

# PALOMAR HEIGHTS PLAZA

5868 OWENS AVENUE, CARLSBAD, CA 92008

LEASE RATE INCENTIVE\*  
YEAR 1: \$1.25/SF + E  
YEAR 2: \$1.50/SF + E  
YEAR 3: \$1.75/SF + E

5868

**CBRE**

\*THIS THREE YEAR LEASE RATE INCENTIVE IS OFFERED FOR ALL NEW LEASES SIGNED WITH A MINIMUM 36 MONTH LEASE TERM. EXCLUDES RENEWALS AND EXPANSIONS OF EXISTING TENANTS. 3% ANNUAL INCREASES THEREAFTER.



## PROPERTY HIGHLIGHTS

### + Leasing Incentive Program:

Year 1: \$1.25/SF + Utilities

Year 2: \$1.50/SF + Utilities

Year 3: \$1.75/SF + Utilities

(Minimum 3 year deal, 3% annual increases thereafter)

- + Brand new spec suite featuring open floor plan available for lease
- + Newly renovated lobby
- + Extensive window line with an abundance of natural light
- + Secured access and elevator service
- + Easy I-5 access and close proximity to retail and amenities
- + Lush landscaping with outdoor eating areas
- + 4.0/1000 parking

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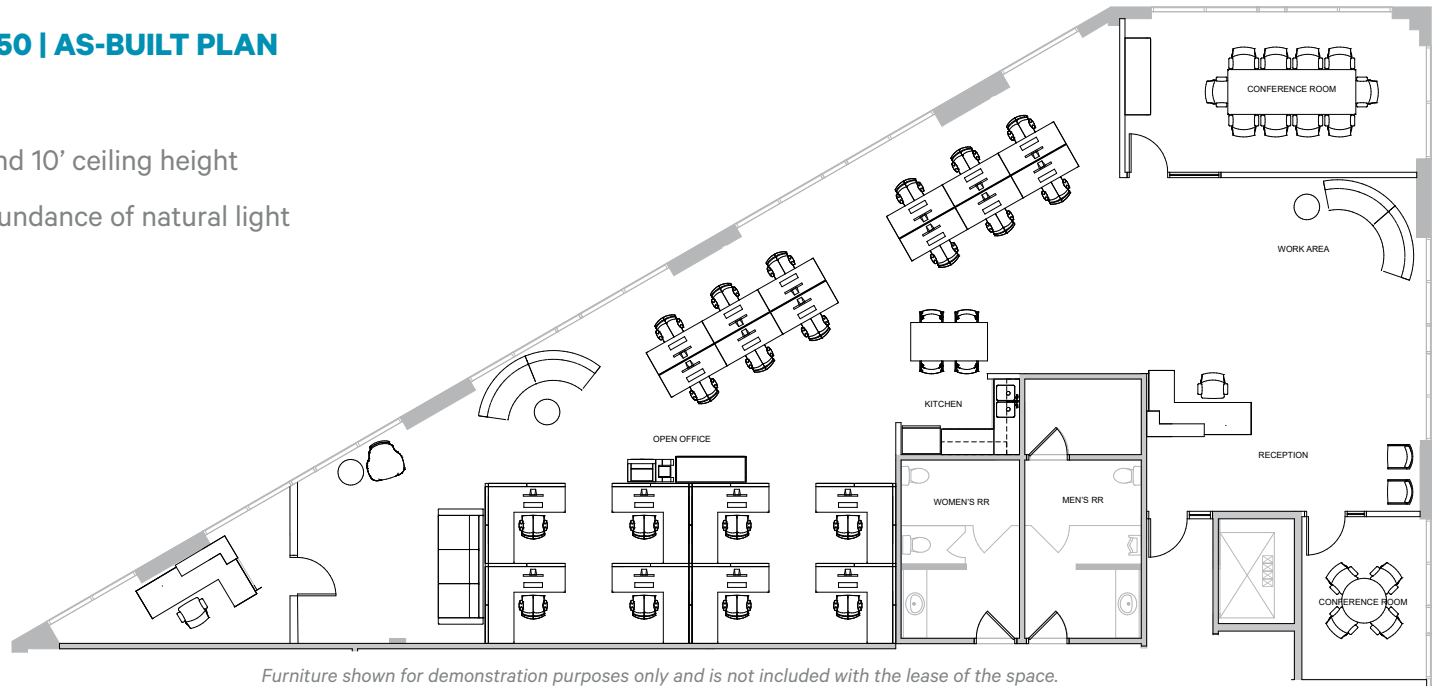


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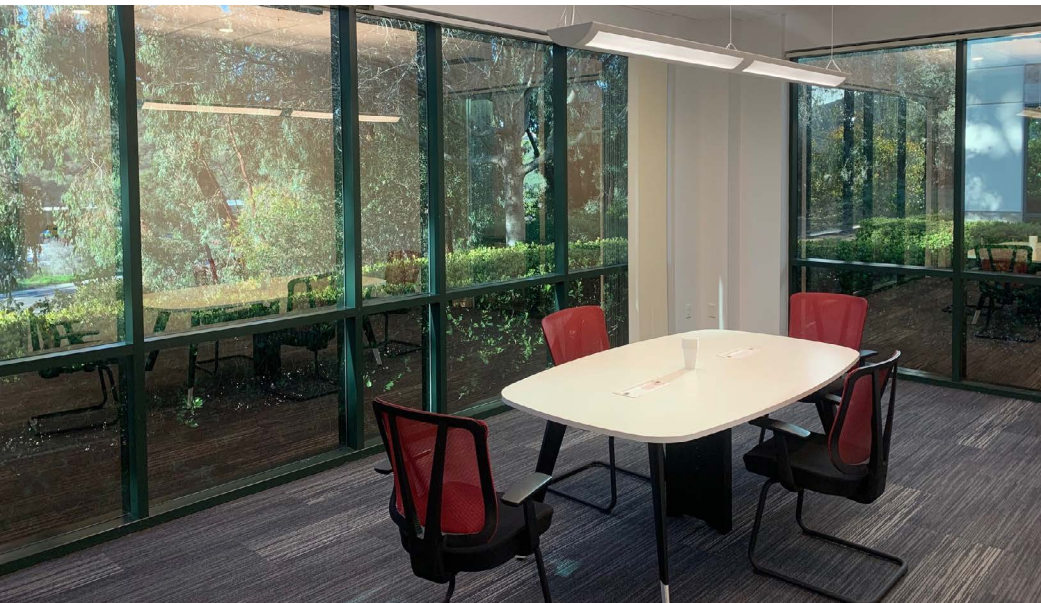
5868 OWENS AVENUE, CARLSBAD, CA 92008

## 5868 OWENS AVENUE, SUITE 150 | AS-BUILT PLAN 3,245 SQUARE FEET

- Spec suite with open floor plan and 10' ceiling height
- Extensive window line with an abundance of natural light
- 2 private offices
- Reception area
- Large open office area
- Meeting and collaboration areas
- Conference rooms
- Open kitchen



*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.*



# PALOMAR HEIGHTS PLAZA

5868 OWENS AVENUE, CARLSBAD, CA 92008

## 5868 OWENS AVENUE, SUITE 150 | CONCEPTUAL PLAN 3,245 SQUARE FEET

Open floor plan and 10' ceiling

Extensive window line with an abundance of natural light

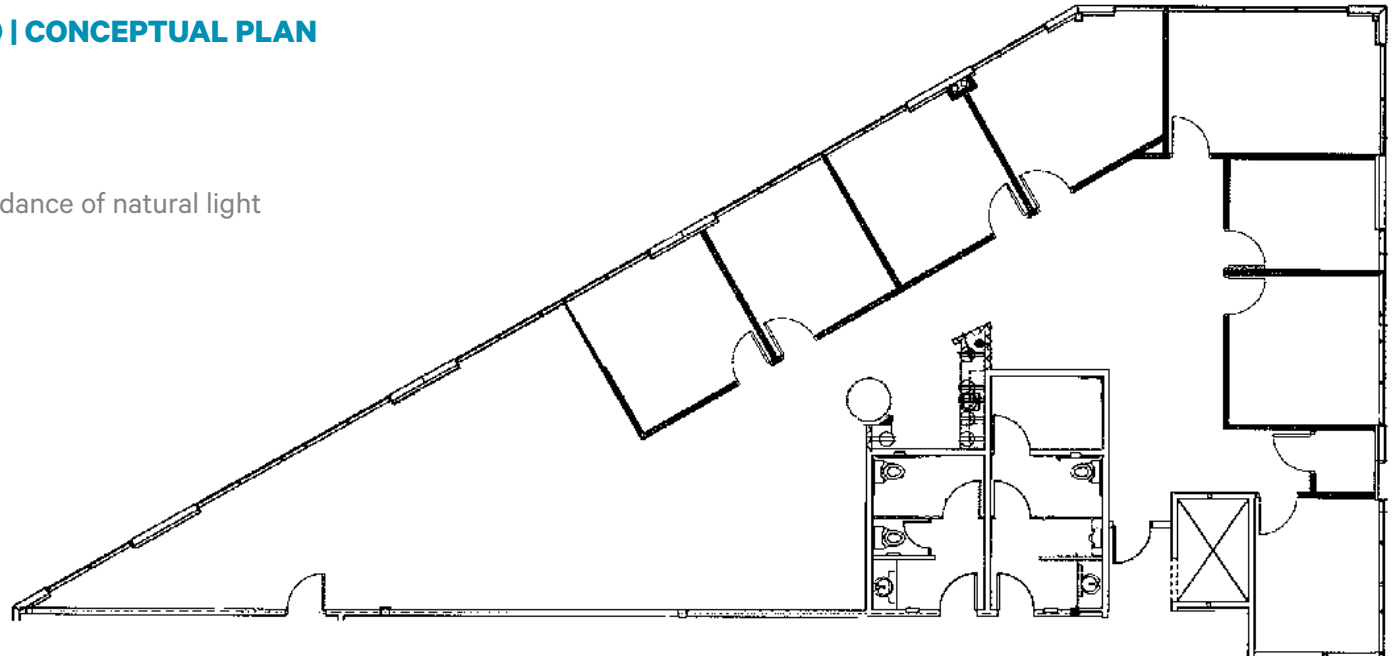
7 private offices

Conference room

Reception area

Meeting and collaboration areas

Open kitchen





# PALOMAR HEIGHTS PLAZA

5868 OWENS AVENUE, CARLSBAD, CA 92008

AVIARA PARKWAY

COLLEGE BLVD

PALOMAR OAKS WAY

PALOMAR AIRPORT ROAD

KELLOGG AVE

OWENS AVE

CAMNO VIDA ROBLE

★  
5868 Owens Avenue  
Carlsbad, CA 92008

CARLSBAD  
MCCLELLAN  
PALOMAR AIRPORT

**CBRE**