



CLASS A "PLUG & PLAY" OFFICE SUBLEASE AVAILABLE
3RD FLOOR | ±4,000 to ±27,826 SF AVAILABLE





PROPERTY HIGHLIGHTS

- Plug-in and charge while you work! Dedicated Electric Vehicle Charging Stations (SDG&E power your drive program)
- Expanded & renovated exercise facility with quality exercise machines & separate shower/locker rooms
- Renovated tenant and guest outdoor entertainment area with barbecue and outdoor kitchen facilities amongst 12,000 SF garden patio with on-site cafe
- On-site and responsive property management.
- Resort quality restrooms with floor to ceiling enclosed stalls.
- AT&T Fiber Connectivity available.
- Hilltop location with panoramic views of valley & rolling hills, with proximity to walking / jogging trails.
- Close proximity to retail, restaurants and services.
- Mature tropical landscaping & 4 large koi ponds.
- High speed elevators with quality wood & fabric finishes.
- 24 hour card key access system.
- Classical architecture with timeless exteriors with high quality tenant improvement work.









AMENITIES



High Speed Fiber Connectivity



Executive Covered Parking



Fitness Center



On-Site & Nearby Amenities

TRAVEL DISTANCES



Downtown San Diego (34.3 Miles)



Carlsbad Village (5.2 Miles)



San Diego International Airport (35.1 Miles)



Carlsbad McClellan Regional Airport (3.1 Miles)



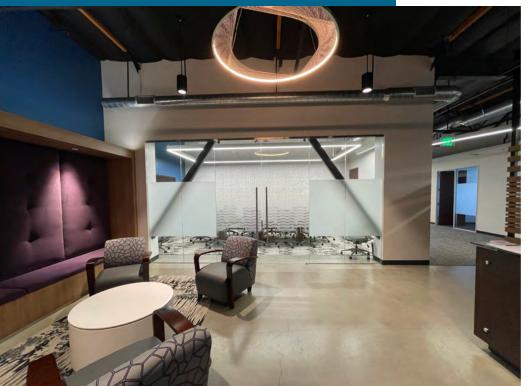
Interstate 5 (3.8 Miles)



Highway 78 (4.6 Miles)



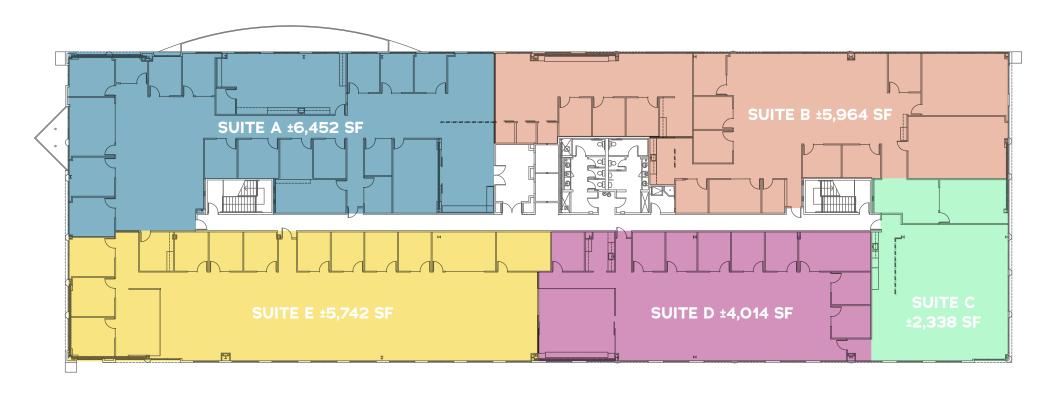
Carlsbad Beach (4.0 Mlles)













SUBLEASE - 3RD FLOOR (DIVISIBLE)

- Asking Rate: \$2.60 /SF + E
- Plug and Play fully furnished Class A sublease
- **4,000-27,826** SF available
- Master Lease Expires 4/30/2027





CUSHMAN & WAKEFIELD

For more information, please contact:

Andy Ewald

Executive Director +1 858 829 9583 andy.ewald@cushwake.com CA LIC #01308891

Matty Sundberg

Senior Vice President +1 760 438 8518 matty.sundberg@cbre.com CA LIC #01257446

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-0216.2023