

FOR LEASE

# 1000 AVIARA PARKWAY

CARLSBAD, CA 92011



**CLASS A OFFICE BUILDING**

**75,165 RSF**

**CBRE**



# PROPERTY HIGHLIGHTS

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**1000 AVIARA PARKWAY**

CARLSBAD, CA 92011



FOR LEASE - 75,165 RSF





75,165 RSF, 3-story Class "A" office building



Built in 2006



Abundant parking with a ratio of 4.5/1,000 spaces per RSF



Two elevators & stair access to second floor off of the main lobby



Energy efficient water loop heat pump system



Showers and locker room facilities available on the first floor



Secured building (card access)



Flexible design of the building can accommodate small and large users



Outstanding location just east of I-5 at the signalized intersection of Palomar Airport Road & Aviara Parkway/College Boulevard



Located near restaurant, retail services & amenities such as the Aviara Park Hyatt, Legoland, the City of Carlsbad's new golf course, & a new regional park

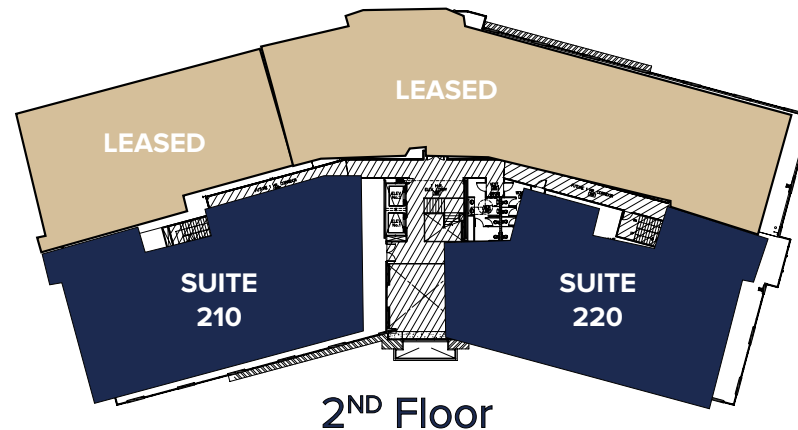
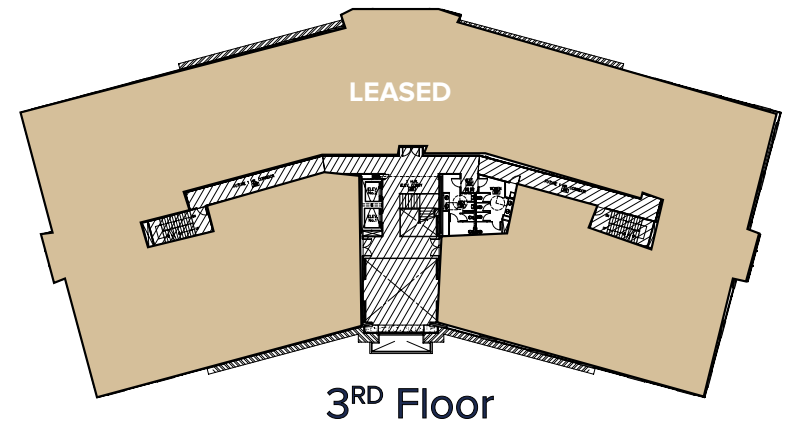
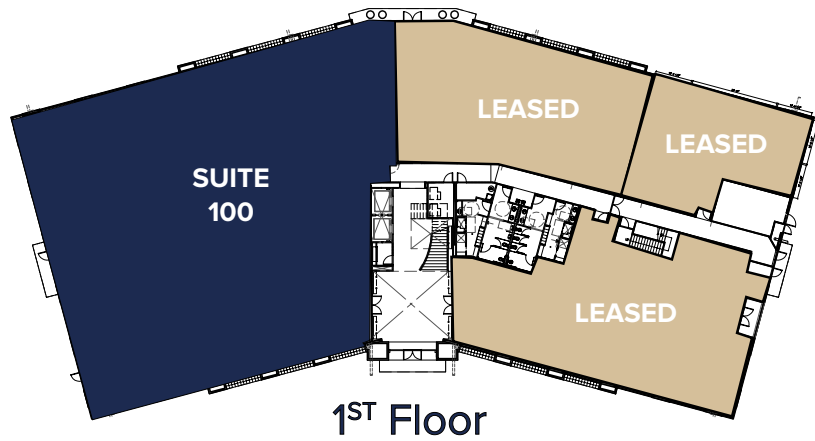


Elegant lobby entry that opens into a spacious 2-story atrium

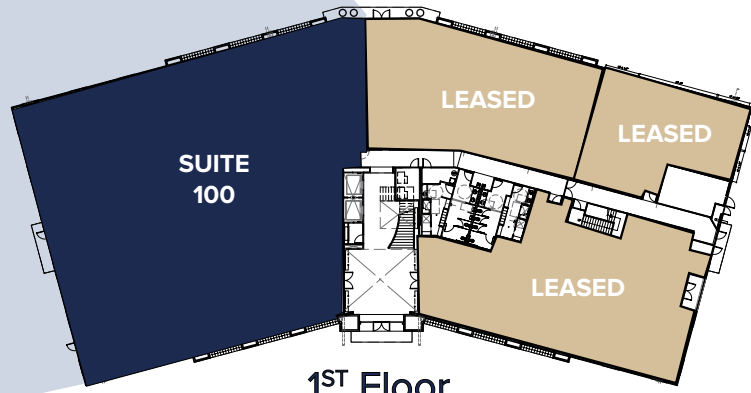
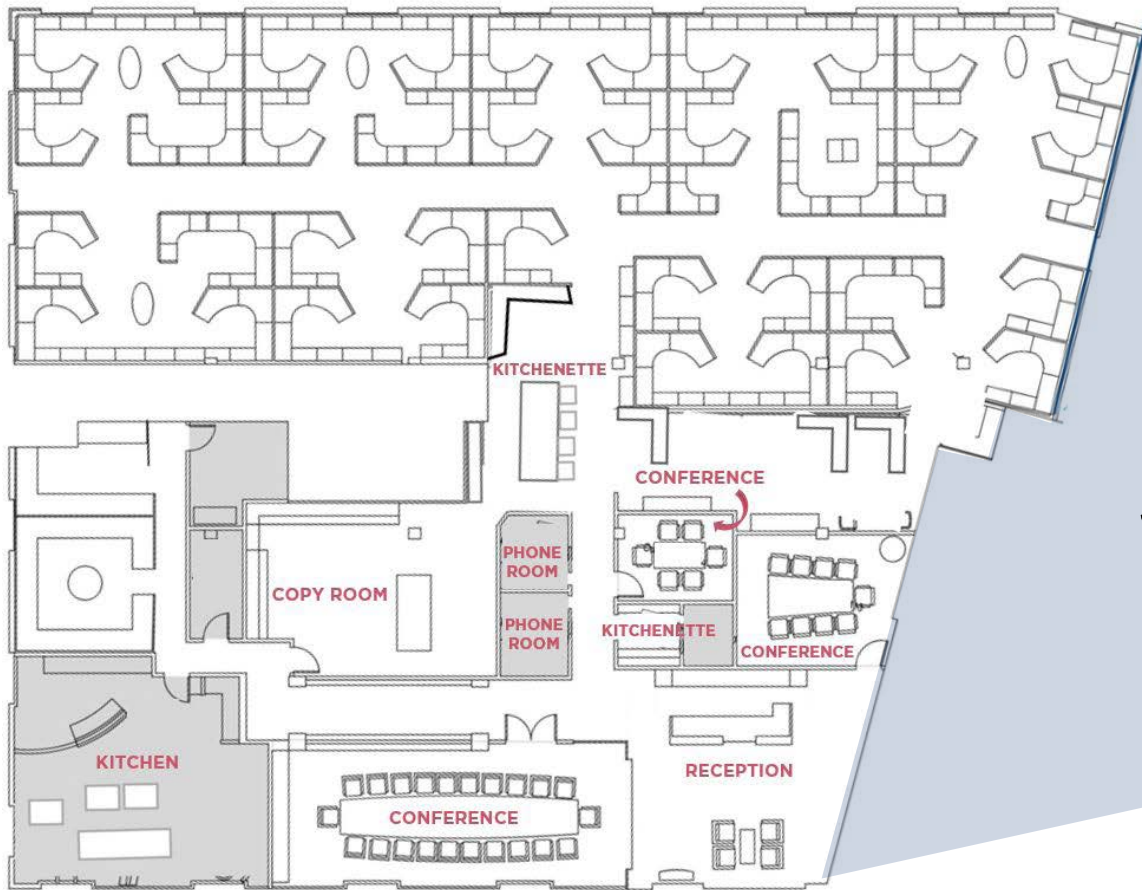


On-site ATM and banking

SUITE	RSF	LEASE RATE	SUITE NOTES
100	12,682 RSF	\$2.90/SF + E	Reception area, kitchen and 2 kitchenettes, 3 conference rooms, 2 phone rooms, copy room, break area, and open office area.
210	6,478 RSF	\$2.90/SF + E	Large reception and guest lobby, 7 window-line offices (includes large executive office and conference room), Mail / copy / fax area / coffee bar, 2 interior offices and workroom, Conference / Meeting room, Large open office area / bull pen, Break room and IT room. Available furnished.
220	5,789 RSF	\$2.90/SF + E	Available 3/1/25. High-end tenant improvements throughout, double door entry off the second floor, large reception and guest lobby, 8 window-line offices (includes 2 large executive offices), Mail / copy / fax area, storage, large executive boardroom, small conference / meeting room, large open office area / bull pen, break room and IT room.



SUITE 100



1<sup>ST</sup> Floor

12,682 RSF



Reception area



Kitchen & 2 kitchenettes



3 conference rooms



2 phone rooms



Copy room



Break area



Open office area



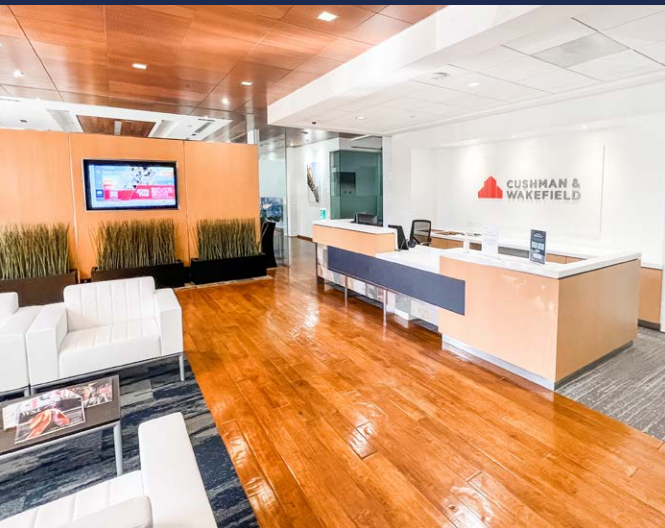
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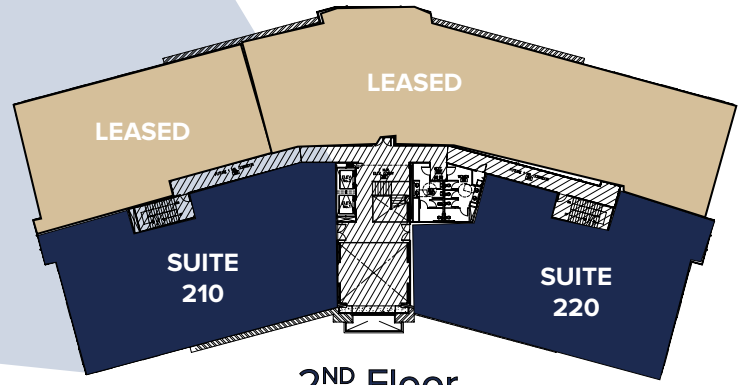
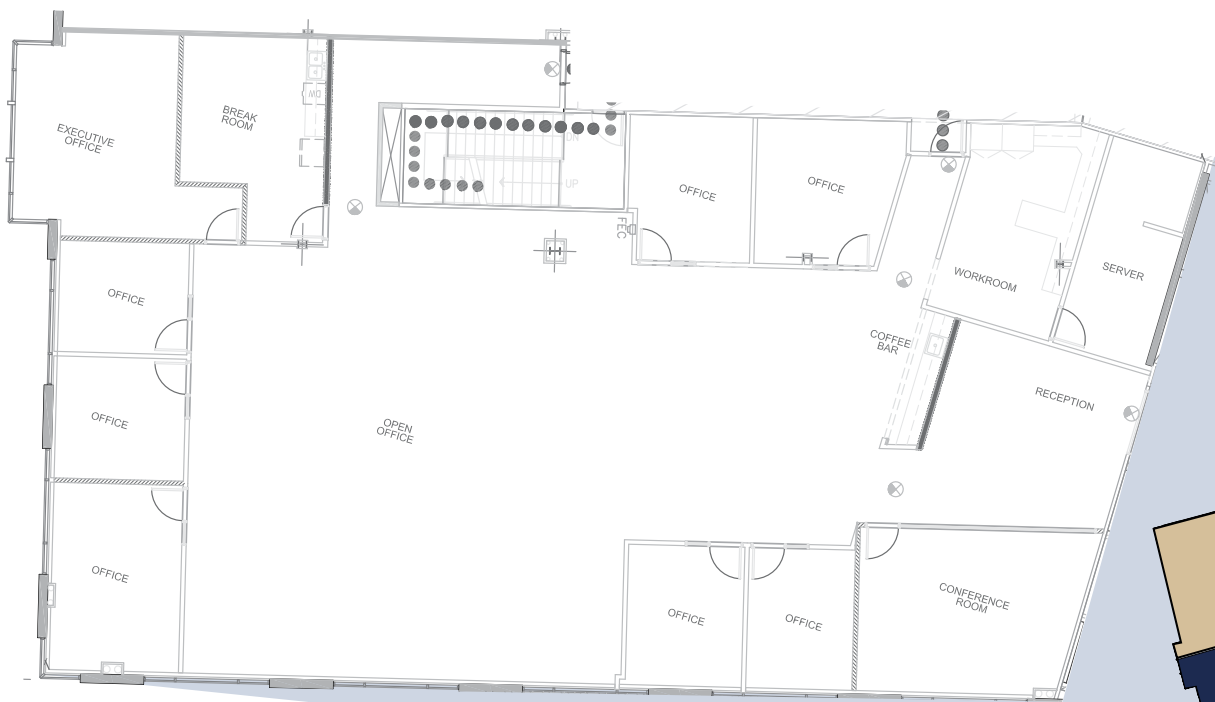
# SUITE 100



12,682 RSF



SUITE 210



2<sup>ND</sup> Floor

6,478 RSF



High-end tenant improvements throughout



Large reception and guest lobby



7 window-line offices (includes large executive office and conference room)



Mail / copy / fax area / coffee bar



2 interior offices and workroom



Conference / Meeting room



Large open office area / bull pen



Break room



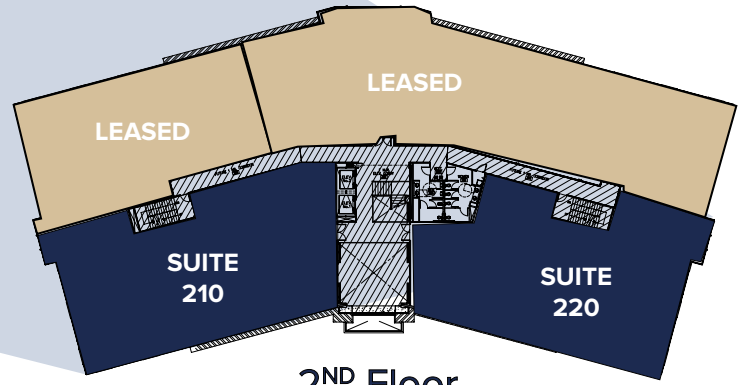
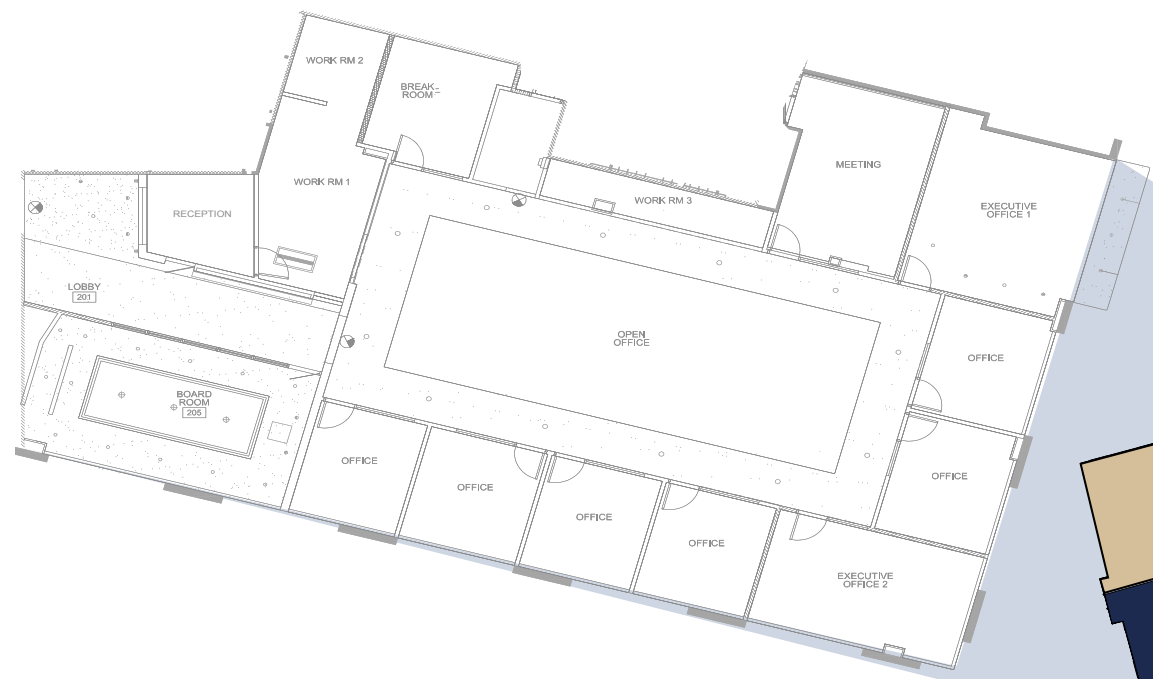
IT room



Available furnished





SUITE 220





2<sup>ND</sup> Floor


5,789 RSF


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High-end tenant improvements throughout
- 


Double door entry off 2nd floor lobby, Large reception and guest lobby
- 


Reception area
- 


8 window-line offices (includes 2 large executive offices)
- 

Mail / copy / fax area
- 

Conference / Meeting room
- 

Large open office area / bull pen
- 

Break room
- 

IT room
- 

Available 3/1/25



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For more information, please contact:

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COMMERCIAL MANAGEMENT

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