

# 500

LA TERRAZA BLVD

# Premier Class A Office Building

LA TERRAZA CORPORATE PLAZA  
ESCONDIDO, CA



CBRE

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



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



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



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



**LOBBY**  
High quality interior marble finishes



**ARCHITECTURAL**  
Distinct and high performance  
glass facade



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



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



**CEILINGS**  
Hard lid and drop



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



**BUILDING SIZE**  
78,477 SF

# Aerial + Property Photos



# 5000

# 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 <u>±</u> 4,000 RSF)	Negotiable	6/1/2023



# FLOOR PLAN AS-BUILT

FLOOR  
**First Floor**

SUITE / SIZE  
**Suite 130 - 6,704 RSF**

AVAILABILITY  
**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**

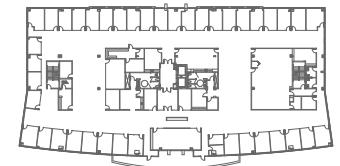
#### LAYOUT

**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**

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## LA TERRAZA CORPORATE PLAZA - SUITE 200



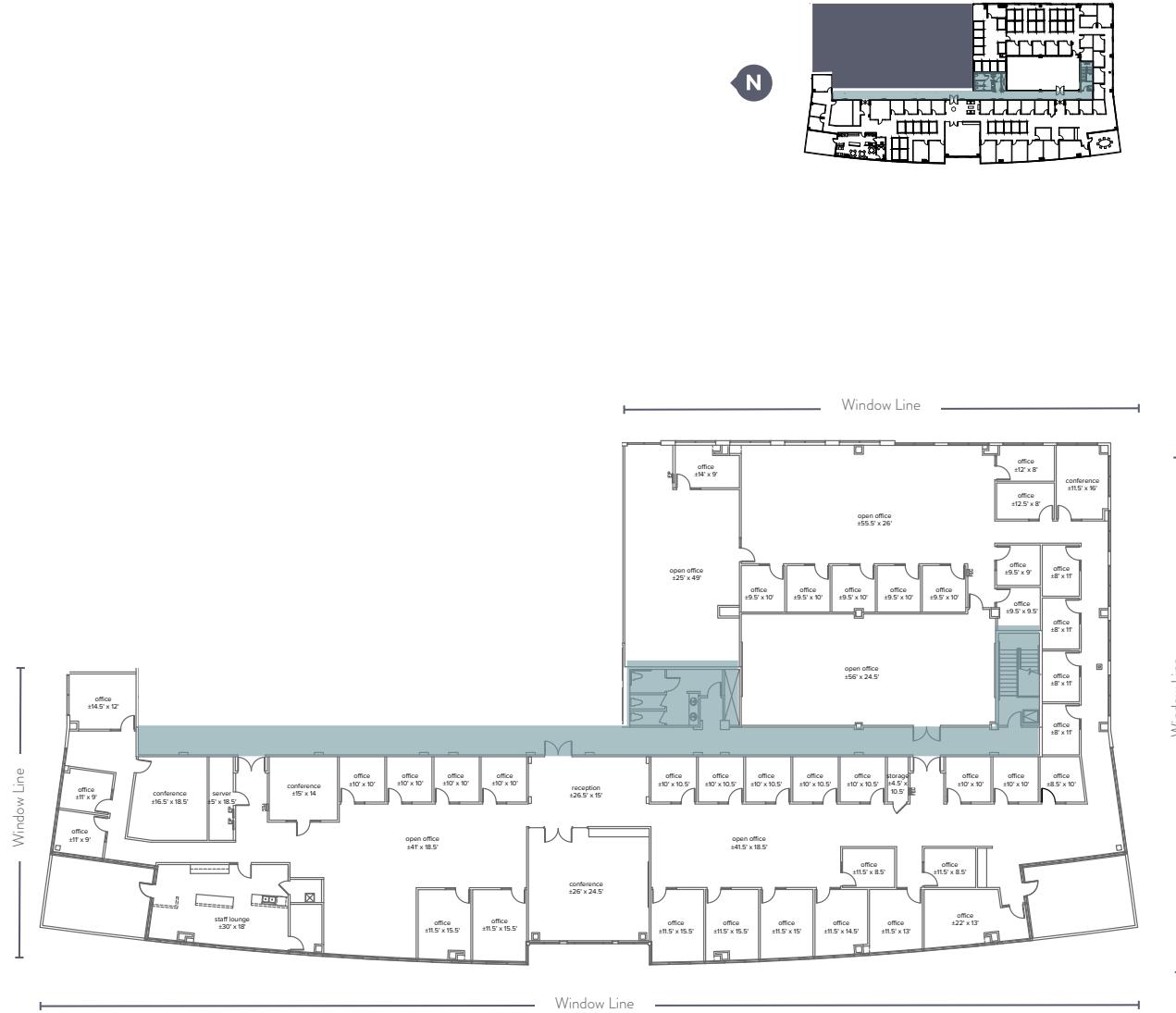
# FLOOR PLAN AS-BUILT

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

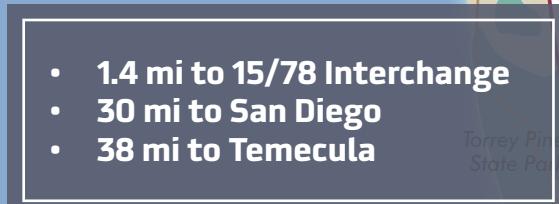


# REGIONAL MAP

500

LA TERRAZA BLVD

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



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LA TERRAZA BLVD

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ESCONDIDO, CA

FOR MORE  
INFORMATION,  
CONTACT:

**SCOTT KINCAID**  
Lic. 01228568  
+1 858 546 4691  
[scott.kincaid@cbre.com](mailto:scott.kincaid@cbre.com)

**JEB BAKKE**  
Lic. 00872363  
+1 858 546 4603  
[jeb.bakke@cbre.com](mailto:jeb.bakke@cbre.com)

**CBRE, Inc.**  
4301 La Jolla Village Drive  
Suite 3000  
San Diego, CA 92122

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