

**For Lease**  
Village Gateway

2333 State St.  
Carlsbad, CA 92008



- Desirable location office building situated on Carlsbad Lagoon with views of the Pacific Ocean
- 2 Executive Suites available
- Two bathrooms per floor
- Common area kitchen available
- Assigned parking on site
- Electric is billed on a pro-rata basis
- **Lease Rate - \$2.85 PSF plus utilities and janitorial**

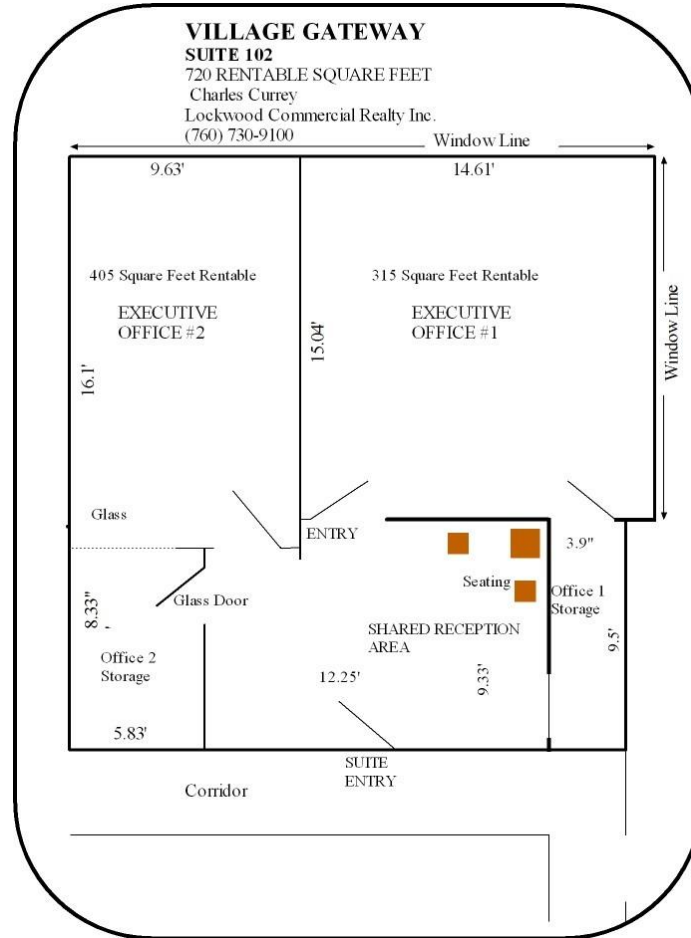


**Lockwood**  
Commercial Realty

Charles Currey, SIOR  
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#00658596

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Rental Schedule  
February 2018

Suite #	Monthly Lease Rate
102-1	\$1,050
102-2	\$1,150

Suites may be rented independently or combined.

\*Rate as shown does not include internet or phone service. Signage is a one-time fee of \$275, payable upon lease execution. Signage includes outside and inside directories on 1<sup>st</sup> floor, lobby signage and suite signage. See attached plan for orientation of the individual suites.

\*Space is offered on a first come first served basis. Lease terms are 3 to 5 years. Security deposit is one and one-half times monthly rent.



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