

# 500

LA TERRAZA BLVD

## PREMIER CLASS A OFFICE BUILDING

LA TERRAZA CORPORATE PLAZA | ESCONDIDO CA



**CBRE**

**SCOTT KINCAID**

Lic. 01228568  
+1 858 546 4691  
scott.kinkaid@cbre.com

**JEB BAKKE**

Lic. 00872363  
+1 858 546 4603  
jeb.bakke@cbre.com

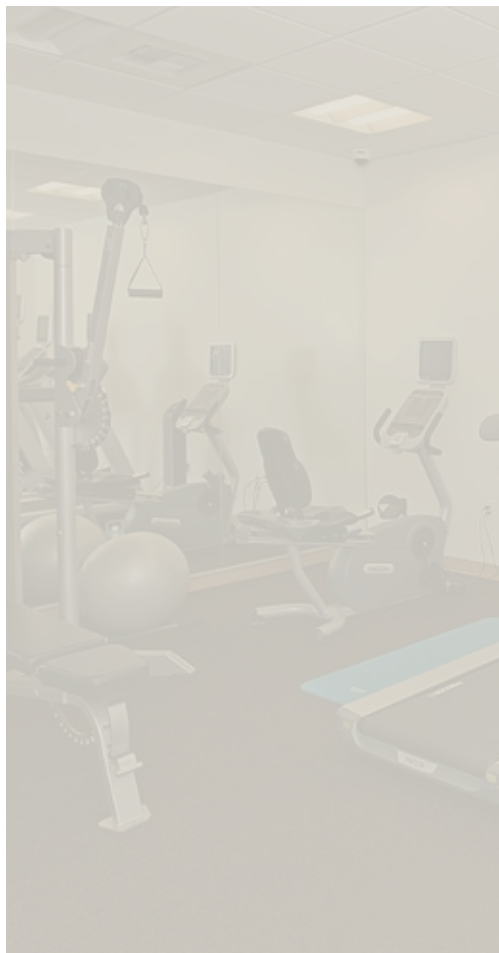
**CBRE, Inc.**

4301 La Jolla Village Drive  
Suite 3000  
San Diego, CA 92122

# LA TERRAZA CORPORATE PLAZA

## ESCONDIDO'S PREMIER CLASS A OFFICE BUILDING

La Terraza Corporate Plaza is Escondido's Premier Class A Office Building offering tenants best-in-class finishes and features. The project has a tremendous architectural appeal with a stone and high performance glass facade, marble lobbies and third floor balconies providing panoramic views of the valley and rolling hills. Covered parking is available and the tenants are provided secure key card access, an on-site fitness facility, showers, lockers, and two common area conference rooms. The property is conveniently located adjacent to one of North Country's major freeway intersections, Interstate 15 + Highway 78.



Building Address: 500 La Terraza Blvd



Submarket: I-15 + Hwy 78 Corridor



Building Size: 78,477 SF



Year Built: 2008



Land Area: 3.65 Acres



Parking: Above standard parking ratio of 4.22/1,000 USF, inclusive of 57 Stalls in the subterranean parking garage



Signage: Two ground lit monument signs at the main entrance to the property and building signage available



On-Site Amenities: Two common area conference rooms, an on-site gym, shower and locker facilities and resort style restrooms

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# AERIAL + PROPERTY PHOTOS



LA TERRAZA CORPORATE PLAZA | ESCONDIDO CA

# AVAILABILITIES



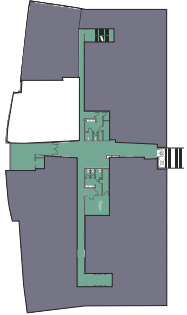
**500**  
LA TERRAZA BLVD

SUITE	SIZE (RSF)	LEASE RATE	STATUS
110	2,819 RSF	\$2.50/SF + E	Vacant

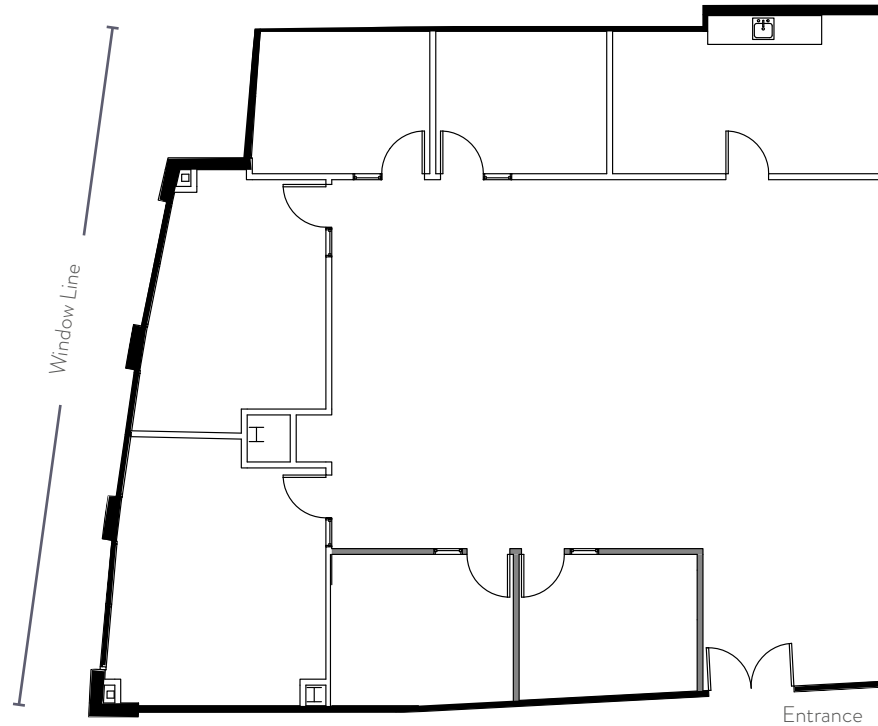


# FLOOR PLAN AS-BUILT

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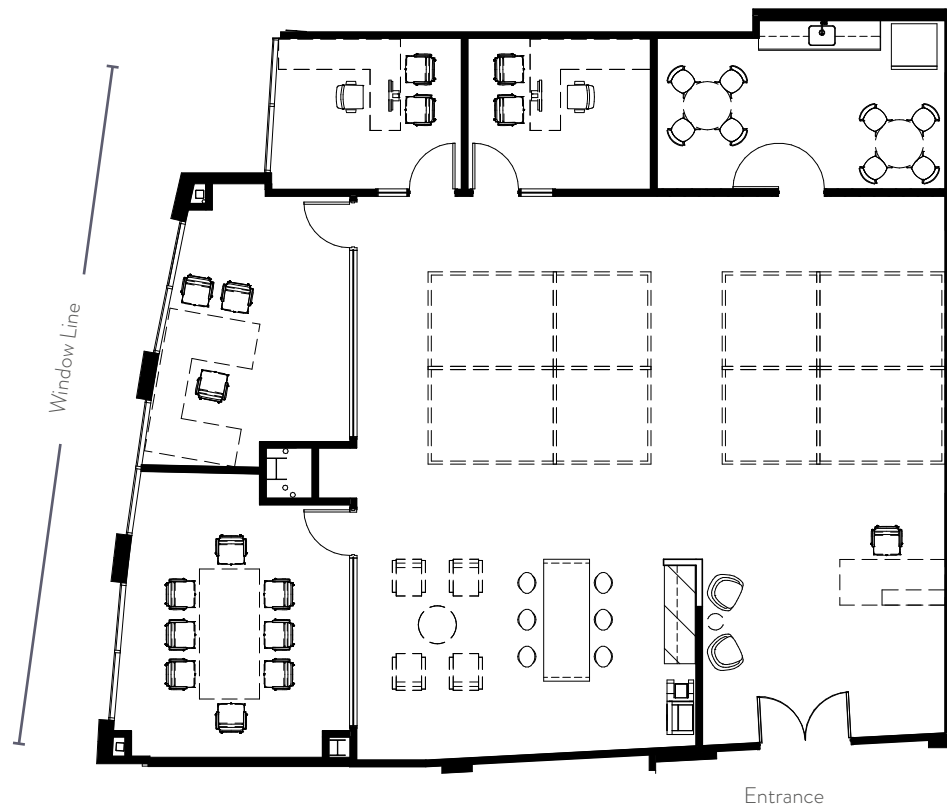
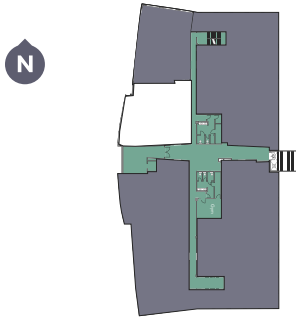


[VIEW VIRTUAL TOUR](#)



<b>FLOOR</b>	First Floor
<b>SUITE / SIZE</b>	Suite 110 - 2,819 RSF
<b>AVAILABILITY</b>	Vacant
<b>LAYOUT</b>	Suite features prominent double door entrance off main lobby, reception area, 2 larger executive offices on window line, 1 standard office on window line, 3 interior office/conference rooms, kitchen / break room and open office area.

# FLOOR PLAN PROPOSED



<b>FLOOR</b>	First Floor
<b>SUITE / SIZE</b>	Suite 110 - 2,819 RSF
<b>AVAILABILITY</b>	Vacant

**LAYOUT** Suite features prominent double door entrance off main lobby, reception area, executive office and conference room on window line both featuring interior glass enhancing access to natural light, standard office on window line, standard interior office, kitchen / break room and open office area.

# LA TERRAZA CORPORATE PLAZA

## LOCATION + AMENITIES MAP









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**CBRE**  
Broker Lic. 00409987

**FOR MORE INFORMATION,  
CONTACT:**

**SCOTT KINCAID**

Lic. 01228568  
+1 858 546 4691  
scott.kinkaid@cbre.com

**JEB BAKKE**

Lic. 00872363  
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