

# Avenida

Crossing

5993 & 5999 AVENIDA ENCINAS, CARLSBAD

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

 **CUSHMAN & WAKEFIELD**

 **ORPG**

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# PROPERTY HIGHLIGHTS



5993 & 5999 AVENIDA ENCINAS, CARLSBAD



STEPS TO THE BEACH

WALKING DISTANCE TO COMMUTER TRAINS



ADJACENT RETAIL AMENITIES

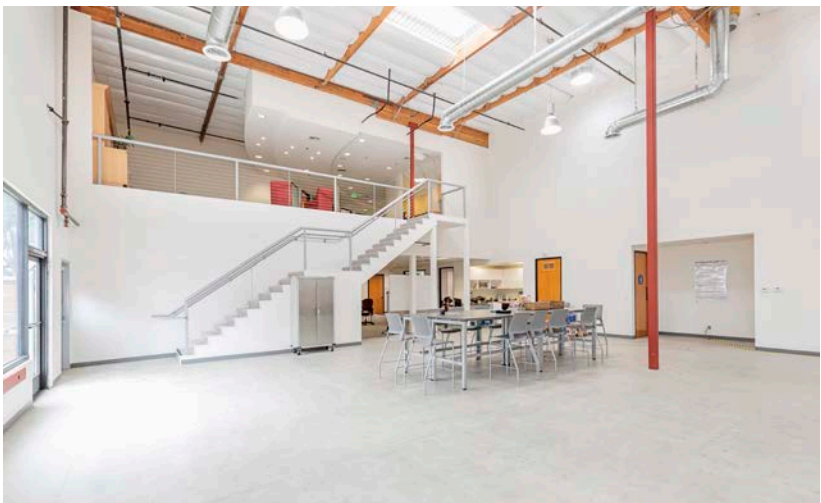




# AVAILABILITY



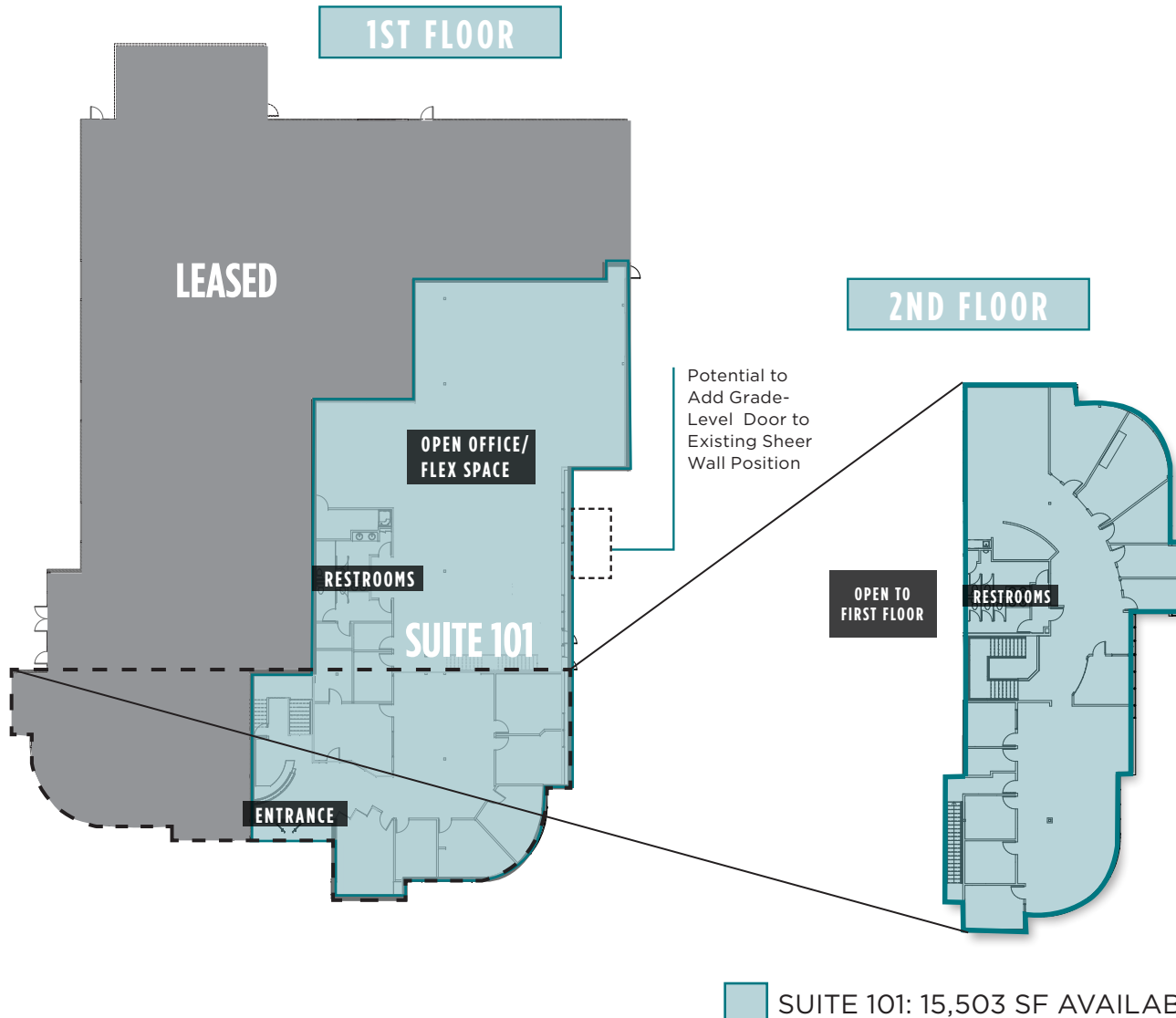
5993 & 5999 AVENIDA ENCINAS, CARLSBAD





# FLOOR PLANS

## SUITE 101, 5993 AVENIDA ENCINAS



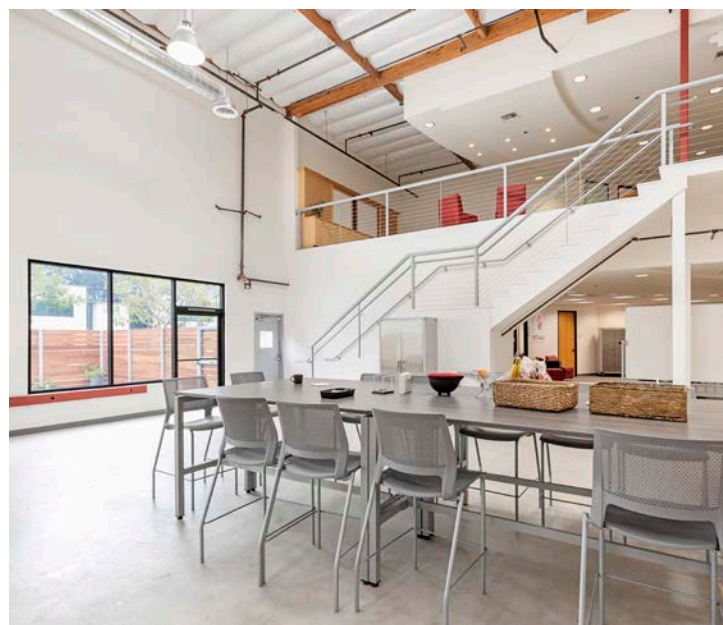
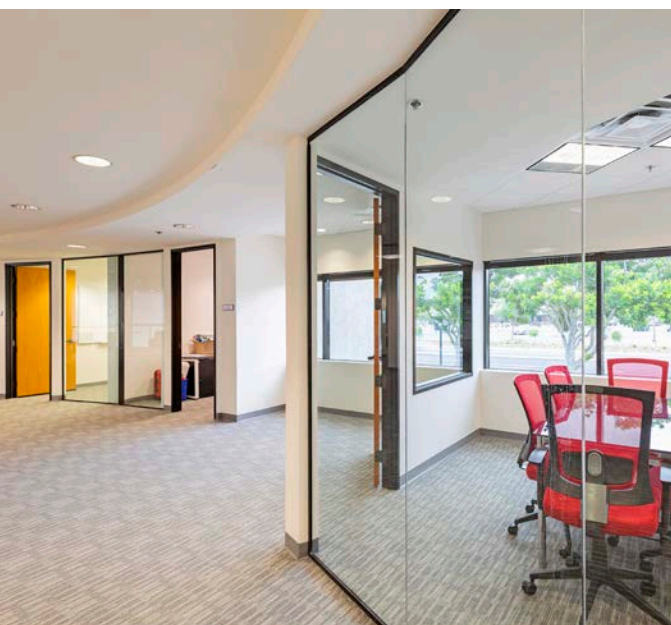
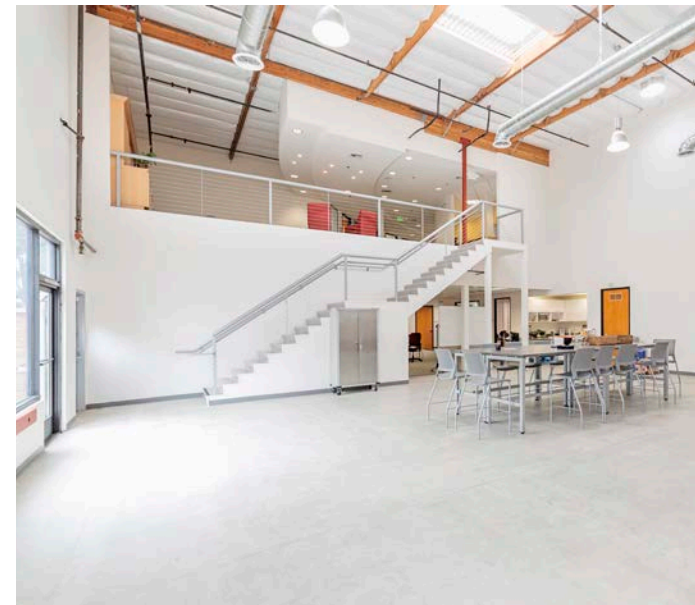
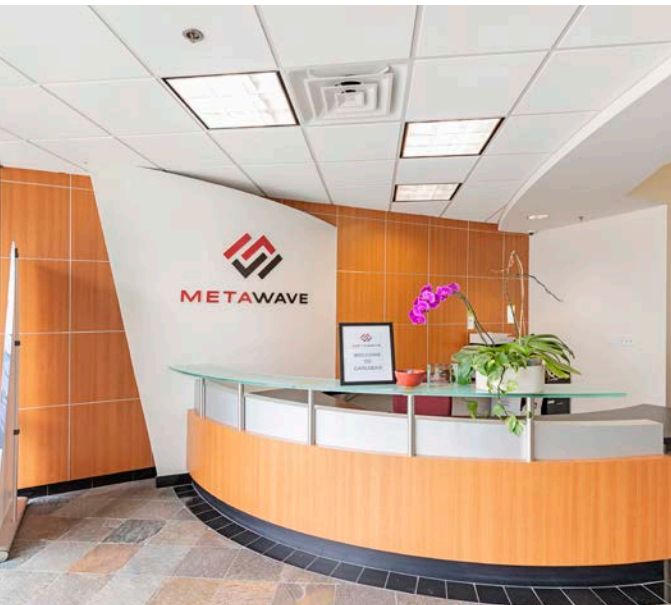
- 15,503 square feet of space available
- Existing Creative Buildout with Open Floor Plan
- Walking distance to beaches, dining and retail amenities
- Convenient access at NW corner of Interstate 5 & Palomar Airport Rd.
- Suite Buildout suitable for creative office and high-finish R&D uses
- Parking 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



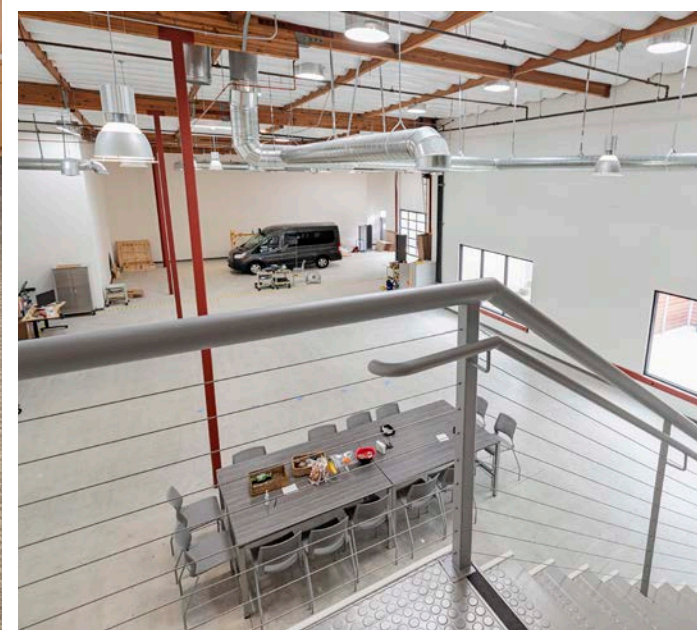
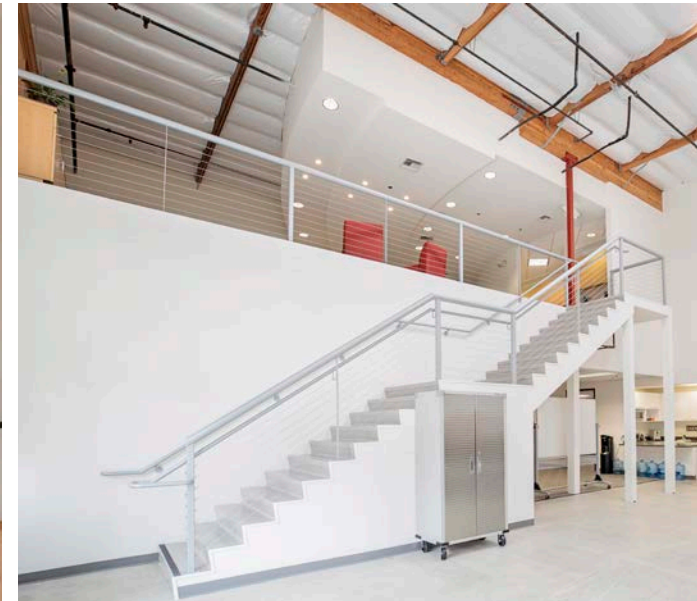


# CREATIVE OPEN OFFICE MEZZANINE



5993 & 5999 AVENIDA ENCINAS, CARLSBAD

5993 BUILDING





# EXTERIOR PHOTO GALLERY



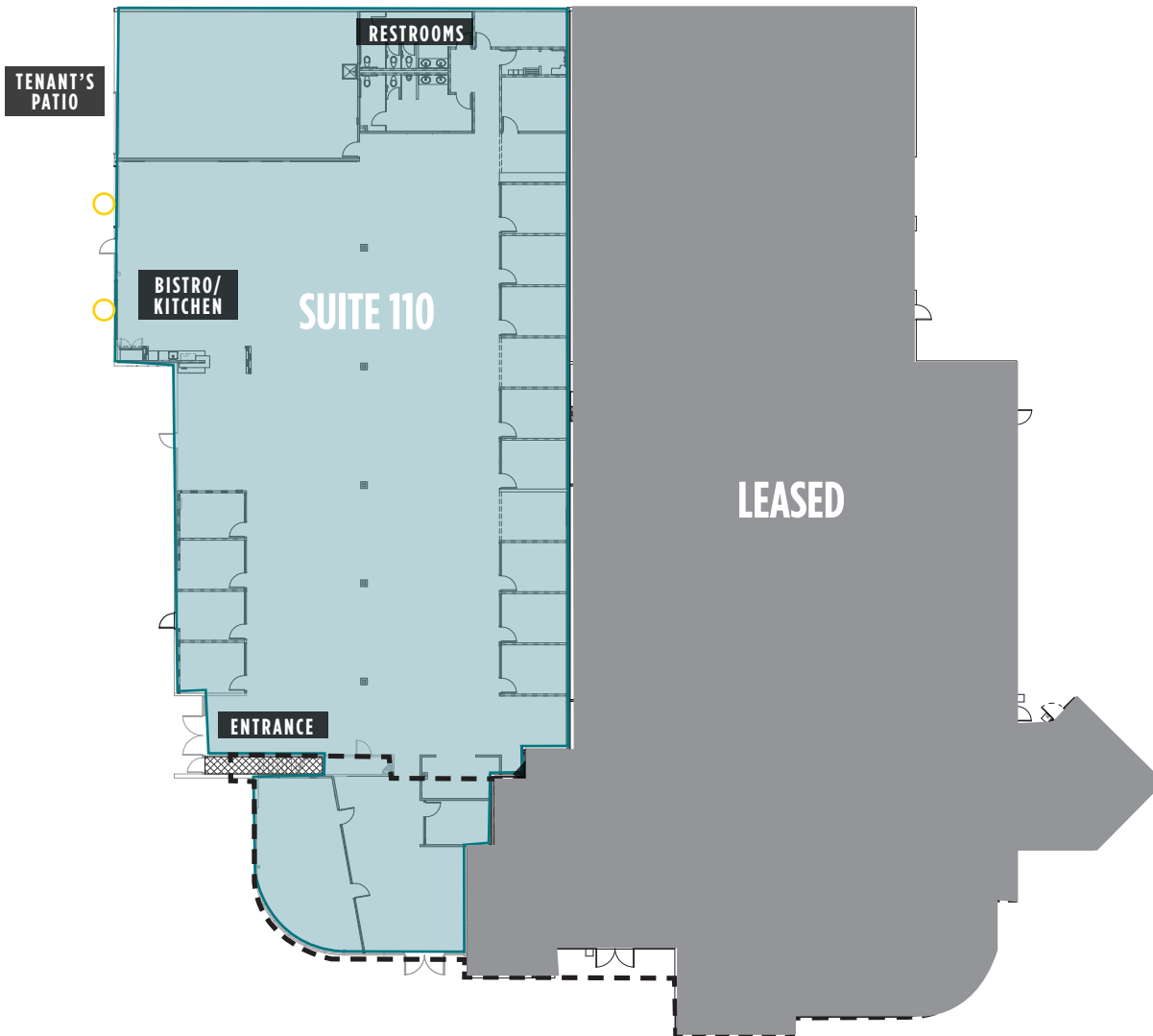
5993 & 5999 AVENIDA ENCINAS, CARLSBAD

## 5993 BUILDING



# FLOOR PLANS

## SUITE 110, 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 110: 15,109 SF AVAILABLE

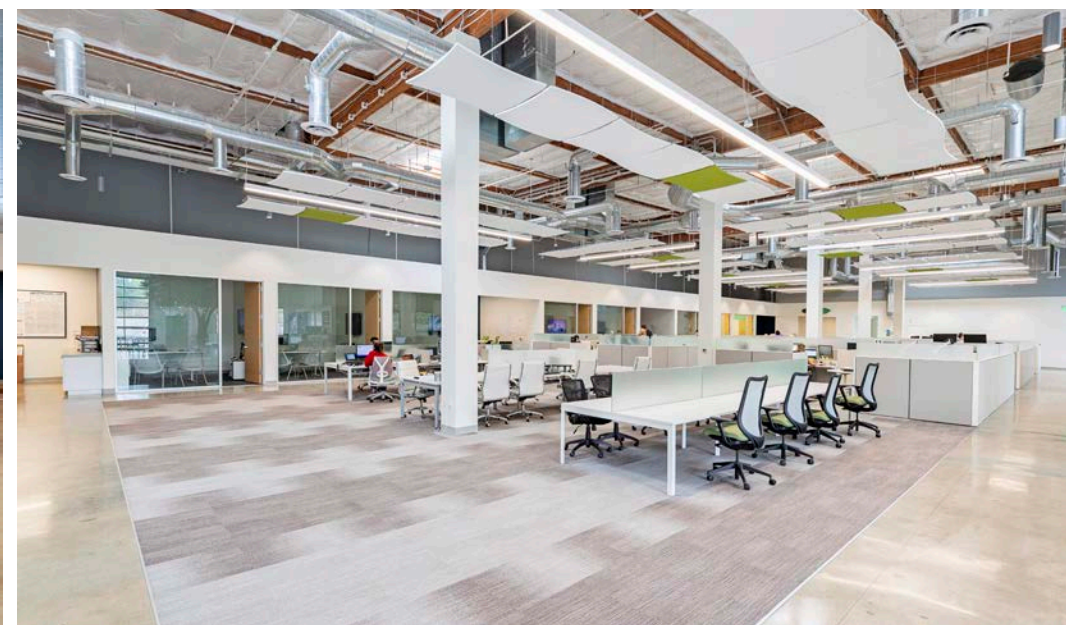
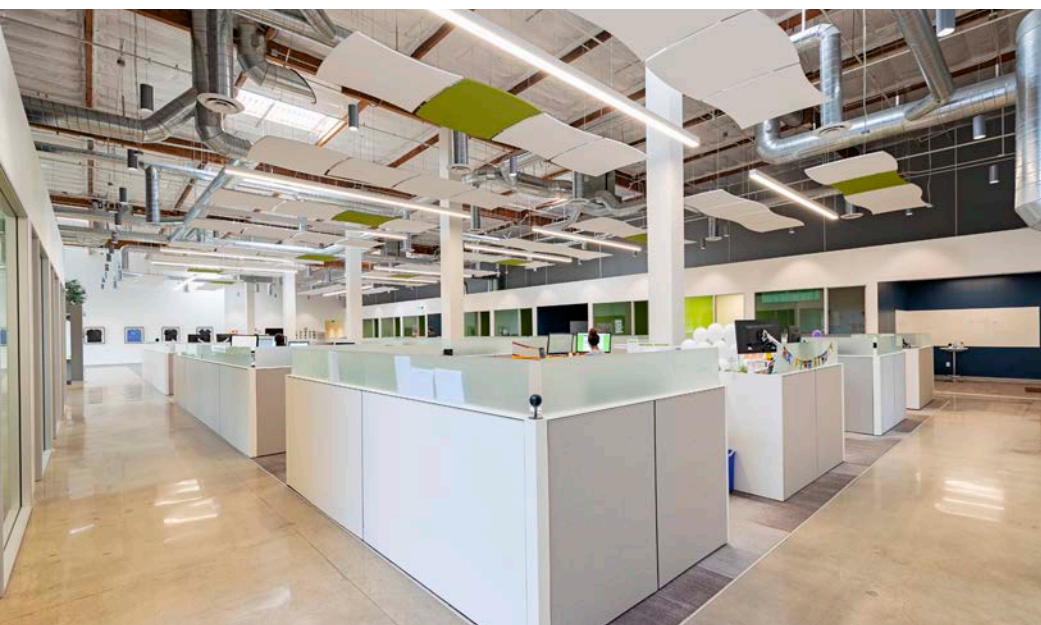


# CREATIVE OPEN OFFICE/FLEX GROUND FLOOR



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## 5999 BUILDING



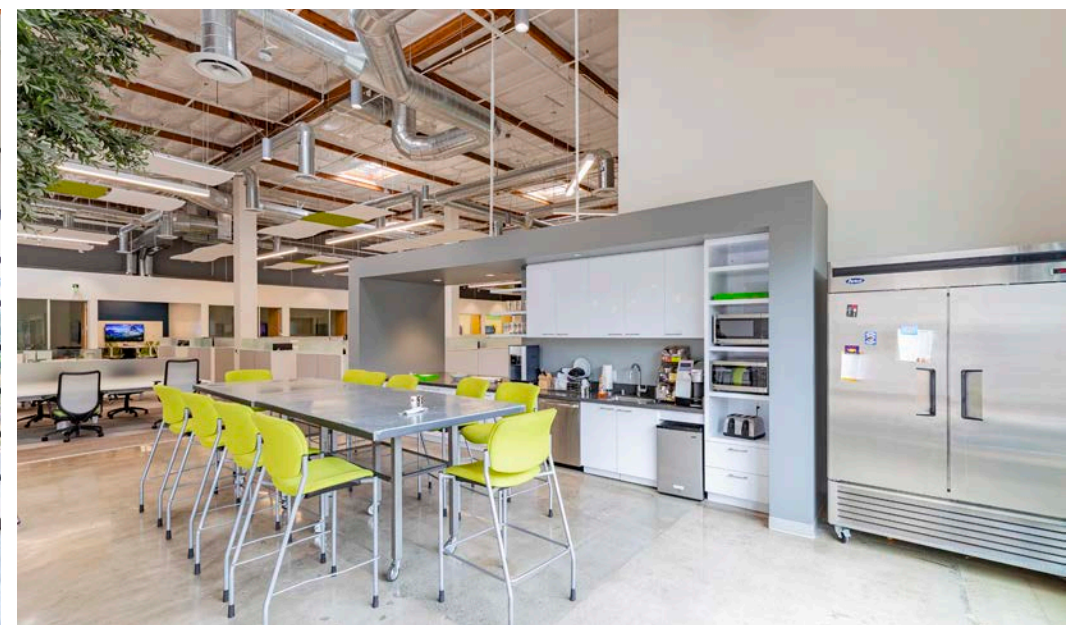
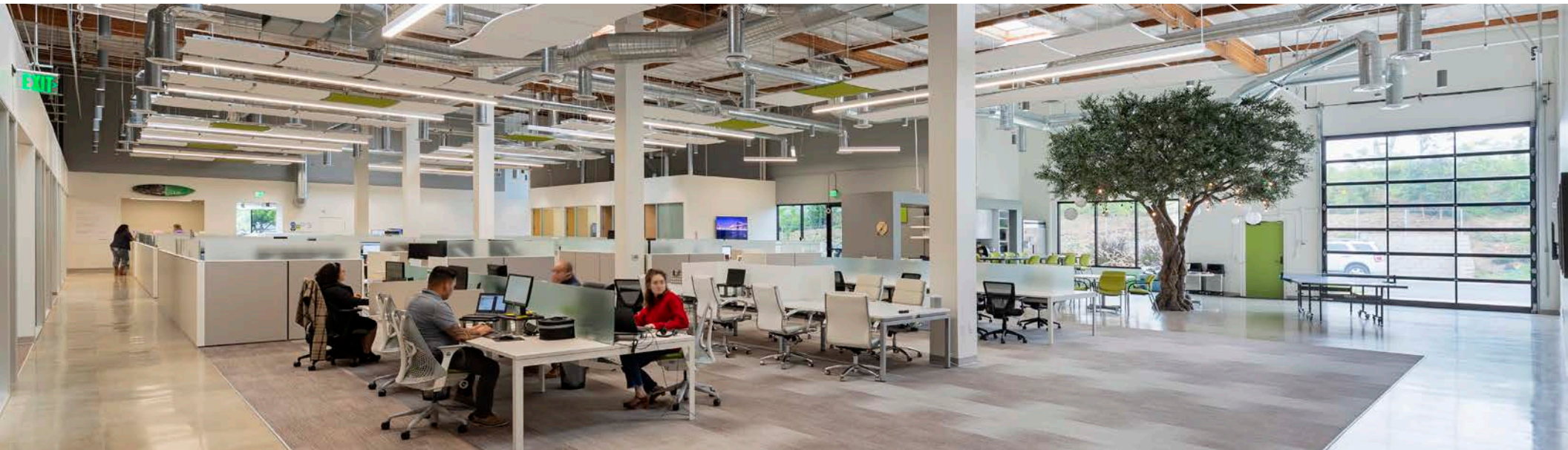


# CREATIVE OPEN OFFICE/FLEX GROUND FLOOR



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

5

CARLSBAD  
PREMIUM OUTLETS

LEGOLAND

CARLSBAD  
FLOWER FIELDS

PALOMAR AIRPORT ROAD

ENCINITAS / DOWNTOWN  
SAN DIEGO 





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