

FOR LEASE | EXTERIOR + INTERIOR RENOVATIONS NOW COMPLETE!



THE RESERVE

2
3
3
3

STATE
STREET

OWEN CURRY

760 415 3052

owen.curry@cushwake.com

CA Lic. #01972528

BROOKS CAMPBELL

760 500 7720

brooks.campbell@cushwake.com

CA Lic. #01380901

BRETT WARD

858 546 5470

brett.ward@cushwake.com

CA Lic. #01426040



**CUSHMAN &
WAKEFIELD**



This unique property is located at 2333 State Street is situated at the entrance to Carlsbad's Downtown Village overlooks the lagoon and is only a short walk from coffee shops, casual eateries, fine dining, outdoor spaces, and the Carlsbad city beach.

PROJECT HIGHLIGHTS



17,000 SF

Iconic office building on the edge of the Pacific Ocean



6,300 SF AVAILABLE

Full floor opportunity with ability to demise to 3,000 SF



OUTDOOR ENVIRONMENT

Abundant new outdoor spaces



WALKABILITY

Walkable to numerous dining, shops, beach and transit in Carlsbad Village



SIGNAGE

Monument signage available



SCENIC VIEWS

Pacific Ocean and Buena Vista Lagoon



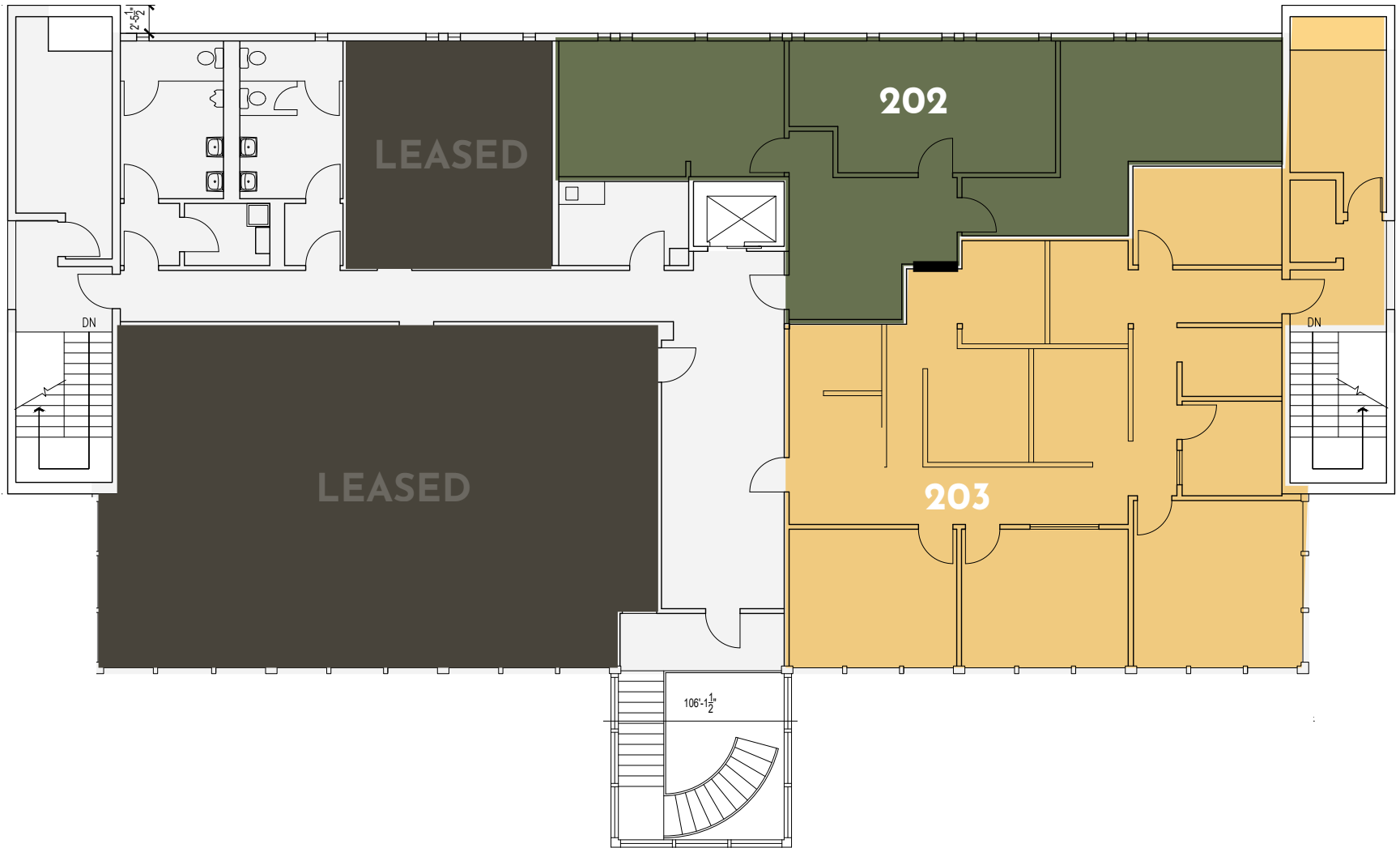
ABUNDANT PARKING

1:400 SF Parking Ratio



DIRECT ACCESS

Direct floor access from the elevator



***space can be delivered fully furnished**

2ND FLOOR

- SUITE 202 - 1,170 RSF
- SUITE 203 - 2,170 RSF
- COMBINED - 3,340 RSF

• PRICING STARTING AT \$3.50/SF + U & J

2
3
3
3

STATE
STREET



Demised Option

2ND FLOOR	• EXECUTIVE SUITES ~ 390 RSF	• \$1,500 - \$1,700
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THE RESERVE

CARLSBAD BLVD

STATE STREET

HWY 101/ PCH





THE RESERVE

NEARBY AMENITIES

- 1 Tower 37 Shopping Center
Board & Brew
7-Eleven
Sub Zero Ice Cream & Yogurt
Blacktop Restaurant
- 2 Cafe Elysa
- 3 Park 101
- 4 Norte Mexican Food
- 5 3001 Carlsbad
Linda's Yogurt
Daily News Cafe
California Wear
- 6 264 Fresco

- 7 Las Olas Mexican Food
- 8 Senior Grubby's
- 9 Village Faire
Sun Diego
Coyote Bar & Grill
Clara Restaurant & Bar
The Compass
Hooked on Poke
Gonzal Ramen
Vinaka Cake
GelatoLove
The Naked Cafe
American Heroes & Brew
- 10 Bluewater Grill

- 11 Choice Juicery
- 12 Barrel Republic
- 13 Vigilucci's
- 14 OAK + Elixir
- 15 Chocolate Bar
- 16 Pizza Port
- 17 Cafe Topes
- 18 Paon Restaurant
- 19 Bank of America

- 20 Le Papagayo
- 21 Harumama Noodles + Buns
- 22 Blue Ocean Robata & Sushi
- 23 Mikko Sushi
- 24 Carlsbad Village Plaza
Smart & Final
Carlsbad French Bakery
- 25 Prontos' Gourmet Market
- 26 Shorehouse Kitchen
- 27 Handle's Homemade Ice Cream

- 28 Lofty Coffee
- 29 Pure Taco
- 30 Nick's on State
- 31 Carruth Cellars
- 32 Baba Coffee
- 33 Campfire
- 34 Jeune et Jolie
- 35 Swami's Cafe

THE RESERVE

2333 STATE STREET, CARLSBAD, CA 92008



FOR MORE INFORMATION, PLEASE CONTACT:

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[CLICK HERE TO VIEW PROJECT VIDEO PREVIEW](#)

