

1921 & 1925 Palomar Oaks Way
CARLSBAD, CA 92008

REDUCED
LEASE RATE
\$2.25/SF

THE PLAZA I & II



M.C. STRAUSS
COMPANY

CBRE

MODERNIZED CLASS A OFFICE SPACE FOR LEASE

A WEALTH OF

ON-SITE

AMENITIES



Multiple, Modern
Outdoor Seating
Areas



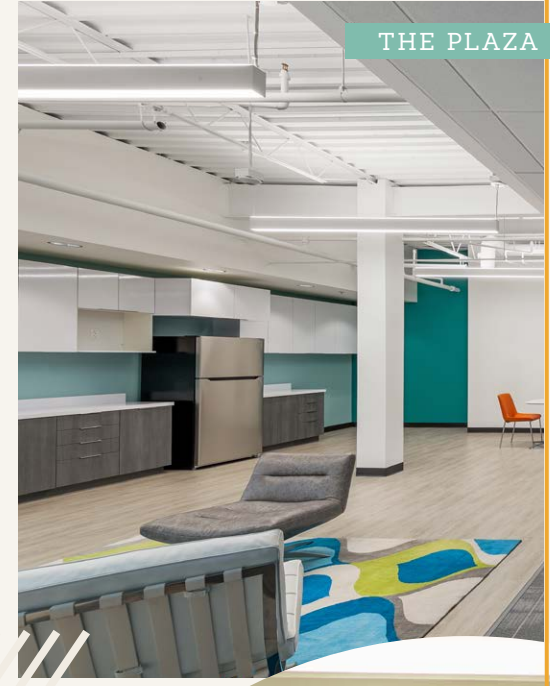
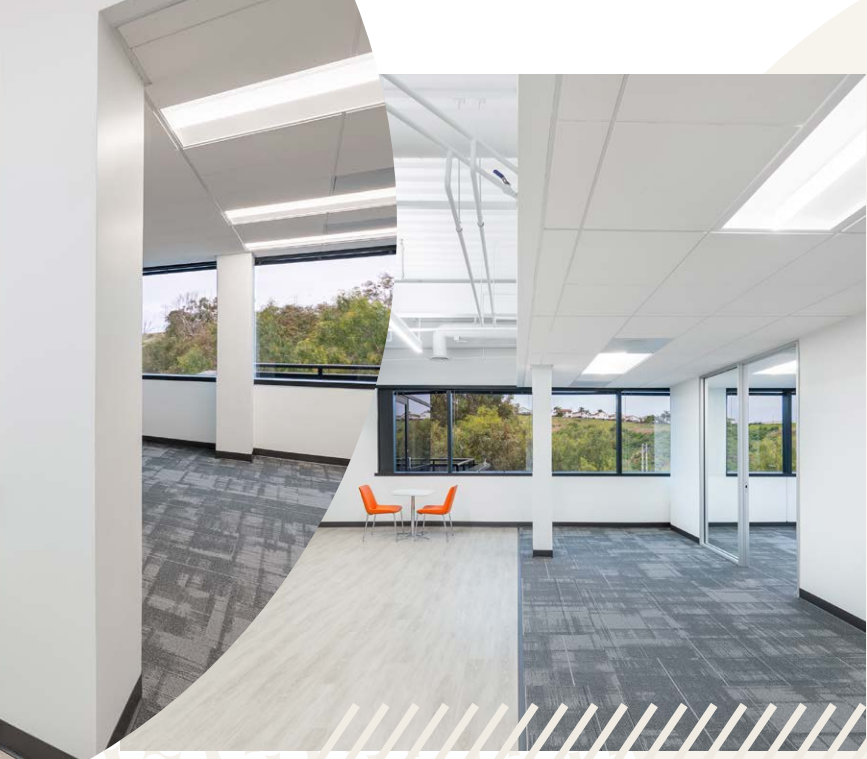
Underground
Parking Garage



Locker Room &
Showers



Palomar Airport
Road Frontage



THE PLAZA I & II



AVAILABILITIES

\$2.25
PER RSF + E

BLDG-SUITE	SIZE (RSF)	Available	CONDITION	SUITE NOTES
1921-102	5,863 RSF	Now	Built-out	Double-door entry reception off the ground floor lobby, 16 private offices, conference rooms, kitchen, mail/copy/fax work room, small open office area for cubicles.
1921-106	1,175 RSF	Now	Built-out	Reception, 2 private offices, conference room, open area for cubicles, and open kitchen.
1921-200	1,837 RSF	Now	Built-out	Reception, 2 private offices.
1921-201	1,488 RSF	Now	Built-out	Reception, 2 private offices, conference room, IT room, break area and open office area.
1921-205	8,642 RSF	Now	Built-out	Double-door entry reception, 17 private offices, conference rooms, kitchen, mail/copy/fax work room, small open office area for cubicles.
1921-250	4,561 RSF	Now	Built-out	Double-door entry reception, 6 private offices, conference room, kitchen, mail/copy/fax work room, IT, storage and open office area.
1921-2nd Floor	16,528 RSF	Now	Built-out	Conceptual plans can be made available, please contact listing broker.
1925-100	1,347 RSF	Now	Built-out	Double-door glass entry from main lobby, reception, 2 private offices, open office for 4 cubicles / desks, conference room, kitchenette and server closet.
1925-105	4,138 RSF	Now	Built-out	Reception, 7 private offices, open office area, conference rooms, break room and storage.
1925-107	3,277 RSF	Now	Built-out	Reception, 7 private offices, open office area, kitchen and storage.
1925-105/107	7,415 RSF	Now	Built-out	Conceptual plans can be made available, please contact listing broker.
1925-110	2,796 RSF	Now	Built-out	Double door entry reception, 4 private offices, conference room, open office and kitchen.
1925-204	2,502 RSF	Now	Built-out	Double door entry reception, 5 private offices, conference room, break room, server room and balcony.
1925-210	4,239 RSF	6/1/24	Built-out	Reception, 6 private offices, conference room, open office area, open kitchen area, copy area, storage and 3 balconies.
1925-215	1,736 RSF	Now	Built-out	Double door entry reception, conference room, small huddle room, open office area and kitchen.
1925-220	1,758 RSF	Now	Built-out	Double door entry reception, 4 private offices and kitchen.
1925-330	1,958 RSF	Now	CREATIVE SPEC SUITE	Creative open-ceiling finishes in reception area and open break areas, 3 private window-line offices, kitchen /break area, storage/server room, open office and collaboration area with balcony access.

*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.

LEASING INFORMATION



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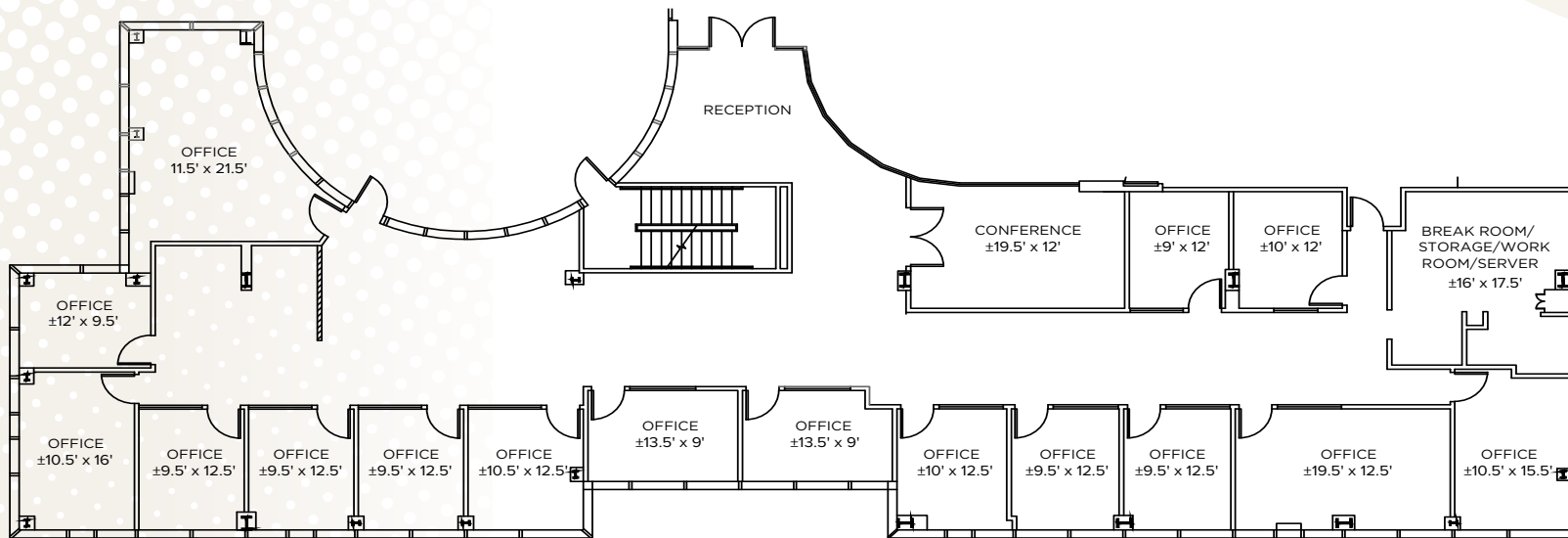
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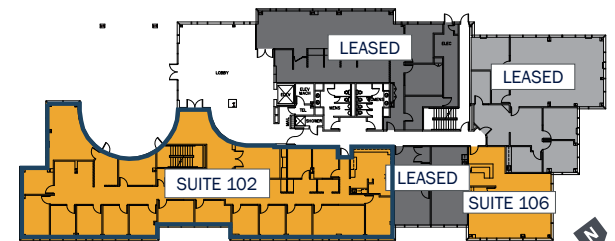
1921 PALOMAR OAKS WAY SUITE 102

5,863 RSF

Double door entry reception off the ground floor lobby, 16 private offices, conference room, kitchen, mail/copy/fax work room, small open office area for cubicles.



1921 PALOMAR OAKS WAY | 1ST FLOOR



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

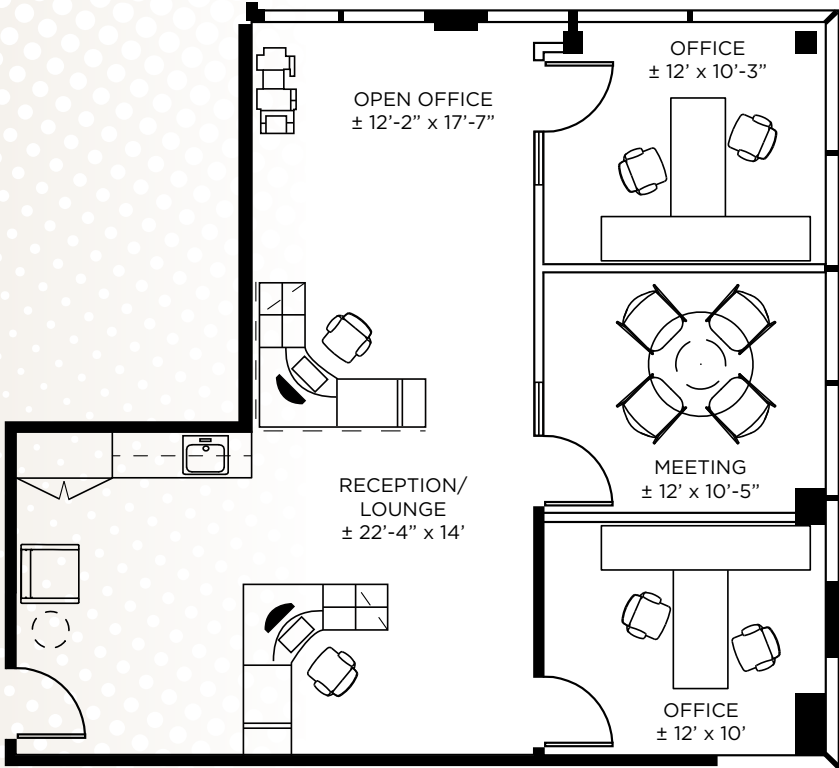
AVAILABILITY AND FLOOR PLANS

1921 PALOMAR OAKS WAY

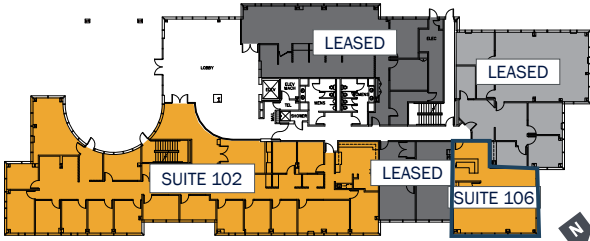
SUITE 106

1,175 RSF

Reception, 2 private offices, conference room, open area for cubicles, and open kitchen.



1921 PALOMAR OAKS WAY | 1ST FLOOR



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

1921 PALOMAR OAKS WAY

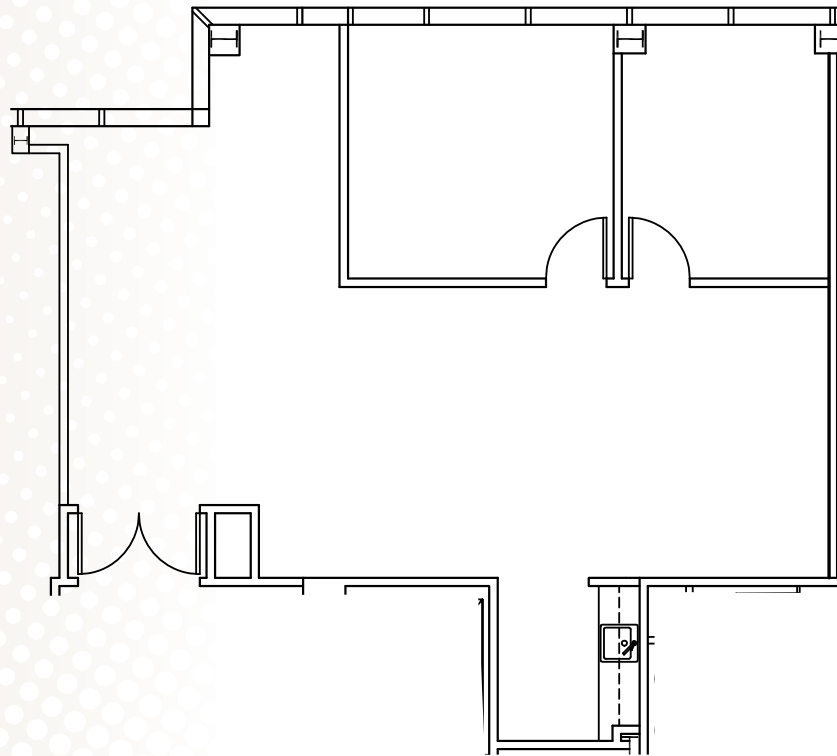
SUITE 200

1,837 RSF

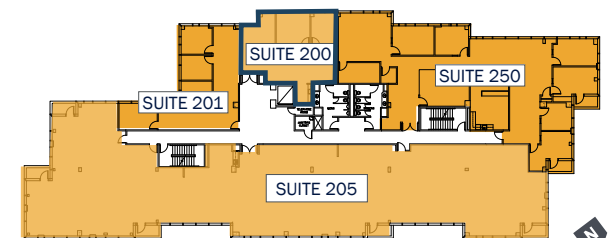
Reception, 2 private offices.

ENTIRE SECOND FLOOR AVAILABLE CONTIGUOUS FOR 16,528 RSF

Conceptual plans can be made available, please contact listing broker.



1921 PALOMAR OAKS WAY | 2ND FLOOR



AVAILABILITY AND FLOOR PLANS

1921 PALOMAR OAKS WAY

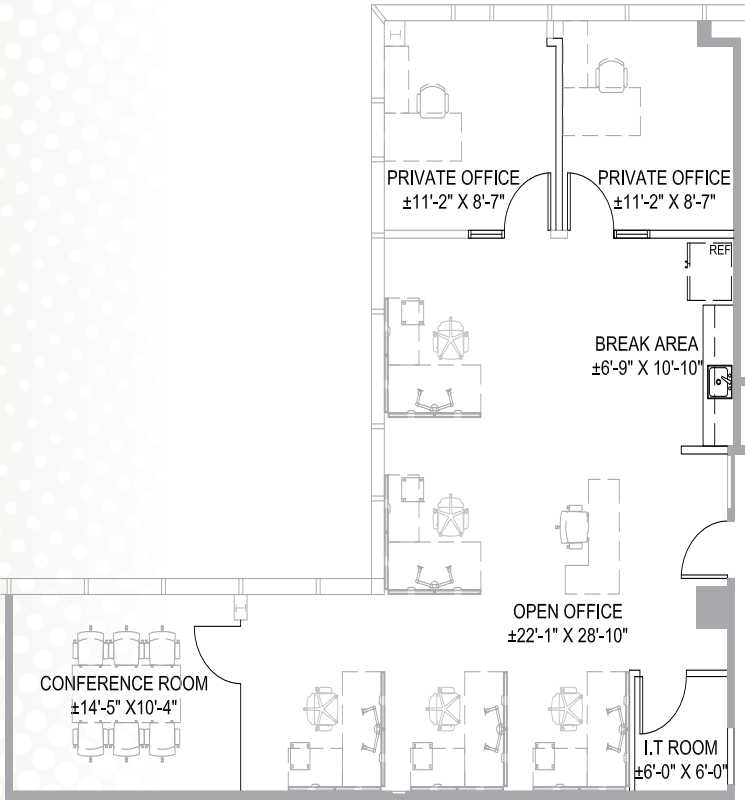
SUITE 201

1,488 RSF

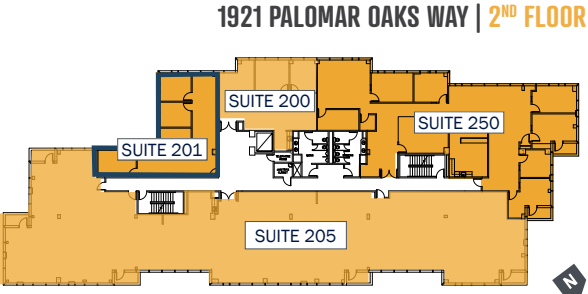
Reception, 2 private offices, conference room, IT room, break area and open office area.

ENTIRE SECOND FLOOR AVAILABLE CONTIGUOUS FOR 16,528 RSF

Conceptual plans can be made available, please contact listing broker.



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



1921 PALOMAR OAKS WAY

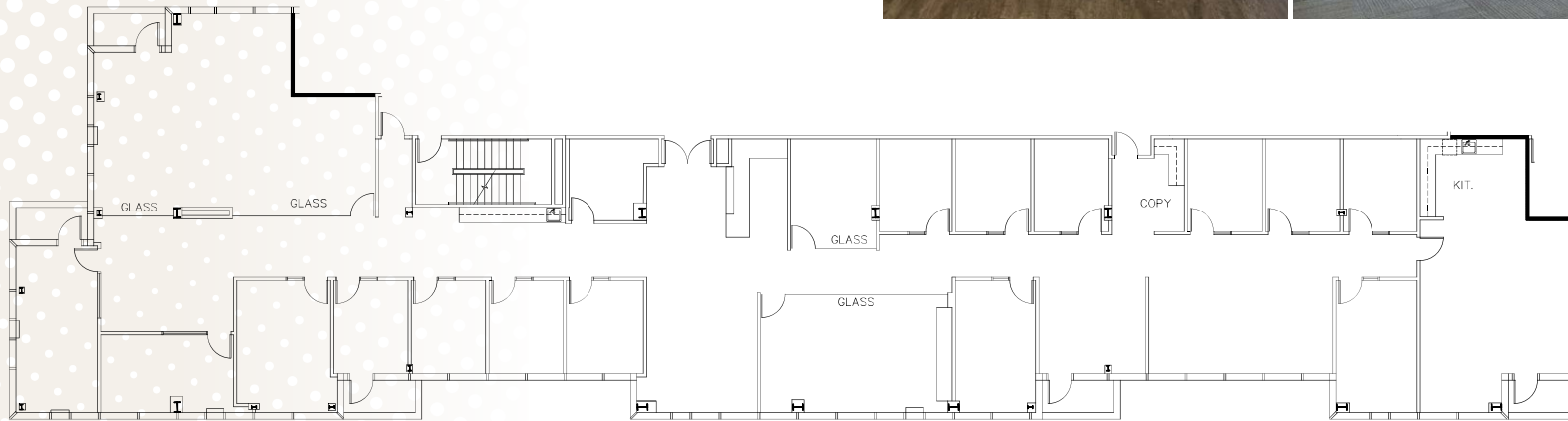
SUITE 205

8,642 RSF

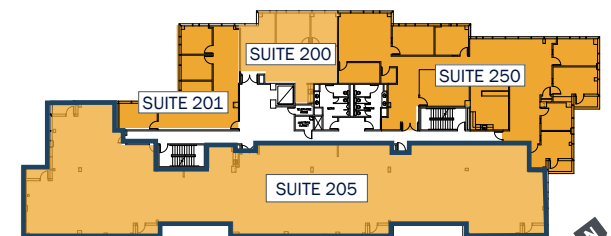
Double-door entry reception, 17 private offices, conference rooms, kitchen, mail/copy/fax work room, small open office area for cubicles.

ENTIRE SECOND FLOOR AVAILABLE CONTIGUOUS FOR 16,528 RSF

Conceptual plans can be made available, please contact listing broker.



1921 PALOMAR OAKS WAY | 2ND FLOOR



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

1921 PALOMAR OAKS WAY

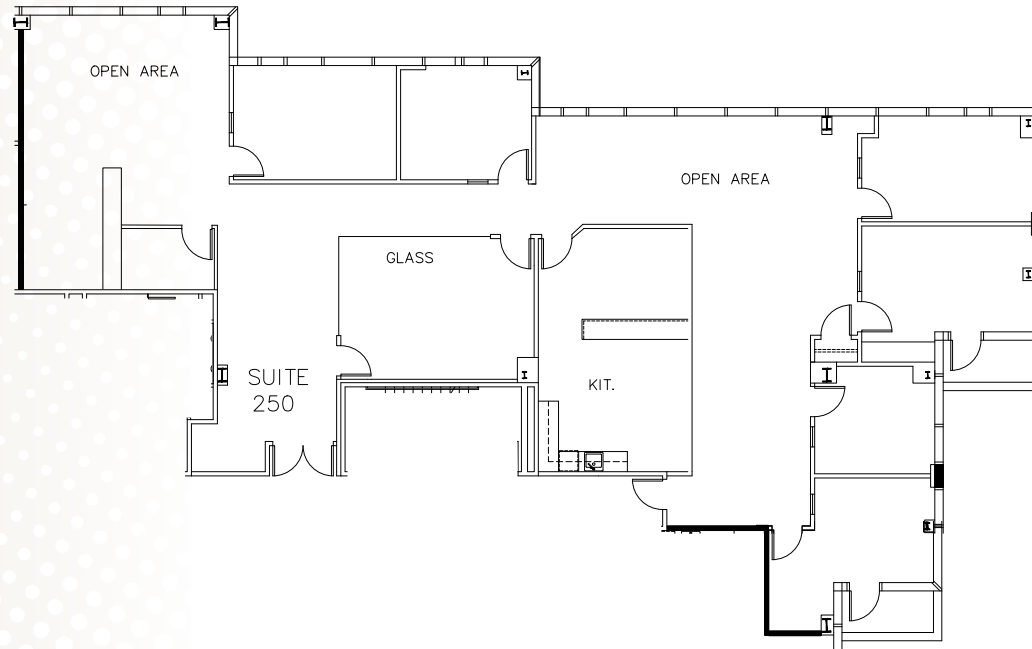
SUITE 250

4,561 RSF

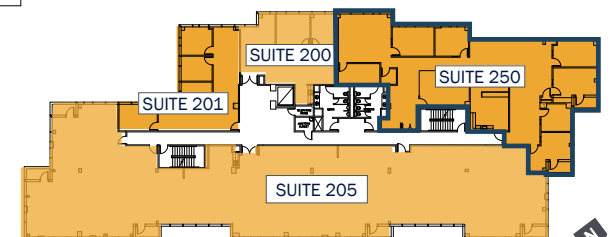
Double-door entry reception, 6 private offices, conference room, kitchen, mail/copy/fax work room, IT, storage and open office area.

ENTIRE SECOND FLOOR AVAILABLE CONTIGUOUS FOR 16,528 RSF

Conceptual plans can be made available, please contact listing broker.



1921 PALOMAR OAKS WAY | 2ND FLOOR



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

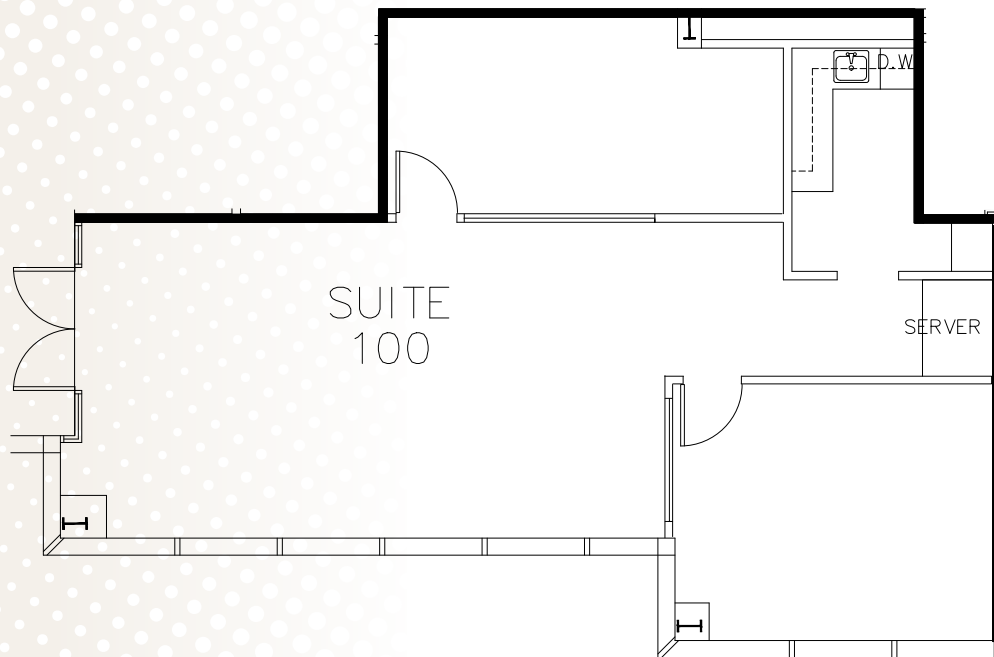
AVAILABILITY AND FLOOR PLANS

1925 PALOMAR OAKS WAY

SUITE 100

1,347 RSF

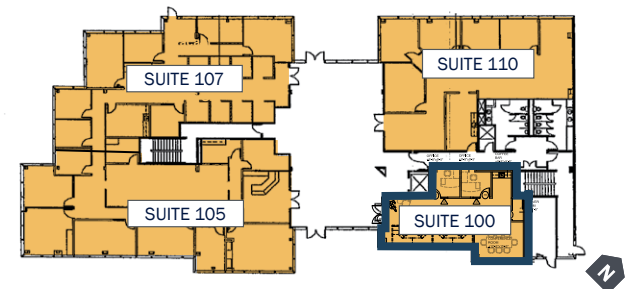
Double-door glass entry from main lobby, reception, 1 private office, open office for 4 cubicles / desks, conference room, kitchenette and server closet.



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



1925 PALOMAR OAKS WAY | 1ST FLOOR

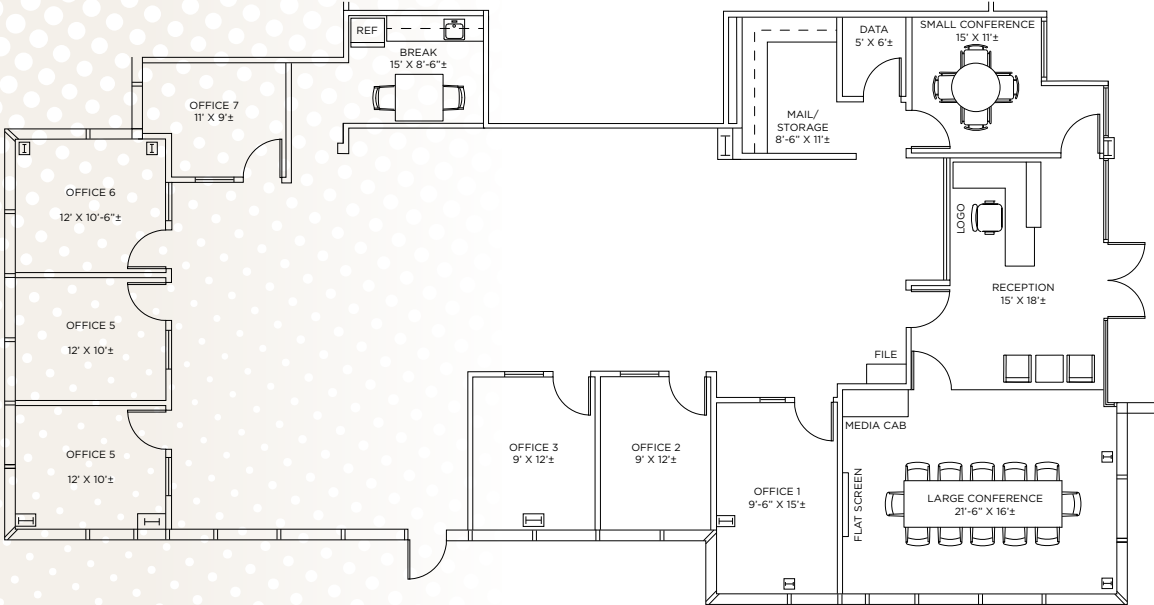


AVAILABILITY AND FLOOR PLANS

1925 PALOMAR OAKS WAY SUITE 105

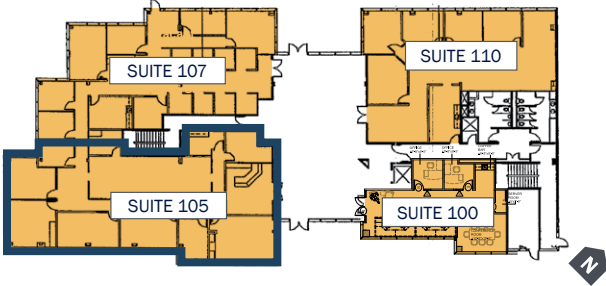
4,138 RSF

Reception, 7 private offices, open office area, conference rooms, break room and storage.



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

1925 PALOMAR OAKS WAY | 1ST FLOOR

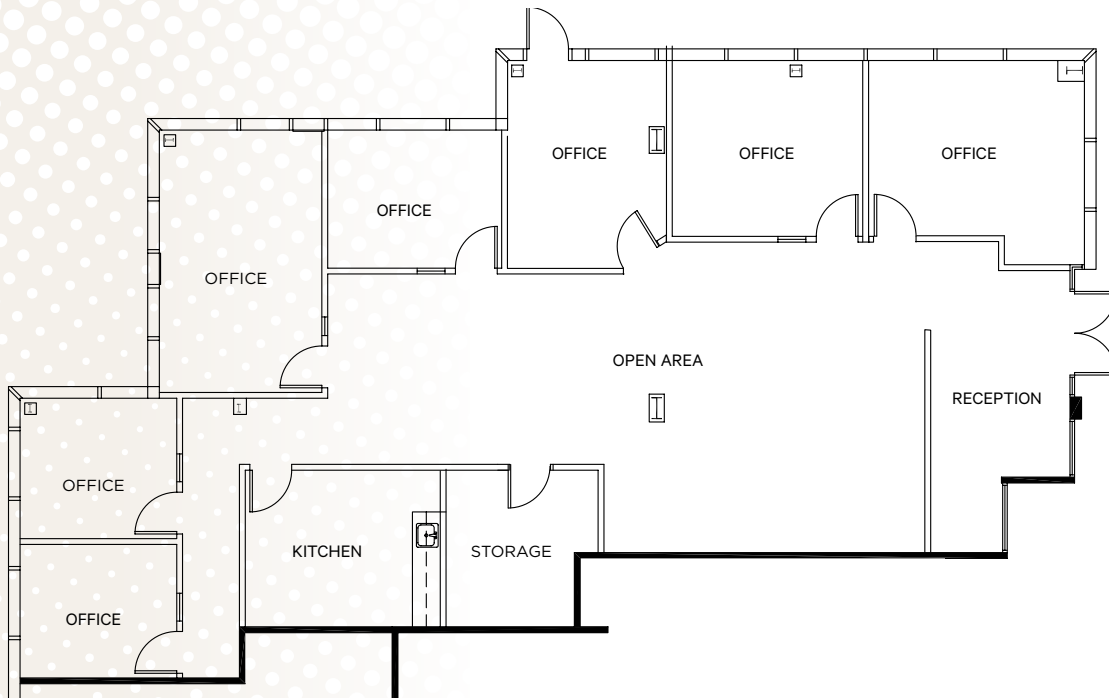


1925 PALOMAR OAKS WAY

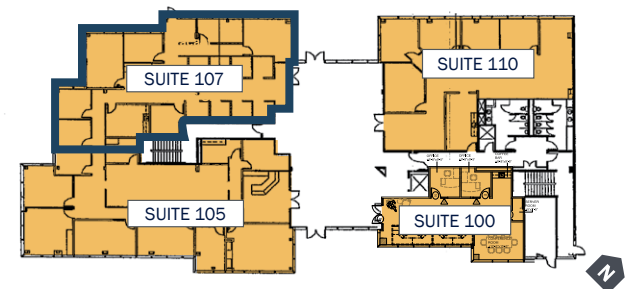
SUITE 107

3,277 RSF

Reception, 7 private offices, open office area, kitchen and storage.



1925 PALOMAR OAKS WAY | 1ST FLOOR



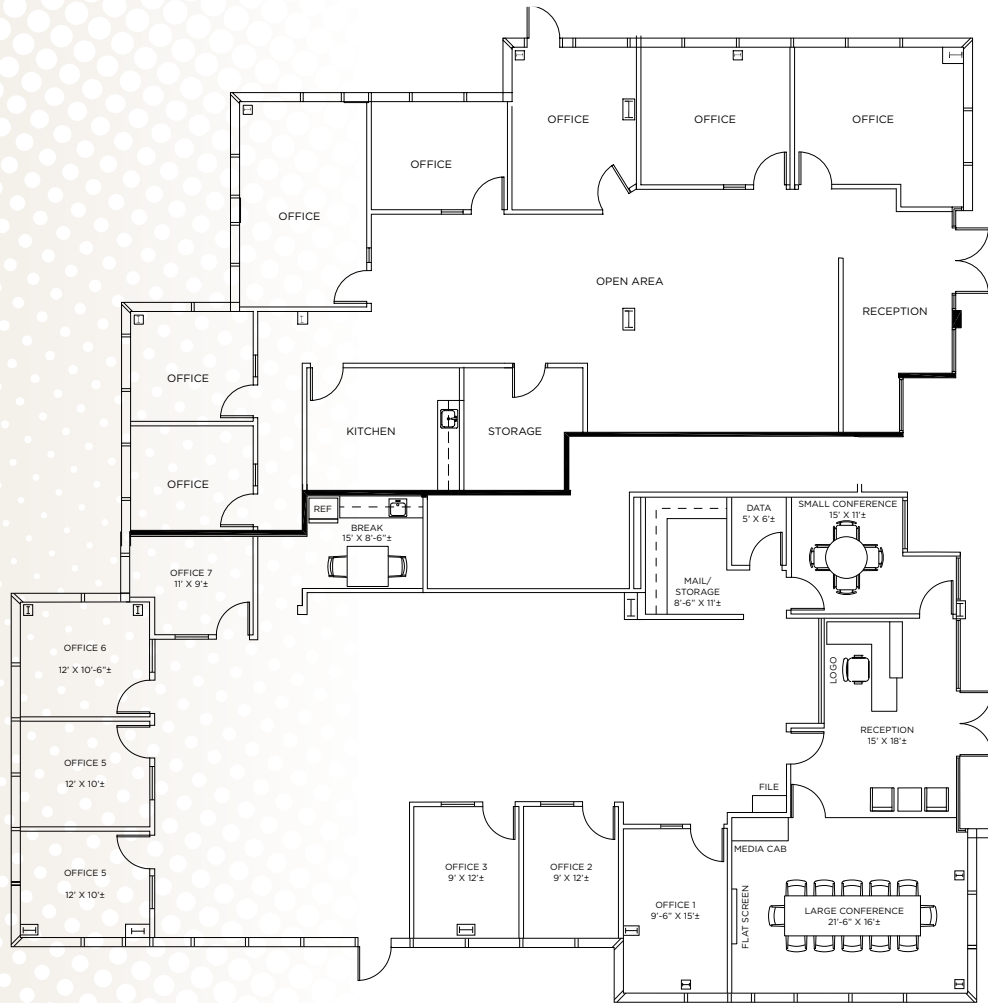
* Tenant to verify that space is equipped to fit their needs.

1925 PALOMAR OAKS WAY

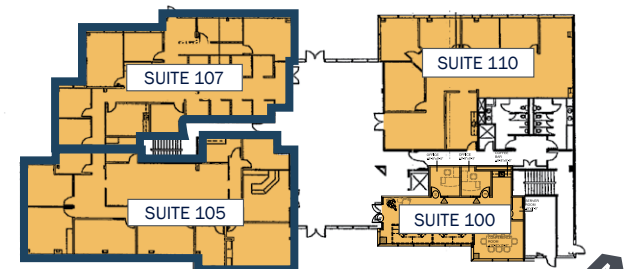
SUITE 105 & 107

7,415 RSF

CONTIGUOUS OPTION - Conceptual plan.



1925 PALOMAR OAKS WAY | 1ST FLOOR



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

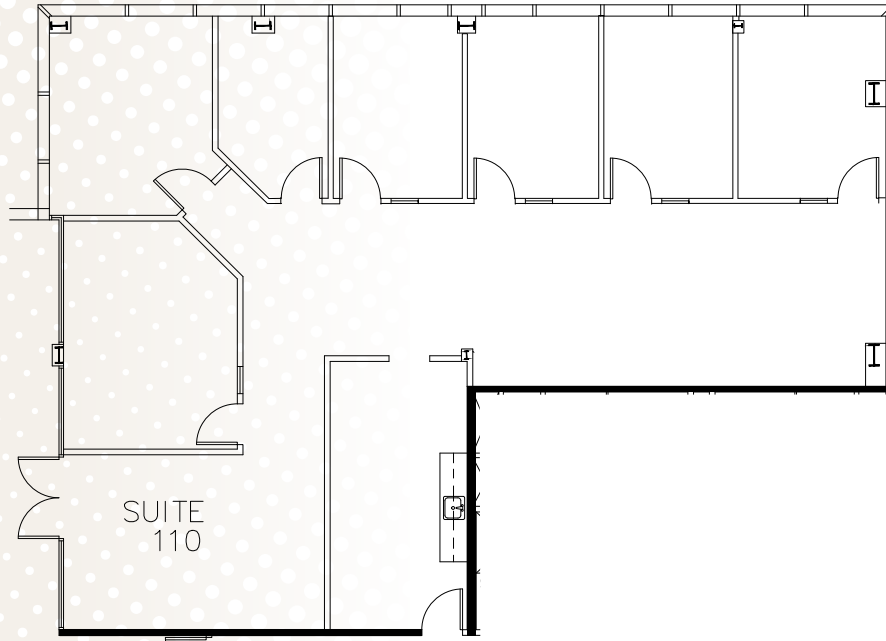
AVAILABILITY AND FLOOR PLANS

1925 PALOMAR OAKS WAY

SUITE 110

2,796 RSF

Double door entry reception, 6 private offices, conference room, open office and kitchen.



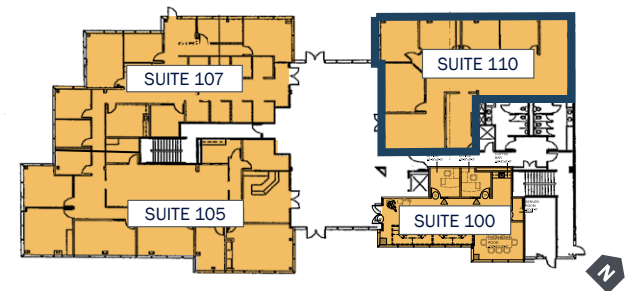
* Tenant to verify that space is equipped to fit their needs.



THE PLAZA I & II



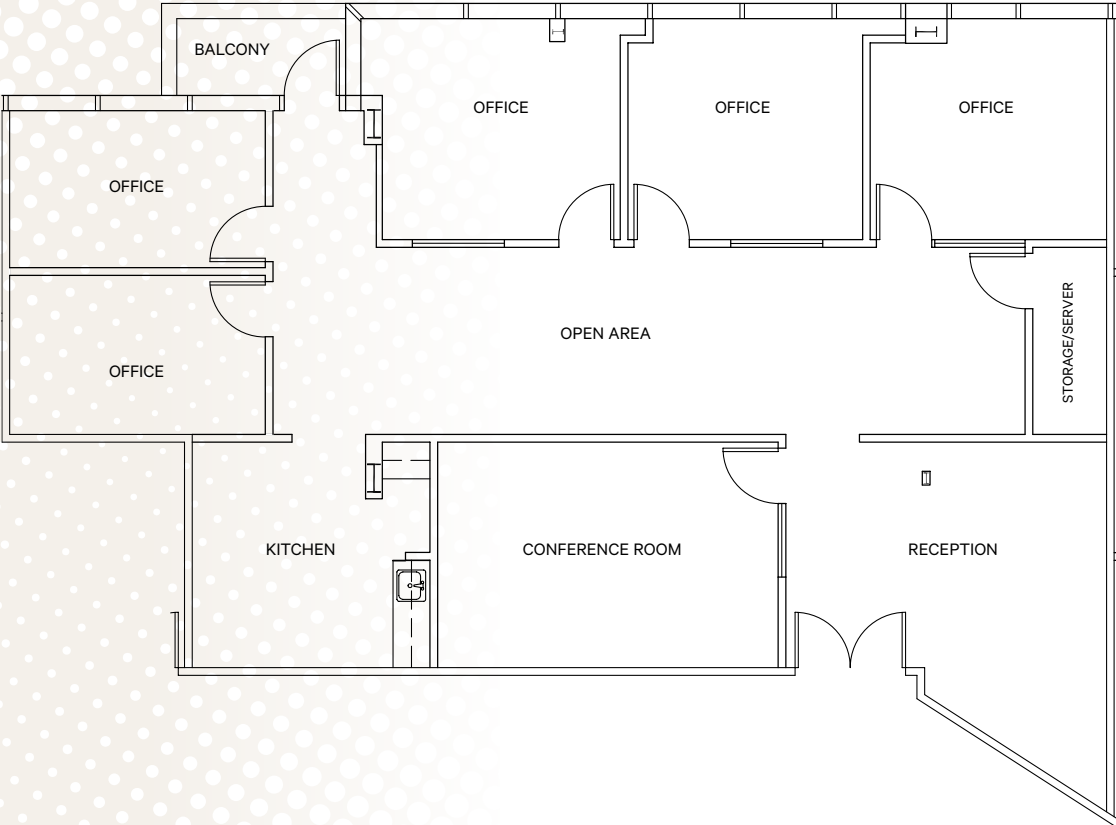
1925 PALOMAR OAKS WAY | 1ST FLOOR



1925 PALOMAR OAKS WAY SUITE 204

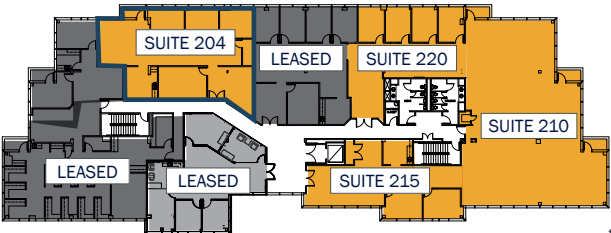
2,502 RSF

Double door entry reception, 5 private offices, conference room, break room, server room and balcony.



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

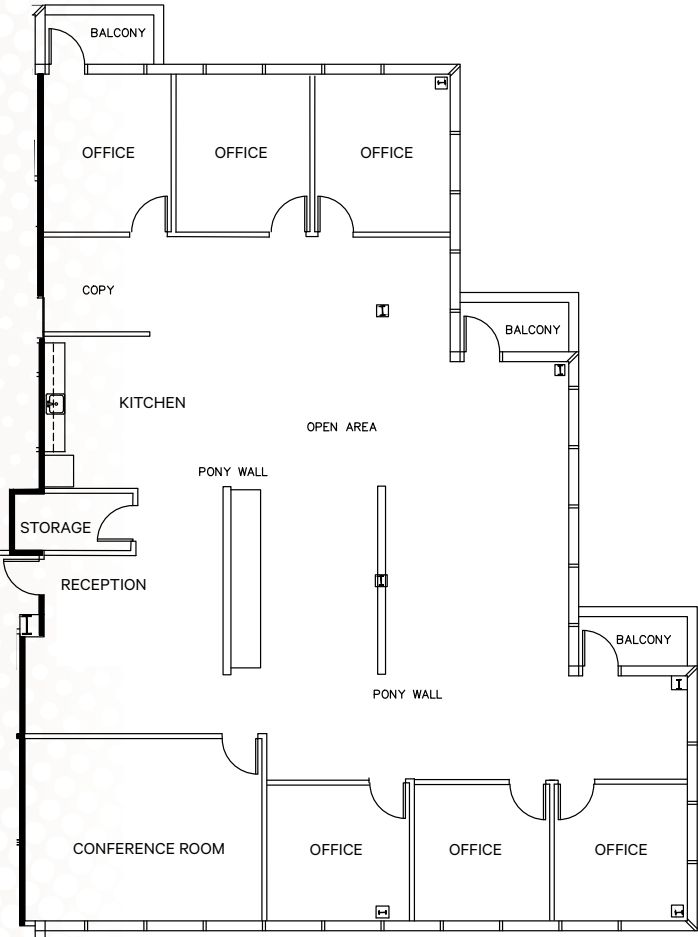
1925 PALOMAR OAKS WAY | 2ND FLOOR



1925 PALOMAR OAKS WAY SUITE 210

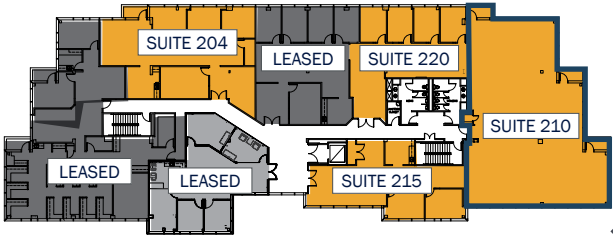
4,239 RSF

Double door entry reception, 5 private offices, conference room, break room, server room and balcony.



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

1925 PALOMAR OAKS WAY | 2ND FLOOR



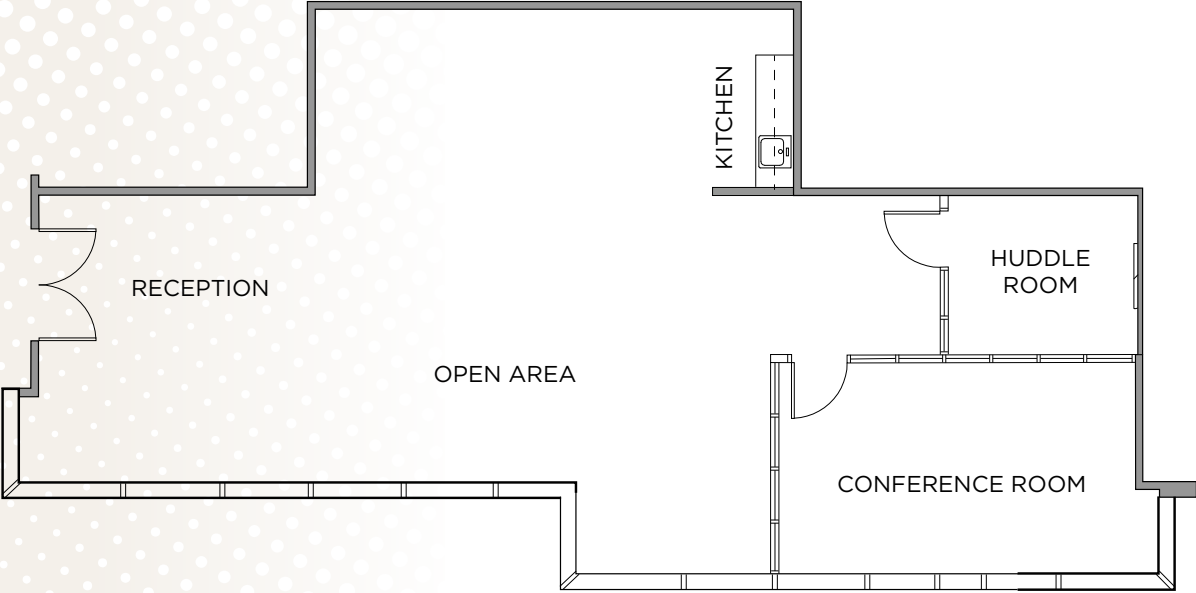
AVAILABILITY AND FLOOR PLANS

1925 PALOMAR OAKS WAY

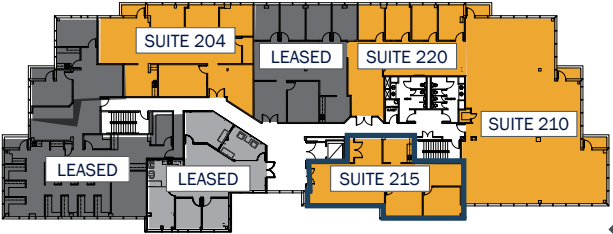
SUITE 215

1,736 RSF

Double door entry reception, 5 private offices, conference room, break room, server room and balcony.



1925 PALOMAR OAKS WAY | 2ND FLOOR

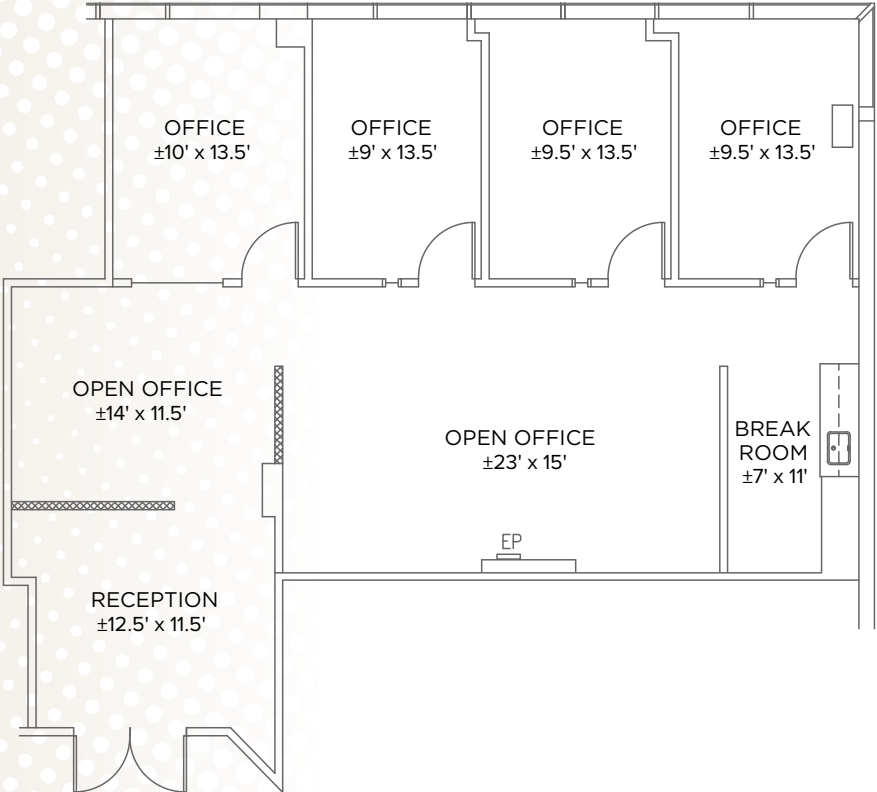


* Tenant to verify that space is equipped to fit their needs.

1925 PALOMAR OAKS WAY SUITE 220

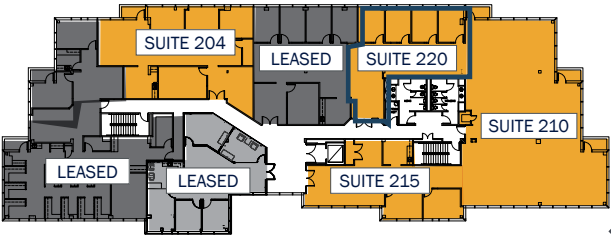
1,758 RSF

Double door entry reception, 4 private offices and kitchen.



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

1925 PALOMAR OAKS WAY | 2ND FLOOR

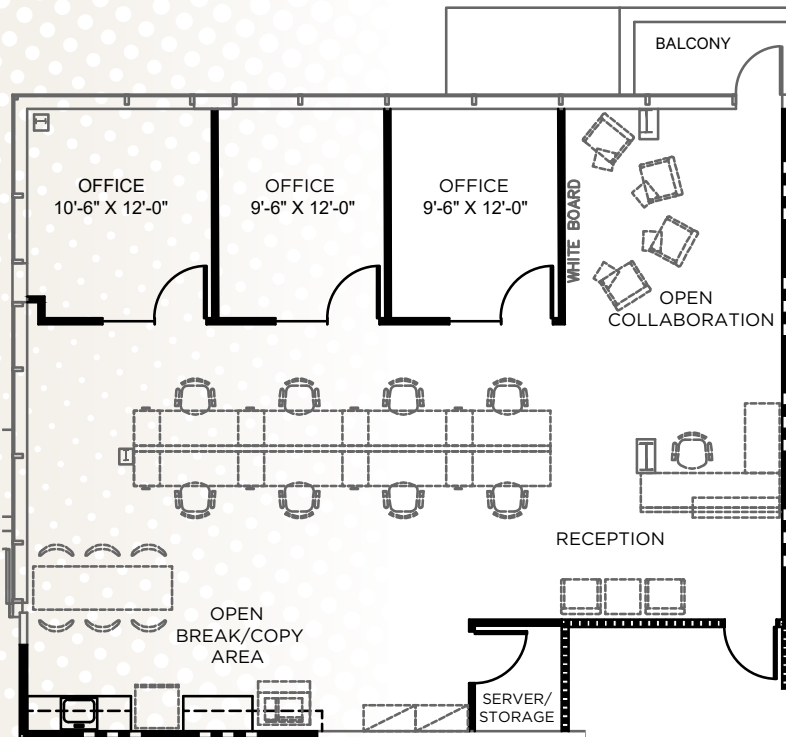


1925 PALOMAR OAKS WAY

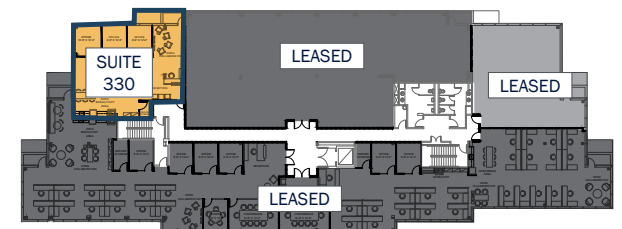
SUITE 330

1,958 RSF

NEW CREATIVE OFFICE SPEC SUITE - Creative open-ceiling finishes in reception area and open break areas, 3 private window-line offices, kitchen /break area, storage/server room, open office and collaboration area with balcony access.



1925 PALOMAR OAKS WAY | 3RD FLOOR

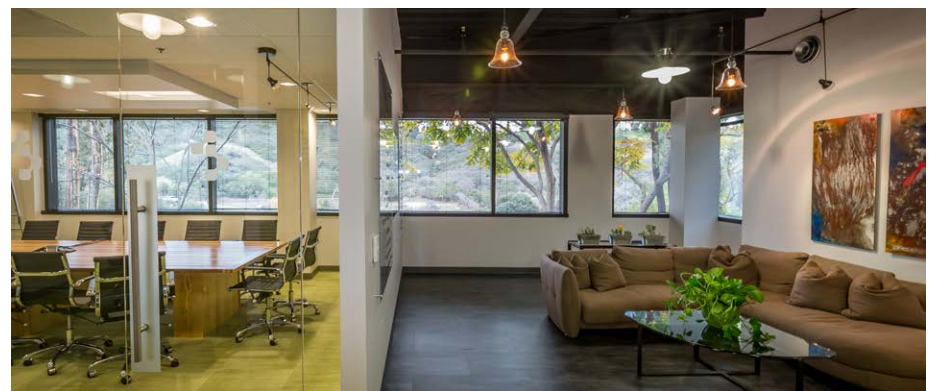


Furniture shown for demonstration purposes only and is not included with the lease of the space. Tenant to verify dimensions and that space is equipped to fit their needs.



SPECIFICATIONS

- 95,067 Class "A" multi-tenant office campus consisting of two buildings.
- Built in 1988 & 1989.
- Parking: 313 surface spaces and 41 covered spaces in the garage below the 1925 building (4.0/1.000 RSF).
- Cox fiber connectivity available.
- Flame cut and polished granite exterior with reflective tinted glass and spacious lobbies.
- Unique sawtooth building design provides multiple corner offices on each floor and balconies in select suites.
- Parking garage located below the 1925 building providing covered, reserved executive parking (subject to availability and applicable parking charges).
- Shower and locker facilities.
- Card key system for after hours access of all building entries and lobbies.
- High quality tenant improvement work letters.
- Excellent Palomar Airport Road frontage location with panoramic views and easy access to Interstate-5 via Palomar Airport Road
- Close proximity to numerous retail centers, restaurants and services.
- Superior access to residential communities and prominent corporate neighbors.
- Expansion flexibility within Ownership's Carlsbad portfolio.



THE PLAZA I & II

THE PLAZA...

DELIVERING THE NEEDS

OF AN ORGANIZATION

AND ITS EMPLOYEES

The Plaza is comprised of two professional buildings in a park-like setting conveniently located in beautiful seaside community of Carlsbad, California (between Orange County and downtown San Diego), the thriving employment hub of North San Diego County. The Plaza is adjacent to the Palomar Airport Road and approximately 2 miles east of Interstate 5 with proximity to a wealth of retail, recreation and entertainment options including beach access approximately 2.5 miles to the west. In addition to the numerous energy-saving features incorporated into the building, many aspects of the property are aimed to increase job satisfaction, productivity and performance, overall leading to an employer's ability to attract and retain employees. And ultimately all of this translates to the bottom line.

KEY FEATURES



HIGH SPEED FIBER



ACCESS TO AIRPORT



CLOSE TO FREEWAY



NEARBY AMENITIES



PACIFIC OCEAN

THE PLAZA I & II



EXCEPTIONAL AMENITIES

& ACCESS

TRAVEL DISTANCES

33.0 MILES

DOWNTOWN SAN DIEGO

5.3 MILES

CARLSBAD VILLAGE

33.2 MILES

SAN DIEGO INT'L AIRPORT

1.4 MILES

CARLSBAD MCCLELLAN REGIONAL AIRPORT

2.0 MILES

INTERSTATE 5

7.0 MILES

HIGHWAY 78

2.5 MILES

CARLSBAD BEACH

THE PLAZA I & II

LEASING INFORMATION

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