

FOR LEASE



**PALOMAR HEIGHTS** CORPORATE CENTER

5857 OWENS AVENUE, CARLSBAD, CA 92008

**CBRE**



## PROPERTY HIGHLIGHTS



Premier Class “A”, 3-story, 67,860 SF office building



Outstanding location just east of I-5 at the signalized intersection of Palomar Airport Road and Camino Vida Roble



Located near restaurant, retail services and amenities such as the Aviara Park Hyatt, Legoland, the City of Carlsbad’s Golf Course, and a new Regional Park



Travertine veneer & deep gray glass exterior



3-story glass lobby with bridges connecting freestanding elevator towers



Open-air courtyard with palm trees and seating areas



Men’s & women’s shower/lockers facilities



Abundant parking with a ratio of 4.68/1,000 spaces per RSF



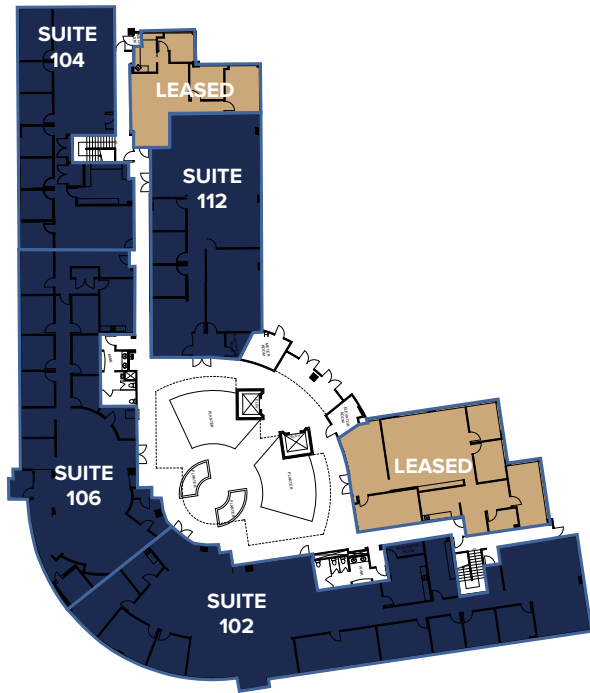
Panoramic views



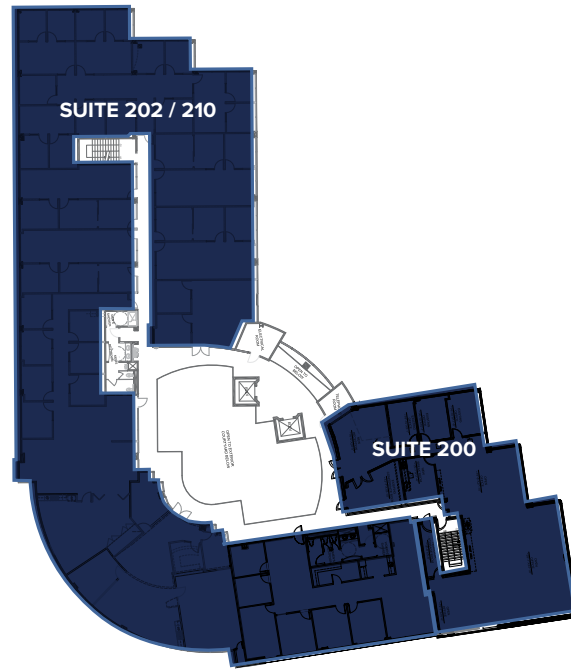
Secured building (card access)

# PROPERTY AVAILABILITIES

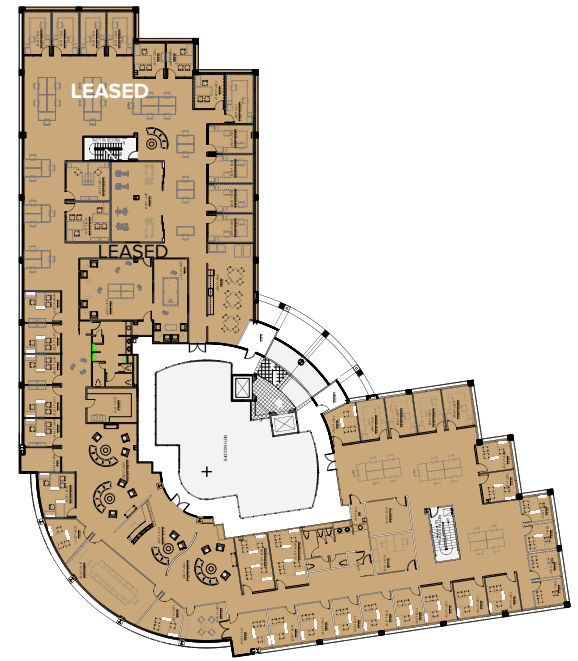
SUITE	RSF	AVAILABLE	LEASE RATE
102	6,276 RSF	Vacant /Now	\$2.85/RSF + E
104	2,316 RSF	Vacant /Now	\$2.85/RSF + E
106	5,267 RSF	Vacant /Now	\$2.85/RSF + E
112	3,075 RSF	Vacant /Now	\$2.85/RSF + E
102/104/106 (Contiguous Option)	13,859 RSF	Vacant /Now	\$2.85/RSF + E
200 (Spec Suite)	4,954 RSF	Vacant /Now	\$2.85/RSF + E
2nd Floor (Suites 200/202/210)	22,689 RSF	60 Days	\$2.85/RSF + E



1<sup>ST</sup> FLOOR

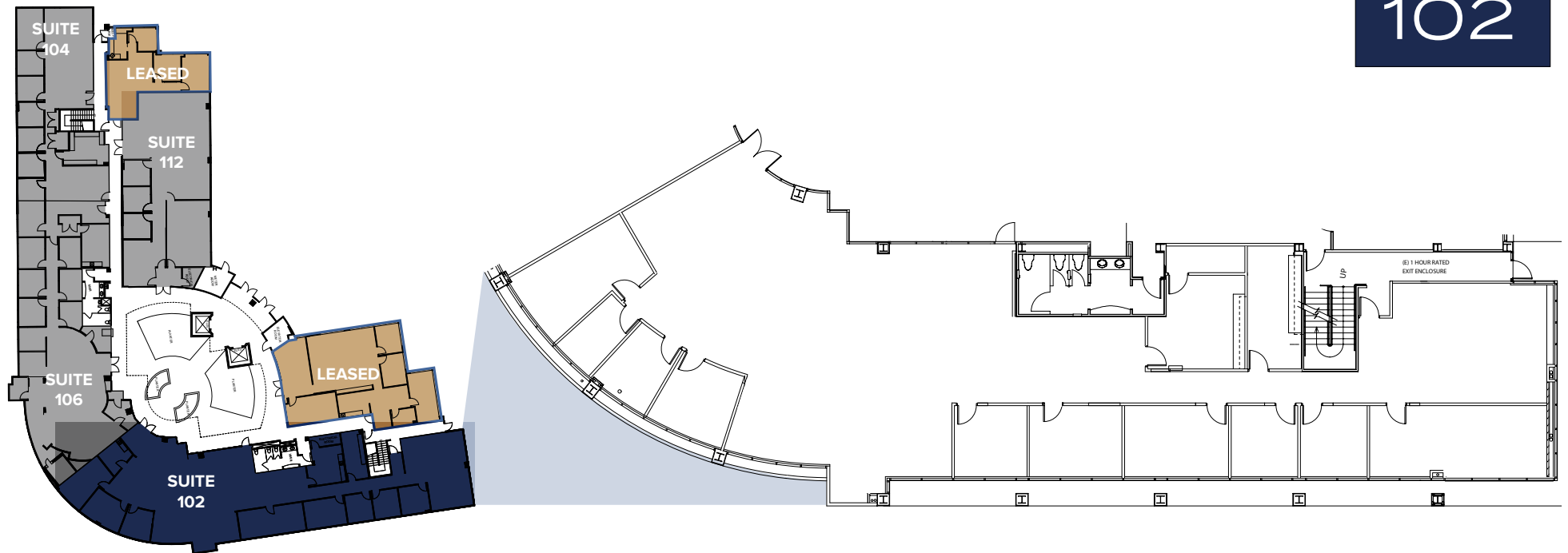


2<sup>ND</sup> FLOOR



3<sup>RD</sup> FLOOR

# SUITE 102



6,276 RSF



Reception with double door entry off ground floor lobby



10 private glass-line offices



Conference room



Open office area



Break room

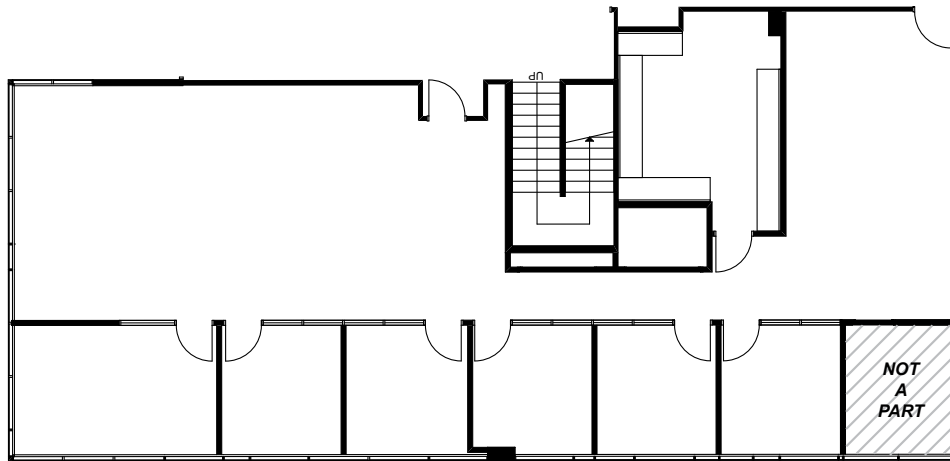


Tele/Data/Copy room

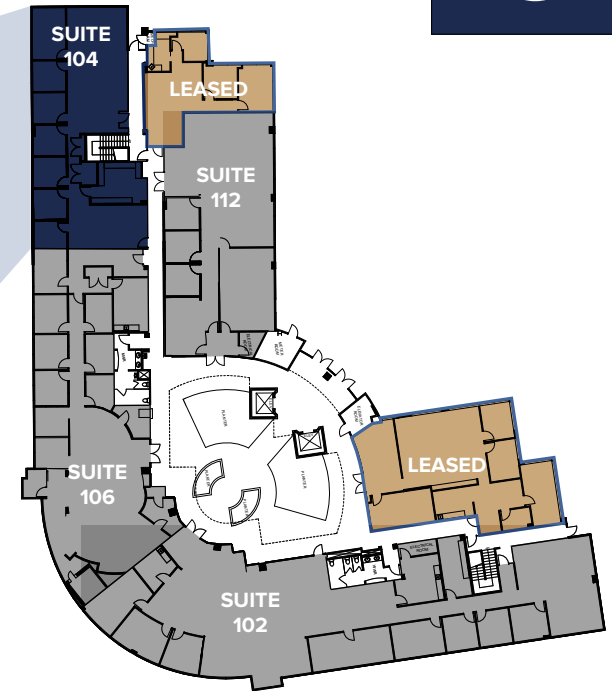


Electrical room

# SUITE 104



2,316 RSF



Reception



5 private offices



Conference room



Open office area



Break room

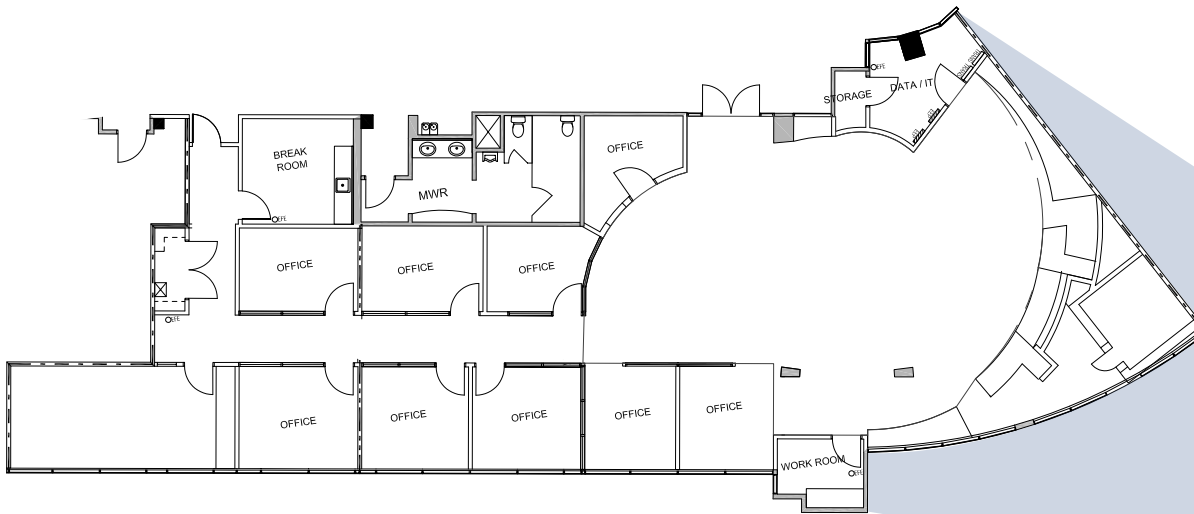


Tele/Data/Copy room

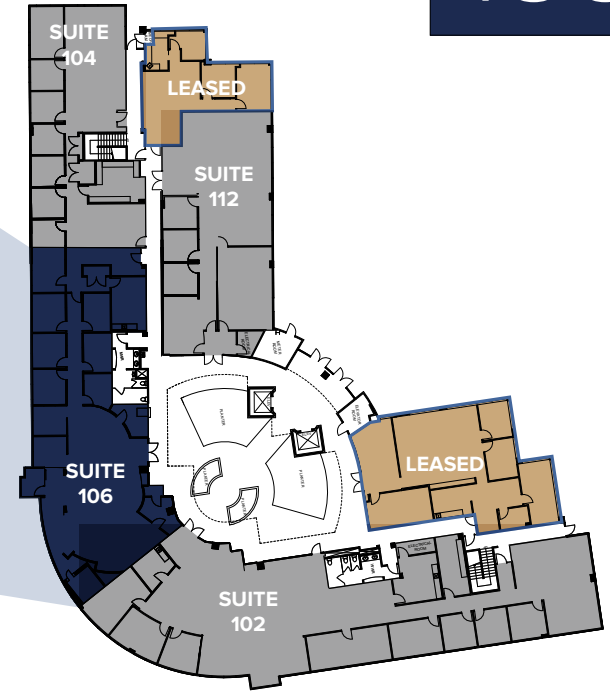


Electrical room

# SUITE 106



5,267 RSF



Former bank space



Reception



9 private offices



Conference room



Open office area



Break room



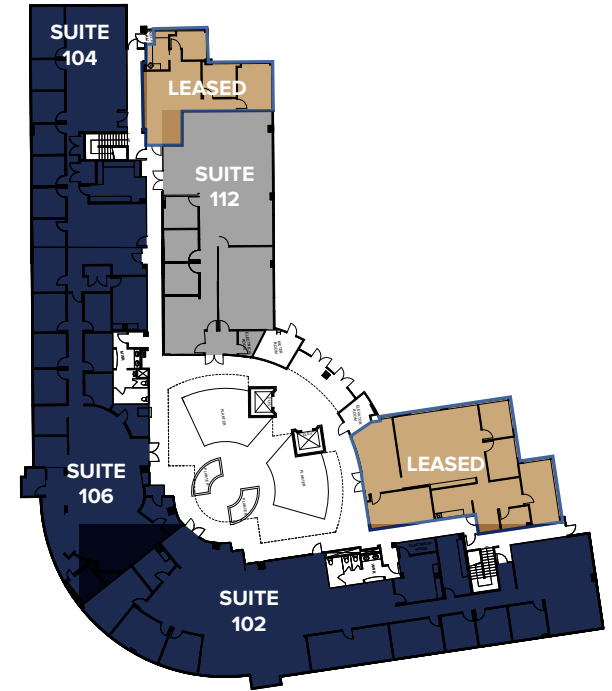
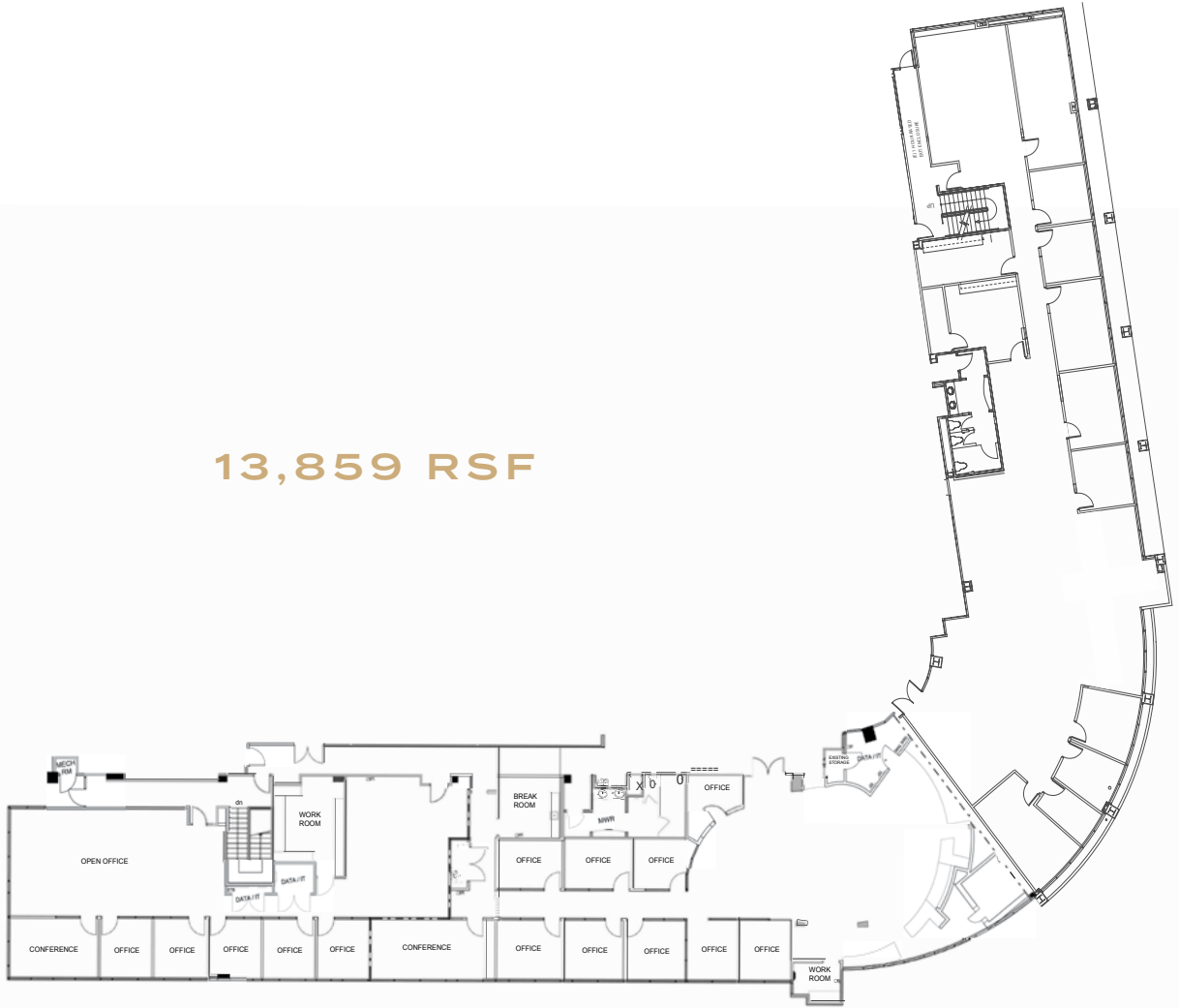
Tele/Data/Copy room



Storage

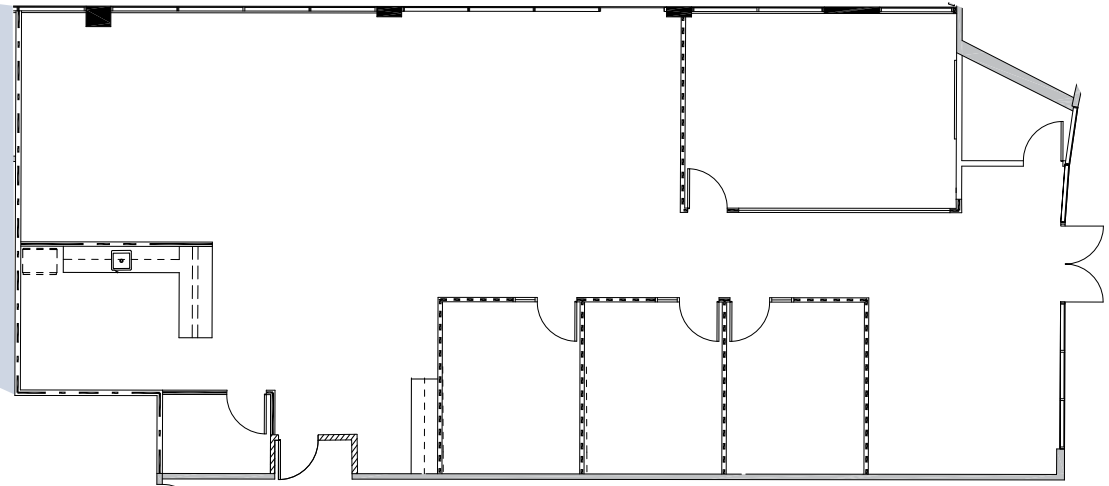
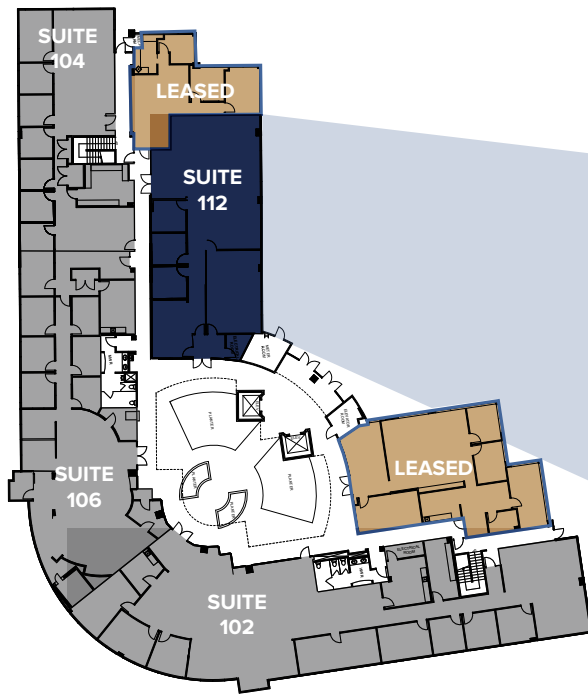
SUITE  
102  
104  
106

13,859 RSF



Contiguous option

# SUITE 112



3,075 RSF



Reception



3 private offices



Conference room



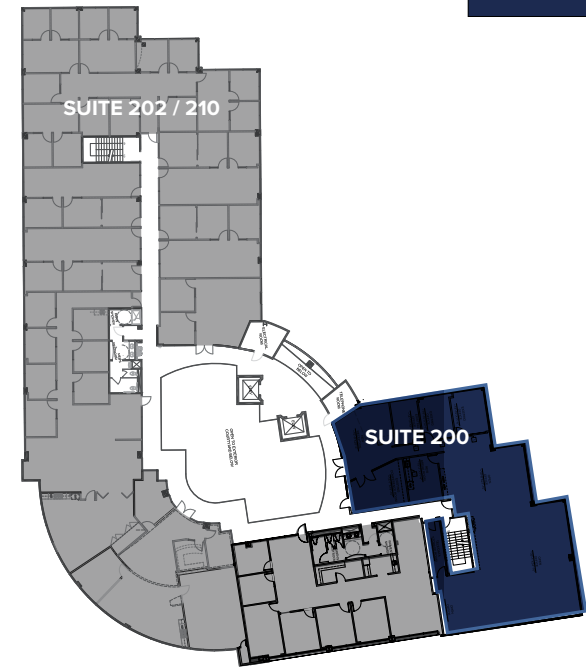
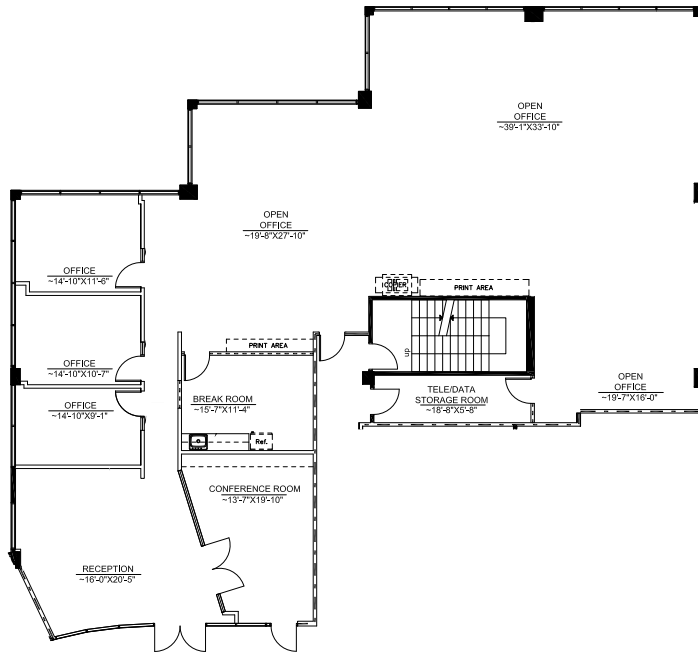
Open office area



Break room



# SUITE 200



4,954 RSF



Reception with double door entry off second floor lobby



3 Private offices



Conference room



Open office areas



Print Area



Break room

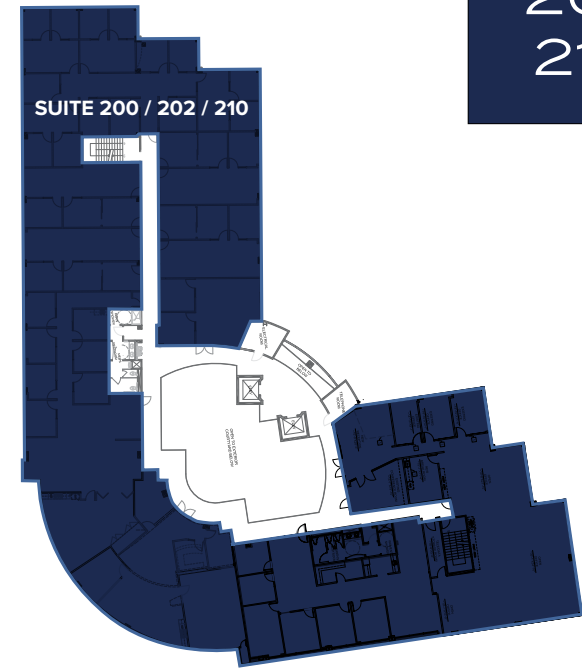
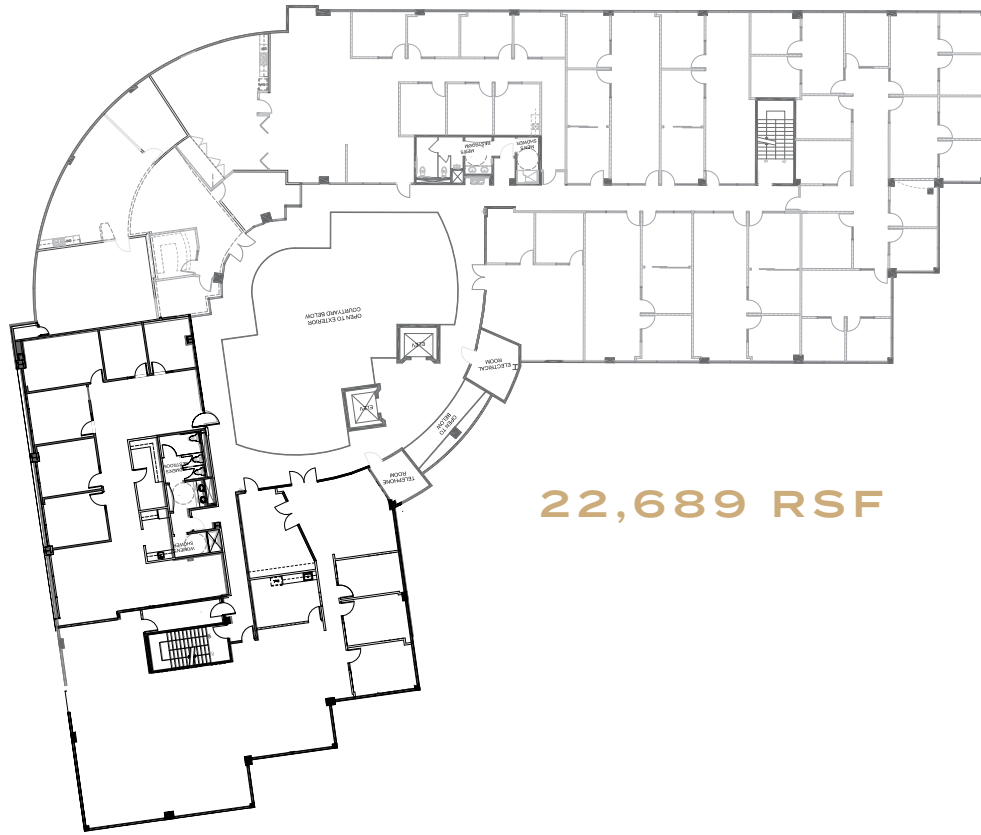


Storage



Server room

SUITE  
200  
202  
210



Full floor opportunity



Reception with double door entry off second floor lobby



Private offices



Multiple conference rooms



Open office areas



Mail/copy/fax rooms



Bistro/coffee bar



Break rooms



Storage



Server room



# PALOMAR HEIGHTS

## CORPORATE CENTER

FOR LEASE



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