

FOR SALE: 12,176 SF FREESTANDING OFFICE BUILDING

FOR LEASE: 2,954 - 9,345 SF - TURNKEY CREATIVE OFFICE SUITES

EXCELLENT
OWNER USER
OPPORTUNITY

TENANT INCENTIVE:

- ONE (1) MONTH OF FREE RENT PER YEAR OF TERM
(Min. 5-Year Lease)
- FIRST YEAR TEASER RATE: \$1.00/SF

BROKER INCENTIVE:

\$2.00/SF BROKER BONUS
(Min. 5-Year Lease)

3176 LIONSHEAD AVENUE - CARLSBAD, CA 92010



Excellent Tenant or Owner User Opportunity with Expansion Needs

Project Overview

The opportunity to purchase or lease 3176 Lionshead Ave presents a unique opportunity for a tenant or an owner user to occupy the entire second floor, consisting of 6,391 SF of high-end creative office space (vacant), and have the ability to expand into the first-floor suites consisting of 2,954 SF (currently available for sublease) & 3,030 SF totaling 5,785 SF. Built in 2007, and fully renovated in 2019 & 2024, the 12,176 SF property features two floors (with elevator service) with a variety of newly constructed creative office improvements, including but not limited to high & exposed ceilings, spiral HVAC ducting, mixture of private offices and collaborative work areas, herculite entry wall systems and modern improvements throughout. The subject property is located within the highly sought after master planned Carlsbad Raceway Business Park and in the heart of one of the most desirable and affluent regions of Southern California known as Carlsbad.



Project Highlights

Irreplaceable Location

- Located within the highly sought-after master planned Carlsbad Raceway Business Park, in the heart of one of the most desirable and affluent regions of Southern California.
- The property is strategically situated off Carlsbad's main arterials and within close proximity to Interstate 5 and Highway 78, providing access to nearby communities of Vista, San Marcos, Oceanside, Encinitas and La Costa.

Quality Construction & Well Maintained Project

- Lionshead point was constructed in 2014 by TFW Construction and consists of 7 freestanding buildings, comprised of 13 condominiums.
- The Lionshead Point association maintains the property's exterior landscaping, lighting and common areas as well as roofs, exterior doors and windows keeping the project in pristine condition.

Unique Identity & Image

- Ability to lease the entire second floor of two-story office building and expand into the first floor space as the leases roll.
- Exterior signage opportunity and exposure on a major thoroughfare.
- High end exterior corporate image with unmatched interior quality.



Premises Overview

Address:	3176 Lionshead Ave, Carlsbad, CA 92010
Business Park:	Lionshead Point Business Park
Project Size:	62,601 Square Feet
Elevator Served:	Yes
Building Size:	12,176 Square Feet
Vacant SF:	6,391 SF (52%) - Entire Second Floor
Leased SF:	5,785 SF (48%) – Entire First Floor (2,954 SF Available for Sublease/Lease)
Total available SF:	9,345 SF - Entire Second Floor and Partial First Floor
Type:	Two Separate Legal Condominiums
Year Built/Renovated:	2007/2019 & 2024
Suite Condition:	Excellent Turnkey Condition
Zoning:	PM
Parking:	4 Spaces/1,000 SF
Restrooms:	Set of Restrooms on Each Floor
Sale Price (Entire Building):	\$3,640,624 (\$299/SF)
Lease Rate:	Year 1: \$1.00/SF + Utilities Year 2: \$1.50/SF + Utilities

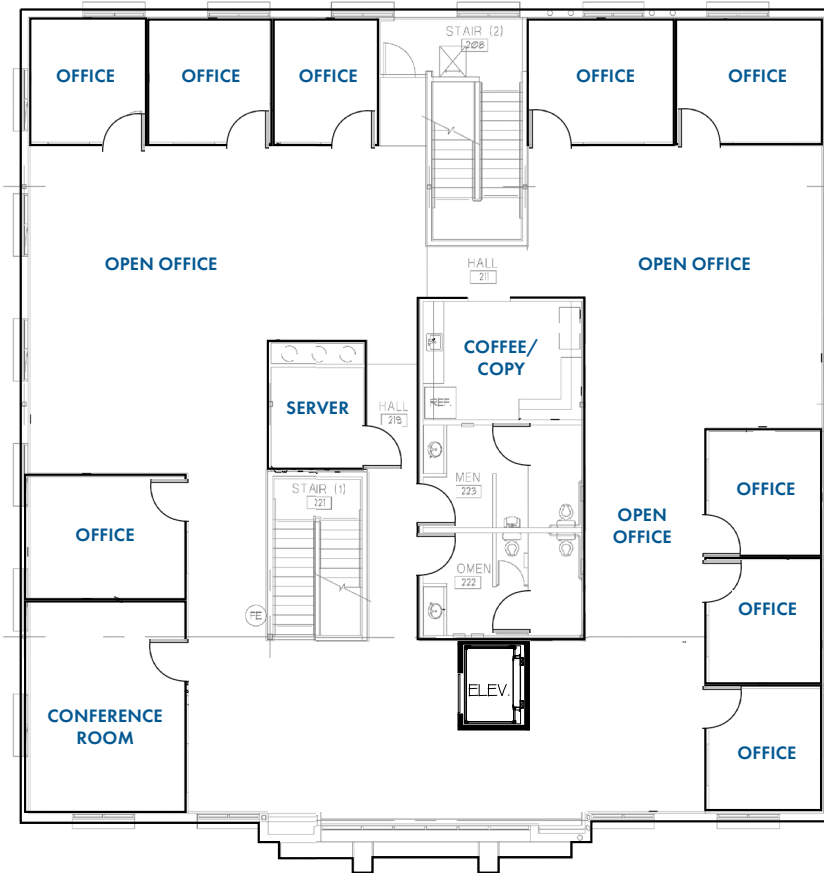


** See additional pages for floor plan and specialized feature details*

Site Plan

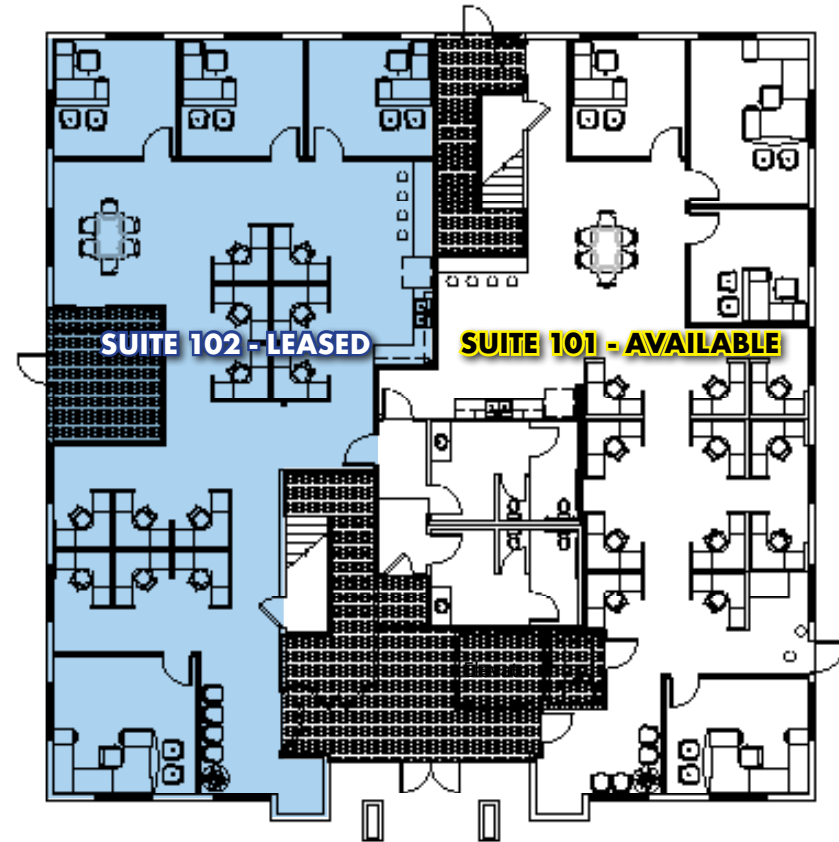


Floor Plan - Second Floor



Suite #	Size:	Base Rent	Availability	Comments
201	6,391 SF	Year 1: \$1.00/SF + Utilities Year 2: \$1.50/SF + Utilities	Vacant	Entire second floor consisting of reception, 9 window-lined private offices, multiple open workstation areas, two restrooms, breakroom and server room. Extensive natural light throughout.

Floor Plan - First Floor



Suite #	Suite Size:	Status	Asking Rent	Comments
101	2,954 SF	Available	Year 1: \$1.00/SF+ Utilities Year 2: \$1.50/SF+ Utilities	High end creative office improvements.
102	3,030 SF	Leased through February 28, 2026	N/A	High end creative office improvements

Property Photos



Aerial - Business Center Overview



Distribute
277k Industrial

Fresh Creative
Foods

Prana

Grey Hawk Business
Center
205K Industrial SF

Verisk 3E

Future Phase III
Palomar Forum
Business Park

Amazon

Palomar Forum
Business Park
275k Flex SF

Tesla Motors

Aethercomm

Zonson USA

Keystone Innovation
77k SF Industrial SF

San Diego Sign
Company

Diakont

Berg Electric

3176
Lionshead Ave.
Carlsbad, CA 92010

UPS - 223K

Aerial



- Lego Land
- The Crossing Golf Course
- Encina Power Plant
- Agua Hedionda Lagoon
- Oceanside Pier
- Carlsbad Research Center
- McClellan Palomar Airport
- Carlsbad Oaks West Business Park
- ViaSat Headquarters
- Carlsbad Oaks North Business Park
- Carlsbad Oaks East Business Park
- The Square at Bressi Ranch
- Bressi Ranch Village Center
- Spectrum Flex at Bressi Ranch
- Bressi Ranch Corporate Center
- Palomar Forum Business Park
- UPS - 223K
- 3176
Lionshead Ave.
Carlsbad, CA 92010
- Rancho Carillo
1,500 Home Master
Planned Community
- Future Phase III
Palomar Forum
Business Park
- Forum at Carlsbad
- Amazon
- Carlsbad Race Way Business Park
- Keystone Innovation
Industrial Park
- Grey Hawk Business Center

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Carlsbad, CA 92010

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