

FOR LEASE



PALOMAR HEIGHTS CORPORATE CENTER

5857 OWENS AVENUE, CARLSBAD, CA 92008

CBRE



PROPERTY HIGHLIGHTS



Premier Class “A”, 3-story,
67,860 SF office building



Outstanding location
just east of I-5 at the
signalized intersection
of Palomar Airport Road
and Camino Vida Roble



Located near restaurant,
retail services and
amenities such as
the Aviara Park Hyatt,
Legoland, the City of
Carlsbad’s Golf Course,
and a new Regional Park



Travertine veneer & deep
gray glass exterior



3-story glass lobby with
bridges connecting
freestanding elevator
towers



Open-air courtyard with
palm trees and seating
areas



Men’s & women’s shower/
lockers facilities



Abundant parking with a
ratio of 4.68/1,000 spaces
per RSF



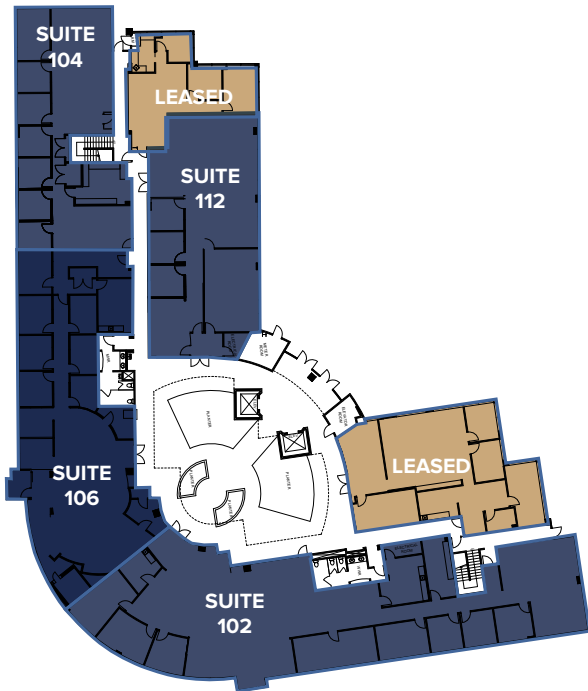
Panoramic views



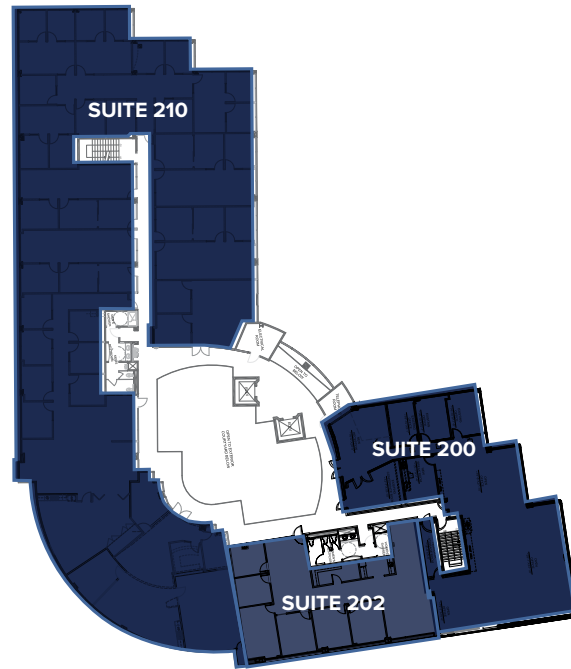
Secured building
(card access)

PROPERTY AVAILABILITIES

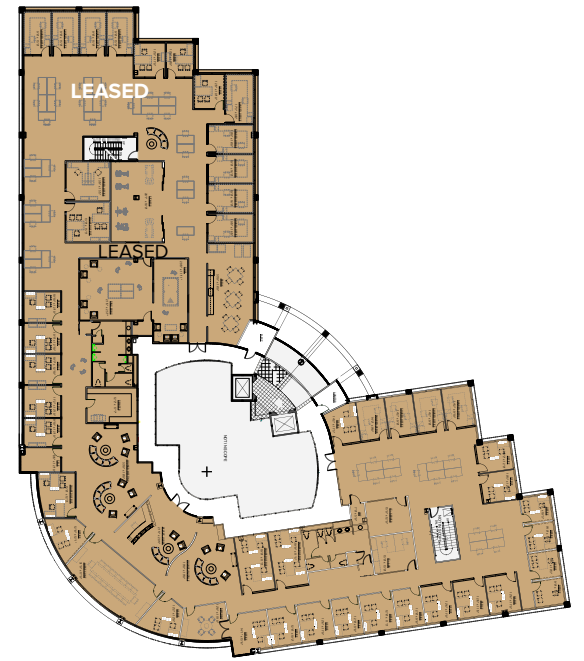
SUITE	RSF	AVAILABLE	LEASE RATE
102	6,276 RSF	Vacant /Now	\$2.25/RSF + E
104	2,316 RSF	Vacant /Now	\$2.25/RSF + E
106	5,267 RSF	Vacant /Now	\$2.25/RSF + E
102/104/106 (Contiguous Option)	13,859 RSF	Vacant /Now	\$2.25/RSF + E
112	3,075 RSF	Vacant /Now	\$2.25/RSF + E
200 (Spec Suite)	4,954 RSF	Vacant /Now	\$2.25/RSF + E
202	2,986 RSF	Vacant/Now	\$2.25/RSF + E
2nd Floor (Suites 200/202/210)	22,689 RSF	60 Days	\$2.25/RSF + E



1ST FLOOR

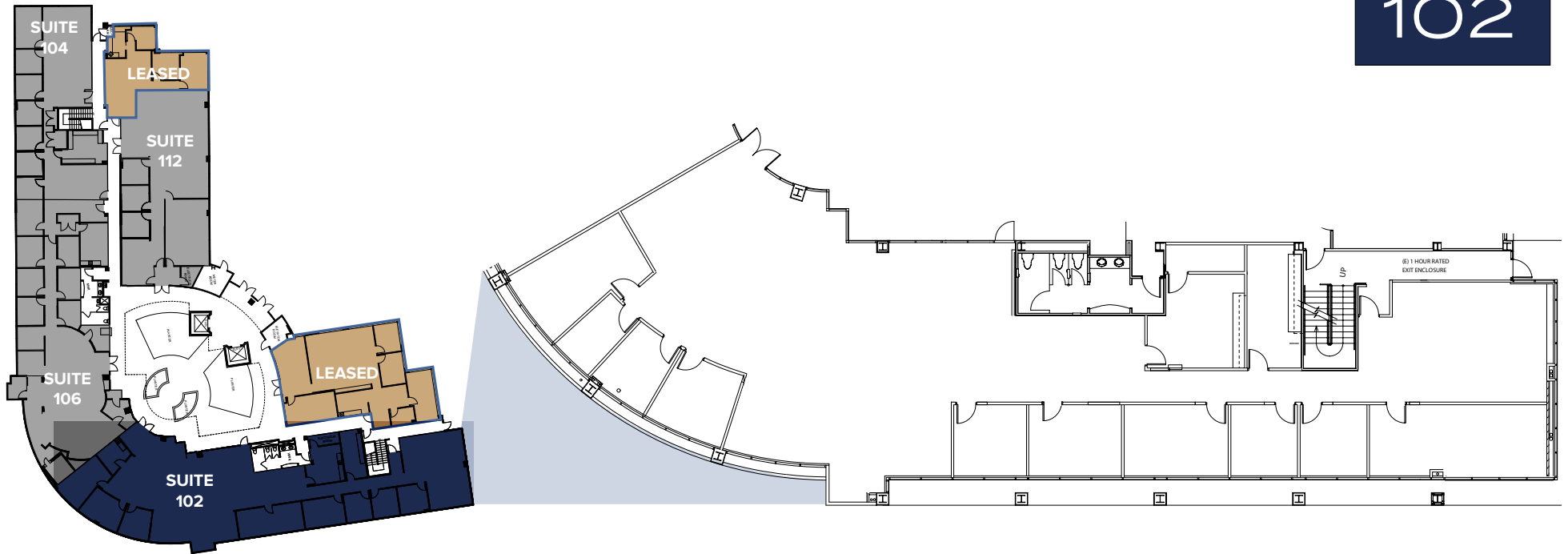


2ND FLOOR



3RD FLOOR

SUITE 102



6,276 RSF



Reception with double door entry off ground floor lobby



10 private glass-line offices



Conference room



Open office area



Break room

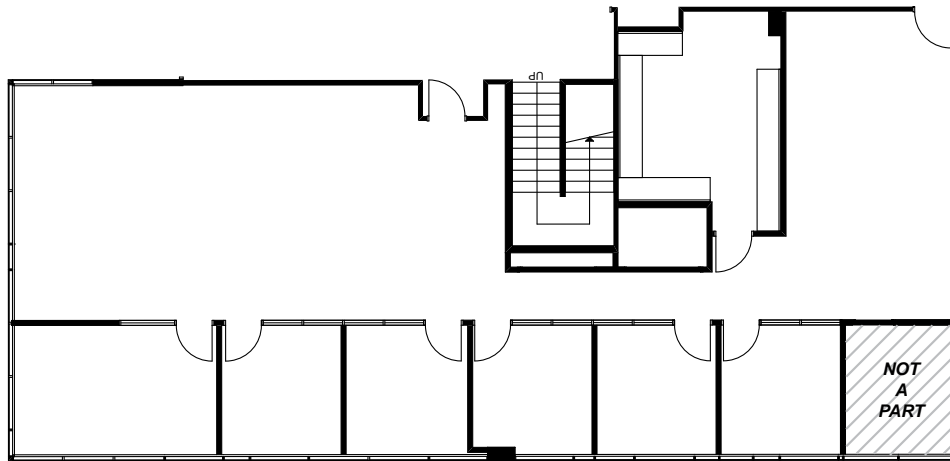


Tele/Data/Copy room

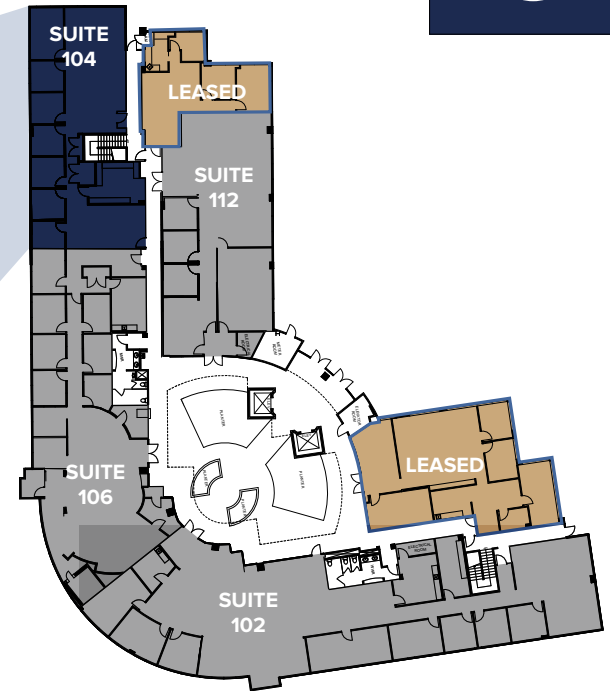


Electrical room

SUITE 104



2,316 RSF



Reception



5 private offices



Conference room



Open office area



Break room

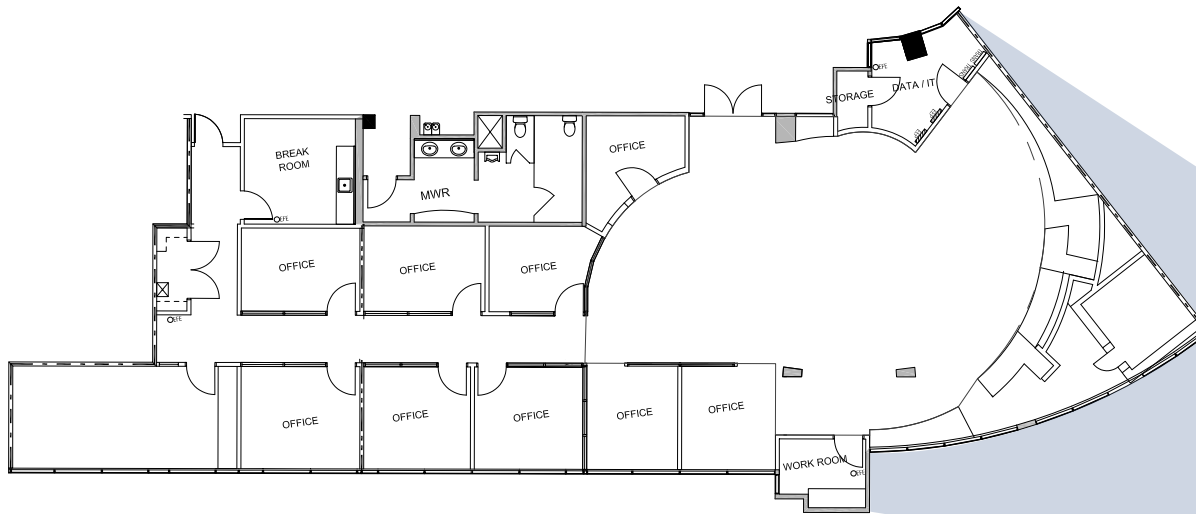


Tele/Data/Copy room

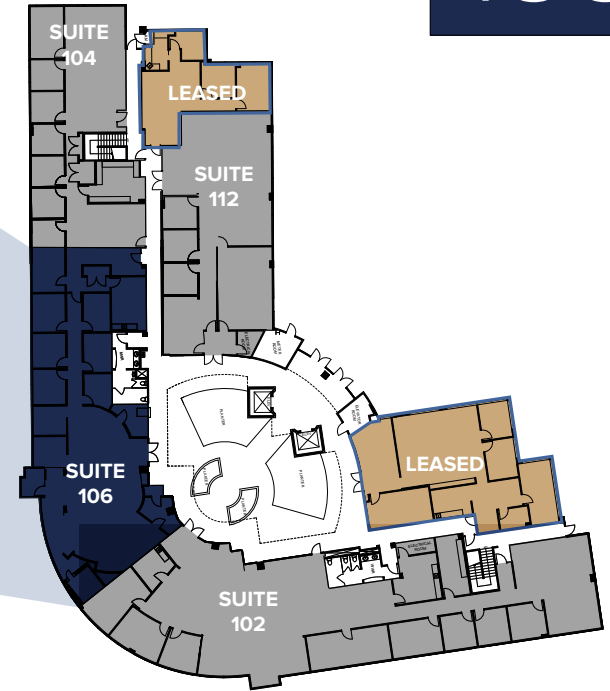


Electrical room

SUITE 106



5,267 RSF



Former bank space



Reception



9 private offices



Conference room



Open office area



Break room



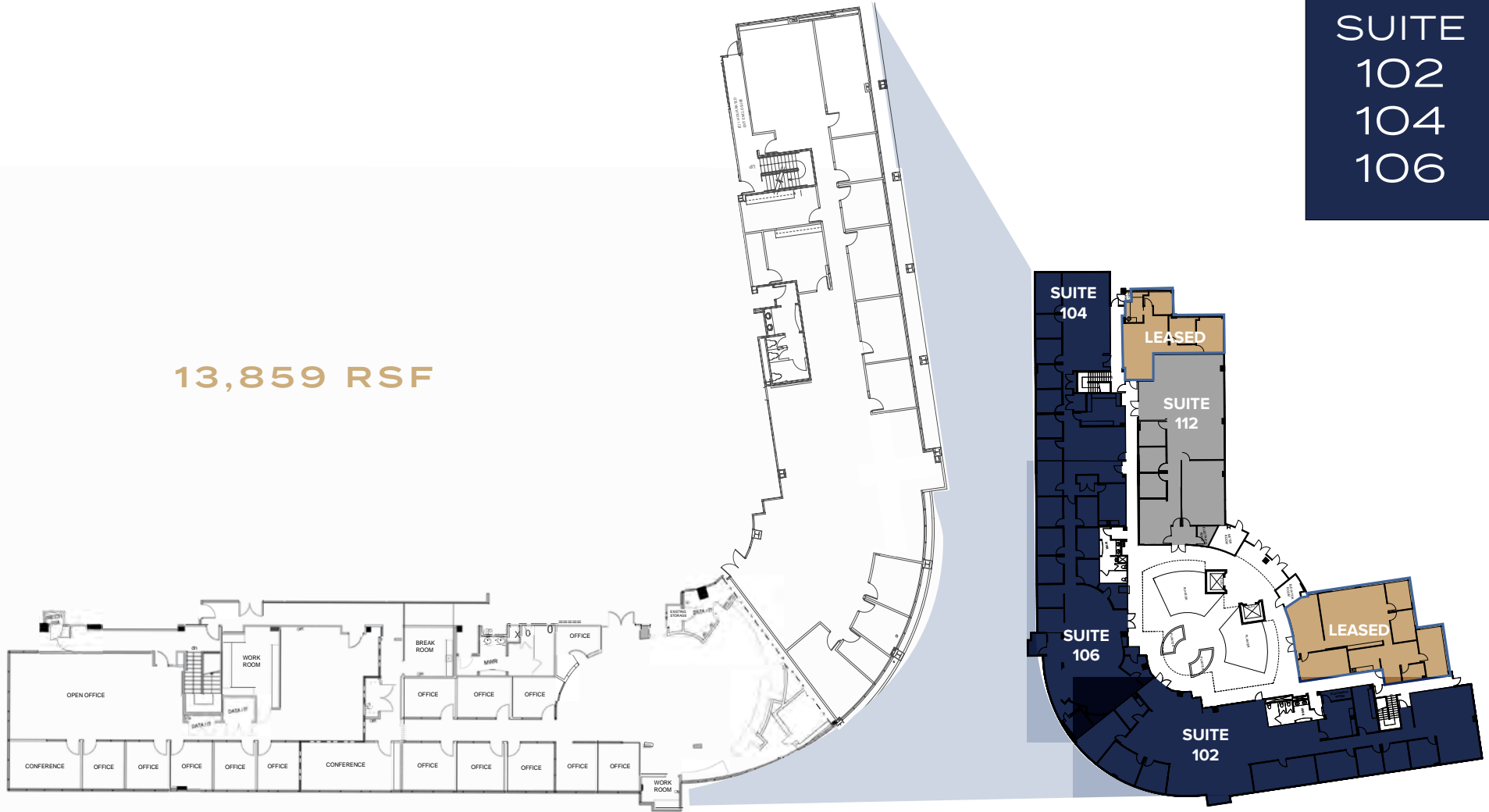
Tele/Data/Copy room



Storage

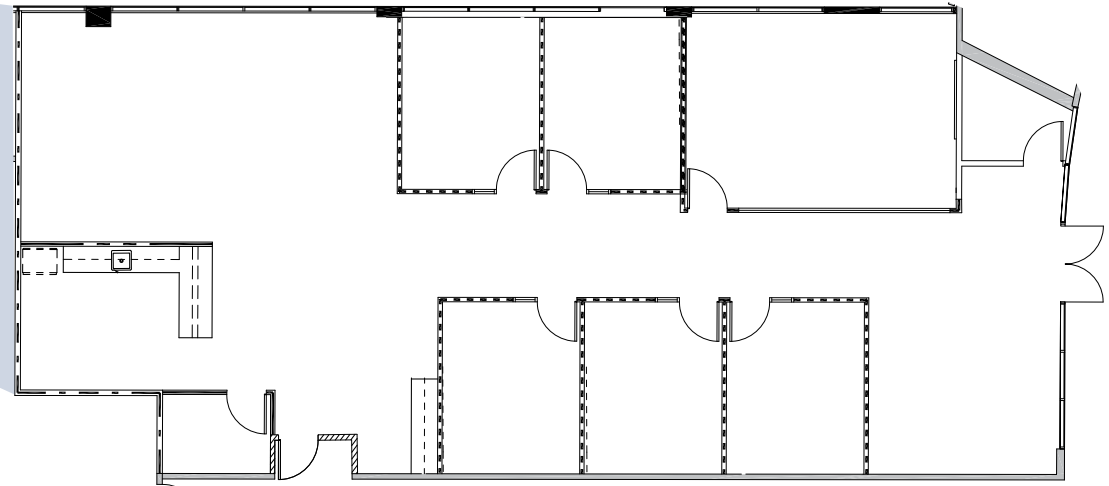
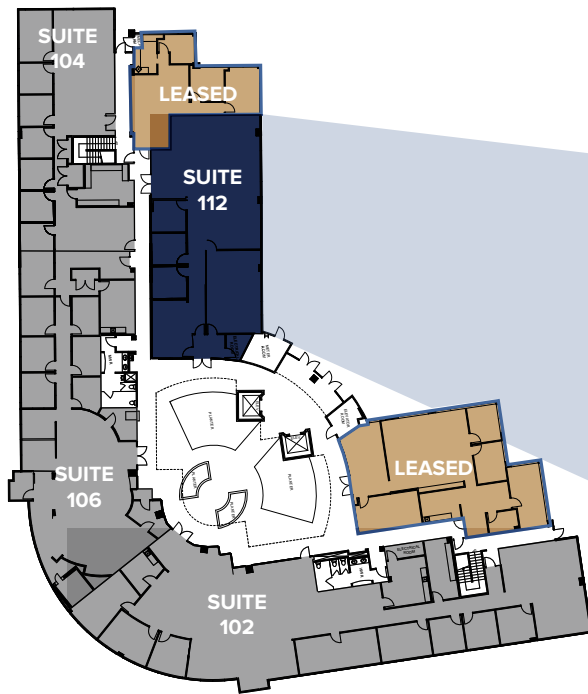
SUITE
102
104
106

13,859 RSF



Contiguous option

SUITE 112



3,075 RSF



Reception



5 private offices



Conference room

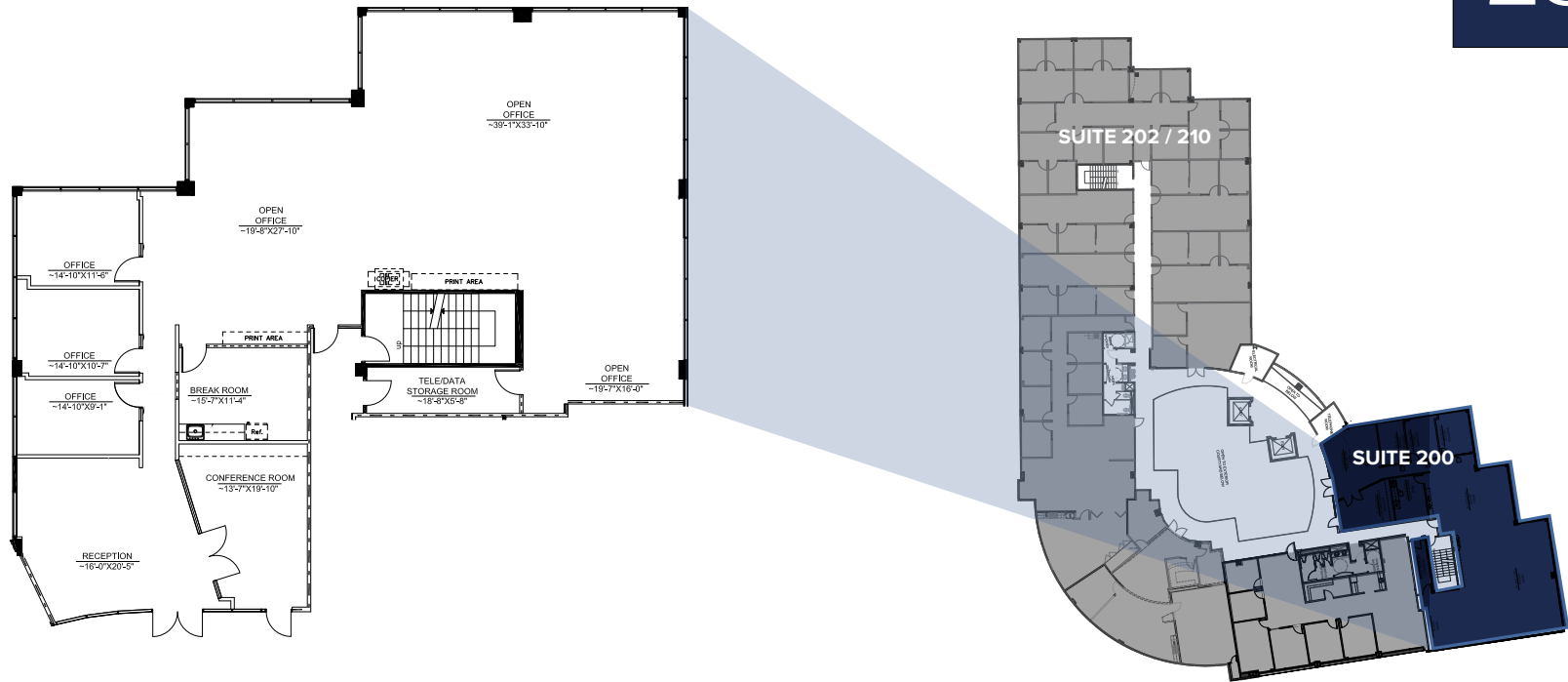


Open office area



Break room

SUITE 200



4,954 RSF



Reception with double door entry off second floor lobby



3 Private offices



Conference room



Open office areas



Print Area



Break room

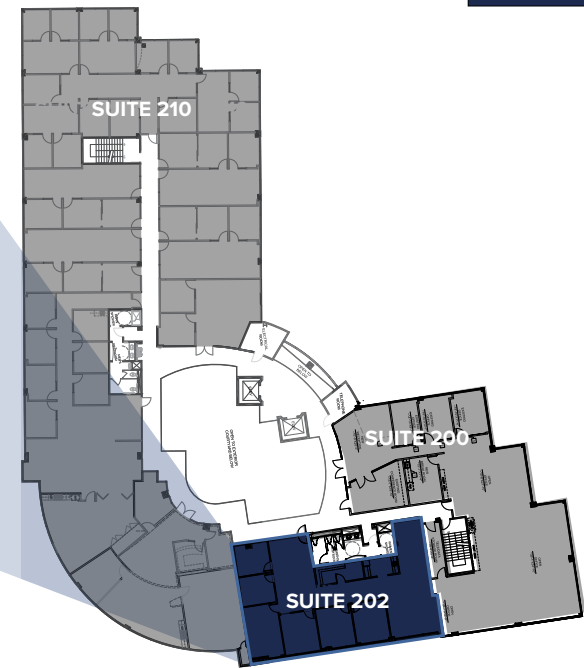
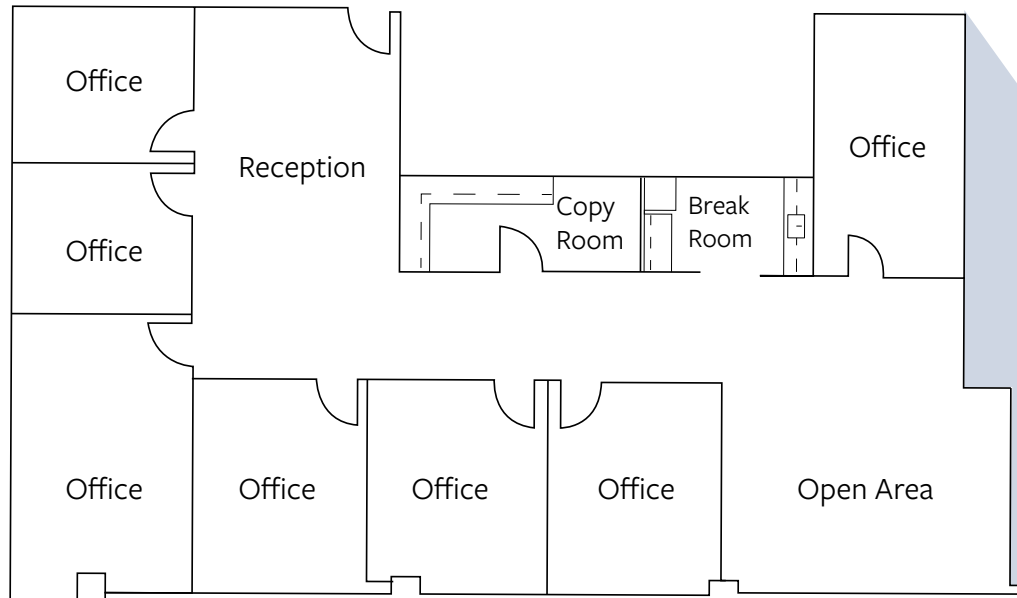


Storage



Server room

SUITE 202



2,986 RSF



Reception



7 Private offices



Break room



Open office areas



Copy room

SUITE
200
202
210



22,689 RSF



Full floor opportunity



Reception with double door entry off second floor lobby



Private offices



Multiple conference rooms



Open office areas



Mail/copy/fax rooms



Bistro/coffee bar



Break rooms



Storage



Server room



PALOMAR HEIGHTS

CORPORATE CENTER

FOR LEASE



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