



Building in Opus Point in Carlsbad sold

Monday, February 23, 2009

The approximately 46,441-square-foot building at 3205 Lionshead Ave., Carlsbad 92008, has been sold for \$9.3 million.

The buyer was **Aethercomm Inc.**, 2910 Norman Strasse Road, Suite 105, San Marcos 92069. William Thornton is president of Aethercomm, Terrea Tuttle-Thornton is secretary and a vice president, and James A. Danube is a vice president. The acquisition was financed with loans of \$4.66 million and \$3.73 million from **Wells Fargo Bank** (NYSE: WFC). The seller of the property (assessor's parcel 221-881-14) was **Opus West Corp.**

The building was constructed in 2007 on a 7.33-acre lot. The Opus Point development on the former Carlsbad Raceway, when completed, will consist of three projects: Opus Point Collection, Opus Point Corporate Center and Opus Point Flex, all expected to total approximately 622,000 square feet of office, research and development, and industrial space.

In recent transactions, in early 2008, the 21,057-square-foot industrial building at 3194 Lionshead was sold for \$3.25 million, and the 27,068-square-foot industrial shell at 3182 Lionshead for \$4.35 million. Mark Emerick, Aric Starck and Dennis Visser, of Grubb & Ellis|BRE Commercial, represented Opus West in those transactions.