

75,000 SF • CLASS A OFFICE BUILDING • FOR LEASE

# FORUM AT CARLSBAD

3207 Grey Hawk Court, Carlsbad, CA 92010



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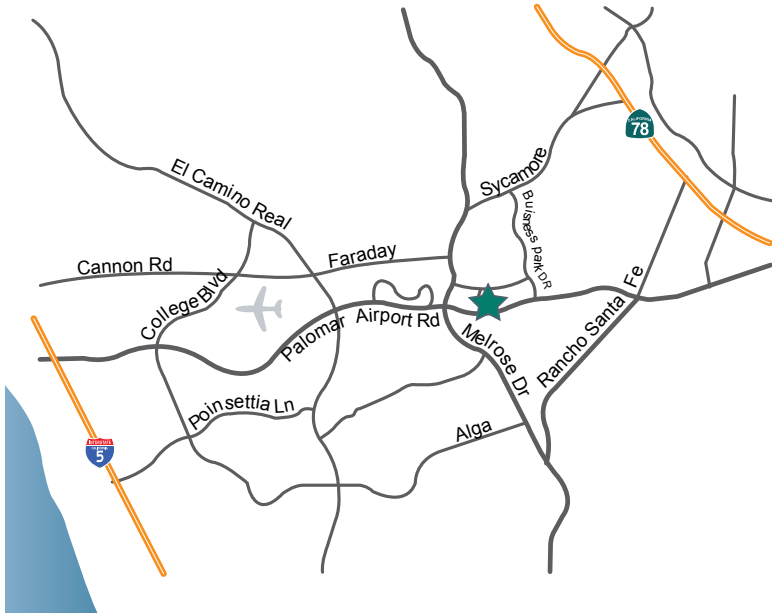
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## PROPERTY DESCRIPTION

This Class A, two-story, 75,000 square foot office building is centrally located in the prestigious city of Carlsbad and is easily accessible to I-5 and Highway 78. Forum at Carlsbad is highly visible from Palomar Airport Road and is in close proximity to many amenities including, golf courses, health clubs, restaurants, retailers, commuter airport, and luxury resorts. The building offers large floor plates that are easily divisible, as well as high quality finishes throughout with spec suites available.

## LOCATION & MAP



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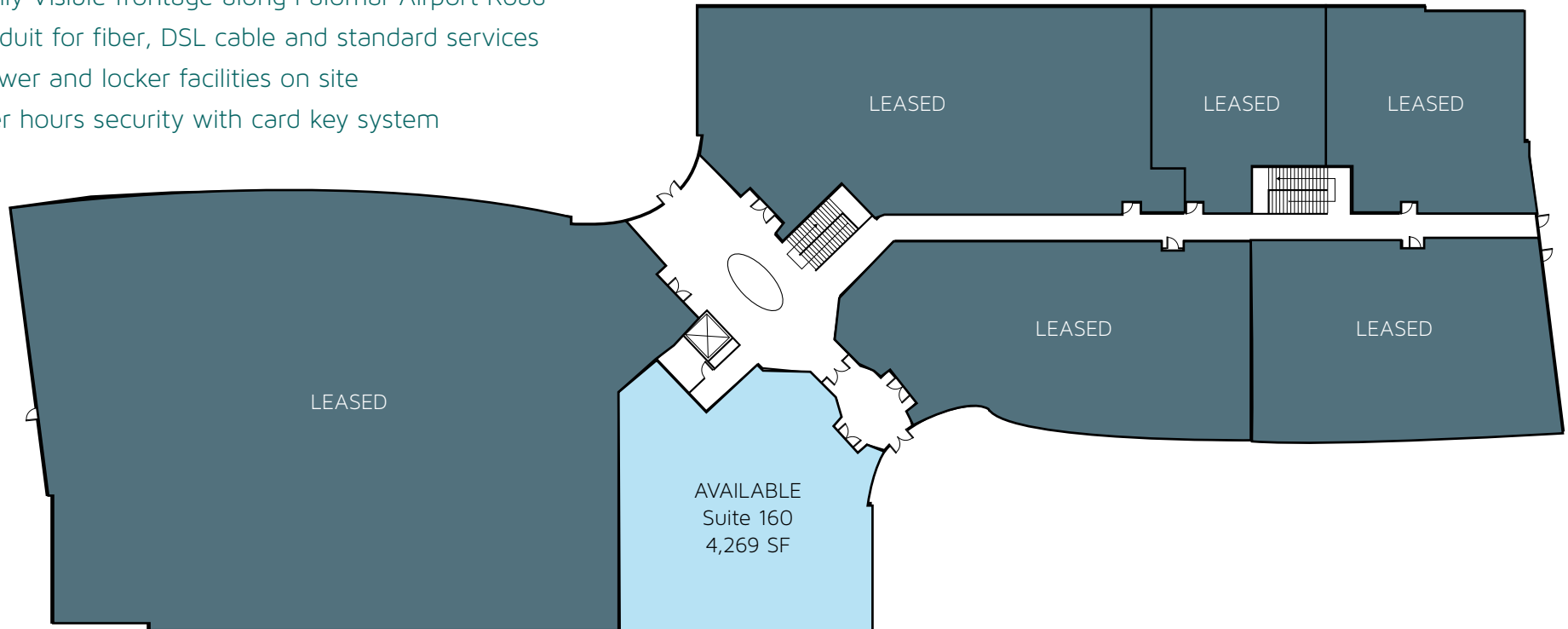
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## BUILDING & SITE FEATURES

RATE: \$2.20 +ELECTRIC

- Easy access to I-5 and Hwy 78
- Surface parking at 4/1,000 RSF
- Highly Visible frontage along Palomar Airport Road
- Conduit for fiber, DSL cable and standard services
- Shower and locker facilities on site
- After hours security with card key system



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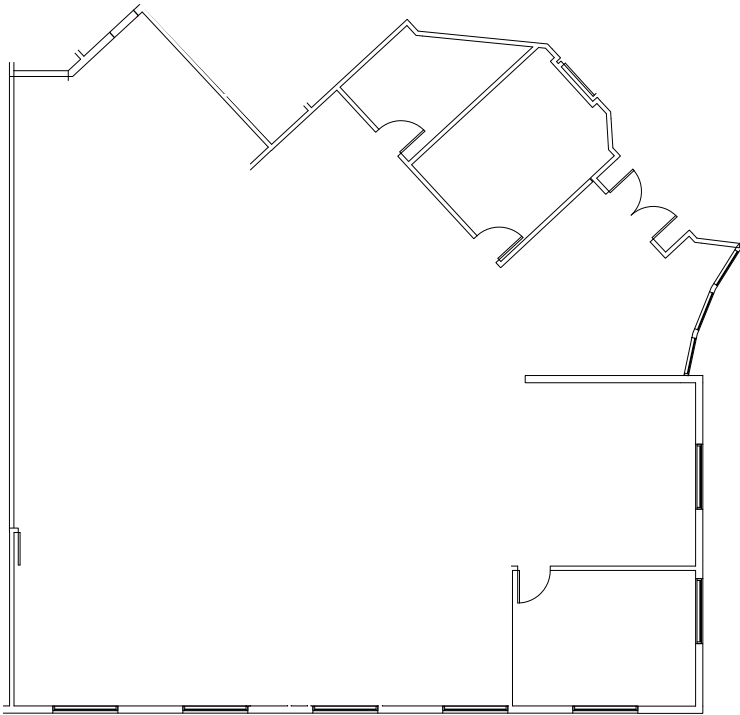
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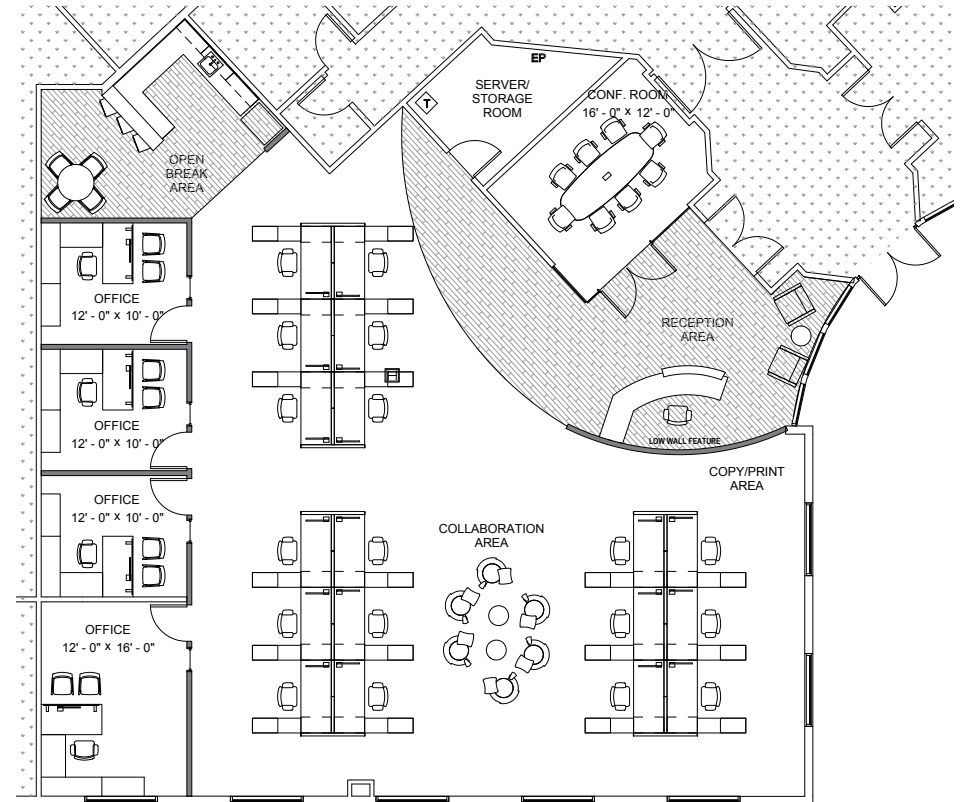
## AS-BUILT FLOOR PLAN

SUITE 160 - 4,269 SF



## CONCEPT FLOOR PLAN

SUITE 160 - 4,269 SF



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## OUTDOOR PATIO



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