



[PVP]

PACIFIC VIEW PLAZA

CREATIVE COASTAL OFFICE SPACE FOR LEASE

5973 Avenida Encinas
Carlsbad, CA 92008



COLLIERS INTERNATIONAL
5901 Priestly Drive, Suite 100, Carlsbad, CA 92008 | +1 760 438 8950 | colliers.com/sandiego



CBRE
4301 La Jolla Village Drive, Suite 3000, San Diego, CA 92122 | +1 858 646 4600 | cbre.us



[CONTENTS]

CREATIVE COASTAL OFFICE SPACE FOR LEASE

CONOR BOYLE

Vice President
Lic. #01813305
+1 760 930 7967
conor.boyle@colliers.com

HANK JENKINS

Associate
Lic. #01981328
+1 760 930 7904
hank.jenkins@colliers.com

CHRIS WILLIAMS

First Vice President
Lic. #01791013
+1 858 646 4743
chris.williams1@cbre.com

[3] Overview **[4]** Location **[5]** Availability + Features **[6-8]** Floor Plans **[9]** Amenities **[10]** Contact



[OVERVIEW]

Picture the heart of Southern California, its casual lifestyle, blending seamlessly with a cutting-edge community that is changing the world. **Pacific View Plaza** offers unparalleled opportunities to design the workspace you need that motivates and inspires, bringing together the necessary elements for true live/work/play lifestyle.

Located in San Diego's North County, Carlsbad takes full advantage of its coastal location, providing beach community character along with a diverse, forward-thinking economy and a strong tourism and hospitality industry, ideal for attracting the active, innovative talent you need. Carlsbad is a top choice for businesses – from start-ups to Fortune 500 companies.



97%

of residents approve of

CARLSBAD'S
QUALITY OF LIFE

95%

of businesses thought that
Carlsbad offered the

HIGHEST
QUALITY OF LIFE

85%

of businesses agreed
the city was an

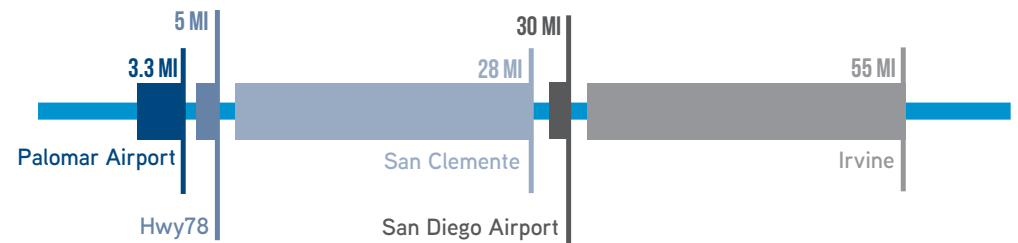
EXCELLENT PLACE
TO DO BUSINESS



[LOCATION]

A scenic coastal community in North San Diego County, the City of Carlsbad has one of the finest climates in the country with moderate temperatures in the mid-70's year-round. The temperate weather, an abundance of executive housing, high quality schools, incredible recreational amenities including over 7 miles of beautiful beaches, world class championship golf courses, 46 miles of hiking trails, and a variety of retail and restaurants make Carlsbad a highly desirable place to live, work and play.

DISTANCE



CARLSBAD AT A GLANCE



96.5%



54,700



64.7%



Average
Household Income

\$134,653



115,054



Carlsbad
Square Miles

39

[AVAILABILITY]



SUITE	RSF	LEASE RATE	AVAIL	SUITE FEATURES
202	2,779	\$2.75 + E	Now	SPEC SUITE: Features reception, six private offices, open office, conference room, kitchenette
206	989	\$2.75 + E	Now	Features reception, two private offices, production room, storage <i>(Contiguous with 202 - 3,768 SF)</i>
216	1,855	\$2.75 + E	Now	Features reception, four offices, kitchenette, open office and conference room
218	3,363	\$2.75 + E	3/1/20	Features three private offices, kitchenette, conference room, and open office area
305	2,116	\$2.75 + E	Now	NEW ABOVE STANDARD SPEC SUITE: Features 3 private offices, open kitchen, reception, open loggy and large conference

[FEATURES]

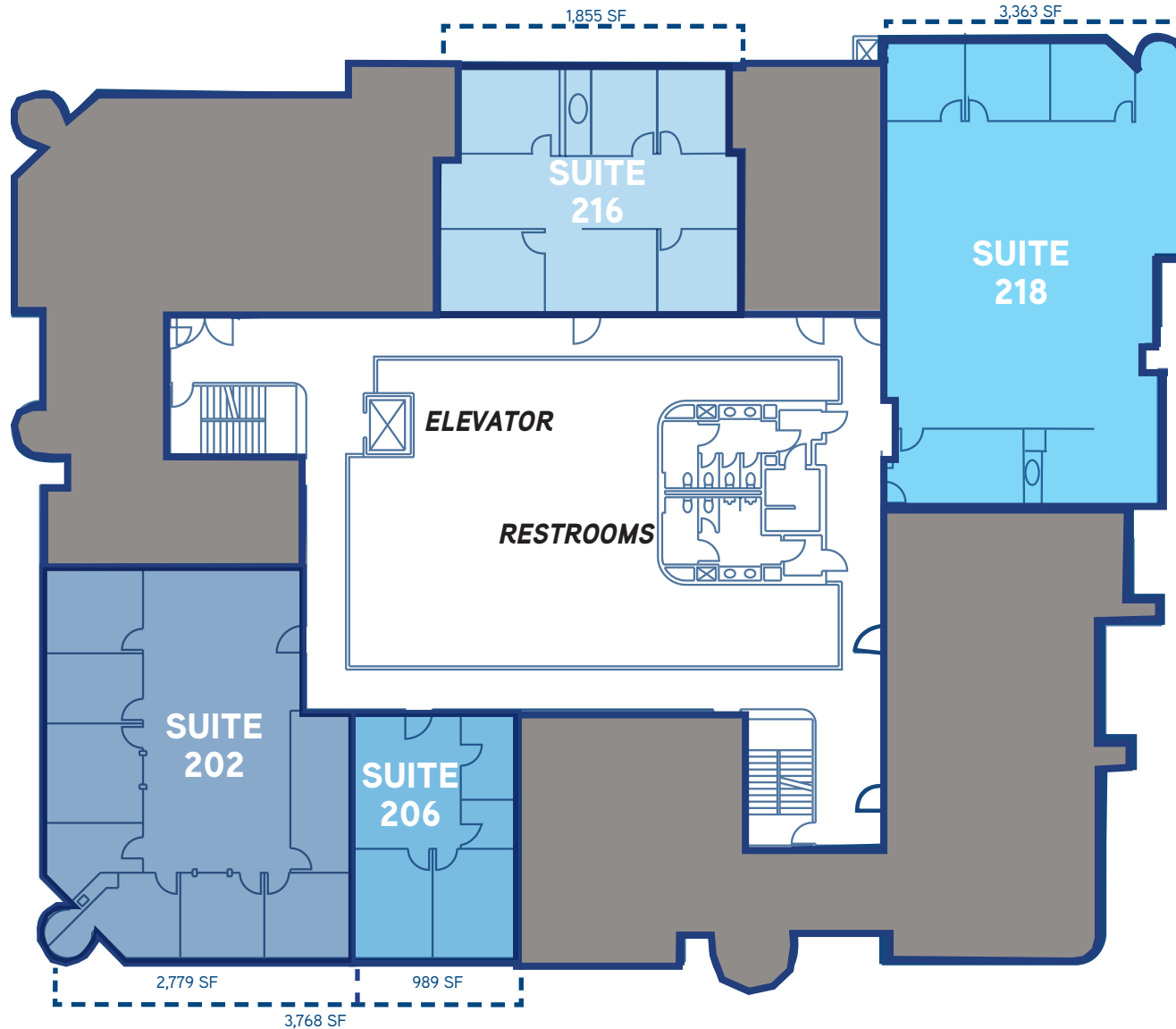
- Premier location, west of I-5, with convenient access from Palomar Airport Rd and Cannon Rd
- Incredible views of the ocean to the west, and the Flower Fields to the east
- Walking distance to several restaurants and beaches: close proximity to retail amenities, dining, and lodging
- Atrium style architecture doubles the glass line
- Teak common area seating and upgraded landscaping
- Resort style restrooms and showers

[2ND FLOOR AVAILABILITY]

SUITE 202-206: 3,768 SF (2,779 SF | 989 SF)

SUITE 216: 1,855 SF

SUITE 218: 3,363 SF

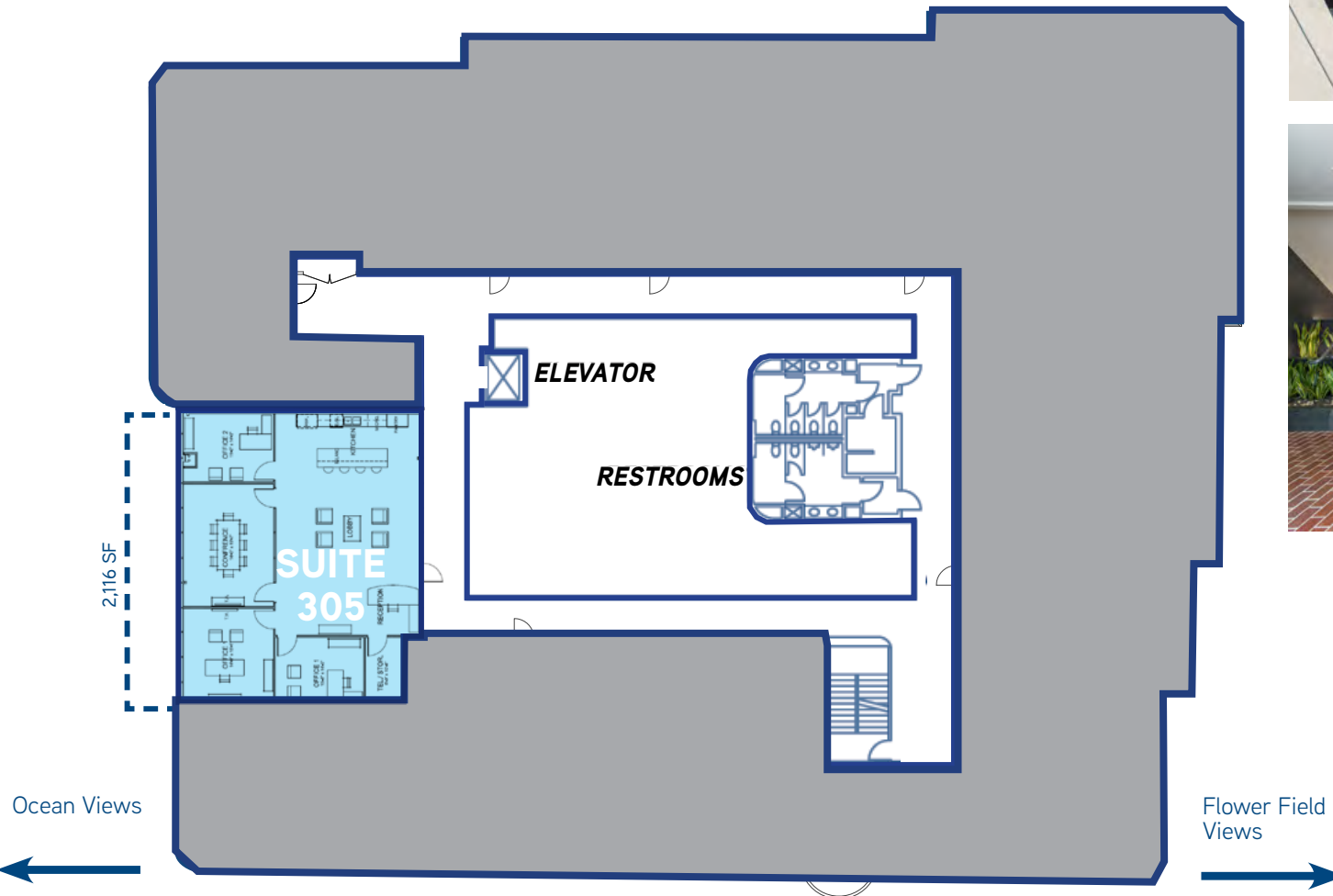


[PVP]

PACIFIC VIEW PLAZA

[3RD FLOOR AVAILABILITY]

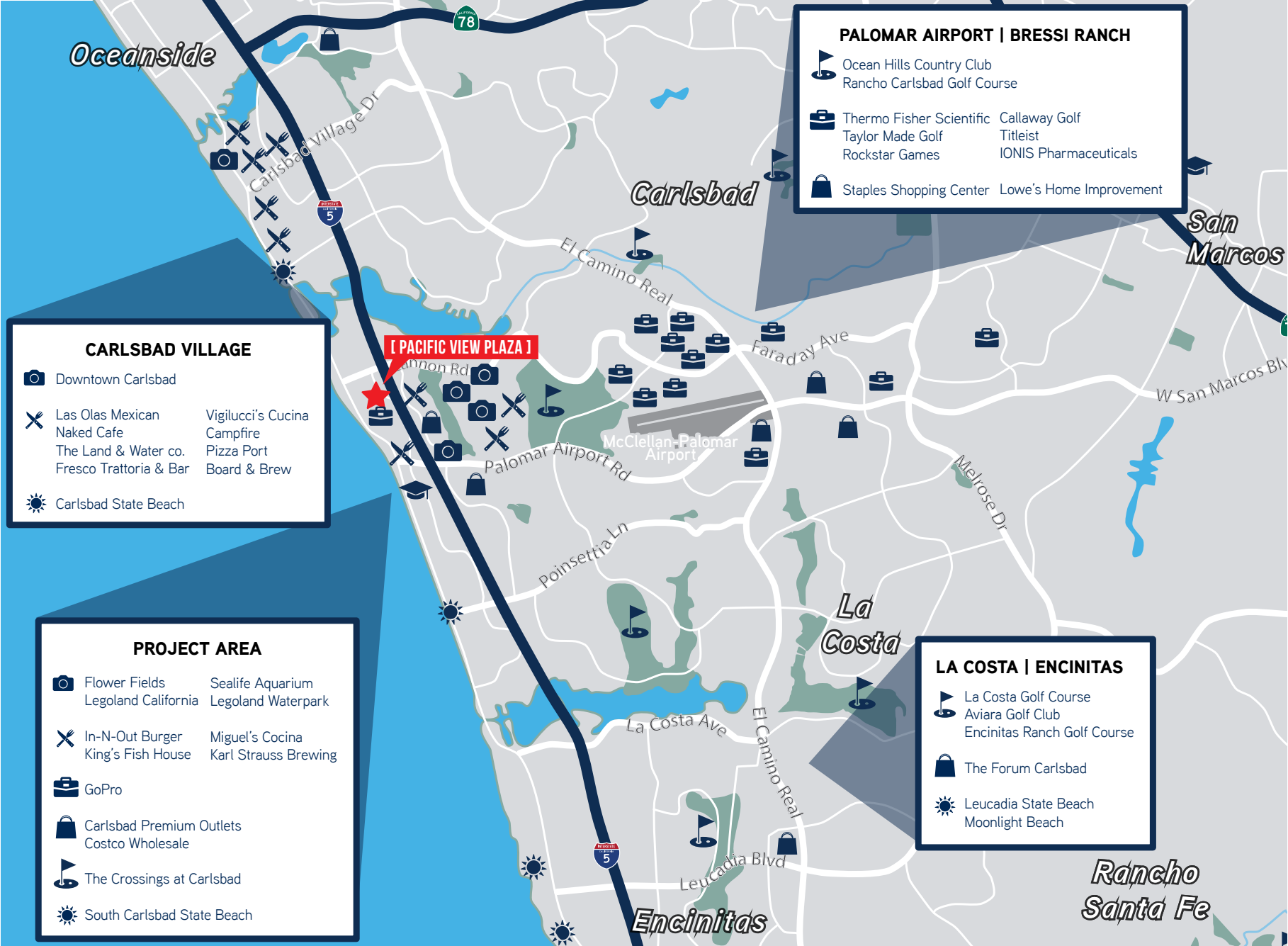
SUITE 305: 2,116 SF



[PVP]

PACIFIC VIEW PLAZA

[AMENITIES]



[PVP]

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SAN DIEGO-NORTH
5901 Priestly Drive, Suite 100
Carlsbad, CA 92008
+1 760 438 8950 MAIN
colliers.com/sandiego

CBRE

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