

Avenida

Crossing

5993 & 5999 AVENIDA ENCINAS, CARLSBAD

FOR LEASE | 15,109-30,612 SF AVAILABLE | Creative Office/Flex Suite

 **CUSHMAN & WAKEFIELD**

 **ORPG**

ARIC STARCK

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PROPERTY HIGHLIGHTS



5993 & 5999 AVENIDA ENCINAS, CARLSBAD



STEPS TO THE BEACH

WALKING DISTANCE TO COMMUTER TRAINS



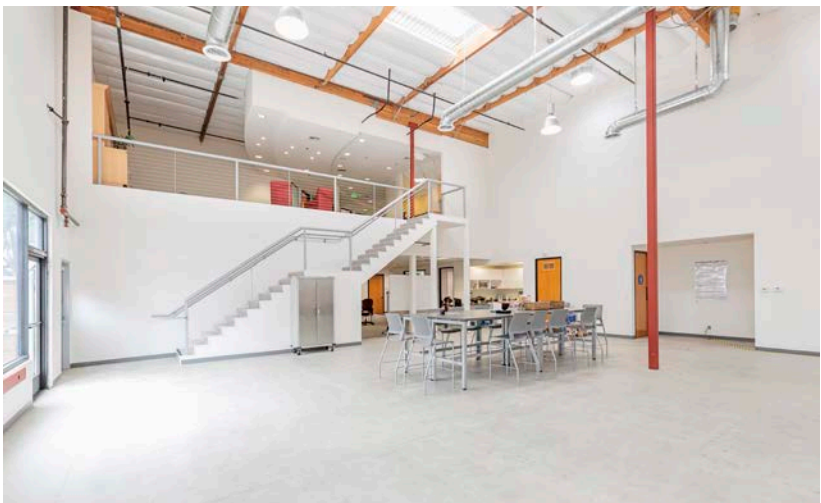
ADJACENT RETAIL AMENITIES



AVAILABILITY

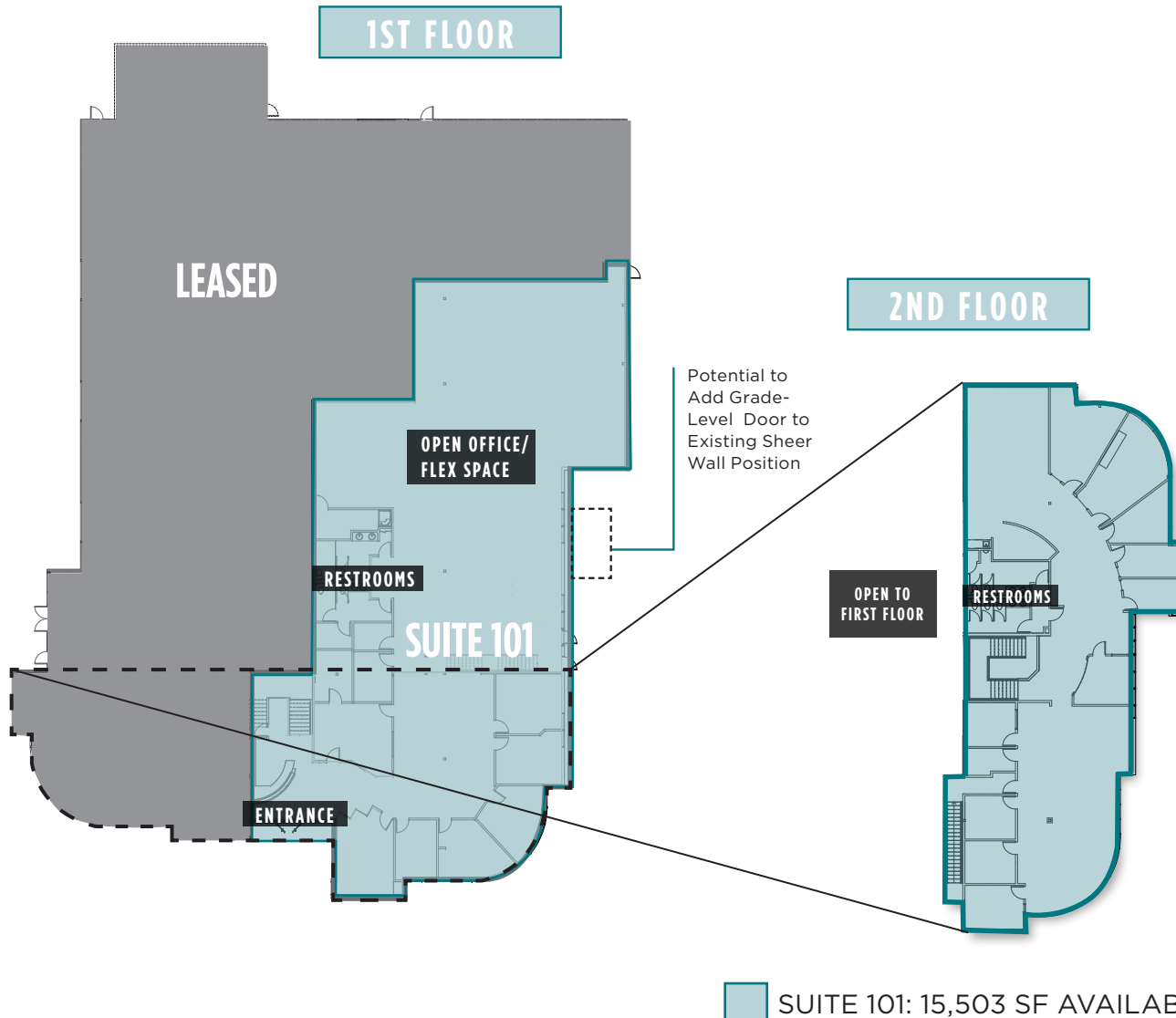


5993 & 5999 AVENIDA ENCINAS, CARLSBAD



FLOOR PLANS

SUITE 101, 5993 AVENIDA ENCINAS



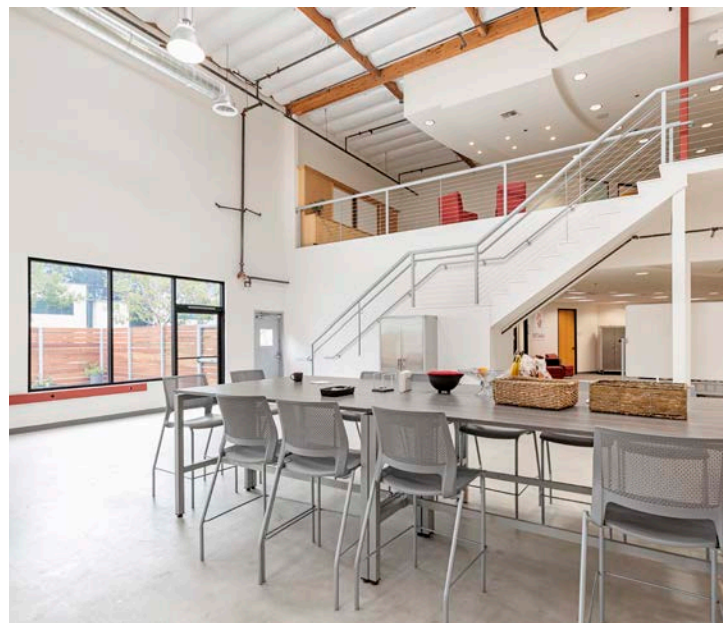
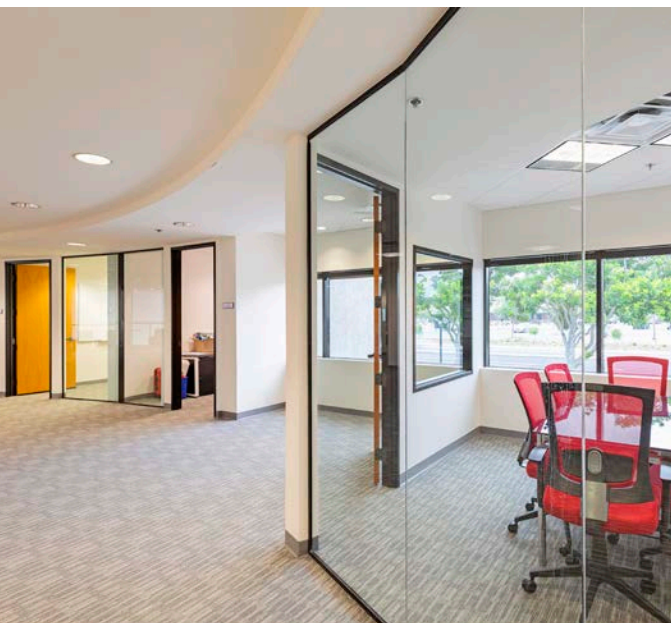
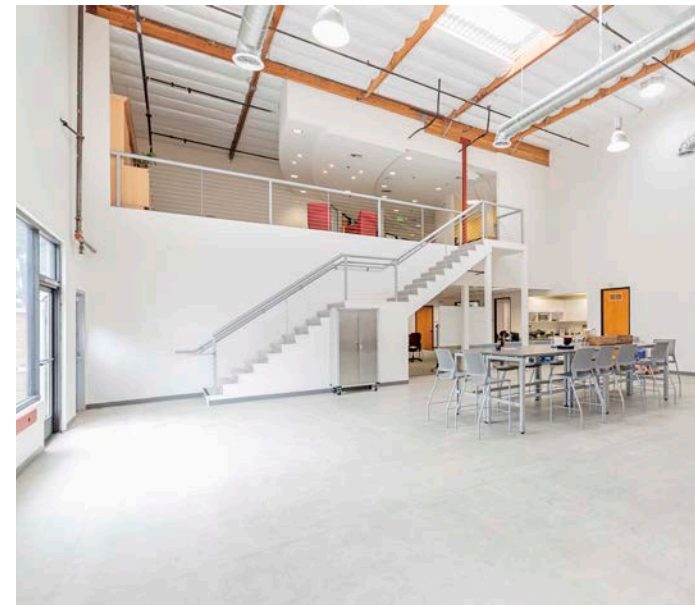
- 15,503 square feet of space available
- Existing Creative Buildout with Open Floor Plan
- Walking distance to beaches, dining and retail amenities
- Convenient access at NW corner of Interstate 5 & Palomar Airport Rd.
- Suite Buildout suitable for creative office and high-finish R&D uses
- Parking ratio of 3.61/1,000
- 24' clear height and exposed ceilings
- 100% HVAC Improved
- Potential for Clean Room or Lab Space
- Heavy Power

CREATIVE OPEN OFFICE/FLEX GROUND FLOOR



5993 & 5999 AVENIDA ENCINAS, CARLSBAD

5993 BUILDING

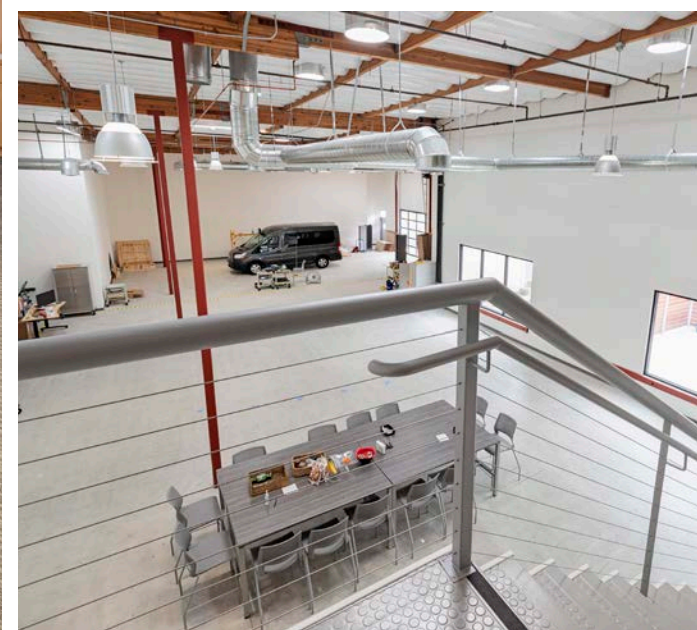
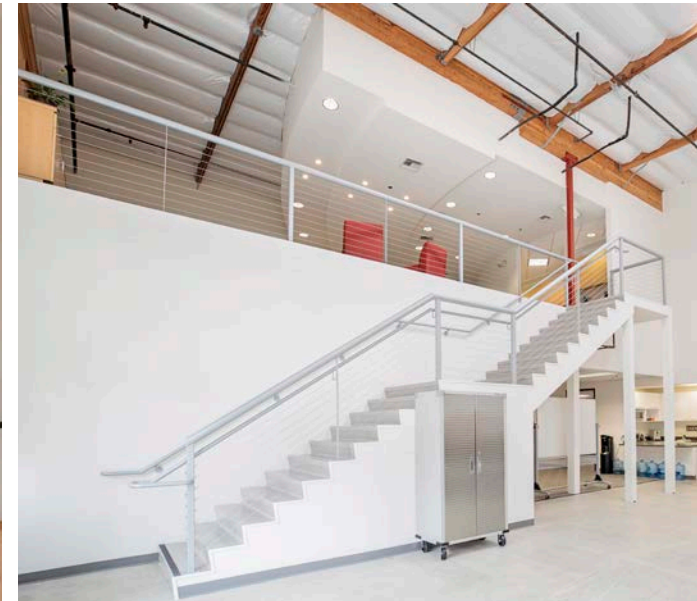


CREATIVE OPEN OFFICE MEZZANINE



5993 & 5999 AVENIDA ENCINAS, CARLSBAD

5993 BUILDING



EXTERIOR PHOTO GALLERY



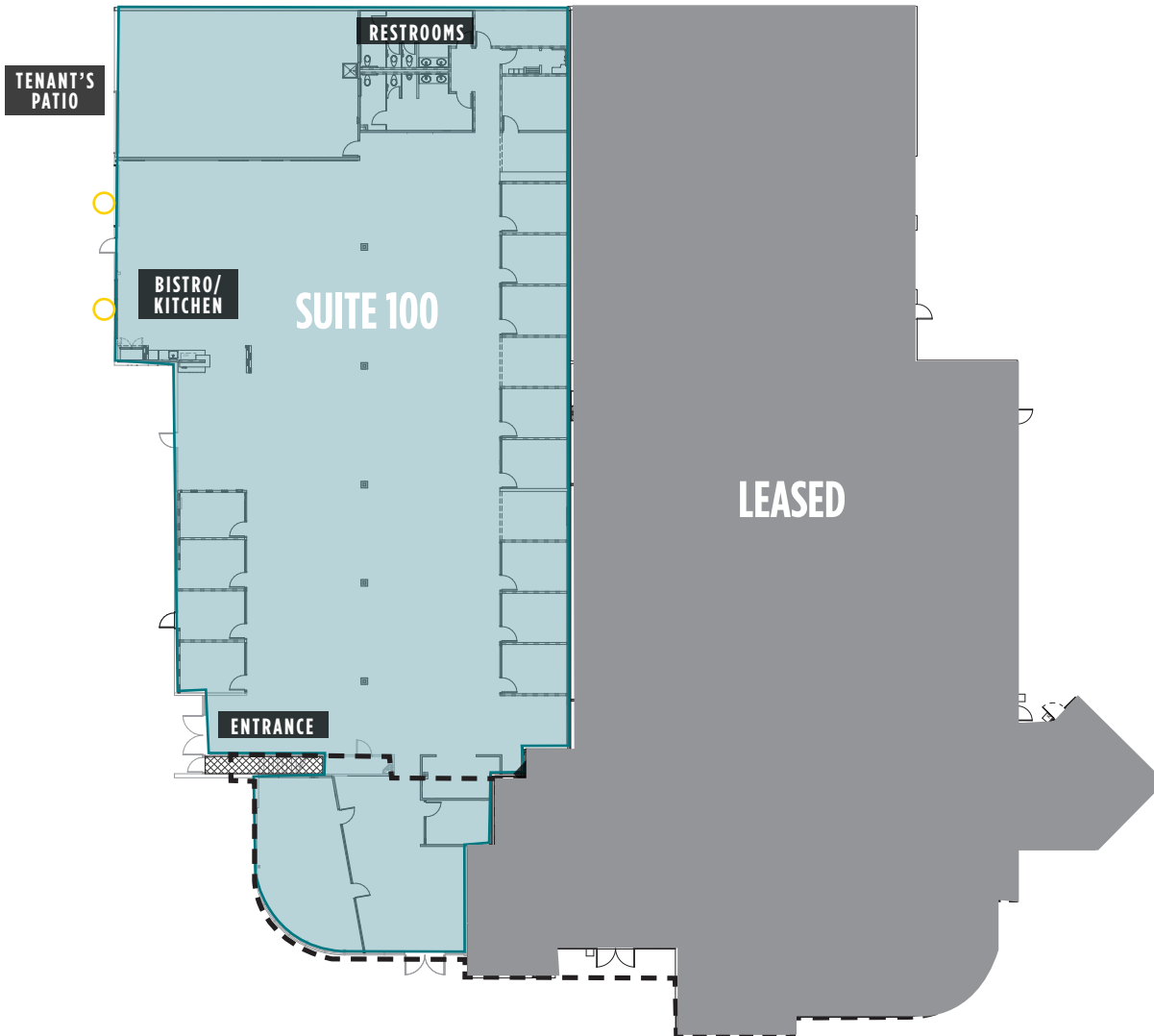
5993 & 5999 AVENIDA ENCINAS, CARLSBAD

5993 BUILDING



FLOOR PLANS

SUITE 100, 5999 AVENIDA ENCINAS



- 15,109 square feet of space available
- Single story suite with no mezzanine
- Open, collaborative design
- Walking distance to beaches, dining and retail amenities
- Convenient access at NW corner of Interstate 5 & Palomar Airport Rd.
- Renovations suitable for creative office and high-finish R&D uses
- 24' clear height and exposed ceilings
- 100% HVAC improved
- Parking ratio of 3.61/1,000
- Open Bistro
- Glass roll-up door
- Showroom front entryway
- Potential for Clean Room or Lab Space
- Heavy Power

○ GLASS ROLL-UP DOOR

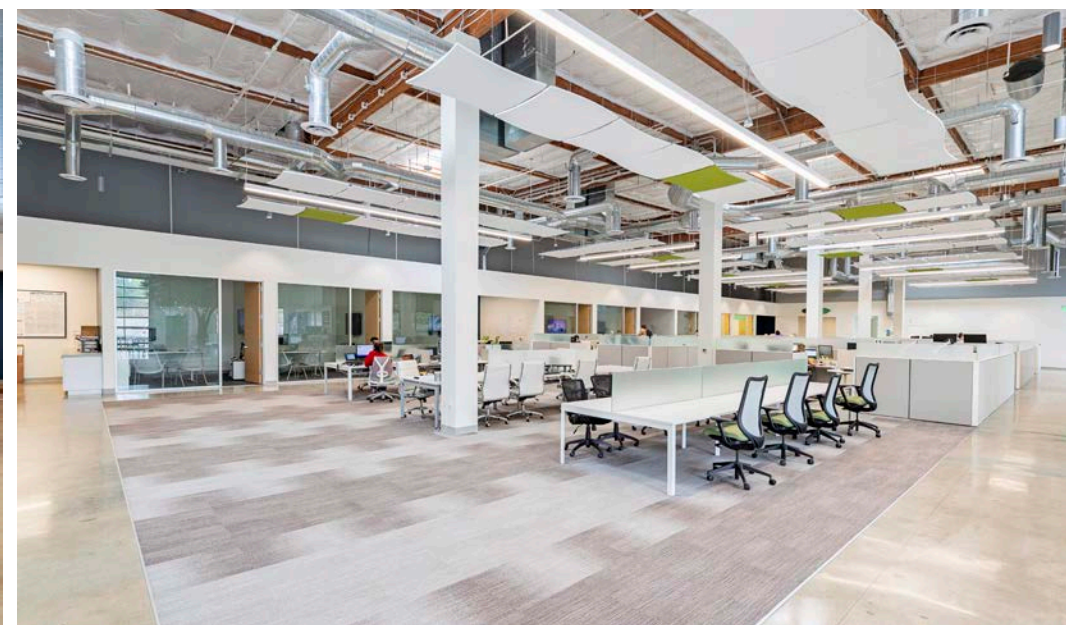
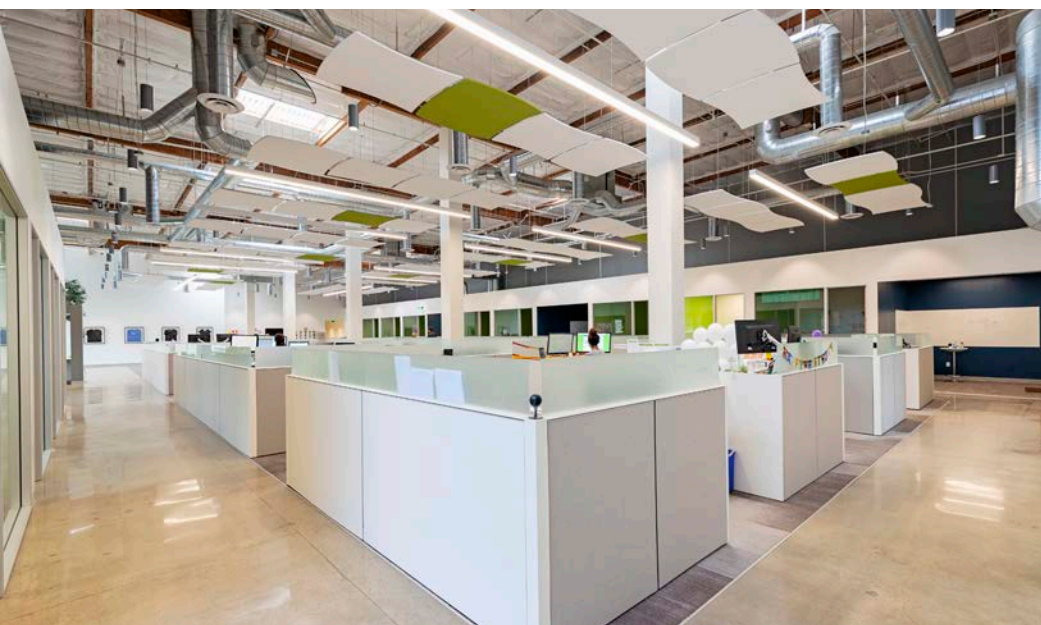
■ SUITE 100: 15,109 SF AVAILABLE

CREATIVE OPEN OFFICE/FLEX GROUND FLOOR



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5999 BUILDING

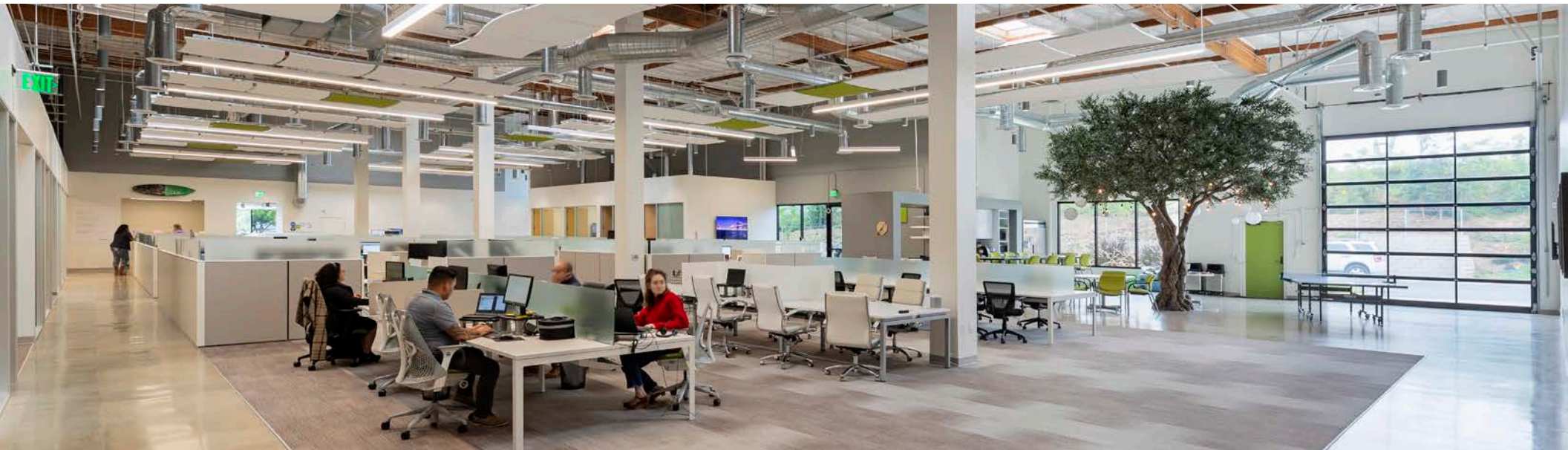


CREATIVE OPEN OFFICE/FLEX GROUND FLOOR



5993 & 5999 AVENIDA ENCINAS, CARLSBAD

5999 BUILDING



EXTERIOR PHOTO GALLERY



5993 & 5999 AVENIDA ENCINAS, CARLSBAD

5999 BUILDING



AMENITIES



Acura
Audi
Buick
Cadillac
GMC
Chevrolet
Honda
Infiniti

Jaguar
Land Rover
Kia
Lexus
Mercedes
Benz
Porsche
Toyota

Miguel's
McDonalds
Draft Republic (Coming Soon)
In-N-Out
Costco
Legoland
Starbucks
Karl Strauss Brewing
Veggie Grill
Carlsbad Flower Fields
McClellan Palomar Airport
King's Fish House
PF Changs
BJ's
Panera
T.G.I.Friday's
Blaze Pizza
CB's Cupcakes
Haagen Daas
Panda Express
Rubio's
Ruby's Diner
San Sai Japanese Grill
Starbucks
Subway
Wetzel's Pretzels
Taco Bell
Seafire Grill
Islands

Adidas
Banana Republic
Calvin Klein
DKNY
Gap
Jockey
Lacoste
Nike
Polo Ralph Lauren
Tommy Hilfiger
Coach
Samsonite
Le Creuset
Crate and Barrel

OCEANSIDE / 
ORANGE COUNTY

AMTRAK
COASTER

COAST HIGHWAY

AVENIDA CROSSING



CARLSBAD
PREMIUM OUTLETS

LEGOLAND

CARLSBAD
FLOWER FIELDS

PALOMAR AIRPORT ROAD

ENCINITAS / DOWNTOWN
SAN DIEGO 



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