

# 500

LA TERRAZA BLVD

## Premier Class A Office Building

LA TERRAZA CORPORATE PLAZA  
ESCONDIDO, CA



LA TERRAZA CORPORATE PLAZA

# Escondido's Premier Class A Office Building



**BUILDING SIGNAGE**  
Freeway visible building top  
signage visible from I-15 Freeway  
with 216,071 adt



**PARKING**  
Above standard parking ratio of  
4.22/1,000 USF, inclusive of 57  
stalls in the subterranean parking  
garage



**ARCHITECTURAL**  
Distinct and high performance  
glass facade



**BALCONIES**  
In select suites providing fresh air  
and panoramic views



**CEILINGS**  
Hard lid and drop



**BUILDING SIZE**  
78,477 SF



**MONUMENT SIGNAGE**  
Two ground lit monument signs at  
the main entrance to the property



**ON-SITE AMENITIES**  
Two common area conference rooms,  
on-site gym, shower/locker facilities  
and resort style restrooms



**LOBBY**  
High quality interior marble finishes



**BUILDING FINISHES**  
Highest quality interior finishes  
with floor to ceiling glass



**SUBMARKET**  
I-15 + Hwy 78 Corridor/Escondido



# Aerial + Property Photos



# 500 Availabilities

SUITE	SIZE (RSF)	LEASE RATE	STATUS
130	6,704 RSF	Negotiable	6/1/2023
200	26,995 RSF	Negotiable	3/1/2024
300	18,452 RSF (divisible to $\pm$ 4,000 RSF)	Negotiable	6/1/2023





**LAYOUT**  
**Corner suite. Double door entry, reception area, perimeter offices, interior offices/support rooms with interior glass, conference room and large open area. Monument signage available.**



# FLOOR PLAN AS-BUILT

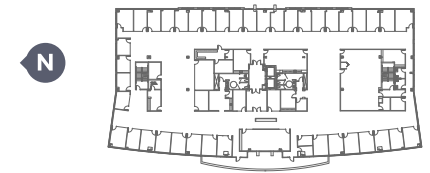
## FLOOR Second Floor

SUITE / SIZE  
**200 - 26, 995 RSF**

AVAILABILITY  
**3/1/2024**

LAYOUT  
**Rare full floor availability with prominent Building Top signage facing 216,071 adt for the I-15 freeway. Double door entry off elevator. Suite features reception area, several private window lined offices with upgraded glass with west facing view of mountains, conference room, kitchen, restrooms, private patio and open office area.**

 **VIEW VIRTUAL TOUR**



## LA TERRAZA CORPORATE PLAZA - SUITE 200





# FLOOR PLAN AS-BUILT

## FLOOR Third Floor

SUITE / SIZE  
**Suite 300 - 18,451 RSF**  
(divisible to **±4,000 RSF**)

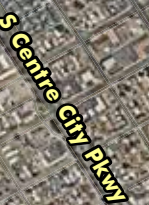
AVAILABILITY  
**6/1/2023**

LAYOUT  
**Prestigious double door entry visible off of elevator lobby, exterior and interior offices with interior glass, conference room, breakroom, IT room, private balcony, and large open area. Building Top Signage available facing I-15 freeway 216,071 adt.**





# LA TERRAZA CORPORATE PLAZA LOCATION + AMENITIES MAP



- Restaurants
- Hotels

0.3 mi

MOS #356387



# REGIONAL MAP

**500**

LA TERRAZA BLVD

- 1.4 mi to 15/78 Interchange
- 30 mi to San Diego
- 38 mi to Temecula





# 500

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ESCONDIDO, CA

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FOR MORE  
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