



[PVP]

PACIFIC VIEW
PLAZA

CREATIVE COASTAL
OFFICE SPACE
FOR LEASE

5973 Avenida Encinas
Carlsbad, CA 92008



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CREATIVE COASTAL OFFICE SPACE FOR LEASE

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[CONTENTS]

[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

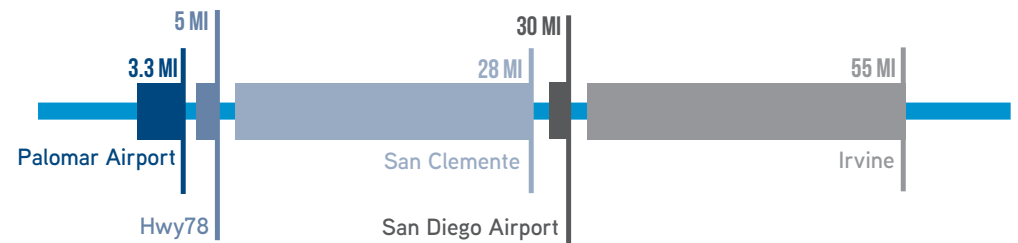
EXCELLENT PLACE
TO DO BUSINESS



[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



FLOWER
FIELDS

PACIFIC
OCEAN

[PACIFIC VIEW PLAZA]

300 YARDS
TO BEACH

100 YARDS
TO AMENITIES

.2 MILES TO
I-5 RAMP

CARLSBAD BLVD

AVENIDA ENCINAS

PALOMAR AIRPORT RD.



CARLSBAD AT A GLANCE


Employment Rate

96.5%


Labor Force

54,700


Education
Bachelors Degree

64.7%


Average
Household Income

\$134,653


Population

115,054


Carlsbad
Square Miles

39

[AVAILABILITY]



SUITE	RSF	LEASE RATE	AVAIL	SUITE FEATURES
202	2,779	\$2.75 + E	Now	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

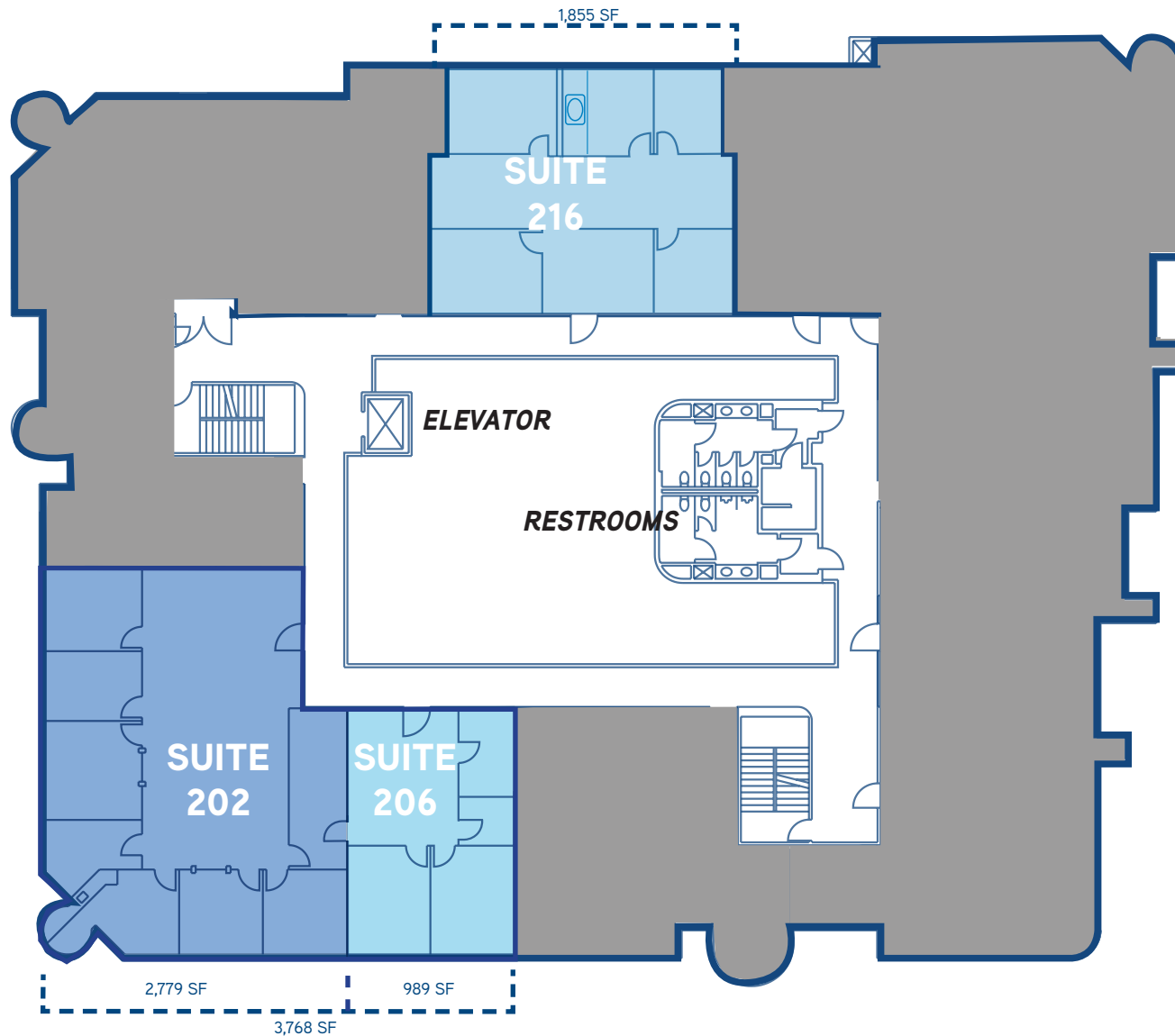
[FEATURES]

- 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)

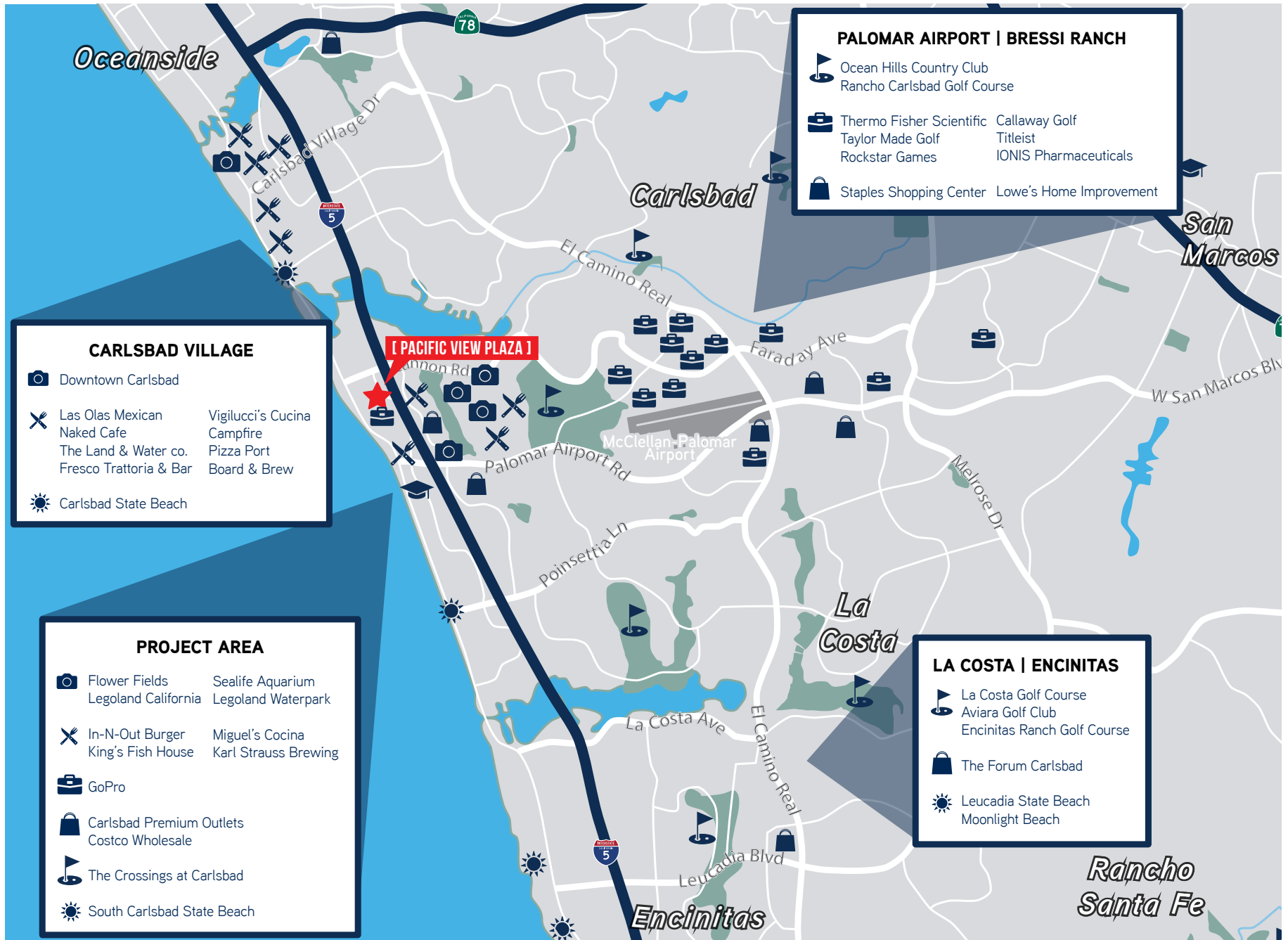
SUITE 216: 1,855 SF



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[AMENITIES]



[PVP]

PACIFIC VIEW PLAZA



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