

FOR LEASE

PALOMAR TERRACE

3115 MELROSE DRIVE, CARLSBAD, CA 92010

26,558 SF AVAILABLE R&D / CREATIVE OFFICE / CORPORATE HQ



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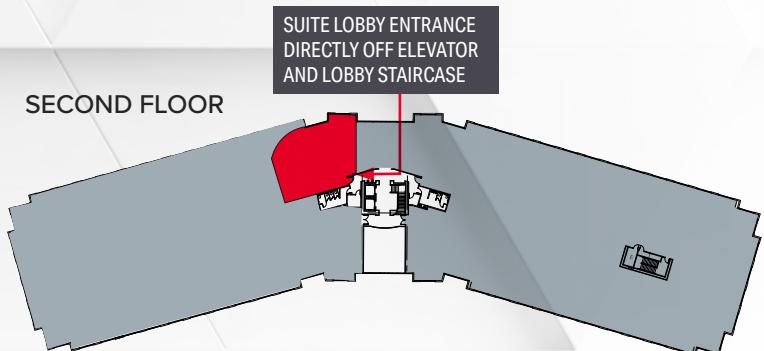
Features

- > 26,558 SF Available for R&D/Creative Office/Corporate HQ
- > North San Diego's premier corporate headquarters location
- > High image lobby with vaulted open air ceilings
- > Nearby nature trail, park and picnic area
- > Highly efficient floor plate
- > Signalized intersection at entry for easy employee access
- > Above standard parking at 4.3/1,000 SF

SUITE 220

PALOMAR
TERRACE

2,467 RSF

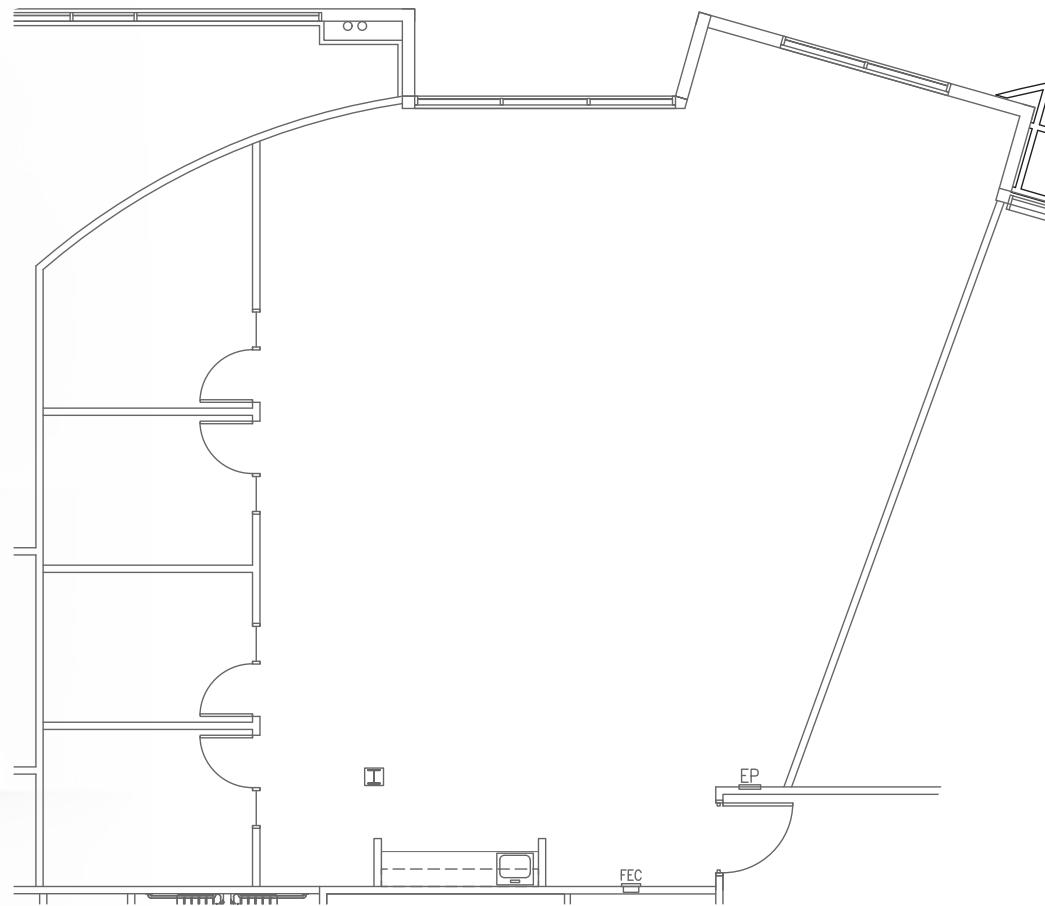


SUITE LOBBY ENTRANCE
DIRECTLY OFF ELEVATOR
AND LOBBY STAIRCASE

SECOND FLOOR

■ FOR LEASE

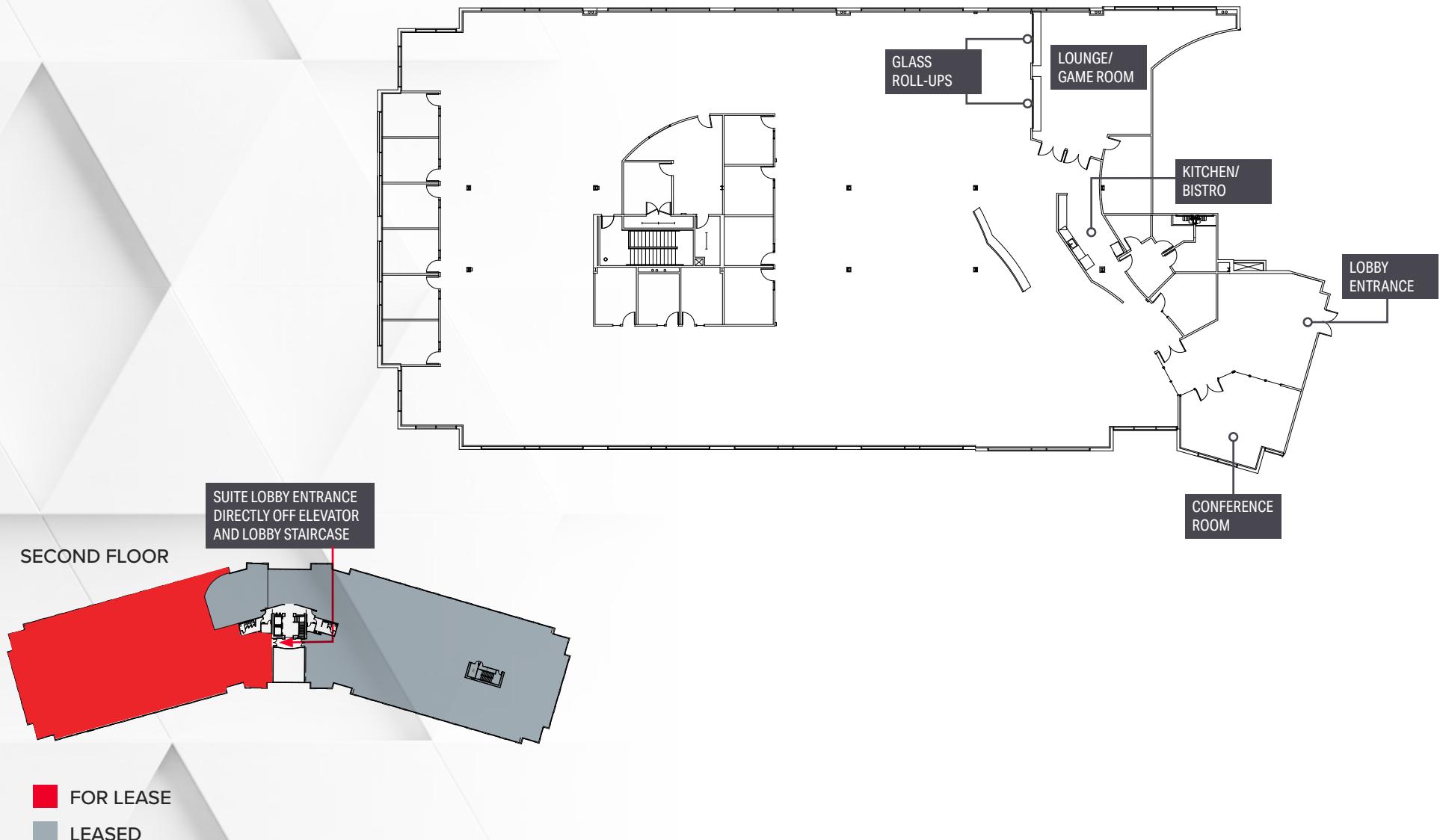
■ LEASED



SUITE 250

PALOMAR
TERRACE

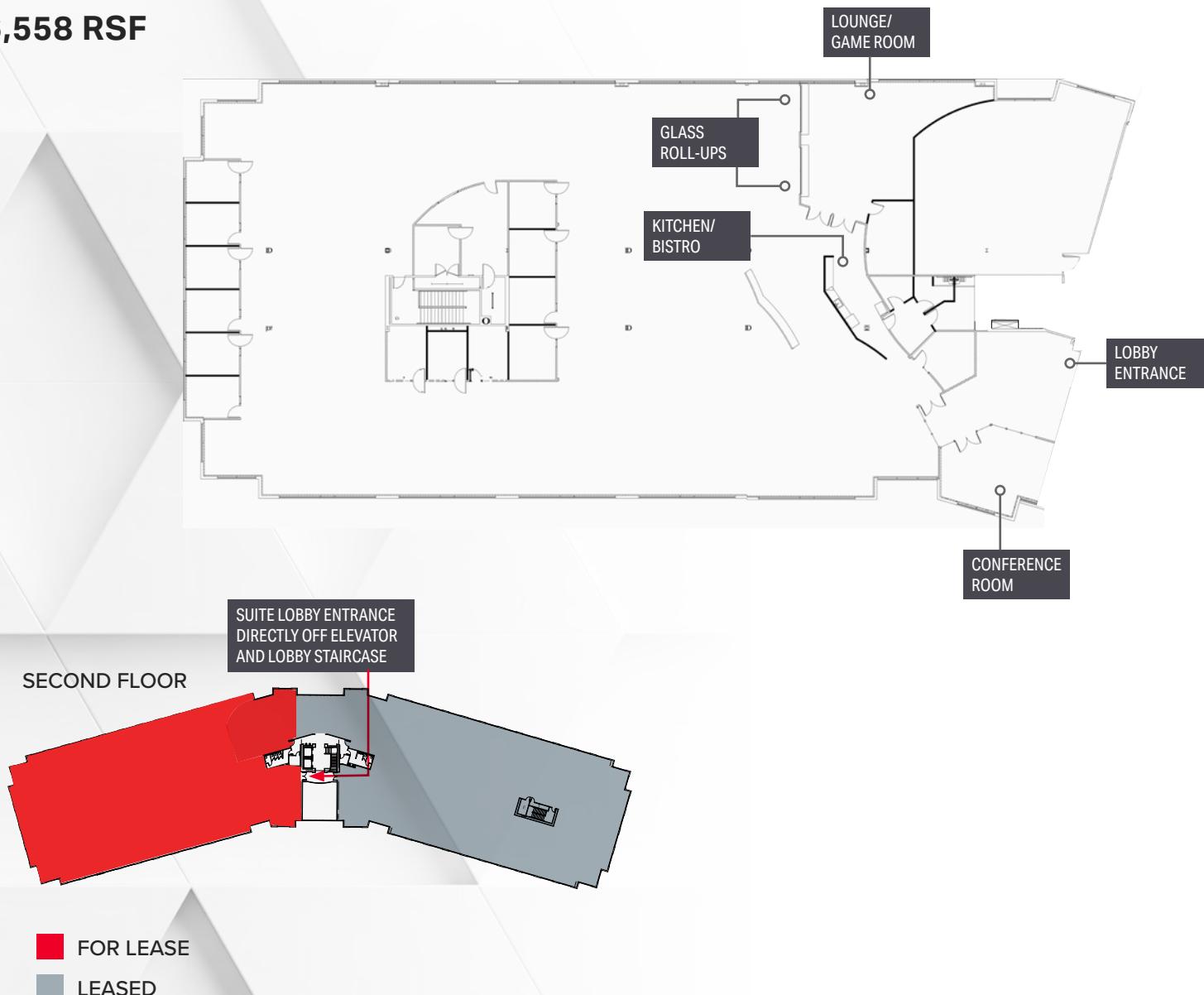
24,091 RSF



SUITE 250 / 220

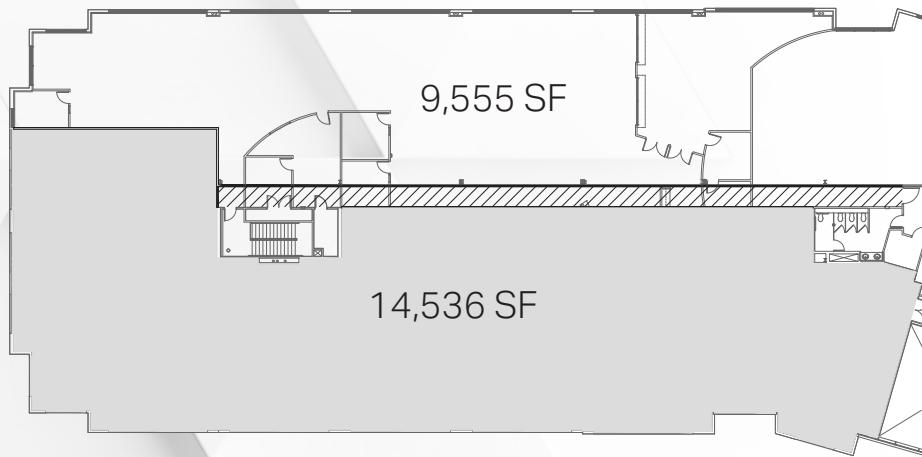
PALOMAR
TERRACE

26,558 RSF

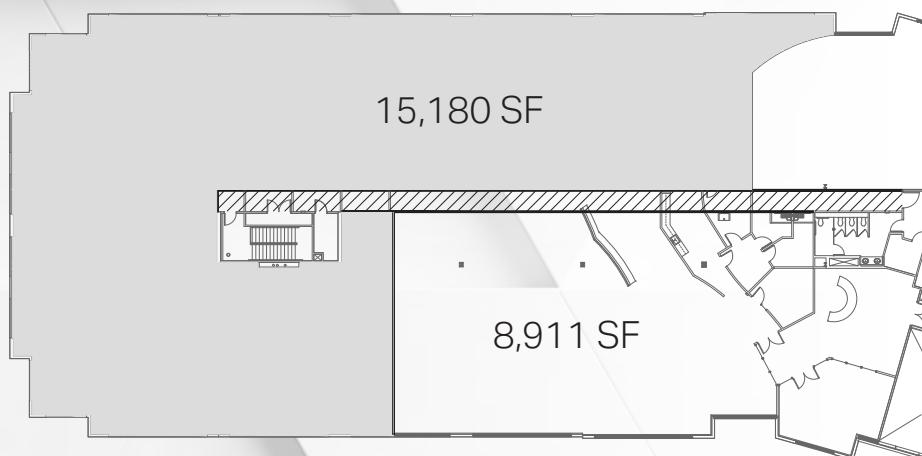


SUITE 250 DEMISING PLANS

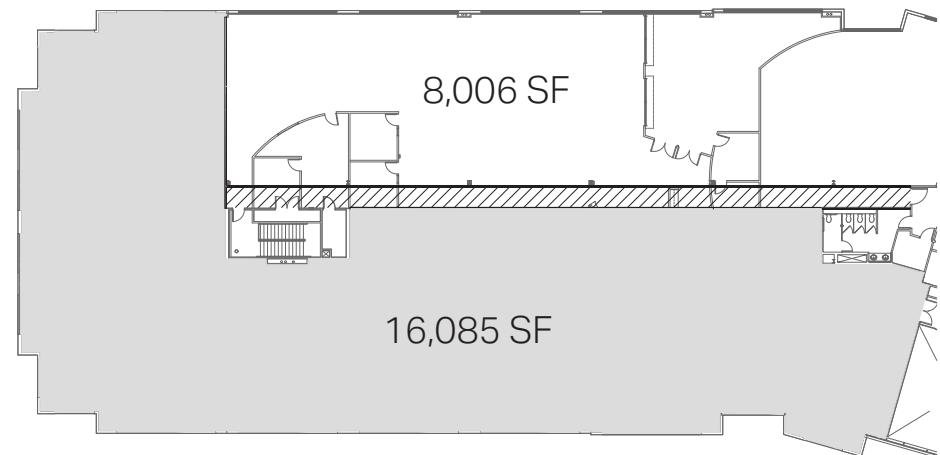
PALOMAR
TERRACE



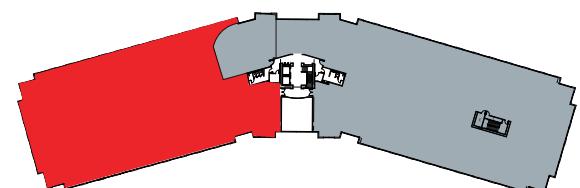
Option A



Option B

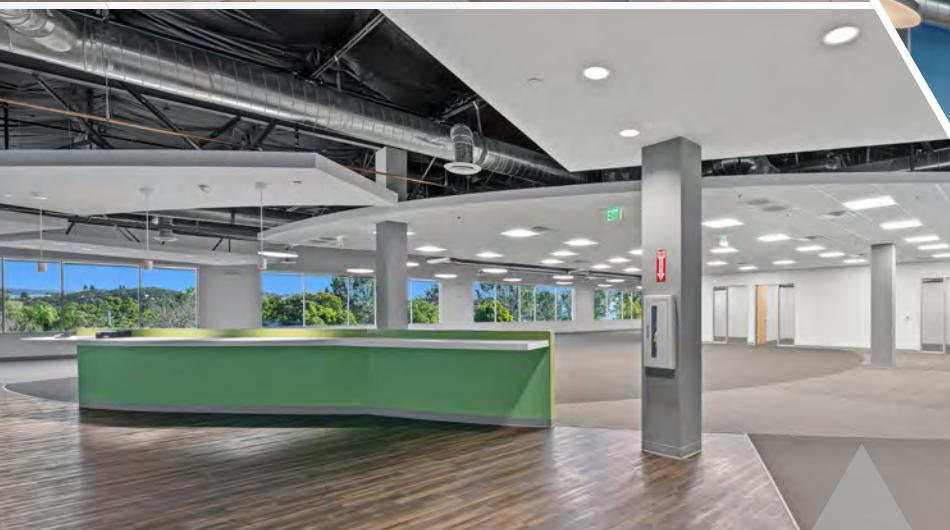
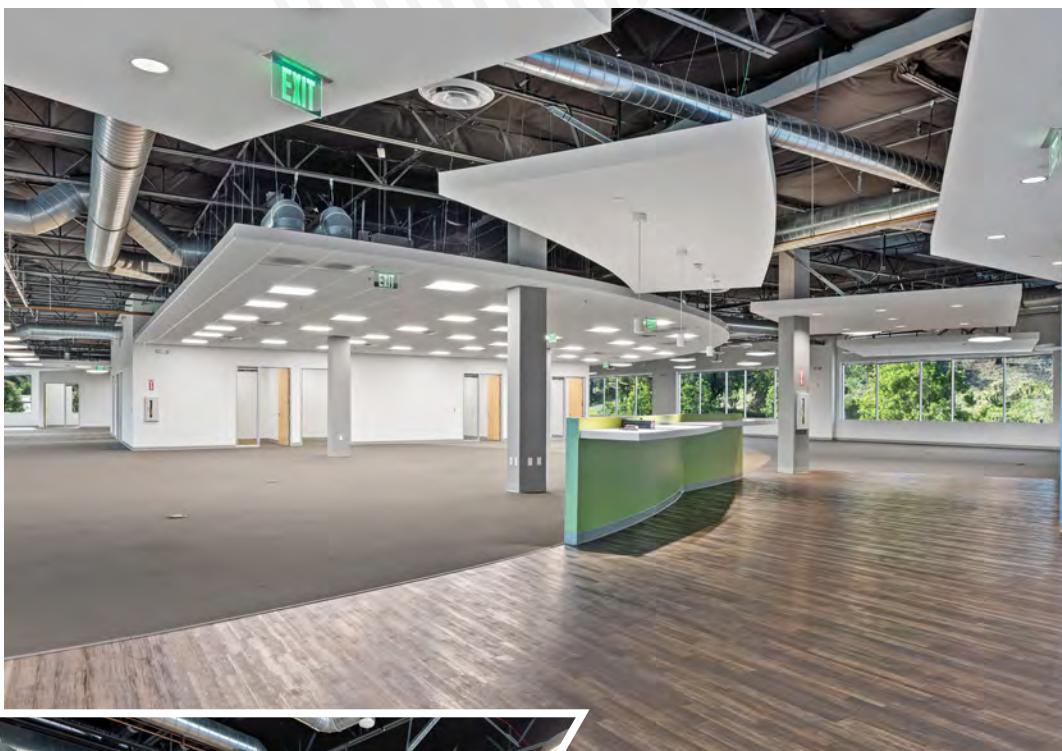


Option C



SUITE 250

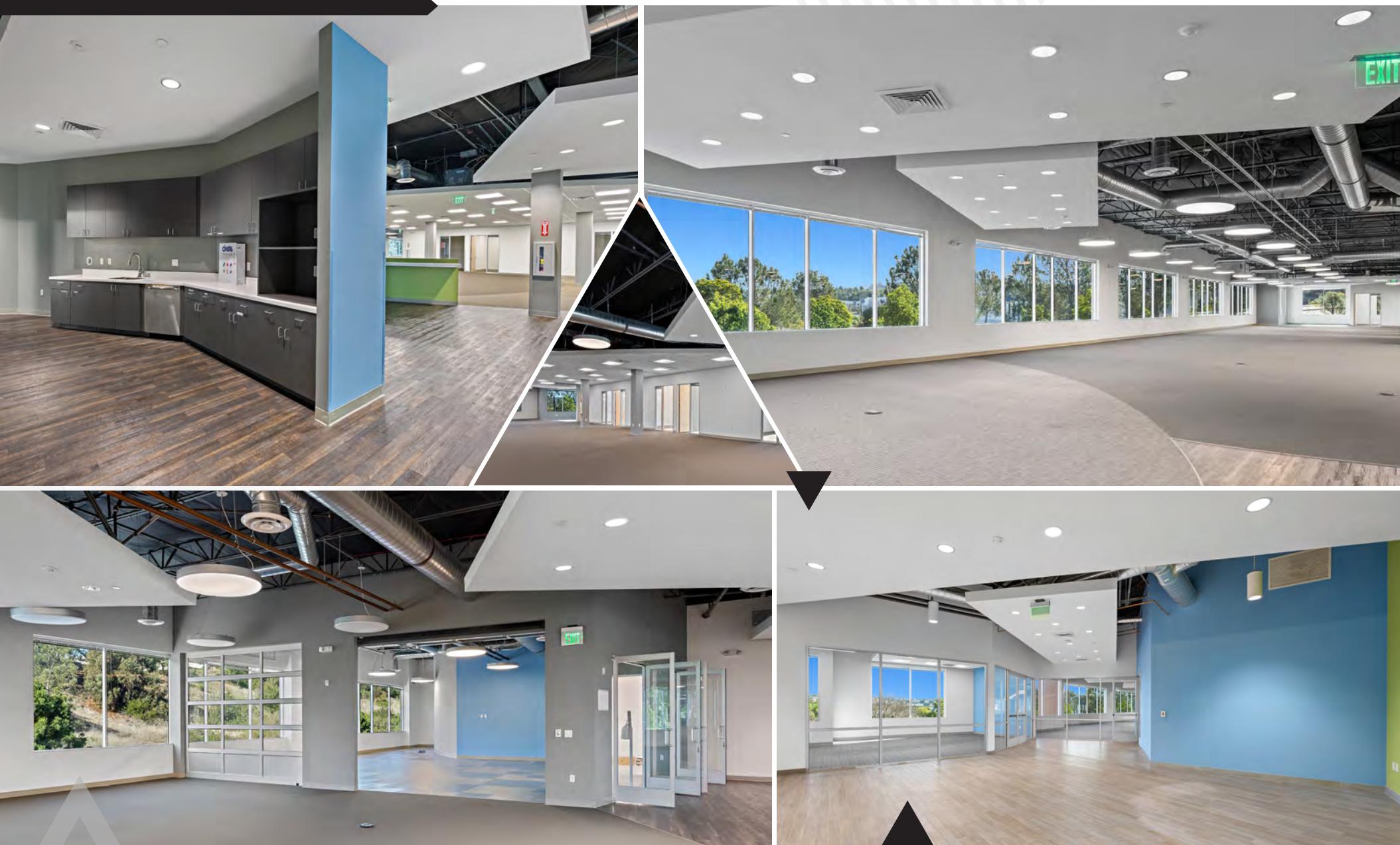
PALOMAR
TERRACE



SUITE 250

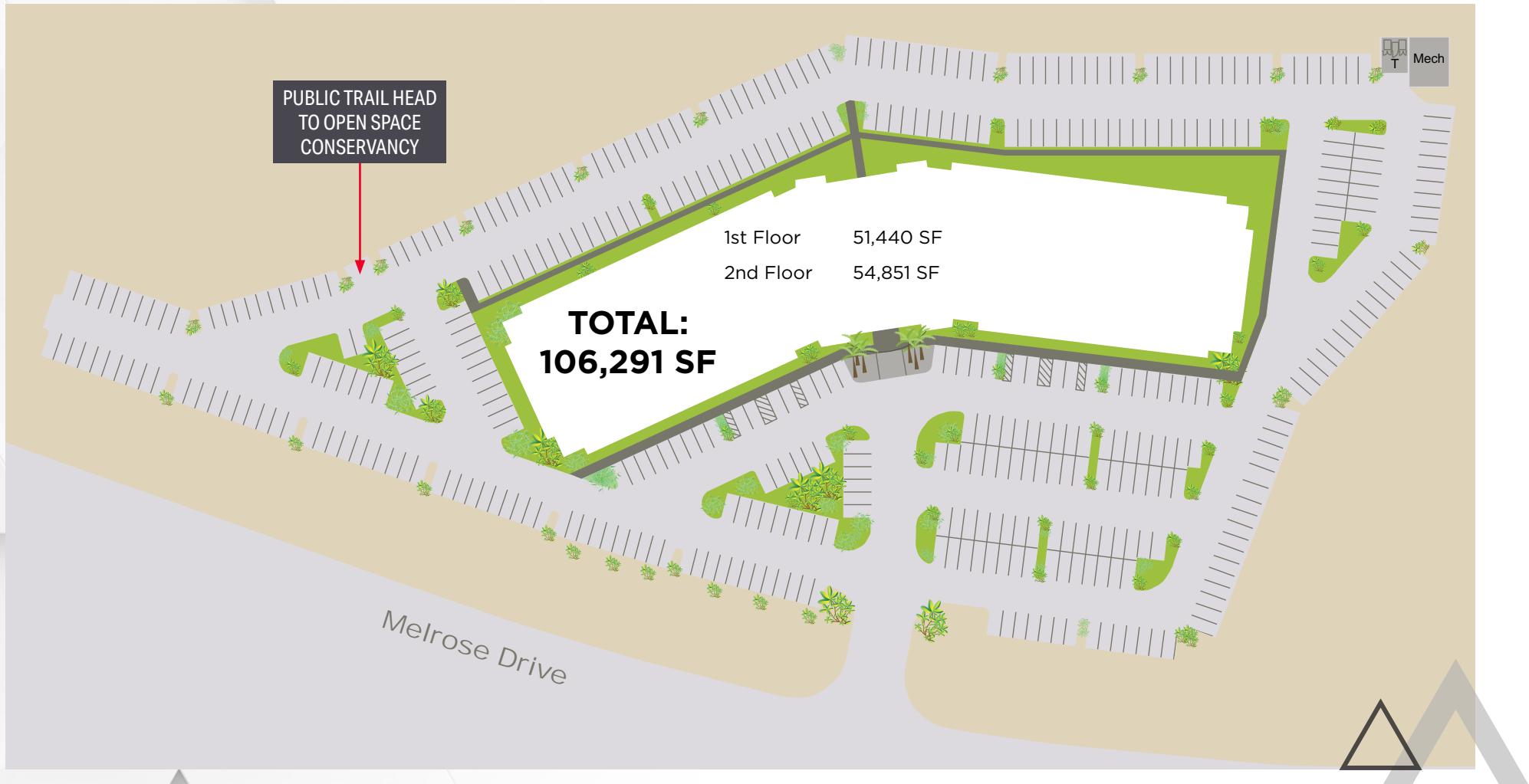


PALOMAR
TERRACE

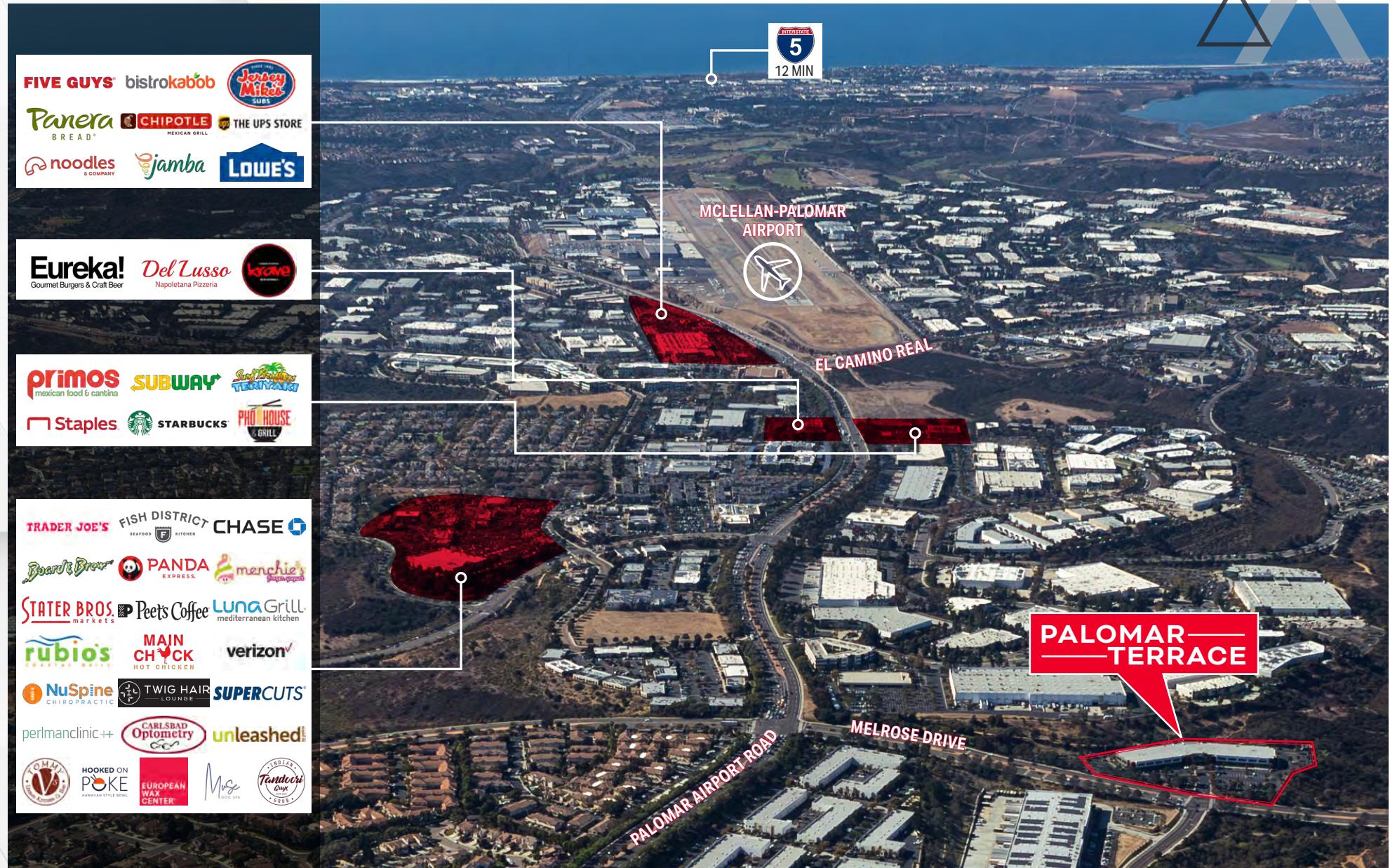


SITE PLAN

PALOMAR
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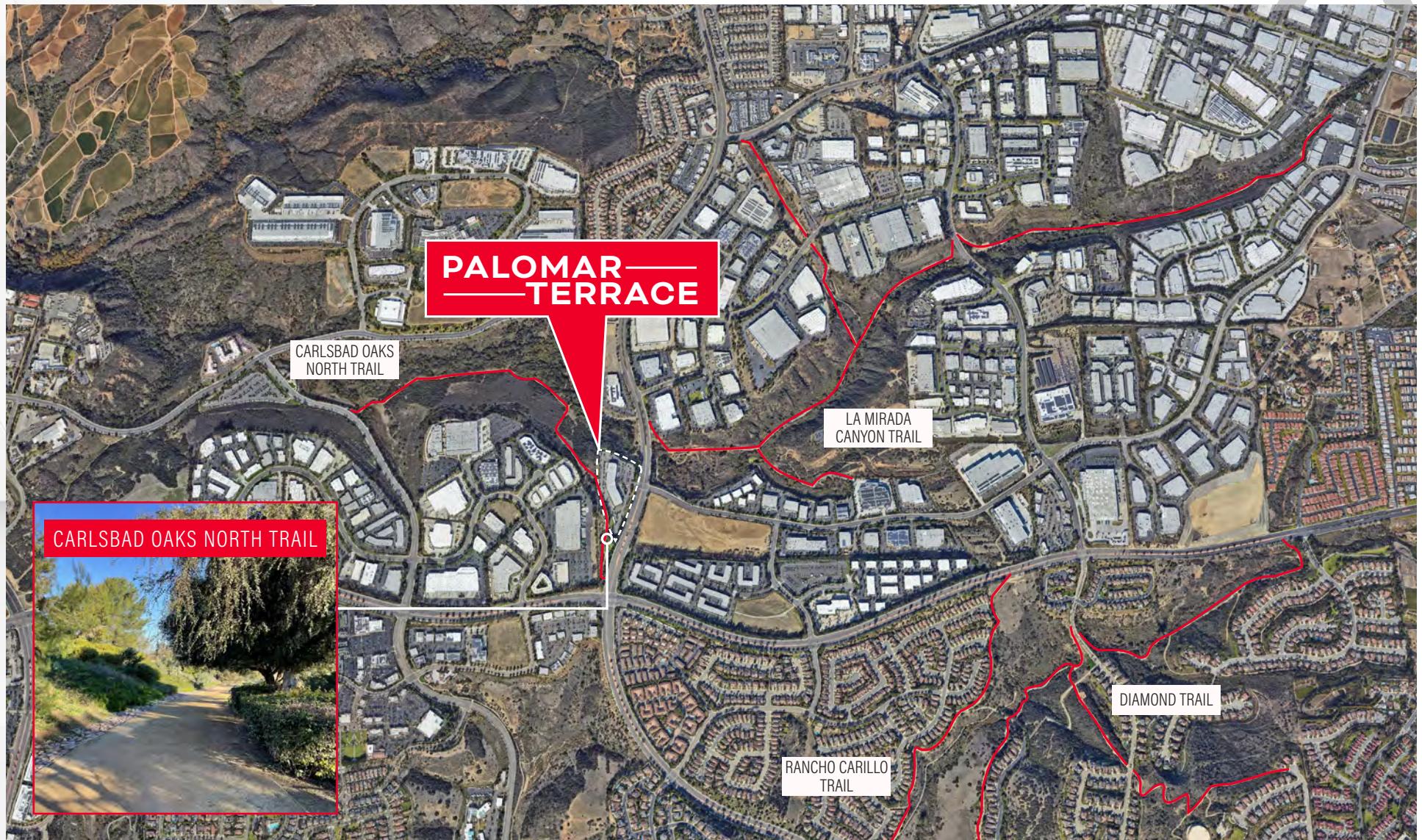


AMENITIES // 200,000 SF OF RETAIL



NEARBY HIKING

RUNNING/HIKING TRAIL HEAD LOCATED AT THE PROJECT PROVIDING A GREAT EMPLOYEE AMENITY



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