



CLASS "A" OFFICE

ON-SITE AMENITIES

PROMINENT LOCATION

HIGHLY FLEXIBLE FLOOR PLATES

CARLSBAD PACIFIC CENTER

701, 703 & 705 PALOMAR AIRPORT ROAD
CARLSBAD, CA 92011



Carlsbad Pacific Center...Delivering the Needs of an Organization and its Employees

Carlsbad Pacific Center (CPC) is comprised of three professional buildings in a park-like setting. Strategically positioned along the Palomar Airport Corridor and the Interstate-5 Corridor, CPC is conveniently located in the beautiful seaside community of Carlsbad, California (between Orange County and downtown San Diego), the thriving employment hub of North San Diego County. CPC is located less than 1/4 mile from the beach within close proximity to a wealth of retail, recreation and entertainment options. CPC offers a desirable business environment with efficient floor plans, extensive window lines with outstanding views, in addition to numerous energy-saving features. Many aspects of the property are aimed to increase job satisfaction, productivity and performance, leading to an employer's ability to attract and retain employees, which ultimately translates into the bottom line of your business.

Key Features



Free Public Wifi



High Speed Fiber



Access to Airport



Close to Freeway

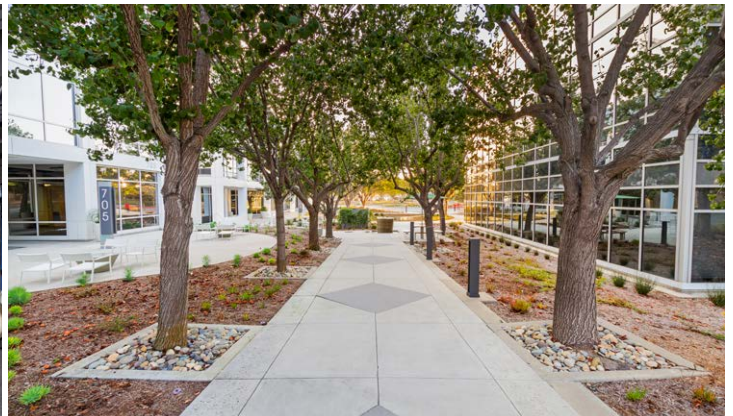


Nearby Amenities

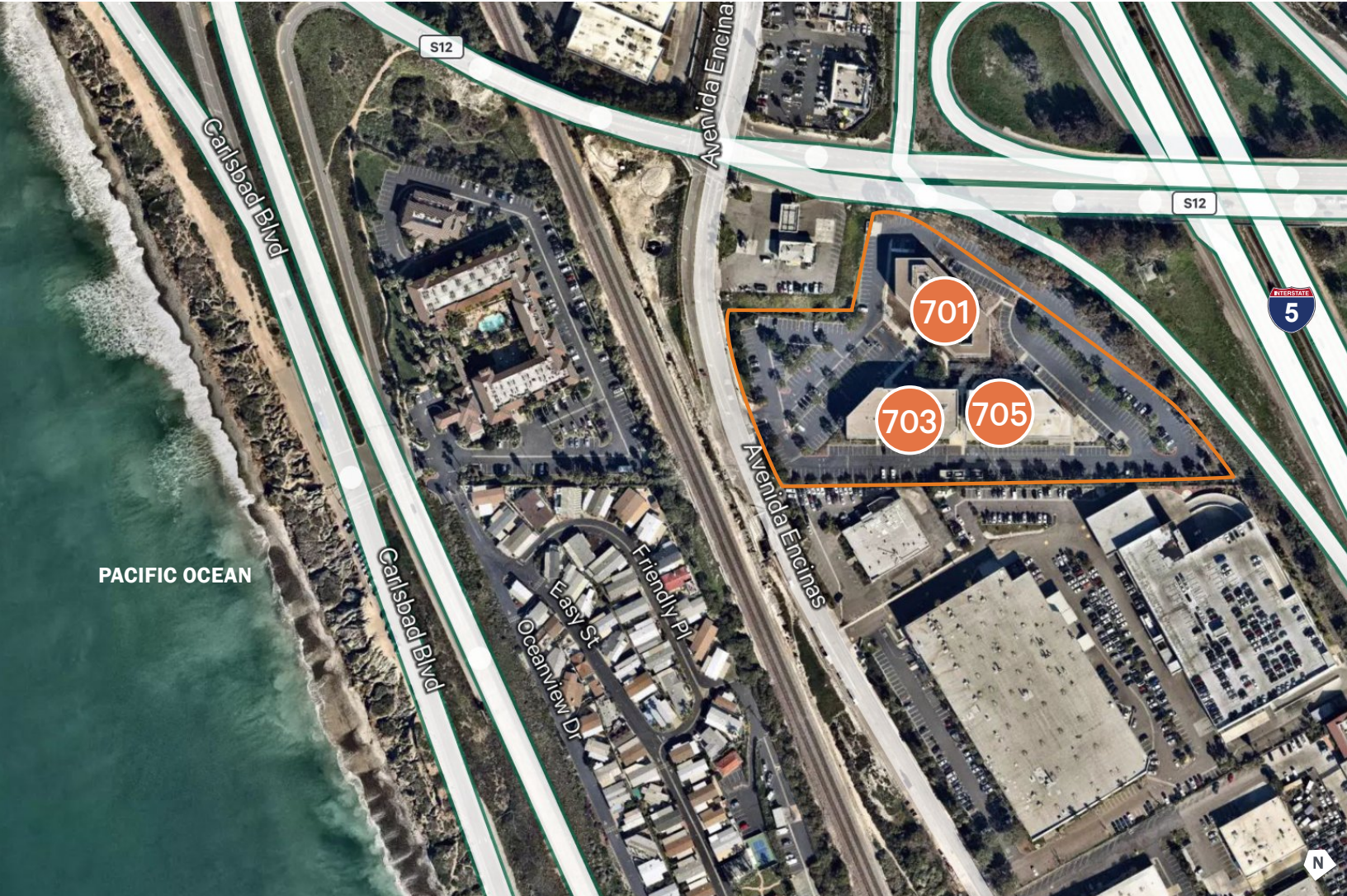


Fitness Center

New Exterior Improvements Completed! Upgraded Lobbies & Restrooms, Renovated Outdoor Pavilion, New Fitness Facility, New "Creative" and Traditional Office Suites, Upgraded Landscaping



CARLSBAD PACIFIC CENTER



Travel Distances



Downtown
San Diego
31.5 MILES



Carlsbad
Village
3.8 MILES



San Diego Intl'
Airport
31.3 MILES



Carlsbad
McClellan Reg.
Airport
2.1 MILES



Interstate 5
.2 MILES



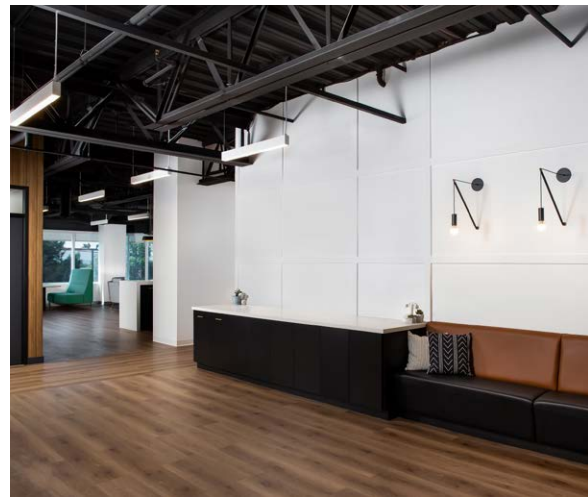
Highway 78
7.1 MILES



Carlsbad Beach
.25 MILES

SPECIFICATIONS

- **MAJOR INTERIOR & EXTERIOR RENOVATIONS COMPLETED!**
- **PLUG-IN AND CHARGE WHILE YOU WORK! 10 DEDICATED ELECTRIC VEHICLE CHARGING STATIONS (SDG&E POWER YOUR DRIVE PROGRAM).**
- Total 130,019 Multi-tenant office campus consisting of three approximate Class “A” buildings:
 - 48,872 RSF, 3 story built in 1986 (701)
 - 41,285 RSF, 3 story built in 1989 (703)
 - 39,862 RSF, 3 story built in 2002 (705)
- Base Year Lease Rate: Negotiable. Varies dependent upon views and tenant improvements. Includes 5 day per week janitorial service. Tenants pay electricity (pro-rata share in 701 & 703 buildings and separately metered in 705 building).
- Ample Parking: 489 spaces (3.8/1.000 RSF)
- Building signage available with visibility to Palomar Airport Road and Interstate-5
- Just a short walk to famed Carlsbad beaches.
- Unsurpassed Interstate-5 visibility.
- Campus setting with central water feature and gathering areas.
- Balconies in select suites on the second and third floors of the 703 building.
- Fitness facility with quality equipment.
- Shower and locker facilities.
- Card key system for after hours access of all building entries and lobbies.
- Time Warner fiber connectivity available.
- 1.4 miles from Coaster station servicing commuters from Oceanside to Downtown San Diego.
- Freeway frontage location offering easy access to Interstate-5 via Palomar Airport Road
- Numerous restaurant, retail and service amenities within walking distance or a short drive.
- Close proximity to executive housing including in Rancho Santa Fe, Fairbanks Ranch, Encinitas, Solana Beach, Del Mar and La Costa.
- Ease of access from Interstate 5, Highway 78 and surface streets connecting Carlsbad and all areas of North County’s coastal communities and inland regions of San Marcos, Vista and Escondido.
- Expansion flexibility within Ownership’s Carlsbad portfolio.



CARLSBAD PACIFIC CENTER

Base Year Lease Rate: \$3.15/SF + E

BLDG-SUITE	SIZE (RSF)	AVAILABLE	CONDITION	SUITE NOTES
701-100	5,332 RSF	Now	Built-out	Reception area, 9 private offices and open office area.
701-150	1,545 RSF	Now	Built-out	Reception area, 4 private offices and open office area.
701-200	2,569 RSF	90 Days'	WARM SHELL	Warm shell condition / Conceptual plan available.
701-210	2,769 RSF	90 Days'	WARM SHELL	Warm shell condition / Conceptual plan available.
701-200 & 210	5,338 RSF	90 Days'	Contiguous Option	Warm shell condition / Conceptual plan available.
701-240	1,119 RSF	Now	Built-Out	Reception area, 1 private office and break area.
703-150	2,034 RSF	Now	Built-out	Reception area, 2 private offices, open office / collaboration area, open kitchen /break area and server room.
703-220	771 SF	6/1/24	Built-out	Reception area, 2 private offices, open office/collaboration area and storage closet.
703-225	877 RSF	Now	Built-out	Reception area, 3 private offices, open office area and storage.
703-250	4,614 RSF	Now	Built-out	Reception, 10 private window-line offices, conference room, open office area, copy / fax area, storage and open kitchen.
705-300	3,372 RSF	Now	Built-out	Double door entry off the 3rd floor lobby, reception, 2 private offices, open office area, storage / server room, and kitchen / break area.

*Varies dependent upon views and tenant improvements. Includes 5 day per week janitorial service. Tenants pay electricity (pro-rata share in 701 & 703 buildings and separately metered in 705 building). Tenant to verify dimensions and that space is equipped to fit their needs.

Leasing Information



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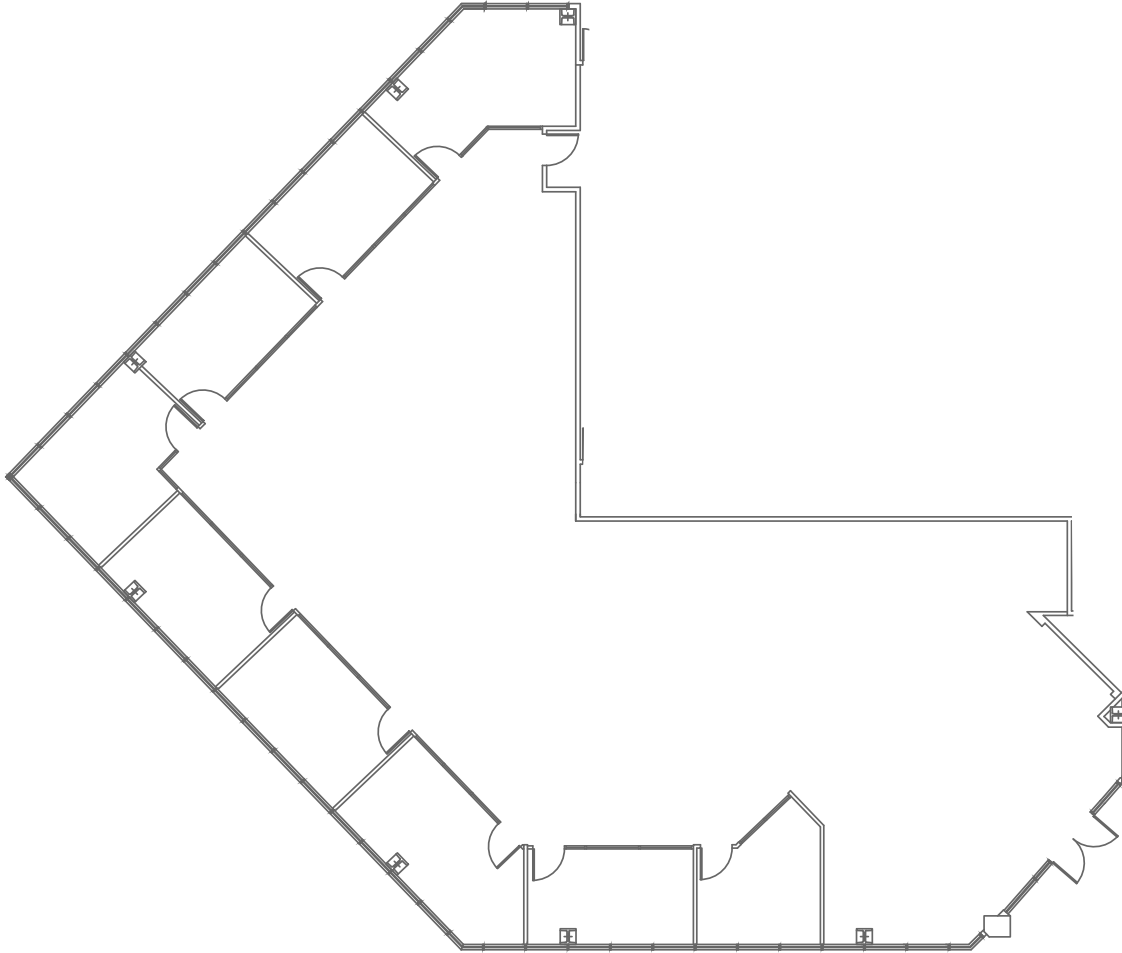
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AVAILABILITY & FLOOR PLANS

701 Palomar Airport Road | Suite 100 | 5,332 RSF

Reception area, 9 private offices and open office area.



Tenant to verify dimensions and that space is equipped to fit their needs.

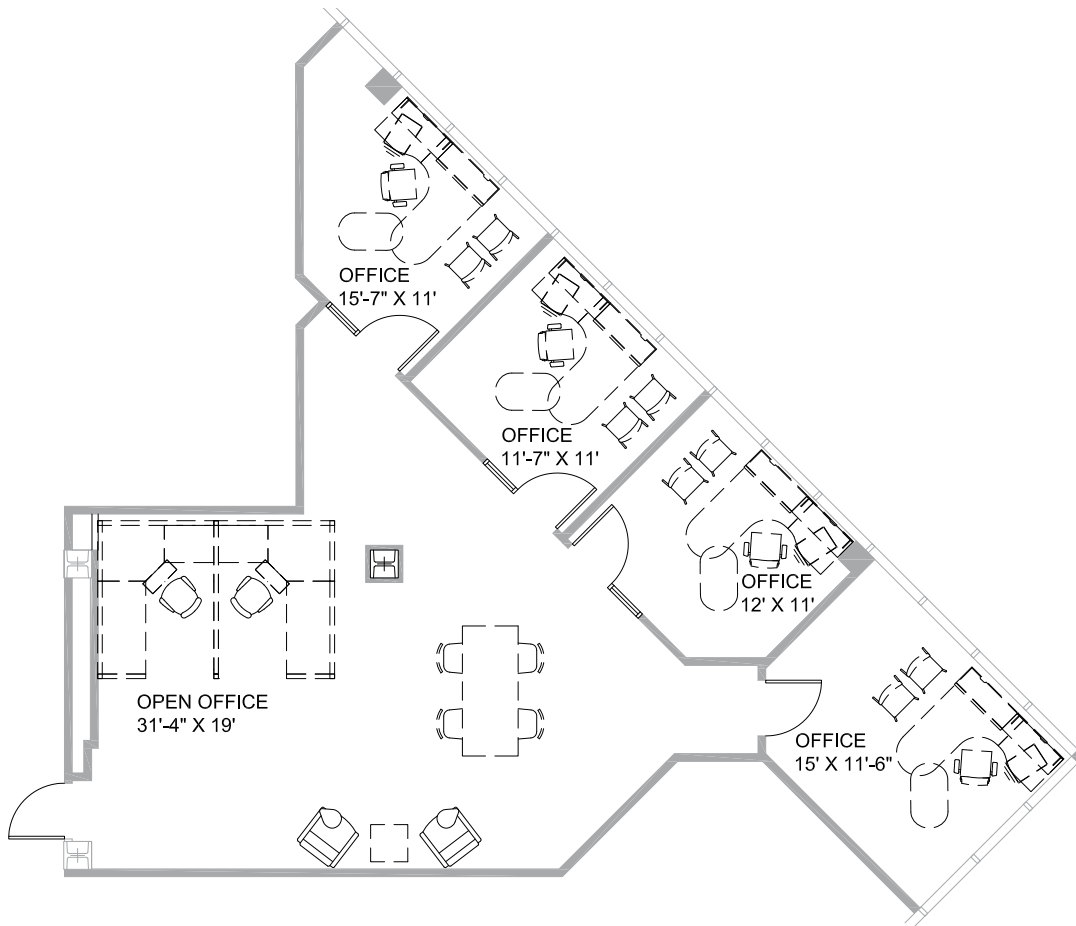
701 PALOMAR AIRPORT ROAD | 1ST FLOOR



AVAILABILITY & FLOOR PLANS

701 Palomar Airport Road | Suite 150 | 1,545 RSF

Reception area, 4 private offices and open office area.



Tenant to verify dimensions and that space is equipped to fit their needs.

701 PALOMAR AIRPORT ROAD | 1ST FLOOR



AVAILABILITY & FLOOR PLANS



701 Palomar Airport Road | Suite 200 | 2,569 RSF

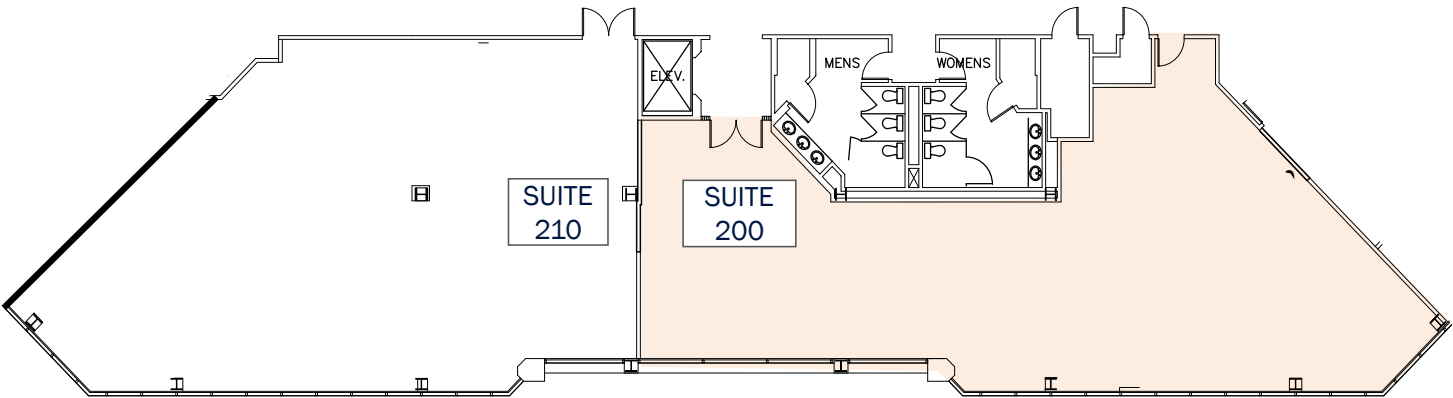
CONCEPTUAL PLAN / AVAILABLE 90 DAYS' ~ Warm shell condition, ready for custom tenant improvements.

701 Palomar Airport Road | Suite 210 | 2,769 RSF

CONCEPTUAL PLAN / AVAILABLE 90 DAYS' ~ Warm shell condition, ready for custom tenant improvements.

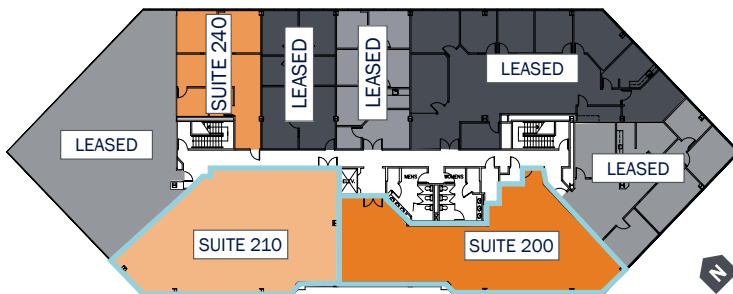
701 Palomar Airport Road | Suite 200 & 210 | 5,338 RSF

CONCEPTUAL PLAN / AVAILABLE 90 DAYS' ~ Warm shell condition, ready for custom tenant improvements.



Tenant to verify dimensions and that space is equipped to fit their needs.

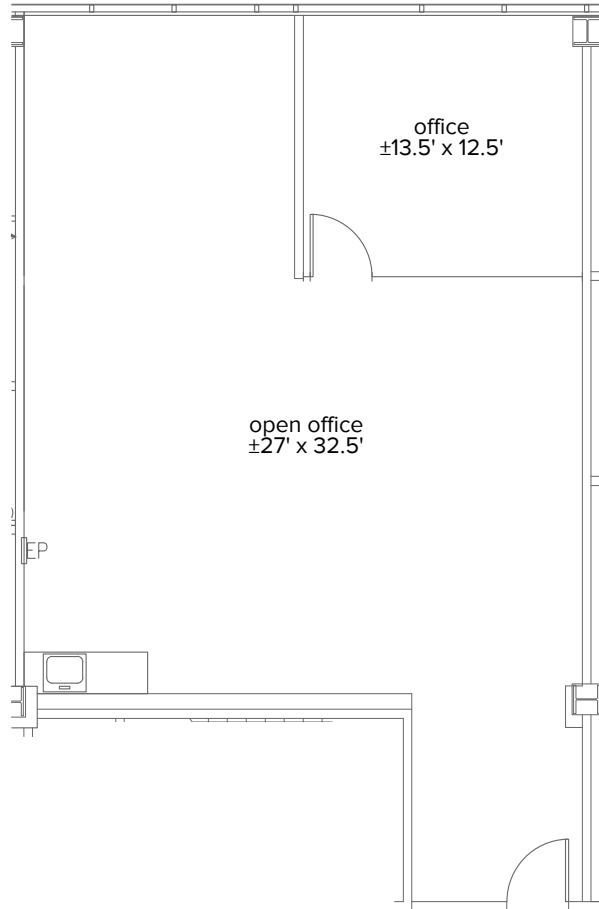
701 PALOMAR AIRPORT ROAD | 2ND FLOOR



AVAILABILITY & FLOOR PLANS

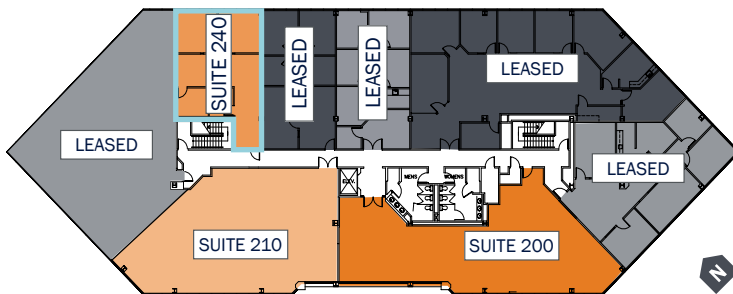
701 Palomar Airport Road | Suite 240 | 1,119 RSF

Reception area, 1 private office, and break area.



Tenant to verify dimensions and that space is equipped to fit their needs.

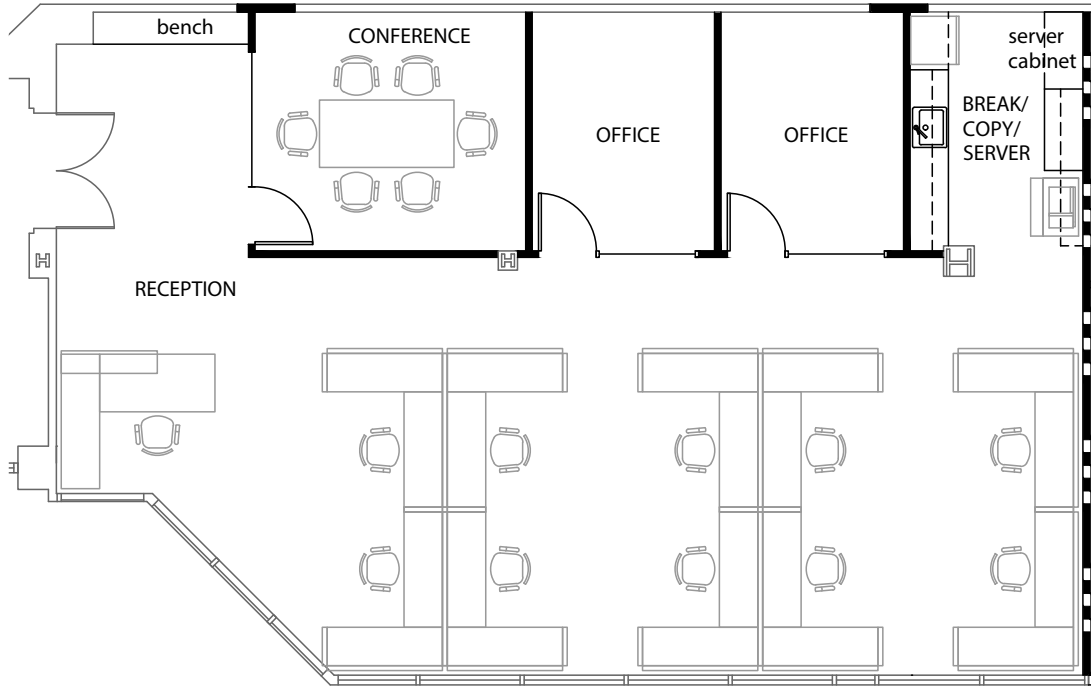
701 PALOMAR AIRPORT ROAD | 2ND FLOOR



AVAILABILITY & FLOOR PLANS

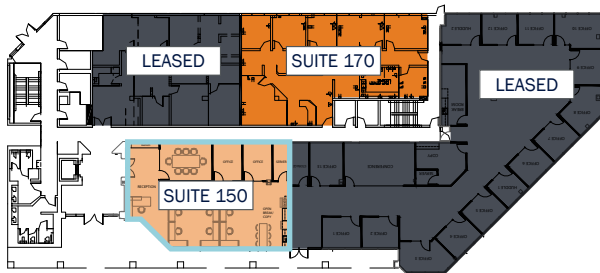
703 Palomar Airport Road | Suite 150 | 2,034 RSF

Reception area, 2 private offices, open office / collaboration area, open kitchen /break area and server room.



Tenant to verify dimensions and that space is equipped to fit their needs.

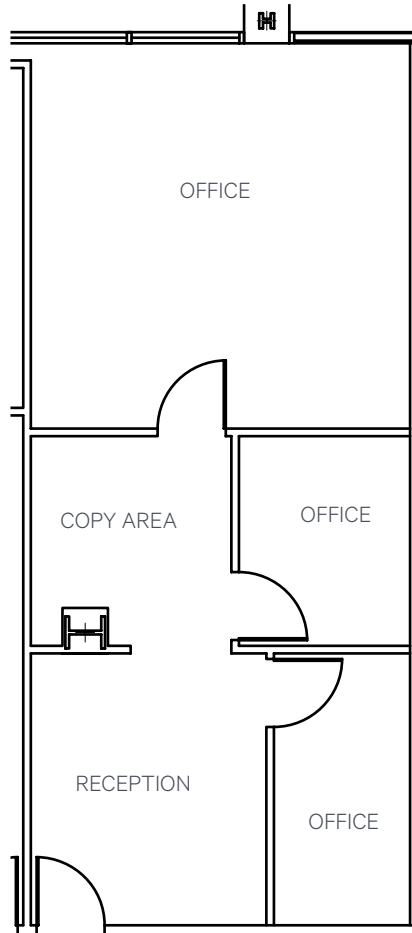
703 PALOMAR AIRPORT ROAD | 1ST FLOOR



AVAILABILITY & FLOOR PLANS

703 Palomar Airport Road | Suite 220 | 771 RSF

AVAILABLE 6/1/24 ~ Reception area, 2 private offices, open office/collaboration area and storage closet.



Tenant to verify dimensions and that space is equipped to fit their needs.

703 PALOMAR AIRPORT ROAD | 2ND FLOOR

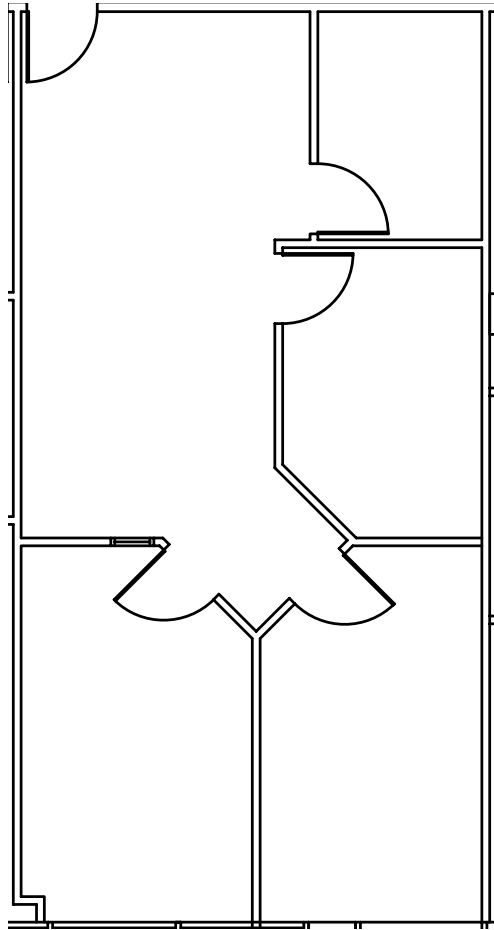


AVAILABILITY & FLOOR PLANS



703 Palomar Airport Road | Suite 225 | 887 RSF

Reception area, 3 private offices, open office area and storage.



Tenant to verify dimensions and that space is equipped to fit their needs.

703 PALOMAR AIRPORT ROAD | 2ND FLOOR



AVAILABILITY & FLOOR PLANS

703 Palomar Airport Road | Suite 250 | 4,614 RSF

Reception, 10 private window-line offices, conference room, open office area, copy / fax area, storage and open kitchen.



Tenant to verify dimensions and that space is equipped to fit their needs.

703 PALOMAR AIRPORT ROAD | 2ND FLOOR

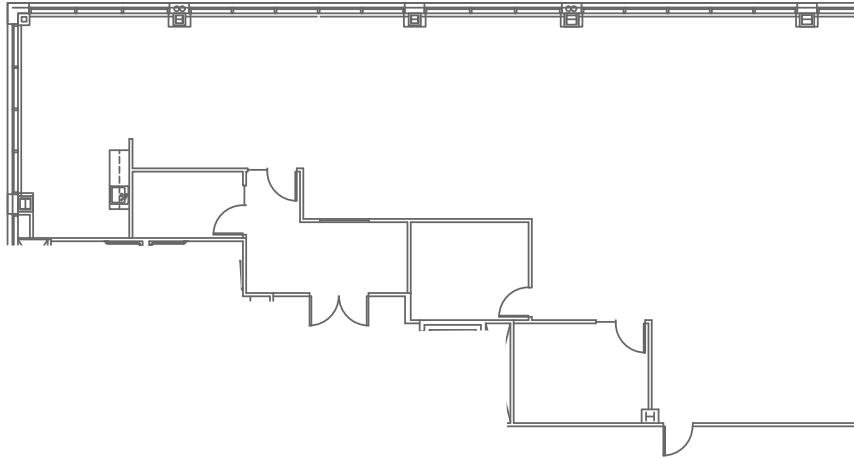


AVAILABILITY & FLOOR PLANS

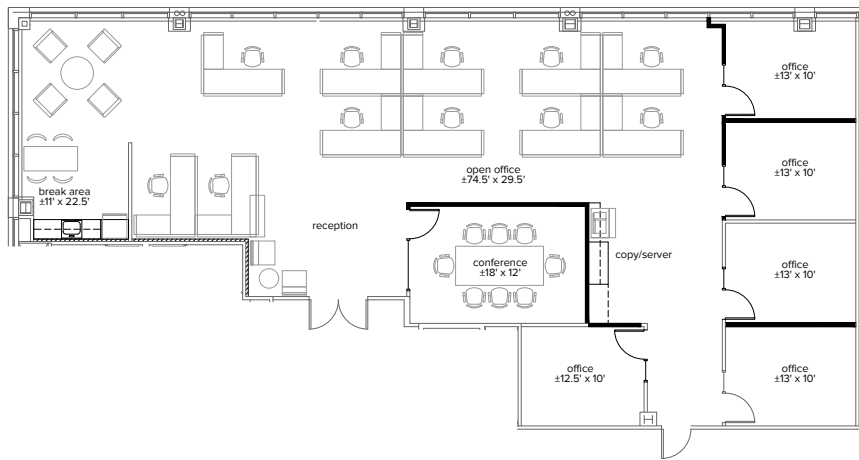
705 Palomar Airport Road | Suite 300 | 3,372 RSF

Double door entry off the 3rd floor lobby, reception, 2 private offices, open office area, storage / server room, and kitchen / break area.

AS-BUILT PLAN

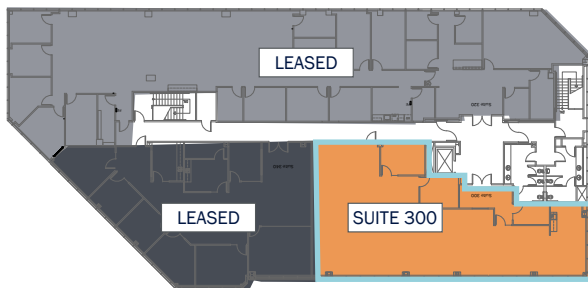


CONCEPTUAL PLAN



Tenant to verify dimensions and that space is equipped to fit their needs.

705 PALOMAR AIRPORT ROAD | 3RD FLOOR



CARLSBAD PACIFIC CENTER





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