

FOR LEASE - OPEN CREATIVE/FLEX SPACE 2,800 - 8,000 SF

1740

LA COSTA MEADOWS

SAN MARCOS, CA 92078



FOR LEASE - OPEN CREATIVE/FLEX SPACE 2,800 - 8,000 SF

# PROPERTY HIGHLIGHTS

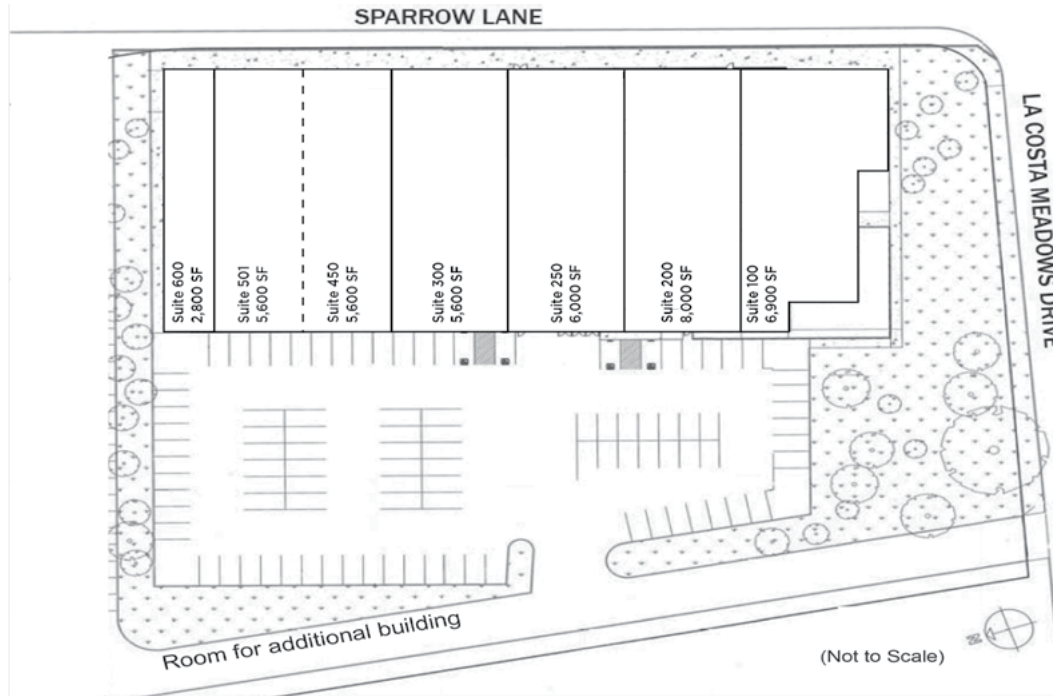
---

- Approximately 40,500 SF multi-tenant industrial and office property
- Located in the highly desirable La Costa Meadows business park
- Centrally located North County location with easy access to Encinitas, Leucadia, Carlsbad and Vista
- Walking distance to local retail shops and restaurants
- Zoning L-1
- Will accommodate varying to non-conforming uses
- Large parking lot with ample parking
- Lush green landscaping



## Property Overview

- › Industrial, creative and executive offices available for lease
- › Can accommodate other office/showroom/industrial/flex uses
- › Restaurants and amenities within walking distance
- › Street and building signage available
- › Call to show



# SITE PLAN

## & PROPERTY OVERVIEW



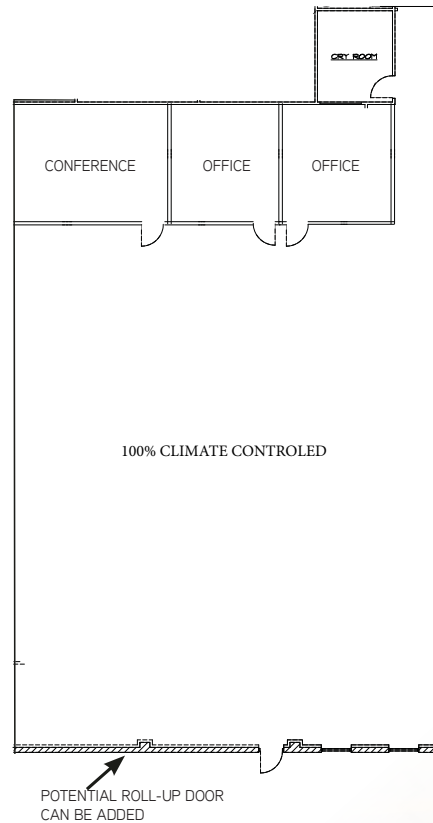
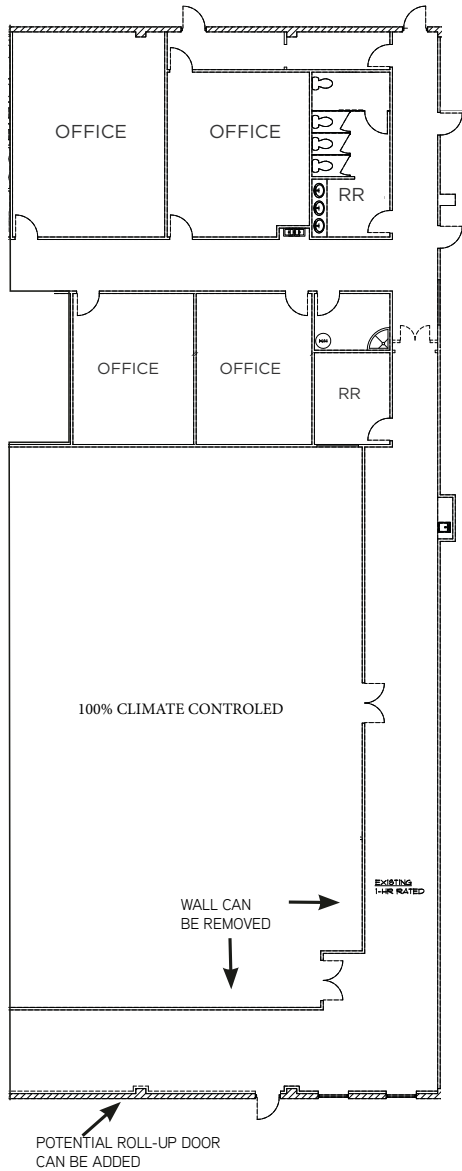


**EXISTING**  
8,000 SF @ \$0.95 MG +CAM

**CONCEPTUAL**  
5,000 SF @ \$1.05 MG +CAM

# FLOOR PLAN

SUITE 200



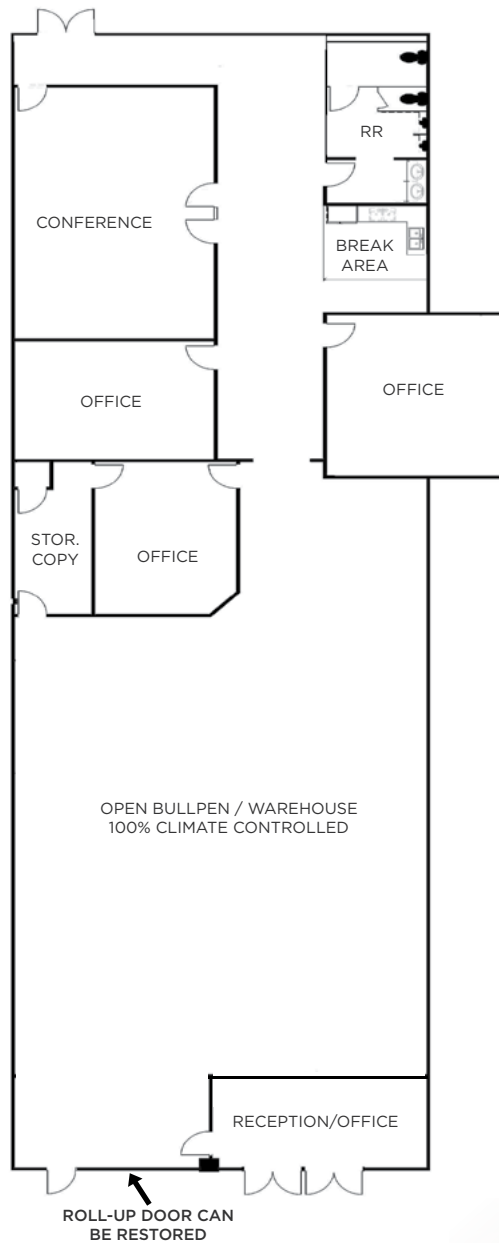
## Suite Highlights

- › Creative flex space available for lease
- › 100% climate controlled space
- › Open and exposed ceilings & ducting
- › Open bullpen area, 4 private offices and large multi-stall restroom
- › Potential to add roll-up door to exterior
- › Flexible terms and TI packages available

**FLEX/CREATIVE OFFICE SUITE**  
**5,800 SF @ \$1.05 MG +CAM**

# FLOOR PLAN

SUITE 250



## Suite Highlights

- › Creative flex space available for lease
- › 100% climate controlled space
- › Open and exposed ceilings & ducting
- › Flexible terms and TI packages available
- › Roll-up door can be restored

FLEX/CREATIVE OFFICE SUITE  
2,800 SF @ \$0.95 MG +CAM



# FLOOR PLAN

SUITE 600

## Suite Highlights

- › Flex/Creative office space available for lease
- › Climate controlled
- › Flexible terms
- › TI packages for office build-out available



FOR LEASE - OPEN CREATIVE/FLEX SPACE 8,000 SF DIVISIBLE TO 5,000 SF  
INDUSTRIAL WAREHOUSE SPACE - 5,600 SF

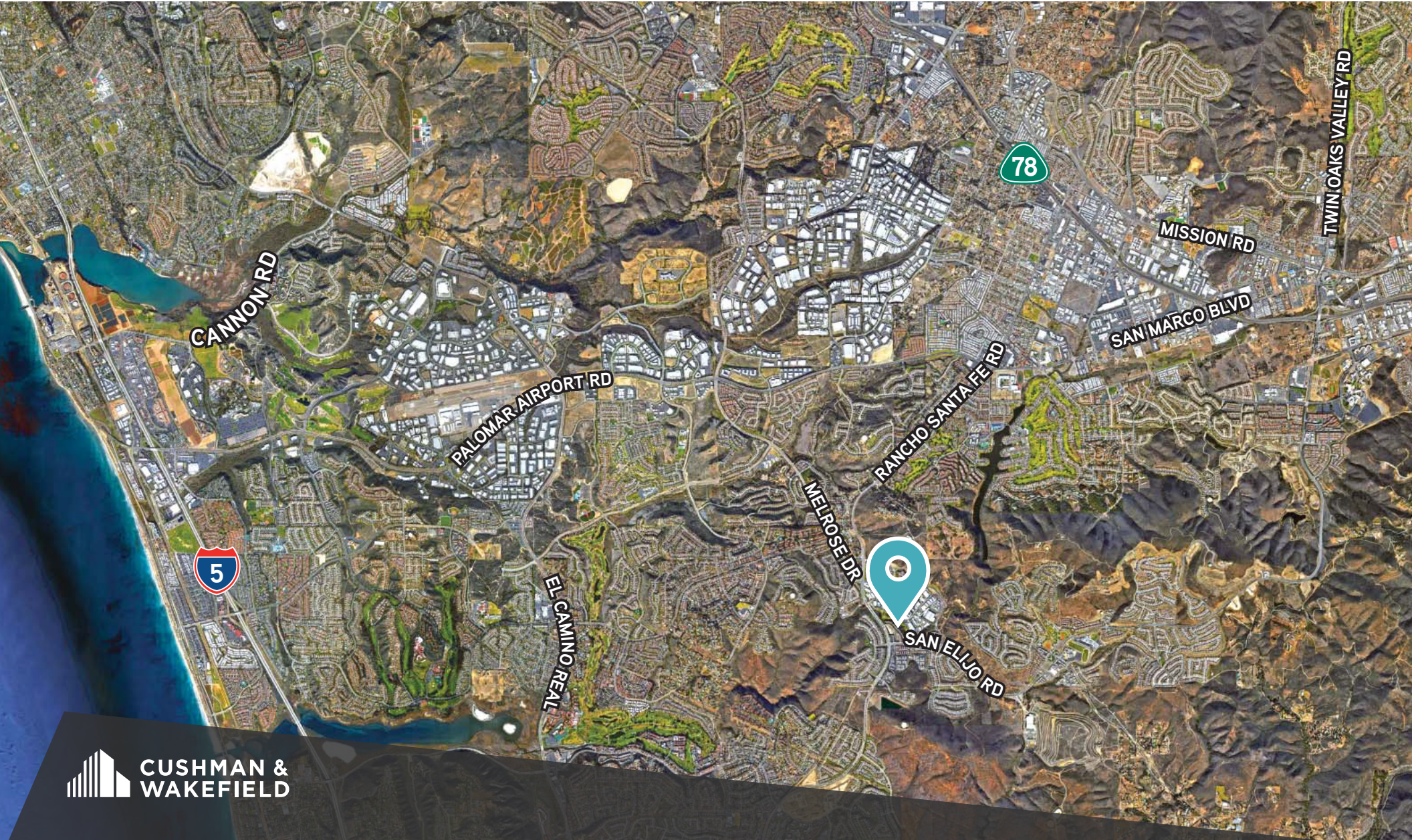
# PHOTO GALLERY





FOR LEASE - OPEN CREATIVE/FLEX SPACE 8,000 SF DIVISIBLE TO 5,000 SF  
INDUSTRIAL WAREHOUSE SPACE - 5,600 SF

# PROPERTY AERIAL





FOR LEASE - OPEN CREATIVE/FLEX SPACE 8,000 SF DIVISIBLE TO 5,000 SF  
INDUSTRIAL WAREHOUSE SPACE - 5,600 SF

# 1740 LA COSTA MEADOWS

For more information, please contact:

**MELANIE HAYNES**

760.431.3848 | melanie.haynes@cushwake.com  
CA Lic. #02043811

1000 Aviara Parkway, Suite 100 Carlsbad, CA 92011  
P +1 760 431 4200 F +1 760 454 3869  
www.cushwake.com

