

FOR LEASE

PALOMAR TERRACE

3115 MELROSE DRIVE, CARLSBAD, CA 92010

33,968 SF AVAILABLE R&D / CREATIVE OFFICE / CORPORATE HQ



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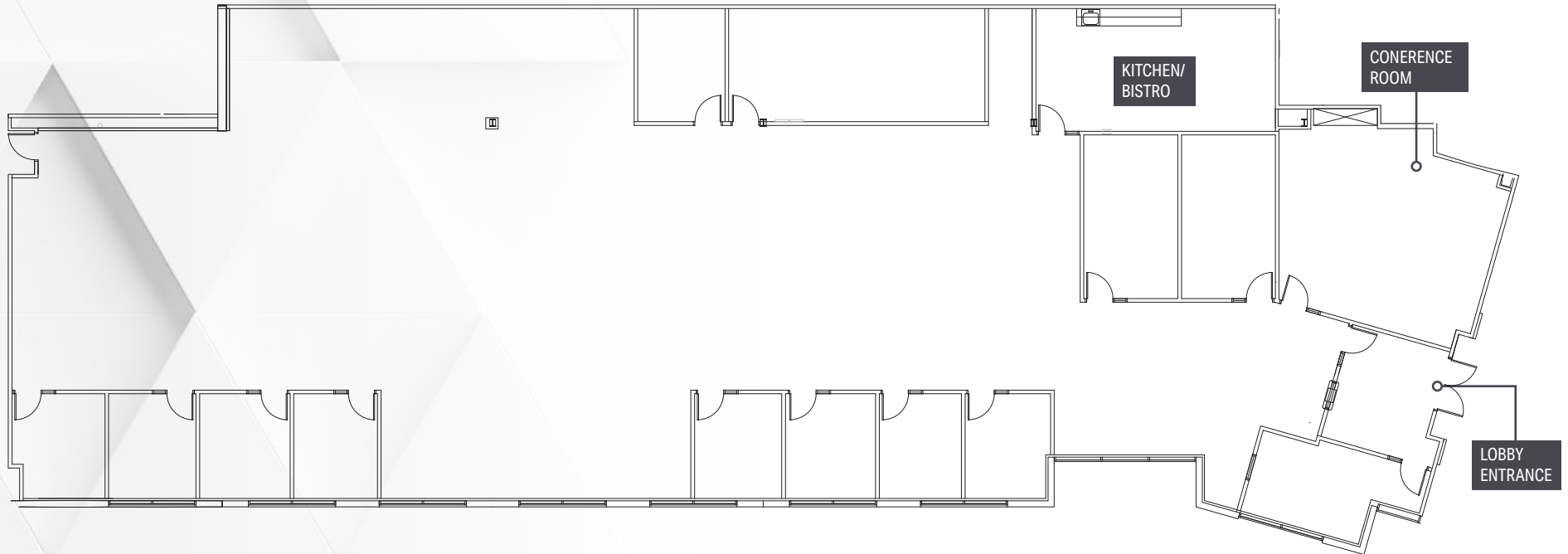
Features

- > 33,968 SF Available for R&D/ Creative Office/ Corporate HQ
- > North San Diego's premier corporate headquarters location
- > Building upgrades just completed
- > 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

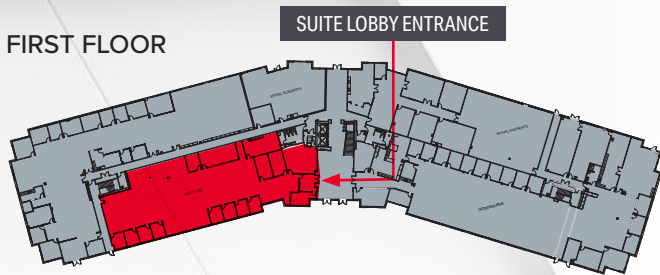


SUITE 100

9,877 RSF



FIRST FLOOR

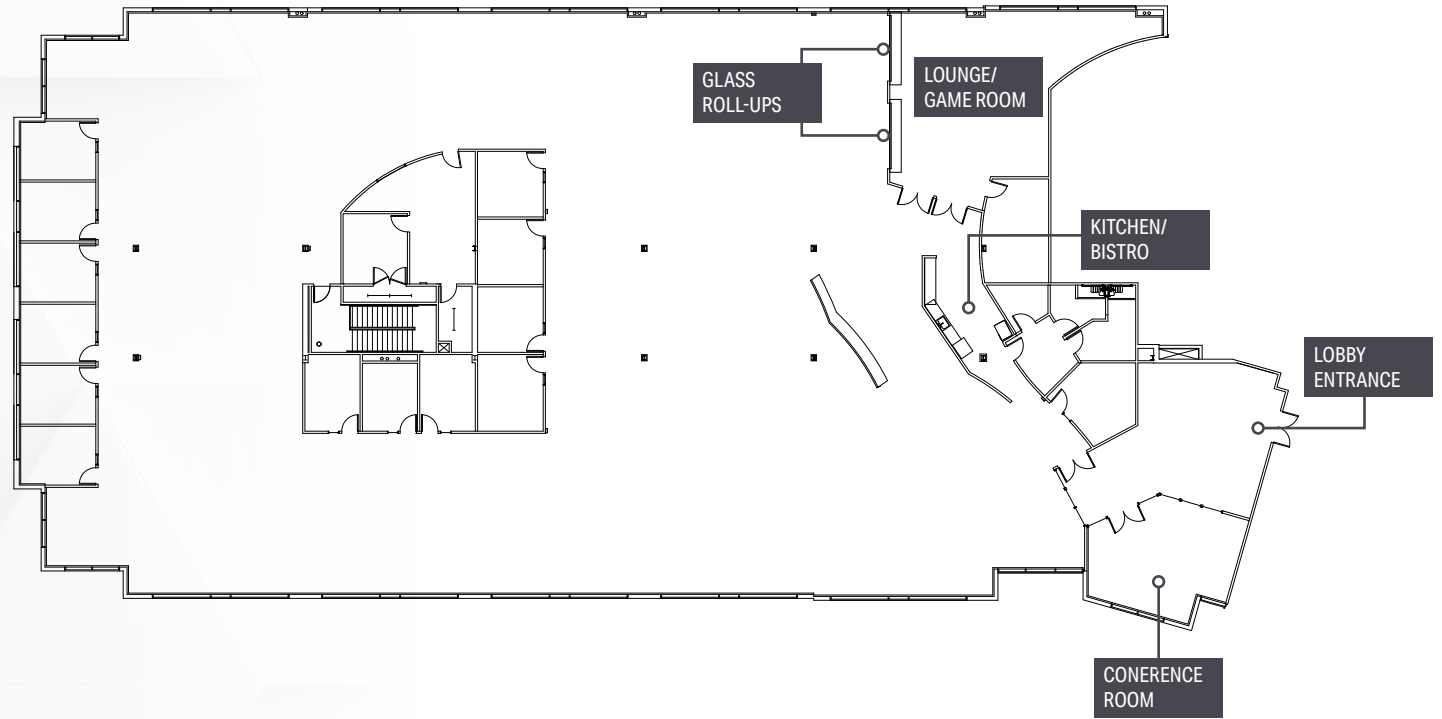


■ FOR LEASE

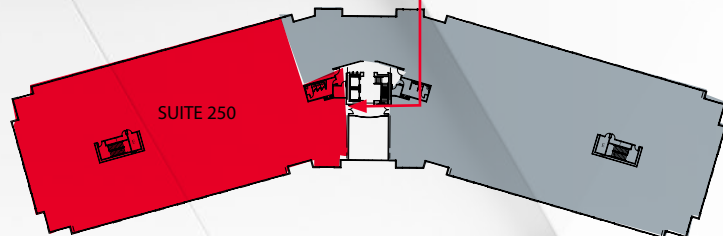
■ LEASED

SUITE 250

24,091 RSF



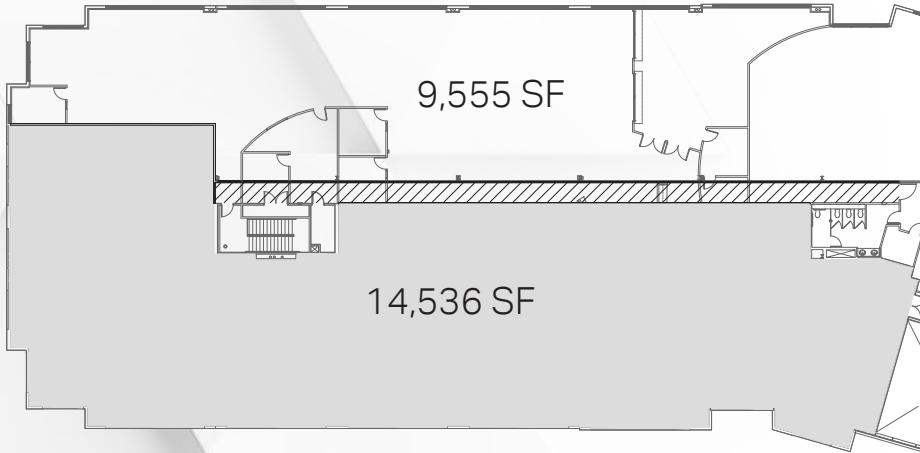
SECOND FLOOR



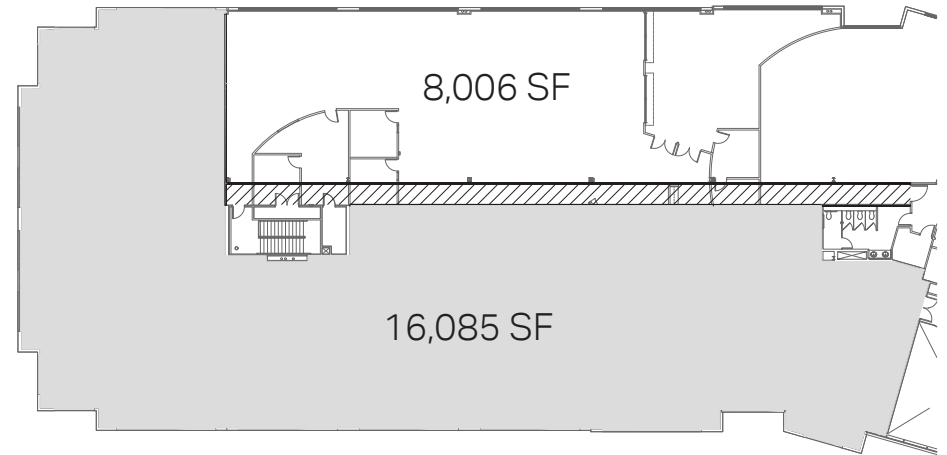
SUITE LOBBY ENTRANCE
DIRECTLY OFF ELEVATOR
AND LOBBY STAIRCASE

- FOR LEASE
- LEASED

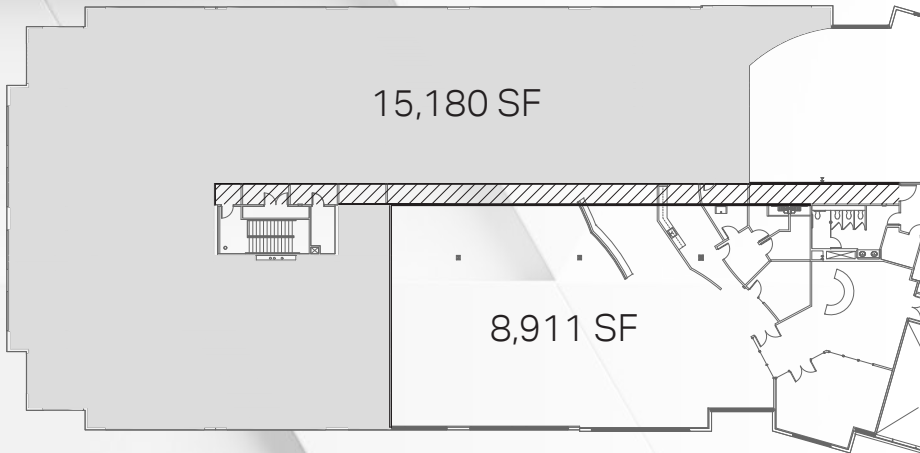
SUITE 250 DEMISING PLANS



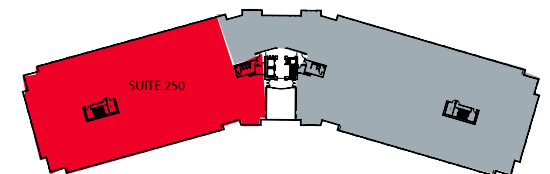
Option A



Option B



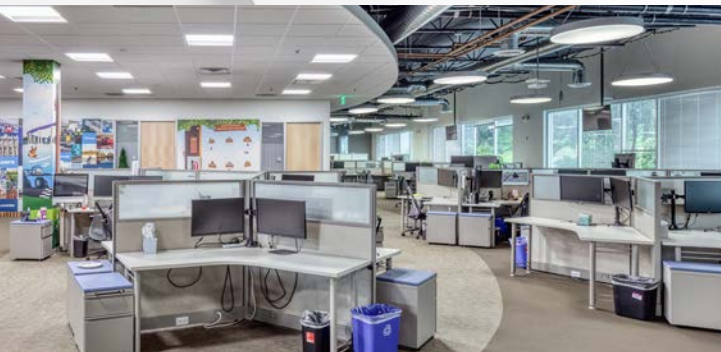
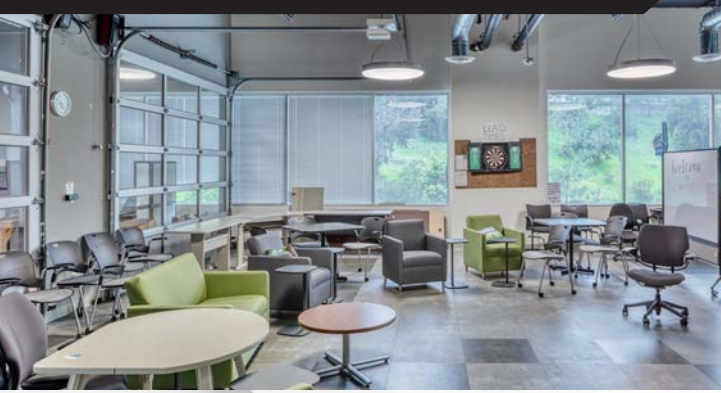
Option C



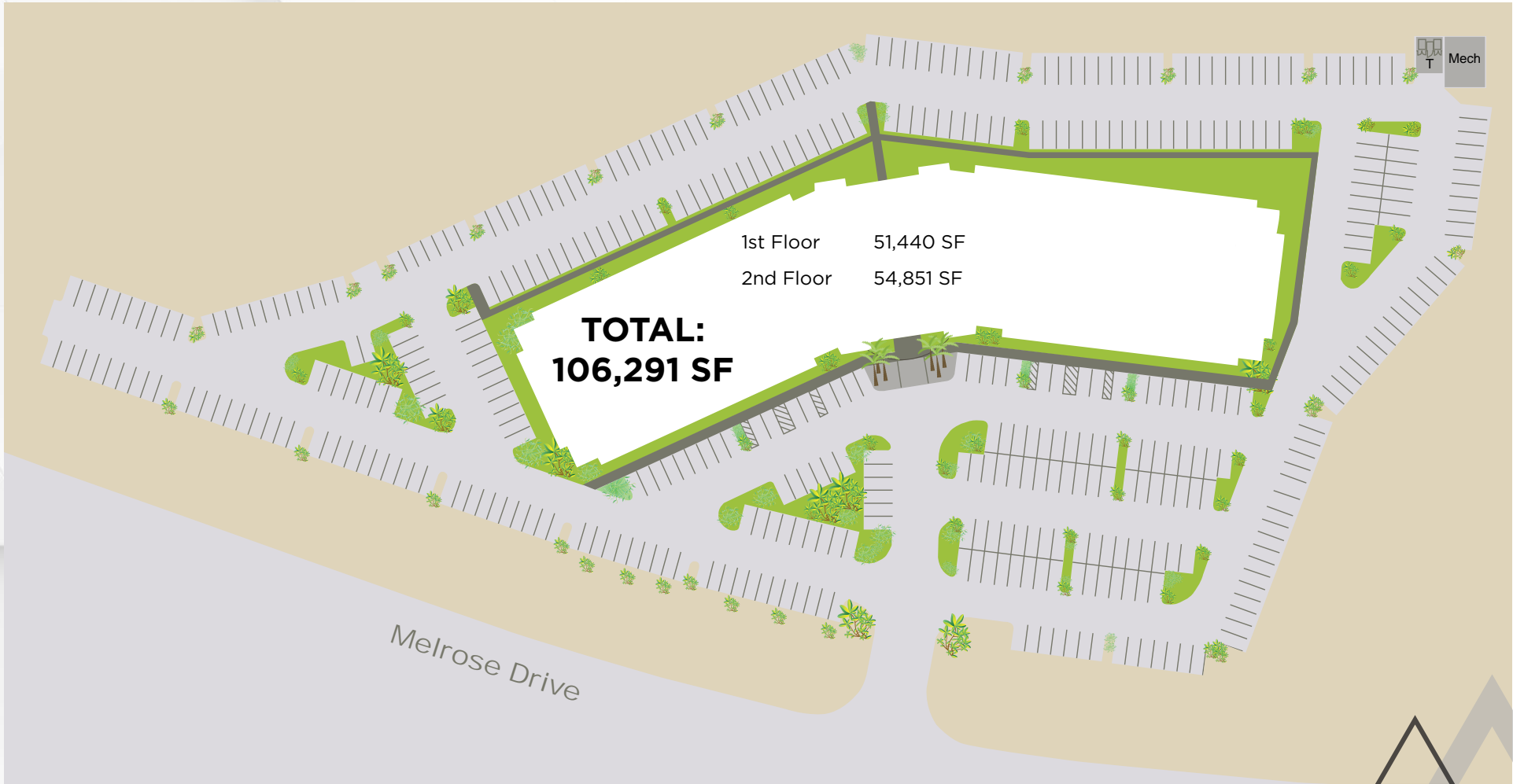
SUITE 250



PALOMAR
TERRACE



SITE PLAN



AMENITIES // 200,000 SF OF RETAIL

AMENITIES

Chipotle		FIVE GUYS BURGERS and FRIES
	Del Lusso Napoletana Pizzeria	Eureka! Gourmet Burgers & Craft Beer
STAPLES	SUBWAY	STARBUCKS COFFEE
	BIRD ROCK COFFEE ROASTERS	RICHARD WALKERS PRODUCE & BAKERY
BevMo!		MENDOCINO FARMS sandwiches market
CVS/pharmacy	CASERO FARMACEUTICALS	MISSION FEDERAL CREDIT UNION
	SECAF	Peets Coffee & Tea
nékter JUICE BAR	Board & Brew	verizon
blō	the bar method	Bravo Jewellers
TRADER JOE'S	PURE/BURGER	CHASE
LUNA GRILL THE ULTIMATE KASABOBY	FISH DISTRICT RESTAURANT	SPATER BROS. BREADS
Rubio's FRESH MEXICAN GRILL		PIZZA PORT

Palomar Terrace

El Camino Real

Palomar Airport Rd.

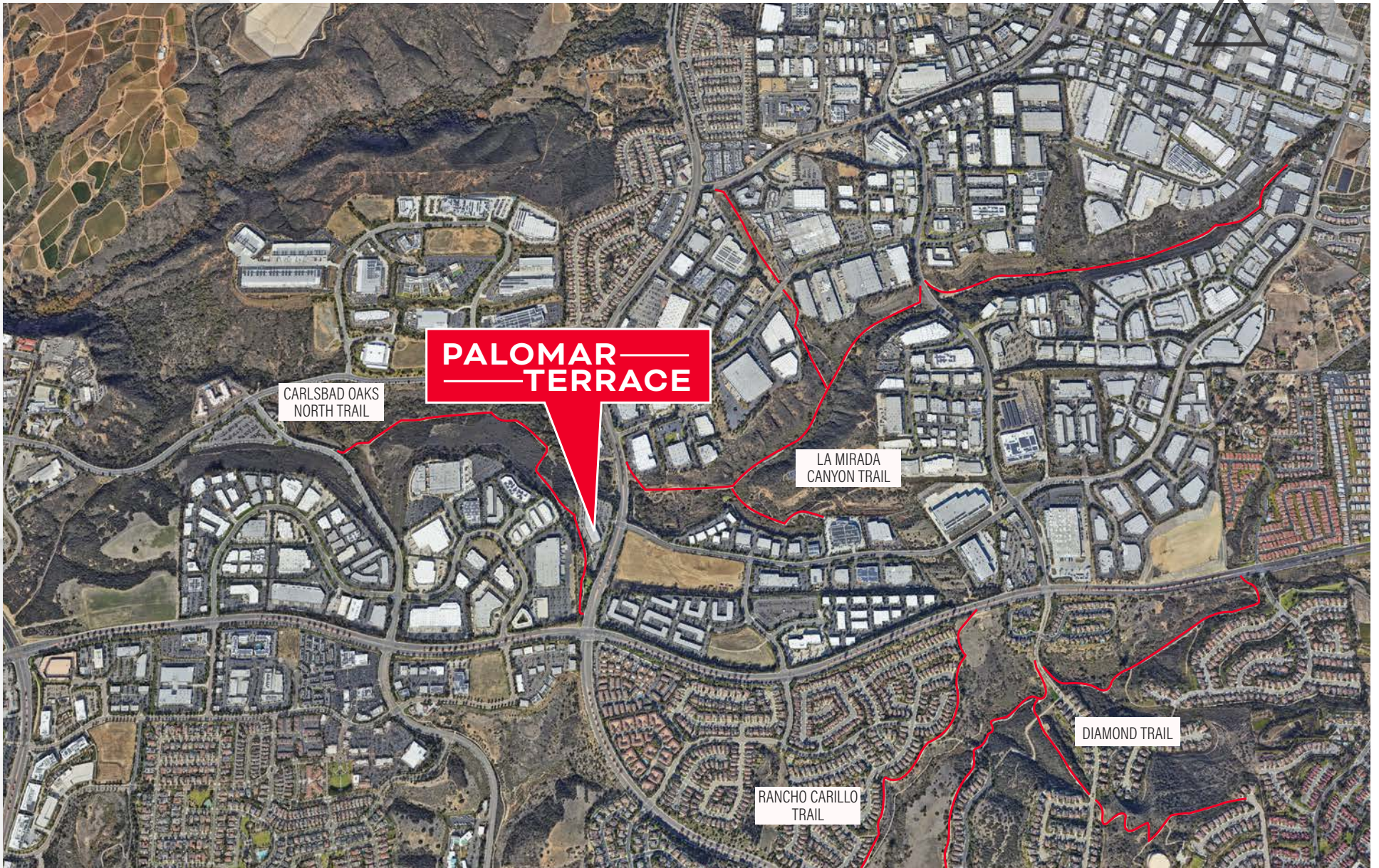
Melrose Dr.

McClellan-Palomar Airport

INTERSTATE 5
7 MIN

INTERSTATE 78
5 MIN

NEARBY HIKING



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