

2111, 2121, 2131 & 2141 PALOMAR AIRPORT ROAD  
CARLSBAD, CA 92011

REDUCED  
LEASE RATE  
\$2.25/SF

CARLSBAD

EXECUTIVE PLAZA



**CBRE**

MODERNIZED CLASS A OFFICE SPACE FOR LEASE

A WEALTH OF

# ON-SITE

# AMENITIES



Outdoor pavilion with Koi Pond



EV chargers



State of the Art Fitness Center



Free public wifi



Locker rooms & showers



Beautifully landscaped courtyard cafe with seating



CARLSBAD

EXECUTIVE PLAZA

# AVAILABILITIES

**\$2.25**  
PER RSF + E

BUILDING	SUITE	SIZE	AVAILABLE	CONDITION	DETAILS
2111	120	1,835 RSF	Now	Built-out	Reception entry off the ground floor lobby, 4 private offices, open office area and kitchen.
	140	3,692 RSF	Now	Built-out	Creative office with double door entry reception off the ground floor lobby, 5 private offices, open office, conference room, open kitchen, break & server room.
	200	5,930 RSF	Now	Built-out	Reception, 2 large conference rooms, 3 meeting rooms, break room, copy area, storage and open office area.
	210	1,579 RSF	Now	CONCEPTUAL PLAN	Storage, 1 private office, and open office area.
	220	936 RSF	Now	Built-out	Reception, 3 private offices.
	250	1,595 RSF	Now	Built-out	Double door entry reception and waiting area, 2 private offices, conference room, open office, kitchenette, tele/data room.
	330	1,499 RSF	Now	Built-out	Reception and waiting area, 5 private offices, server room.
2121	204	669	Now	Built-out	Reception, 3 private offices.
	205	889	Now	Built-out	Reception, 3 private offices.
	220	1,390 RSF	Now	Built-out	Reception area, 4 private offices and kitchen/break room.
	340	2,645 RSF	Now	Built-out	Reception, 7 private offices, open office area, storage / IT room, and extensive window line.
2131	100	2,793 RSF	Now	Built-out	Reception area with double door entry off the 1 <sup>st</sup> floor lobby, conference room, 3 private offices, open office area & kitchen.
	120	1,562 RSF	Now	Built-out	Reception area, 2 private office, open office area and storage.
	150	6,235 RSF	Now	Built-out	Reception area with double door entry off the 1st floor lobby, conference room, 15 private offices, storage, IT room & kitchen.
	325	1,431 RSF	Now	Built-out	Reception area, 4 private offices, kitchen & open office area.
2141	100	2,772 RSF	Now	Built-out	Reception area with open office, area, 3 private offices, conference room, break area, storage / IT room.
	300	1,657 RSF	Now	Built-out	Reception area, 5 private offices and conference room.

*\*Negotiable tenant improvement allowance. Includes 5 day per week janitorial service. Tenant pays separately metered electricity. Rates, availability and terms are subject to change without notice. Furniture shown for demonstration purposes only and is not included with the lease of the space. Tenant to verify dimensions and that space is equipped to fit their needs.*

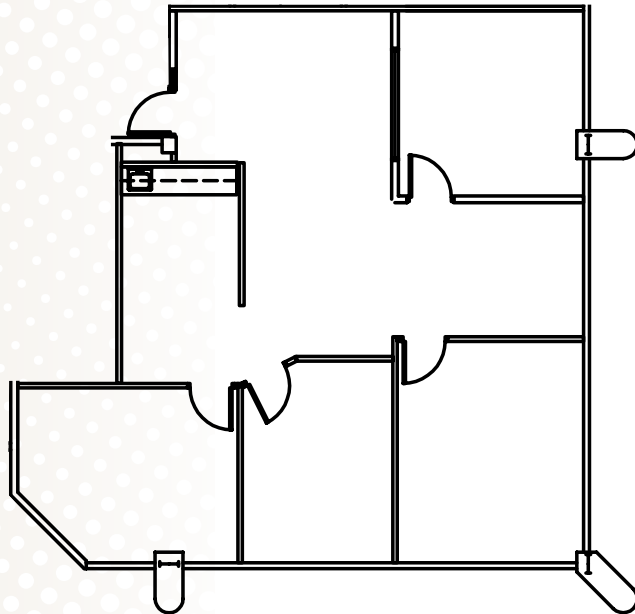
# 2111 PALOMAR AIRPORT ROAD

# SUITE 120

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1,835 RSF

Reception entry off the ground floor lobby, 4 private offices, open office area and kitchen



2111 PALOMAR AIRPORT ROAD | 1<sup>ST</sup> FLOOR



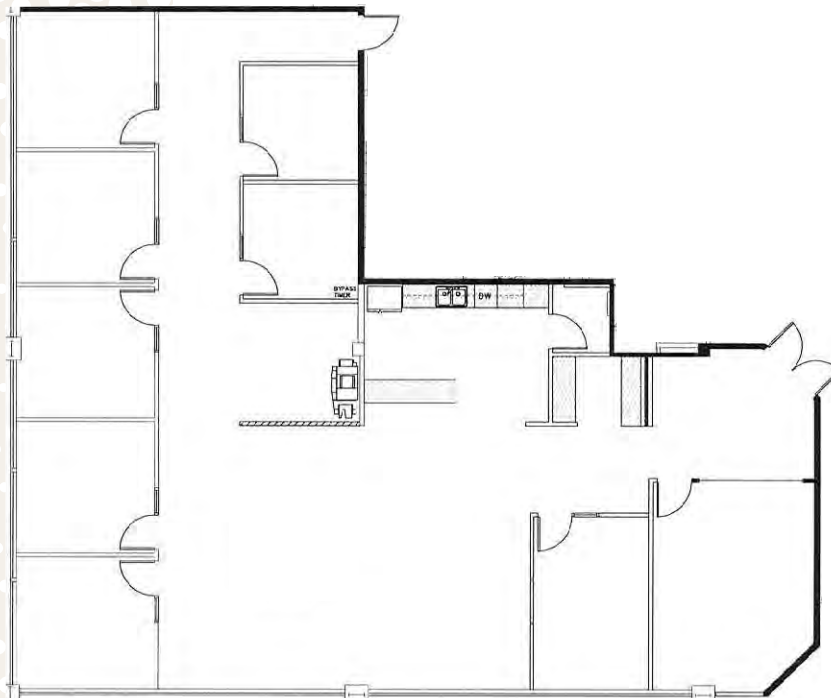
\* Furniture shown for demonstration purposes only and is not included with the lease of the space. Tenant to verify dimensions and that space is equipped to fit their needs.

# 2111 PALOMAR AIRPORT ROAD

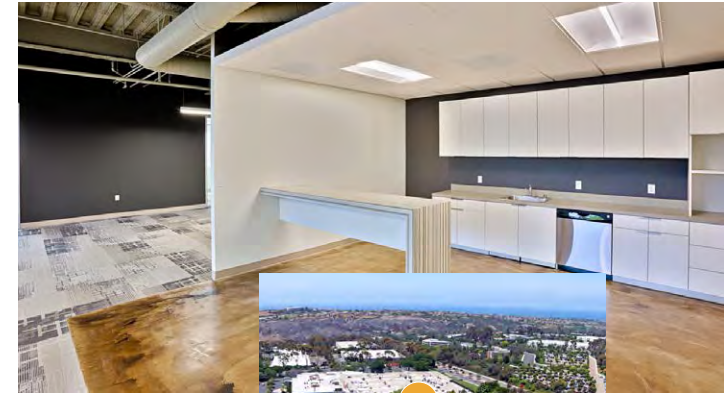
# SUITE 140

3,692 RSF

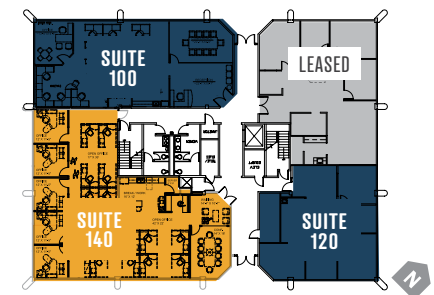
CREATIVE OFFICE - Double door entry reception off the ground floor lobby, 5 private offices, open office, conference room, open kitchen & break and server room.



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2111 PALOMAR AIRPORT ROAD | 1<sup>ST</sup> FLOOR



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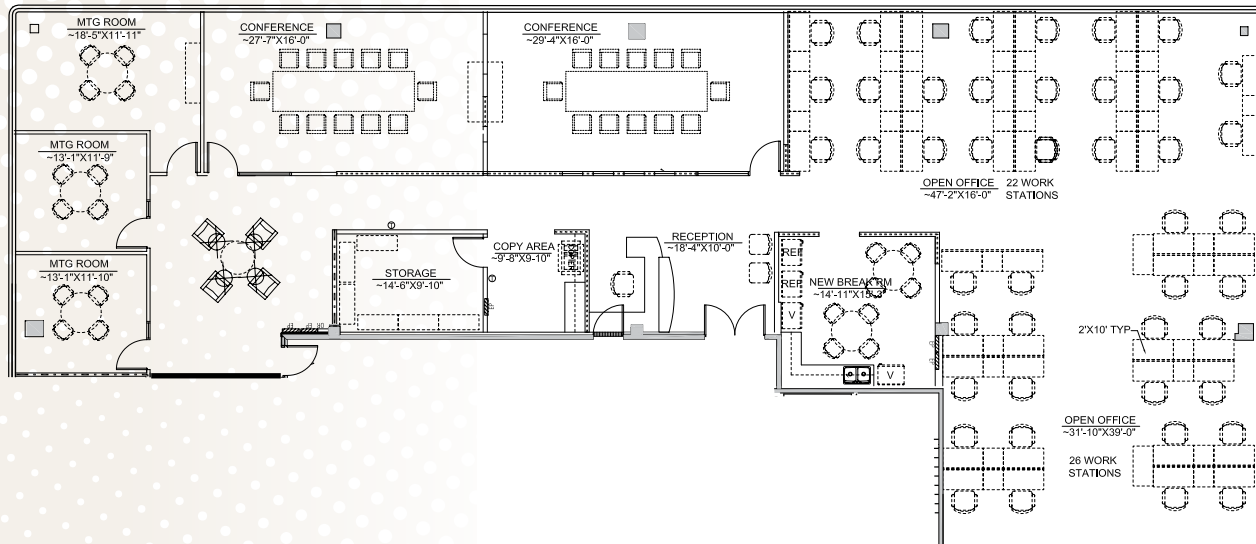
# 2111 PALOMAR AIRPORT ROAD

# SUITE 200

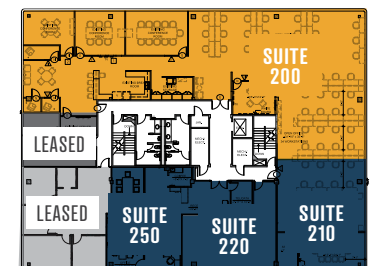
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5,930 RSF

Reception, 2 large conference rooms, 3 meeting rooms, break room, copy area, storage, and open office area.



2111 PALOMAR AIRPORT ROAD | 2<sup>ND</sup> FLOOR



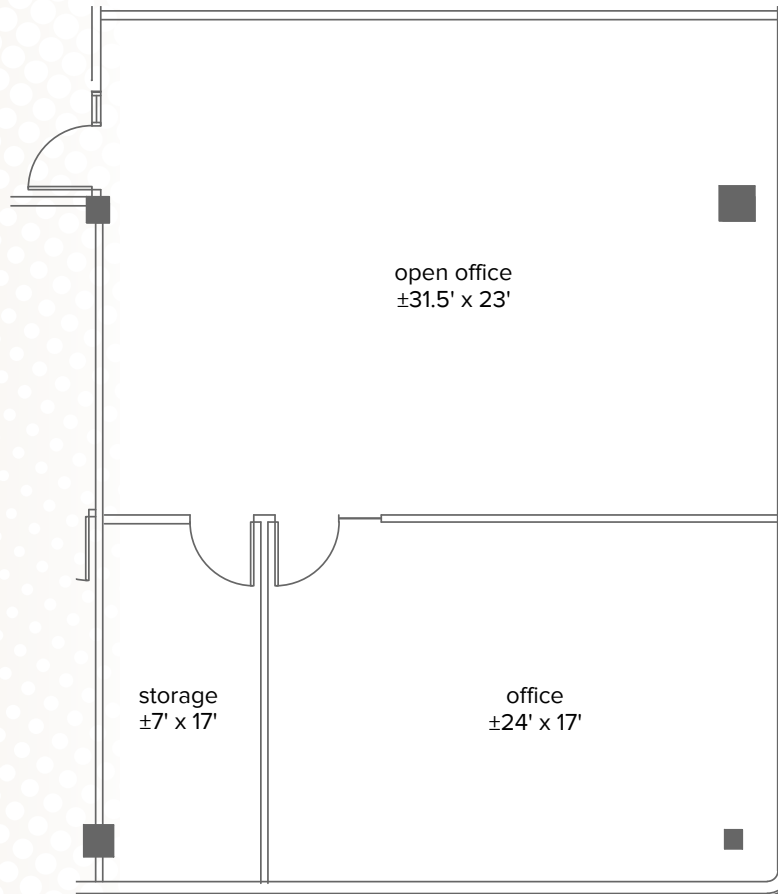
\* Furniture shown for demonstration purposes only and is not included with the lease of the space. Tenant to verify dimensions and that space is equipped to fit their needs.

# 2111 PALOMAR AIRPORT ROAD

# SUITE 210

1,579 RSF

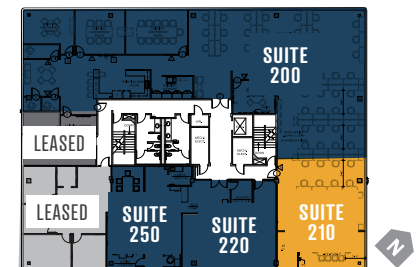
Storage, one private office, and open office area.



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2111 PALOMAR AIRPORT ROAD | 2<sup>ND</sup> FLOOR



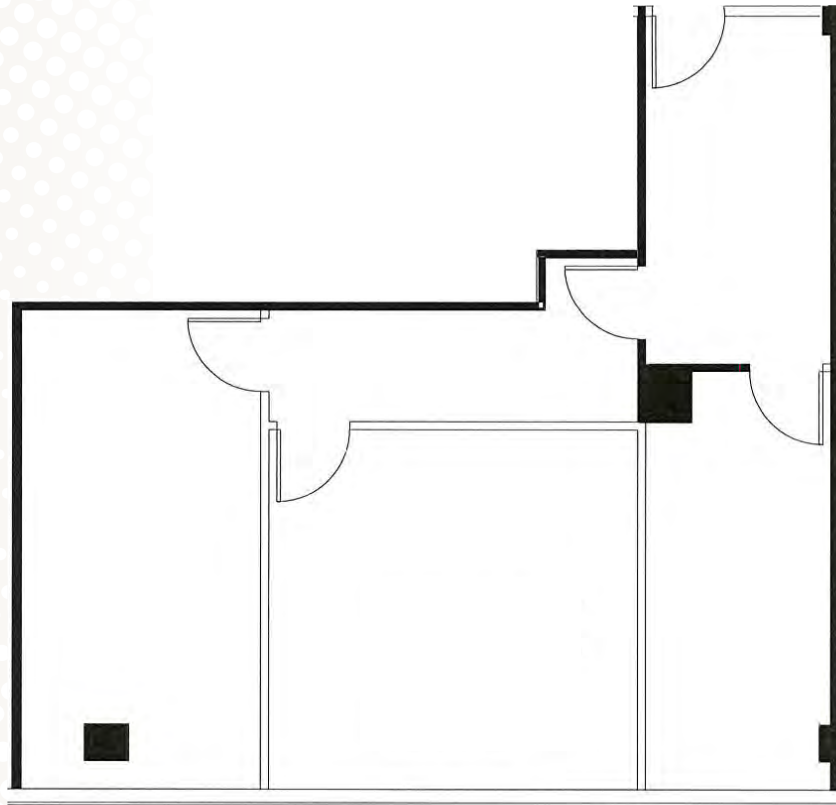
\* Tenant to verify dimensions and that space is equipped to fit their needs.

# 2111 PALOMAR AIRPORT ROAD

# SUITE 220

936 RSF

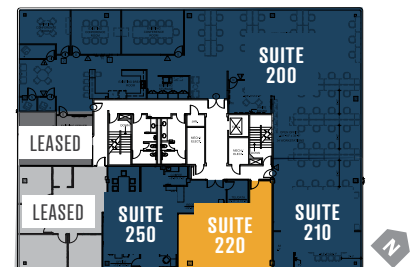
Reception and 3 private offices.



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2111 PALOMAR AIRPORT ROAD | 2<sup>ND</sup> FLOOR



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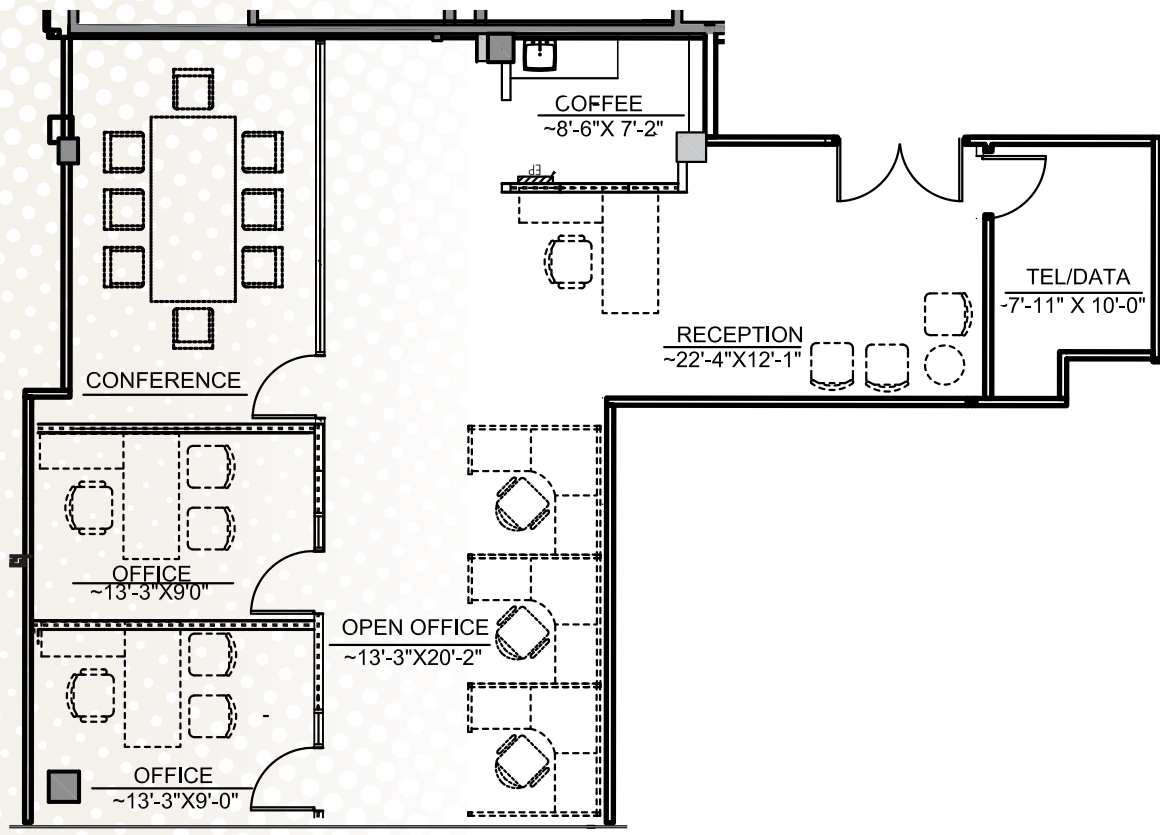


# 2111 PALOMAR AIRPORT ROAD

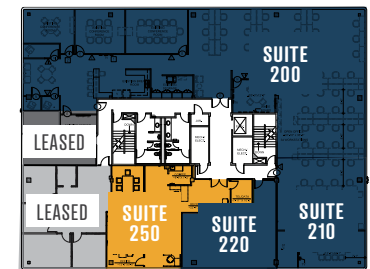
# SUITE 250

1,595 RSF

Double door entry reception and waiting area, 2 private offices, conference room, open office, kitchenette, tele/data room.



2111 PALOMAR AIRPORT ROAD | 2<sup>ND</sup> FLOOR



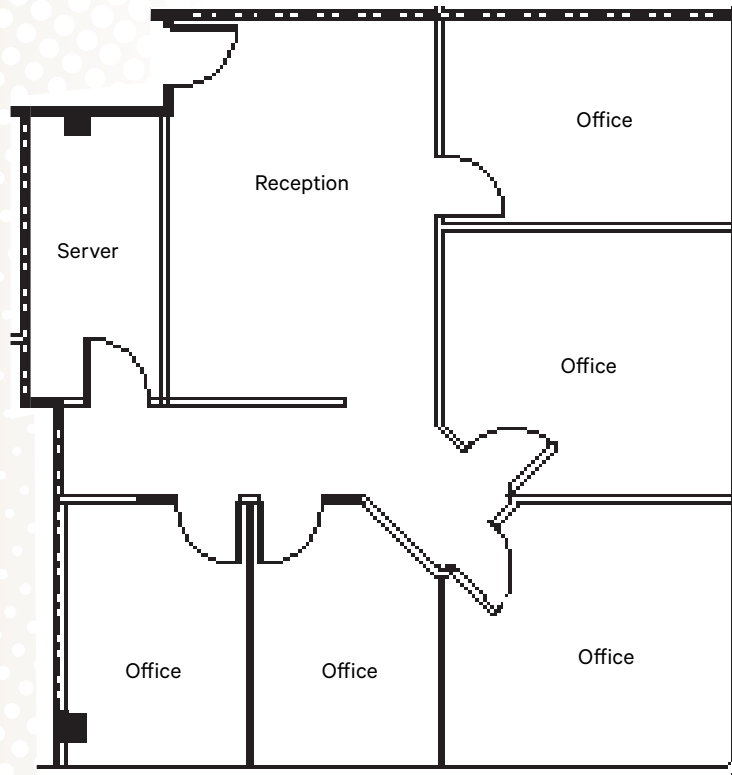
\* Furniture shown for demonstration purposes only and is not included with the lease of the space. Tenant to verify dimensions and that space is equipped to fit their needs.

# 2111 PALOMAR AIRPORT ROAD

# SUITE 330

1,499 RSF

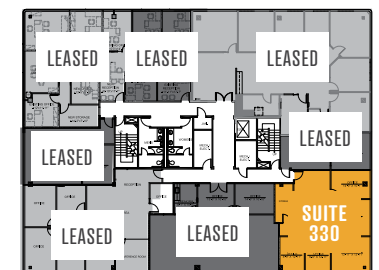
Reception and waiting area, 5 private offices, server room.



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2111 PALOMAR AIRPORT ROAD | 3<sup>RD</sup> FLOOR



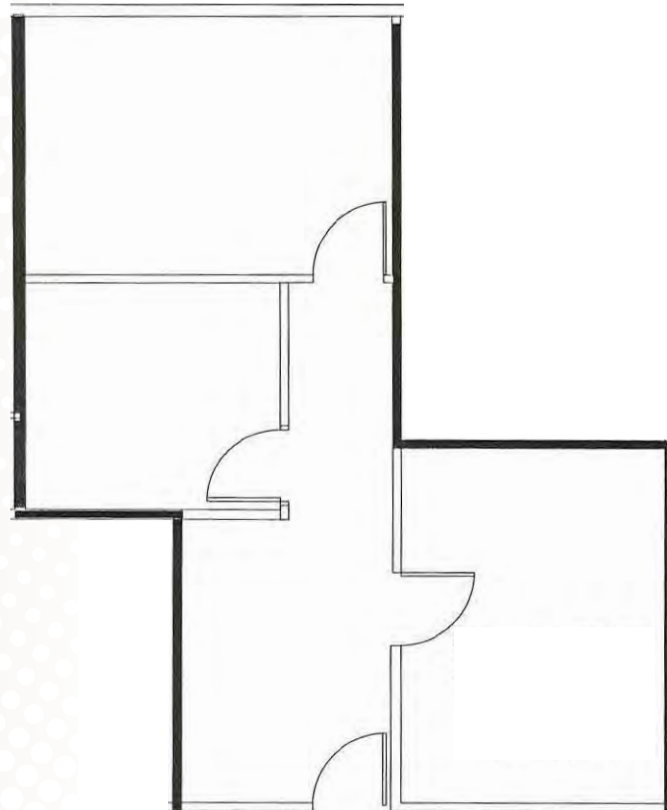
\* Tenant to verify dimensions and that space is equipped to fit their needs.

# 2121 PALOMAR AIRPORT ROAD

# SUITE 204

669 RSF

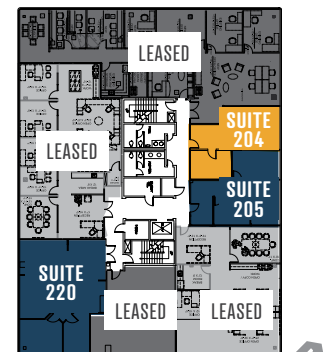
Reception area, 3 private offices.



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2121 PALOMAR AIRPORT ROAD | 2<sup>ND</sup> FLOOR



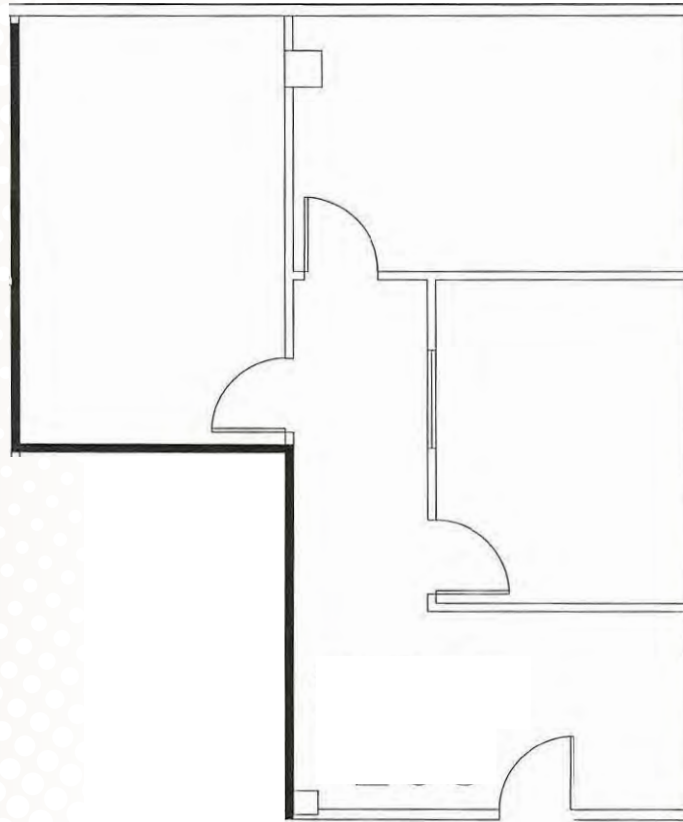
\* Tenant to verify dimensions and that space is equipped to fit their needs.

# 2121 PALOMAR AIRPORT ROAD

# SUITE 205

889 RSF

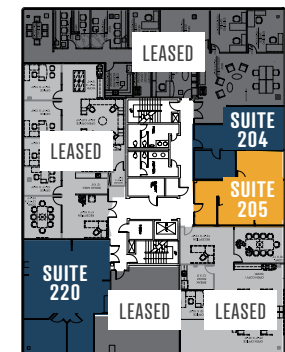
Reception area, 3 private offices.



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2121 PALOMAR AIRPORT ROAD | 2<sup>ND</sup> FLOOR



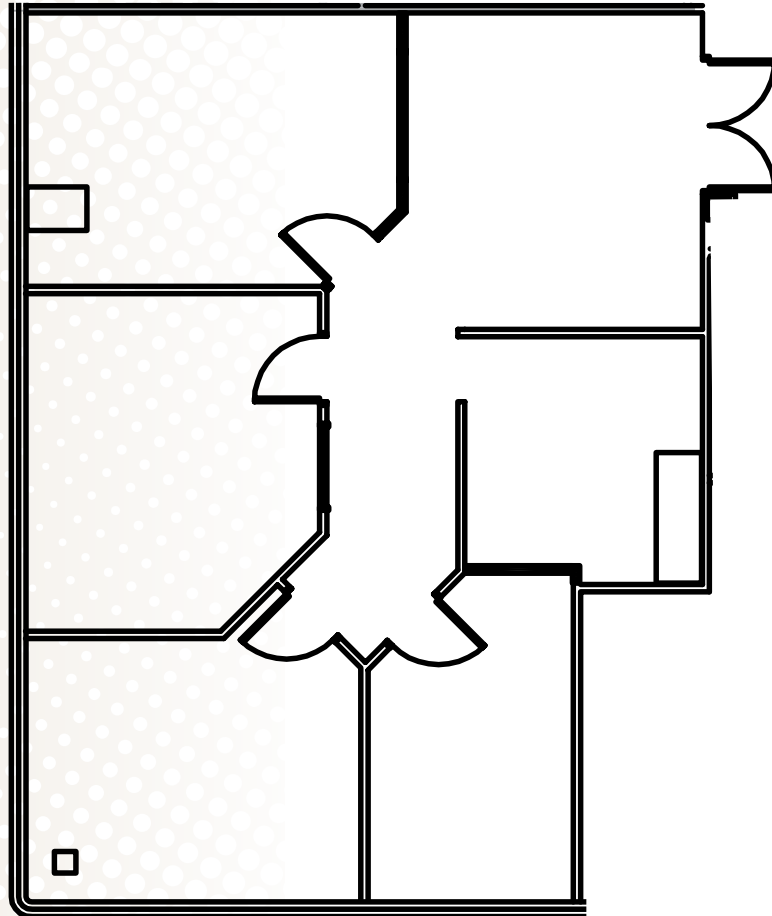
\* Tenant to verify dimensions and that space is equipped to fit their needs.

# 2121 PALOMAR AIRPORT ROAD

# SUITE 220

1,390 RSF

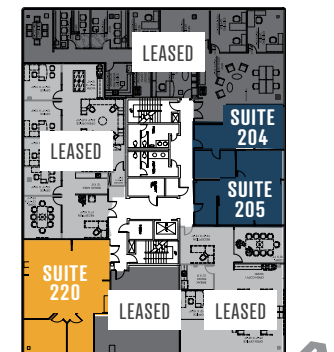
Reception area, 4 private offices, and kitchen/break room.



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2121 PALOMAR AIRPORT ROAD | 2<sup>ND</sup> FLOOR



\* Tenant to verify dimensions and that space is equipped to fit their needs.

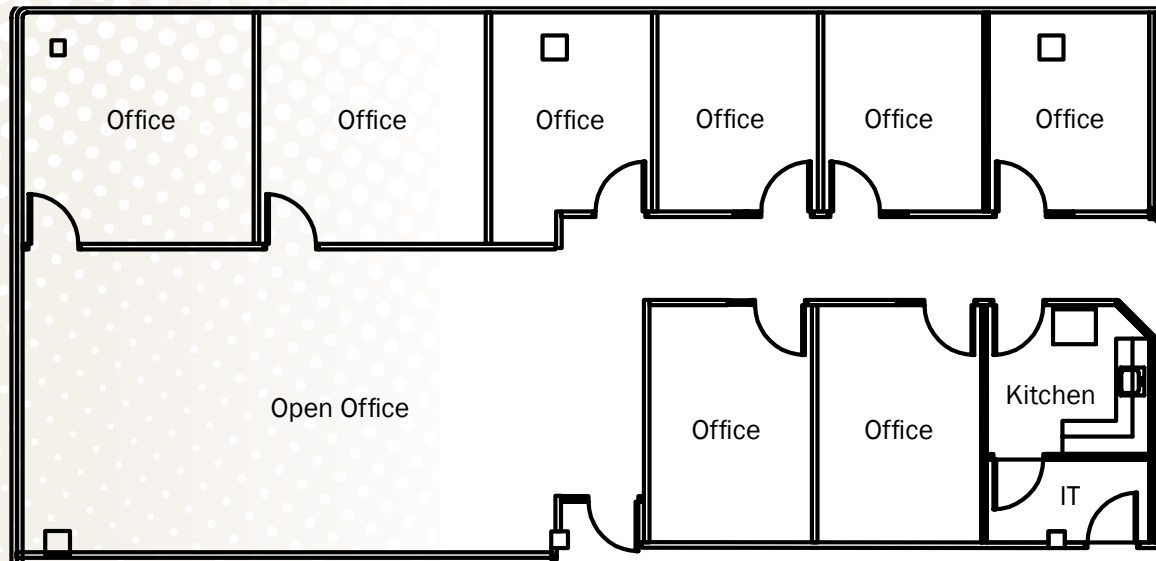
# 2121 PALOMAR AIRPORT ROAD

# SUITE 340

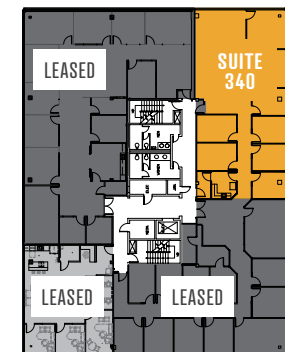
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2,645 RSF

Reception, 7 private offices, open office area, storage / IT room, and extensive window line.



2121 PALOMAR AIRPORT ROAD | 3<sup>RD</sup> FLOOR



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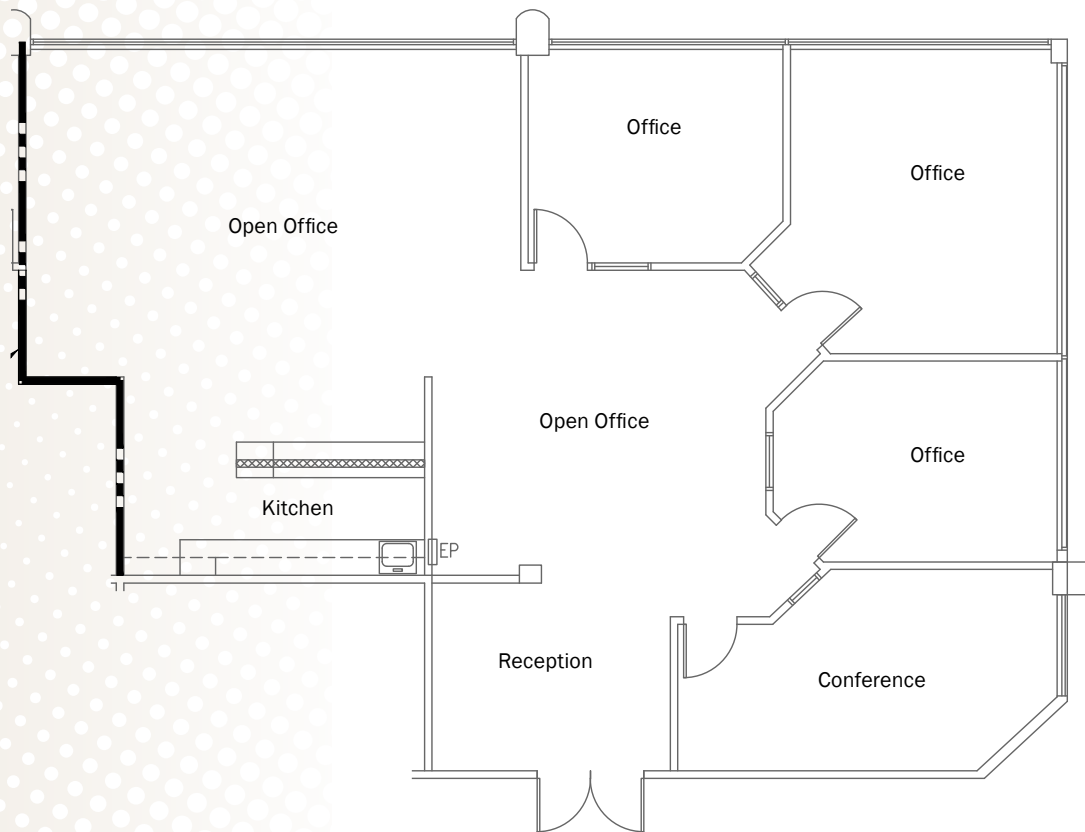
# 2131 PALOMAR AIRPORT ROAD

# SUITE 100

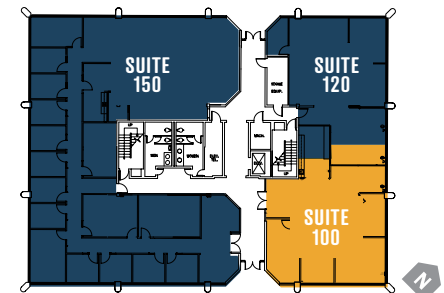
CARLSBAD  
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2,793 RSF

Reception with double door entry off the 1st floor lobby, conference room, 3 private offices, open office area & kitchen.



2131 PALOMAR AIRPORT ROAD | 1<sup>ST</sup> FLOOR



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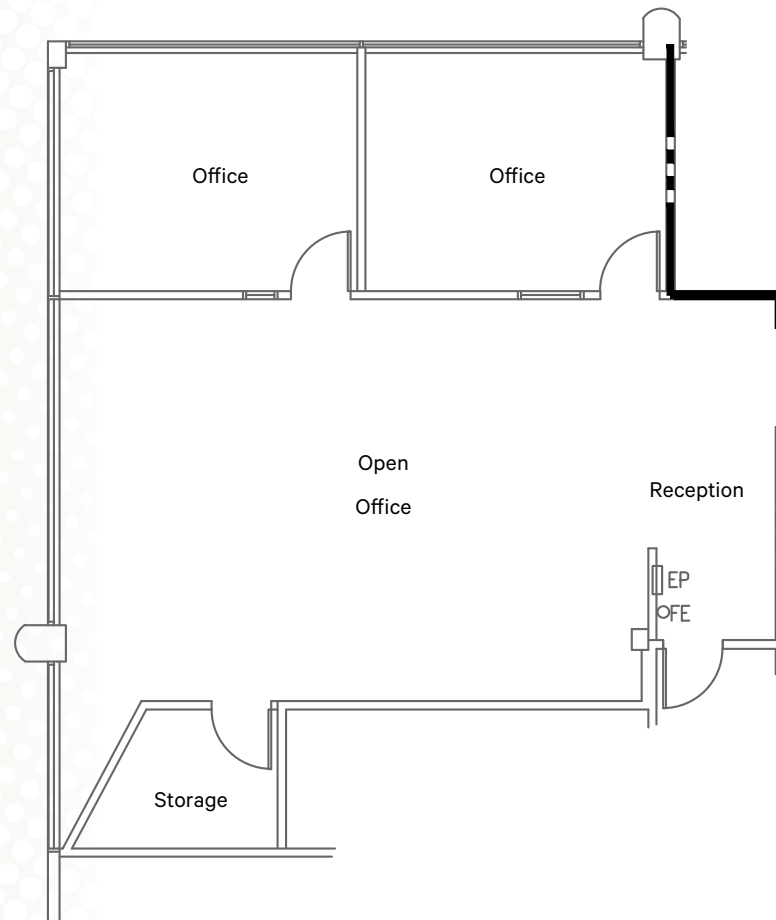
# 2131 PALOMAR AIRPORT ROAD

# SUITE 120

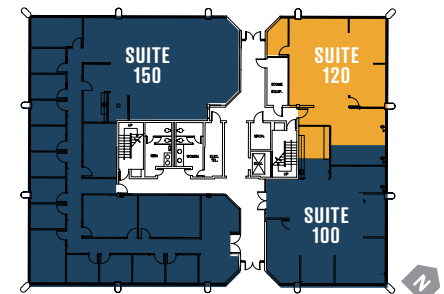
CARLSBAD  
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1,562 RSF

Reception area, 2 private offices, open office area, and storage.



2131 PALOMAR AIRPORT ROAD | 1<sup>ST</sup> FLOOR



\* Tenant to verify dimensions and that space is equipped to fit their needs.

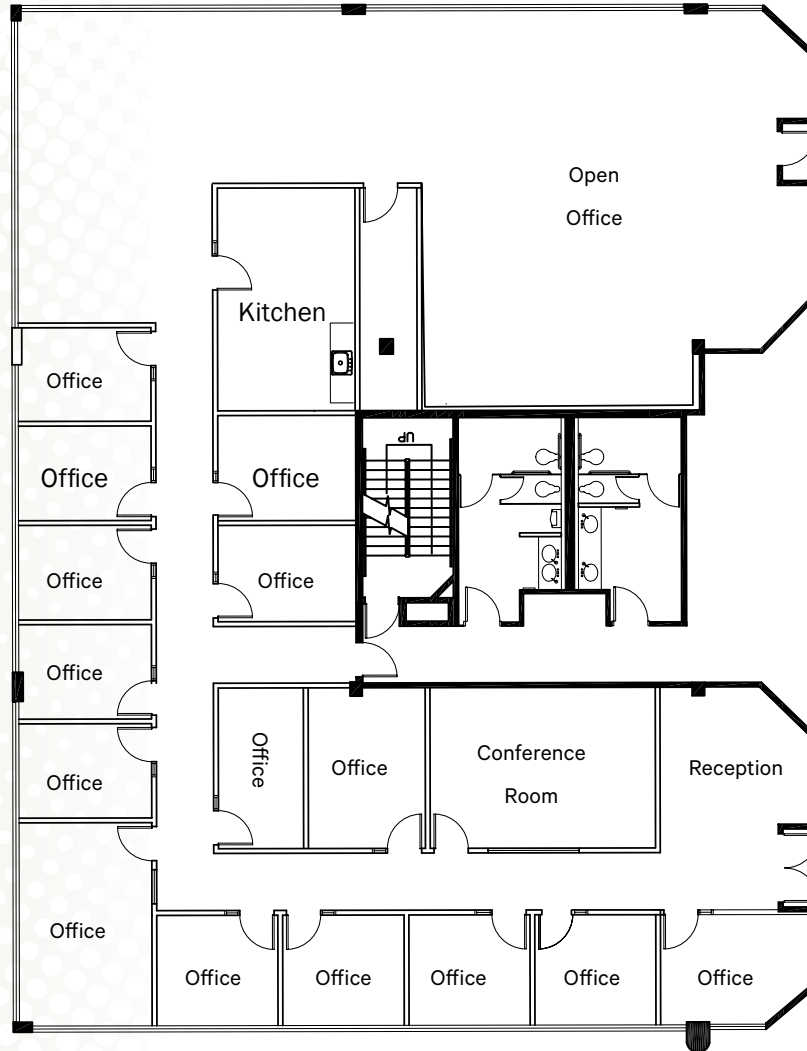


# 2131 PALOMAR AIRPORT ROAD

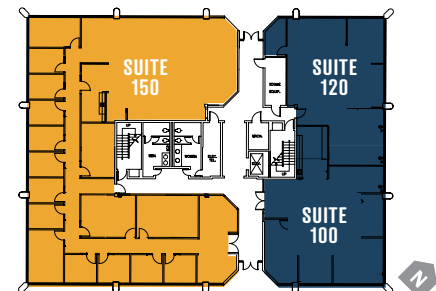
# SUITE 150

6,235 RSF

Reception area with double door entry off the 1st floor lobby, conference room, 15 private offices, storage, IT room, and kitchen.



2131 PALOMAR AIRPORT ROAD | 1<sup>ST</sup> FLOOR



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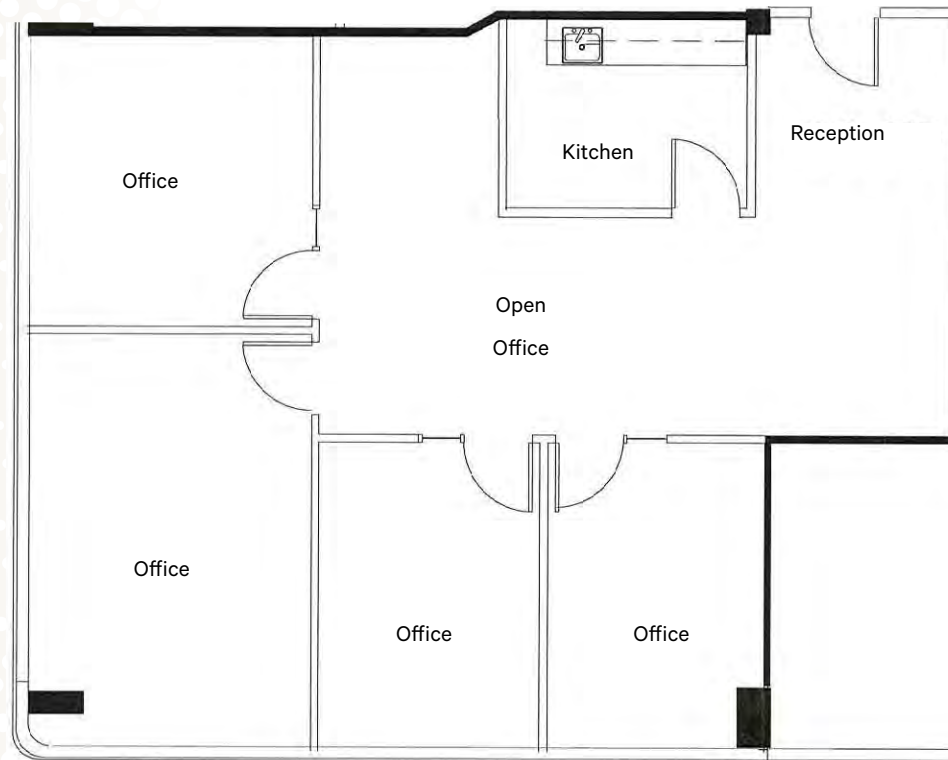
# 2131 PALOMAR AIRPORT ROAD

# SUITE 325

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1,431 RSF

Reception area, 4 private offices, kitchen & open office area.



2131 PALOMAR AIRPORT ROAD | 3<sup>RD</sup> FLOOR



\* Tenant to verify dimensions and that space is equipped to fit their needs.

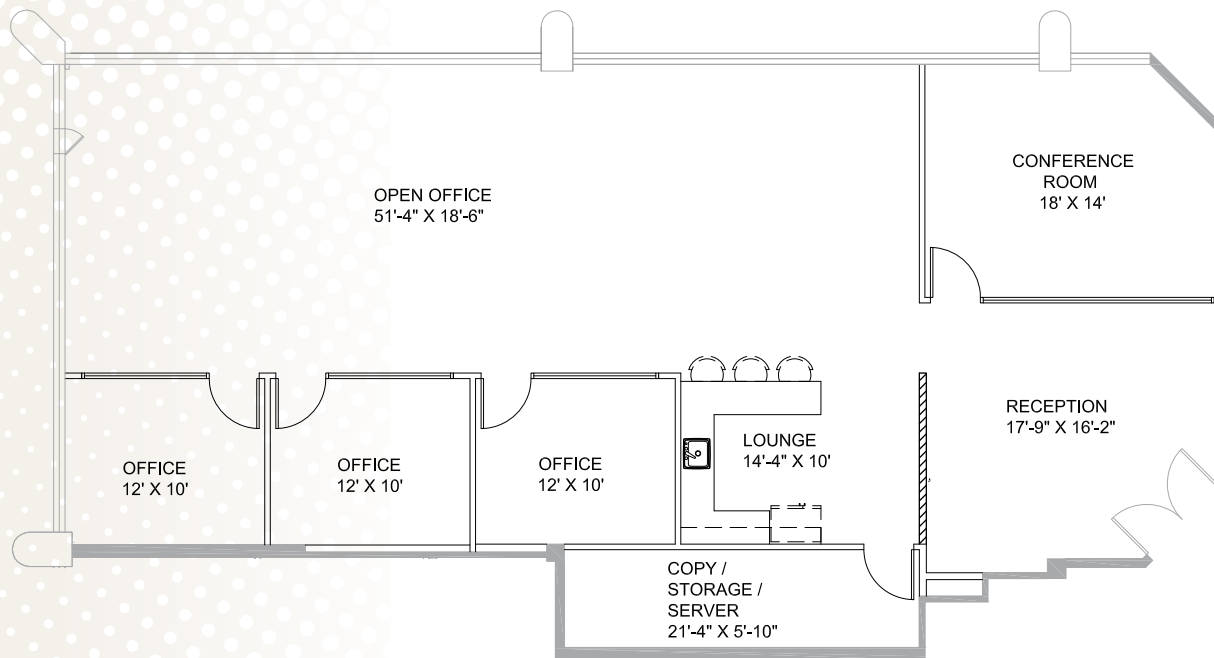
# 2141 PALOMAR AIRPORT ROAD

# SUITE 100

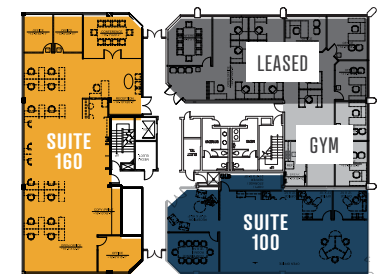
CARLSBAD  
EXECUTIVE PLAZA

2,772 RSF

Reception area, open office, 3 private offices, conference room, break area, storage / IT room.



2141 PALOMAR AIRPORT ROAD | 1<sup>ST</sup> FLOOR



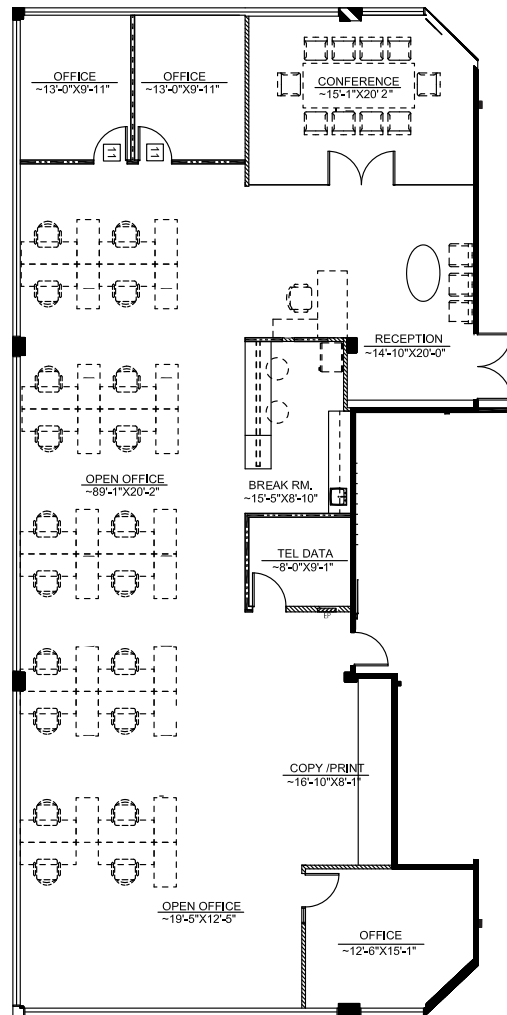
\* Tenant to verify dimensions and that space is equipped to fit their needs.

# 2141 PALOMAR AIRPORT ROAD

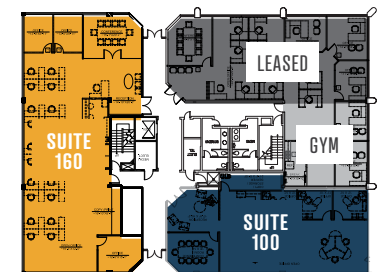
# SUITE 160

4,475 RSF

Reception area, open office, 3 private offices, conference room, work room / area, kitchen, storage / IT room.



2141 PALOMAR AIRPORT ROAD | 1<sup>ST</sup> FLOOR



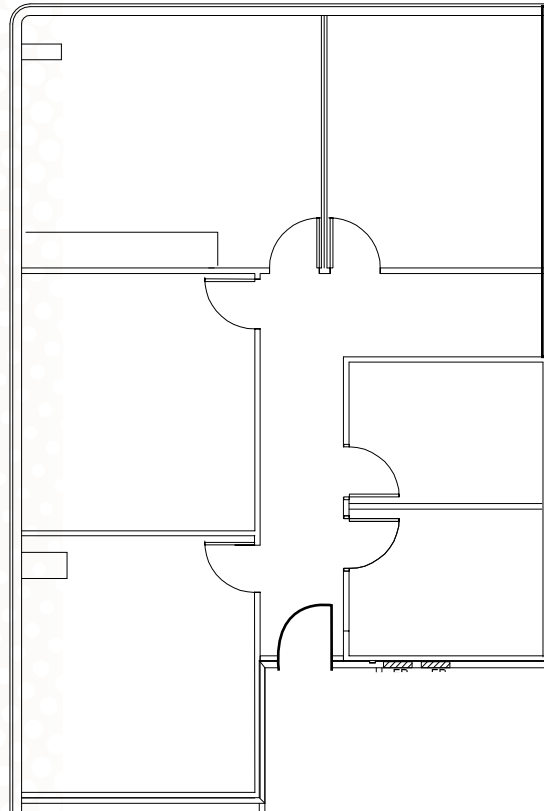
\* Tenant to verify dimensions and that space is equipped to fit their needs.

# 2141 PALOMAR AIRPORT ROAD

# SUITE 300

1,546 RSF

Reception area, 5 private offices and conference room.



CARLSBAD  
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2141 PALOMAR AIRPORT ROAD | 3<sup>RD</sup> FLOOR



\* Tenant to verify dimensions and that space is equipped to fit their needs.

CARLSBAD

EXECUTIVE PLAZA

# UPGRADE YOUR

# WORK ENVIRONMENT

Businesses looking for modern, high-quality space and an accessible location will find it all at Carlsbad Executive Plaza. Thanks to a recent renovation, Carlsbad Executive Plaza has the amenities employees want coupled with exceptional access for easy commuting.



**138,604 SF**

TOTAL

**4 BUILDINGS**

MULTI-TENANT CAMPUS



SPEC SUITES  
AVAILABLE



MAJOR RENOVATION  
RECENTLY COMPLETED



ONSITE PARKING  
(3.9:1,000)



ONSITE  
PROPERTY  
MANAGEMENT



24/7 SECURE  
ACCESS



PROMINENT SIGNAGE  
OPPORTUNITIES



FLEXIBLE FLOOR  
PLATES



REVITALIZED  
PUBLIC AREAS

CARLSBAD

EXECUTIVE PLAZA



# STRATEGIC & ACCESSIBLE

## LOCATION

Shopping, dining and recreation are all just minutes away in this convenient location – and with quick access to I-5, all of greater San Diego and Southern California are in easy reach.

**35.3 MILES**

DOWNTOWN SAN DIEGO

**6.6 MILES**

CARLSBAD VILLAGE

**34.7 MILES**

SAN DIEGO INT'L AIRPORT

**0.25 MILES**

CARLSBAD MCCLELLAN REGIONAL AIRPORT

**2.5 MILES**

INTERSTATE 5

**6.4 MILES**

HIGHWAY 78



STATE OF THE ART

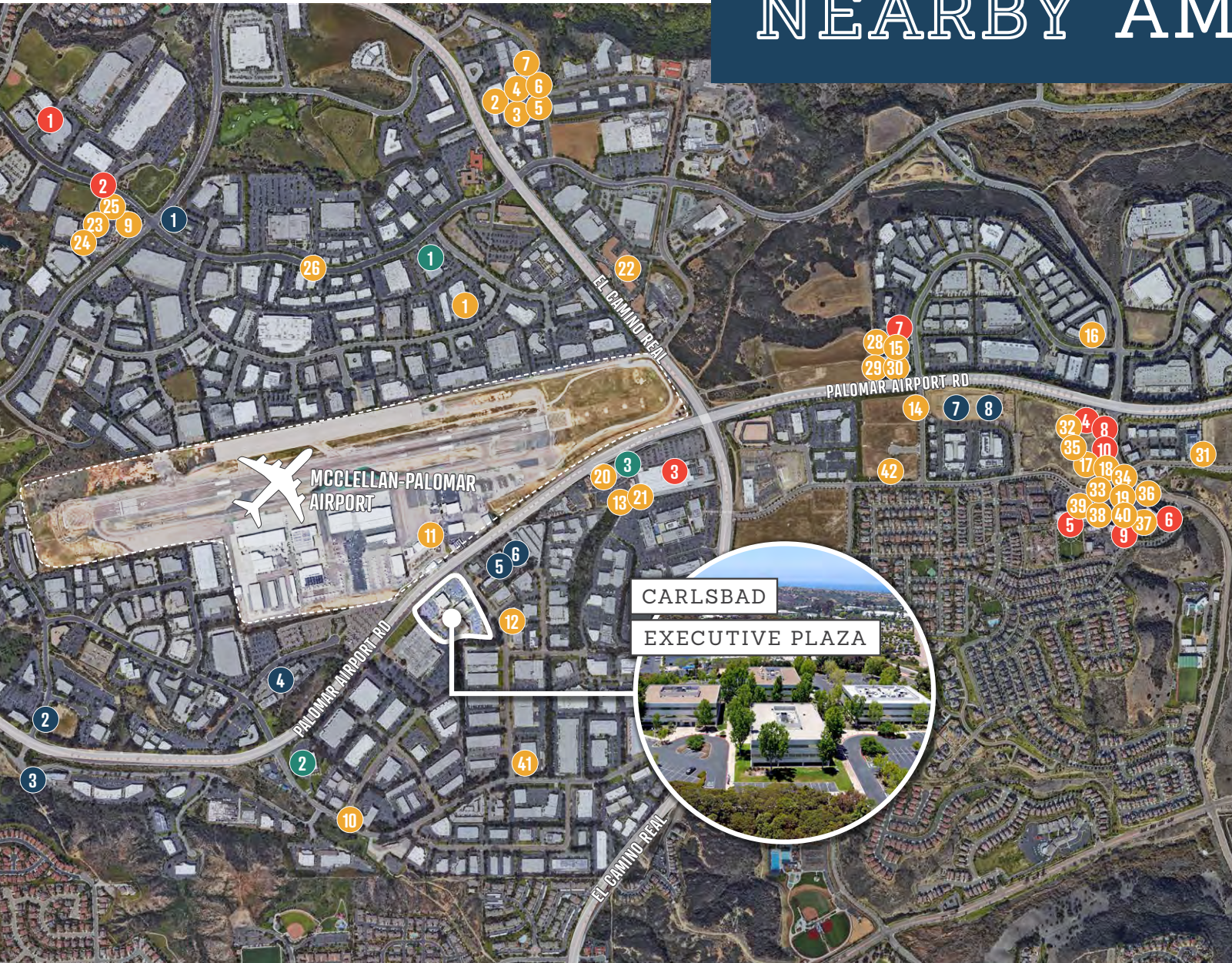
FITNESS

CENTER





# NEARBY AMENITIES



## DINING

- |                                  |                             |
|----------------------------------|-----------------------------|
| 1 Cafe Sunfish                   | 22 Rouler Brewing Company   |
| 2 Sam's Kitchen                  | 23 Little Zeus              |
| 3 Alohana Acai                   | 24 Carlsbad Pizza           |
| 4 Felix BBQ w/ Soul              | 25 Avo Cafe                 |
| 5 Plantiful Kitchen              | 26 California Cafe          |
| 6 Bologna Gourmet                | 27 La Place Deli            |
| 7 Choice Juicery                 | 28 Los Primos Mexican Food  |
| 8 Prager Brothers Artisan Breads | 29 Starbucks                |
| 9 El Cubano                      | 30 Pho House and Grill      |
| 10 Judy's Deli                   | 31 Pizza Port               |
| 11 The Landings                  | 32 Panini Kabob and Grill   |
| 12 The French Delights           | 33 Gialoa Italian Kitchen   |
| 13 Noodles & Co                  | 34 Casero Taqueria          |
| 14 Eureka!                       | 35 Ebullition Brew Works    |
| 15 La Cucina Osteria             | 36 Luna Grill               |
| 16 On a Roll                     | 37 Rubio's                  |
| 17 Bird Rock Coffee Roasters     | 38 Fish District            |
| 18 Mendocino Farms               | 39 Main Chick               |
| 19 Board & Brew                  | 40 Tandoori Guys            |
| 20 Chipotle                      | 41 Burgeron Beer Co.        |
|                                  | 42 Carlsbad Brewing Company |

## SHOPPING

- 1 Assault Fitness Products
- 2 7-Eleven
- 3 Lowe's Home Improvement
- 4 Sprouts
- 5 Trader Joe's
- 6 Stater Bros
- 7 Staples
- 8 CVS
- 9 Unleashed
- 10 BevMo

## HOTEL

- 1 Home2 Suites by Hilton
- 2 Fairfield Inn & Suites
- 3 Courtyard by Marriot
- 4 Homewood Suites by Hilton
- 5 Hampton Inn
- 6 Holiday Inn
- 7 Staybridge Suites

## BANK

- 1 Banner Bank
- 2 City National Bank
- 3 California Bank & Trust

CARLSBAD

EXECUTIVE PLAZA

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**M.C. STRAUSS**  
COMPANY

**CBRE**

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