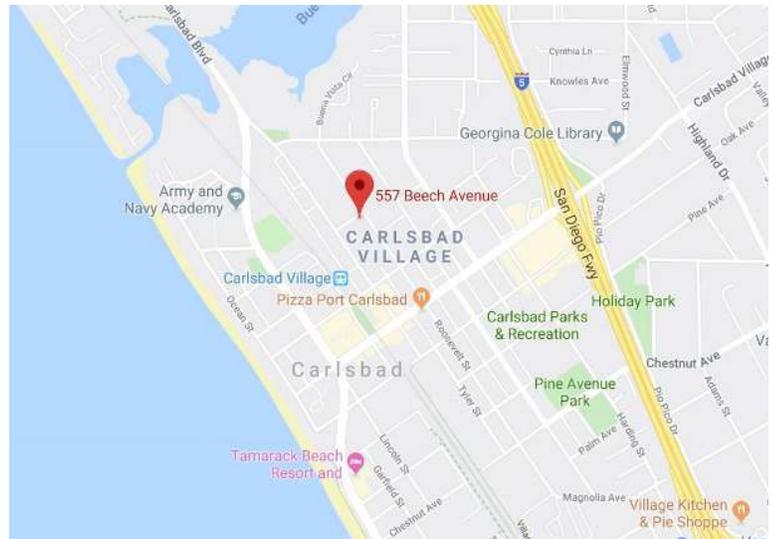
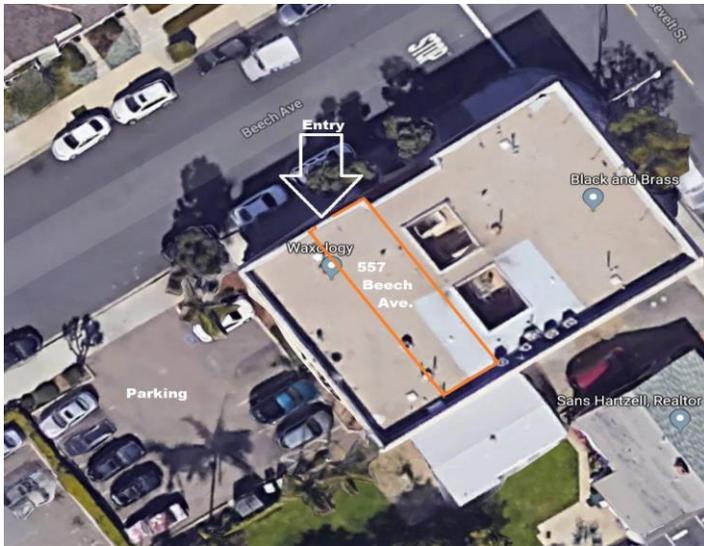
**Lease Rate - \$2.25 PSF plus water, trash and electrical**



Charles Currey, SIOR  
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#00658596

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\*Rentable area includes suite area plus pro-rata share of common areas. Tenant to independently measure and verify suite areas to its satisfaction prior to lease signature.

\*\*Electric will be billed based upon usage from private submeter. Water and Trash billed at \$75.00/month.



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