



3152 Lionshead Ave
Carlsbad, CA 92010



***BROKER BONUS | \$2,500**

**Minimum 3 year term*

For Lease | 5,325 SF Single Tenant Office

Property Overview

Address 3152 Lionshead Ave, Carlsbad, CA 92010

Building Size Approximately 5,325 SF

Year Built 2007

Parking 21 spaces (4.00/1,000 SF)

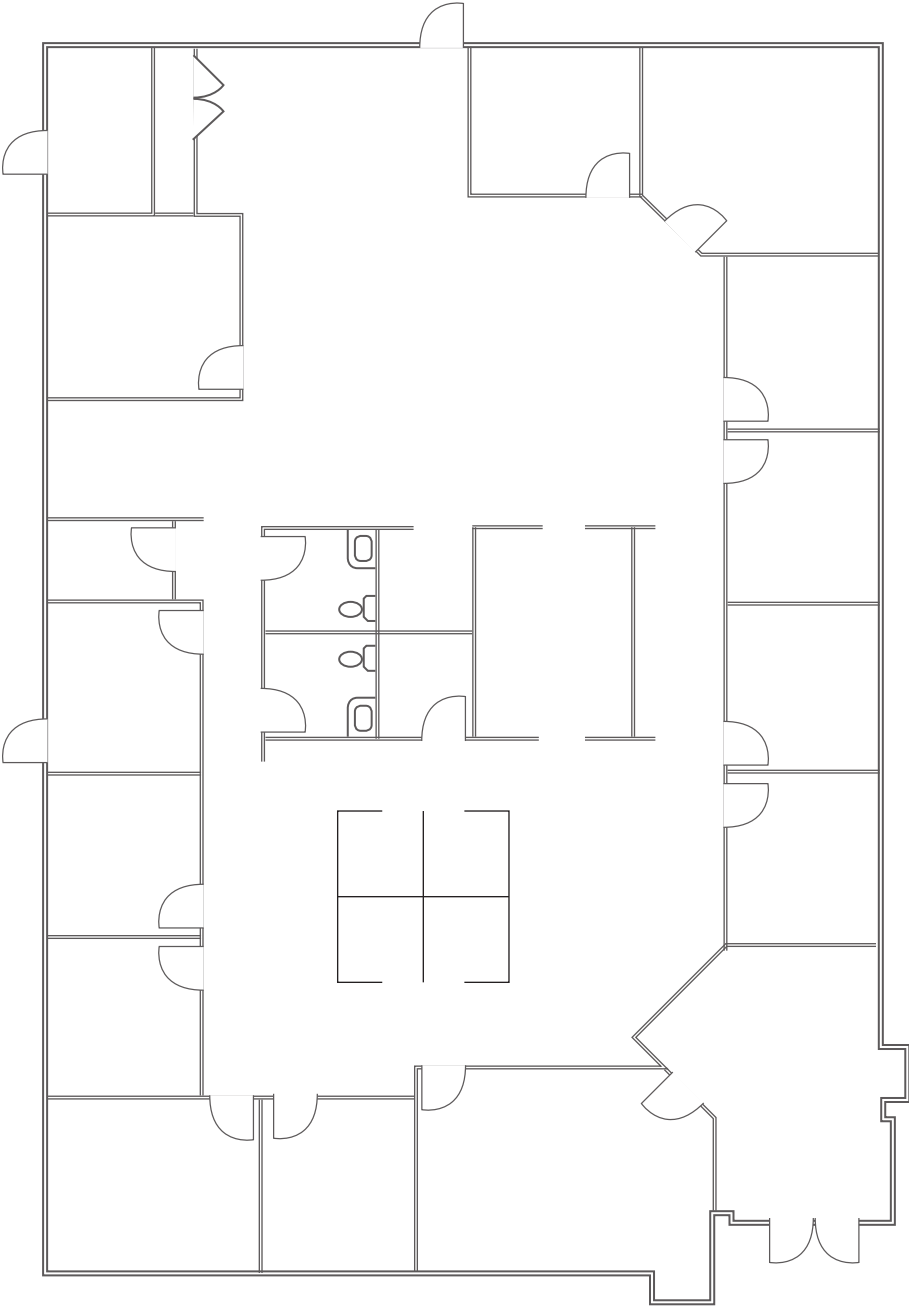
Lease Rate \$2.25/SF + E

Suite Highlights

- High end reception area & large conference room
- 11 private offices (9 with sidelights)
- Break room
- Shower
- Large open bull pen



Floor Plan





Carlsbad

A place for personal fulfillment: a career that could change the world, a healthy and active lifestyle, and a stunning environment.

A DESIRABLE PLACE TO LIVE

Located in the heart of southern California in North County San Diego County, the city of 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. Carlsbad has been named as one of the most desirable places to live.

“In Carlsbad, something wonderful is around every corner. Perfectly situated between the laid-back vibe of downtown San Diego and the glamour of Orange County, the world is at your fingertips, while your toes are in the sand.”



The Innovators

ViaSat

TaylorMade

COOLA
organicsuncarecollection

IONIS
PHARMACEUTICALS

VERVE

eZOIC

REEF

The local colleges and universities create a talent pipeline of hundreds of thousands of people, providing a lasting economic impact through the creation of ideas, innovations, talent, and companies.



Bachelor's Degree

60%+ OF RESIDENTS (25+) HOLD A BACHELOR'S DEGREE OR HIGHER



Employment Growth

20.4% GROWTH OVER THE PAST 10 YEARS



Household Income

\$91,515 AVERAGE HOUSEHOLD INCOME AS OF 2022



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