

# 1000 AVIARA PARKWAY

CARLSBAD

FOR LEASE | 1000 AVIARA PARKWAY, CARLSBAD, CALIFORNIA 92011



FOR MORE  
INFORMATION CONTACT:

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1000 Aviara Parkway  
Suite 100  
Carlsbad, CA 92011

[www.cushmanwakefield.com](http://www.cushmanwakefield.com)



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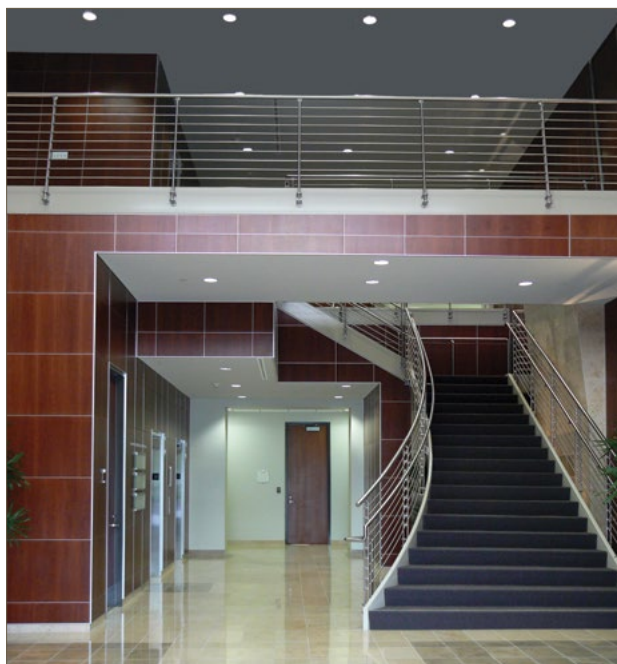


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## FEATURES

- 75,165 RSF, 3-story Class "A" office building
- Built in 2006
- Outstanding location just east of I-5 at the signalized intersection of Palomar Airport Road and Aviara Parkway/ College Boulevard
- Located near restaurant, retail services and amenities such as the Aviara Park Hyatt, Legoland, the City of Carlsbad's new golf course, and a new regional park
- Abundant parking with a ratio of 4.5/1,000 spaces per RSF
- Elegant lobby entry that opens into a spacious 2-story atrium
- Two elevators and stair access to second floor off of the main lobby
- Energy efficient water loop heat pump system
- Showers and locker room facilities available on the first floor
- Secured building (card access)
- Flexible design of the building can accommodate small and large users
- On-site ATM and banking

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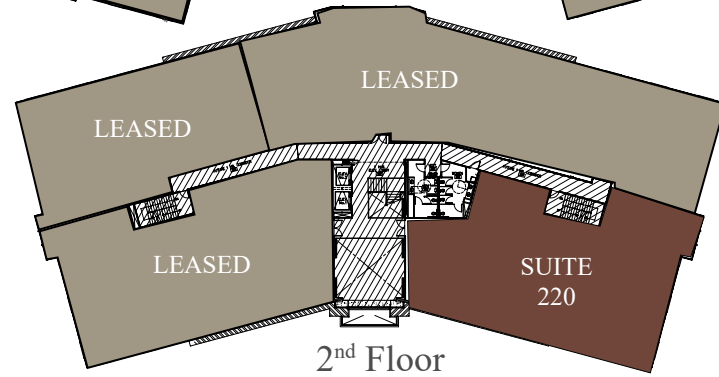
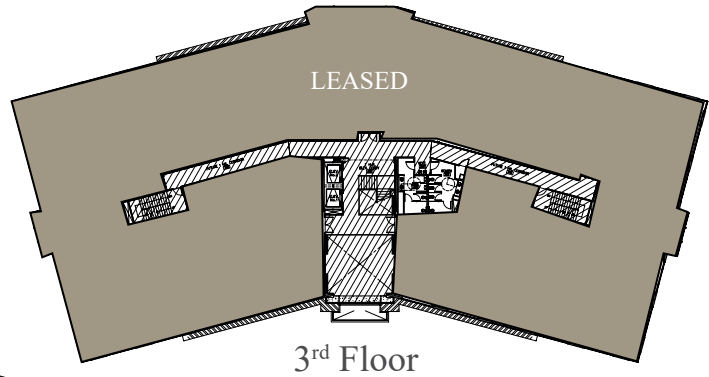
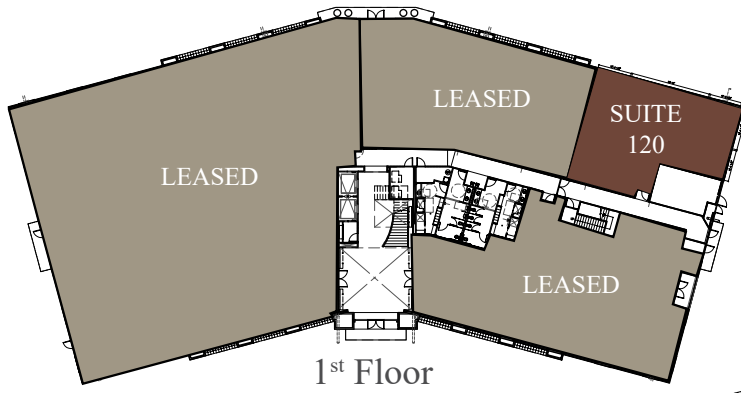
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AVAILABILITY

SUITE	RSF	LEASE RATE	SUITE NOTES
120	2,083 RSF	\$2.90/SF + E	Available 60 days' notice ~ Ground floor, corner suite with fantastic window line, Reception area, 3 private offices, Conference room, Open office area, Kitchen / break room and Copy area.
220	5,789 RSF	\$2.90/SF + E	Available 30 days' notice ~ High-end tenant improvements throughout, Double door entry off the second floor, Large reception and guest lobby, 8 window-line offices (includes 2 large executive offices), Mail / copy / fax area, Storage, Large executive boardroom, Small conference / Meeting room, Large open office area / bull pen, Break room and IT room. Full FF&E available.



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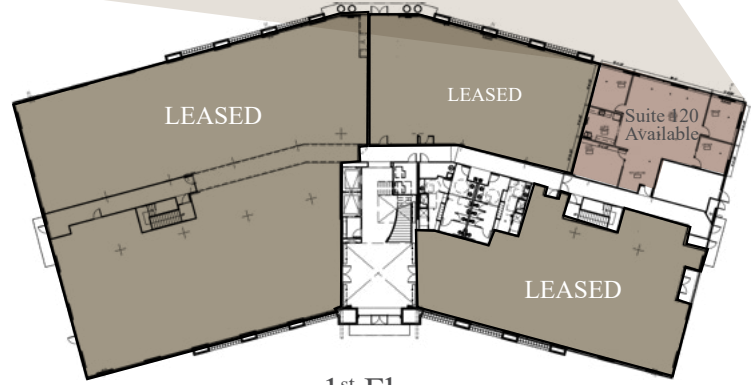
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SUITE 120



**SUITE 120**  
2,083 RSF

- Available 60 days' notice
- Ground floor, corner suite with fantastic window line
- Reception area
- 3 private offices
- Conference room
- Open office area
- Kitchen / break room
- Copy area



1<sup>st</sup> Floor

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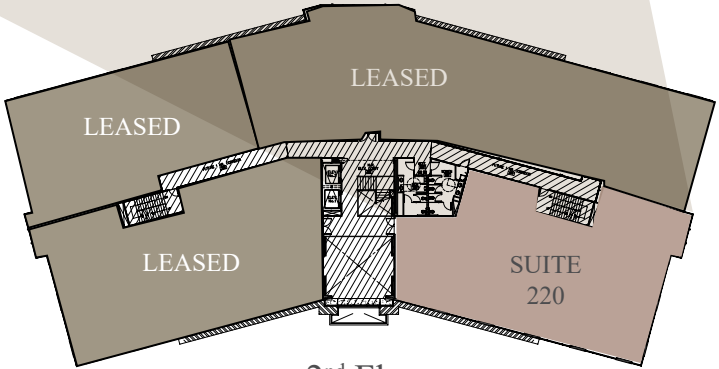
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## SUITE 220



### SUITE 220 5,789 RSF

- Available 30 Days' Notice
- High-end tenant improvements throughout
- Double door entry off the second floor
- Large reception and guest lobby
- 8 window-line offices (includes 2 large executive offices)
- Mail / copy / fax area
- Storage
- Large executive boardroom
- Small conference / Meeting room
- Large open office area / bull pen
- Break room
- IT room
- **Full FF&E available**



2<sup>nd</sup> Floor

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