

2111, 2121, 2131 & 2141 PALOMAR AIRPORT ROAD
CARLSBAD, CA 92011

REDUCED
LEASE RATE
\$2.25/SF

CARLSBAD

EXECUTIVE PLAZA



CBRE

MODERNIZED CLASS A OFFICE SPACE FOR LEASE

A WEALTH OF

ON-SITE

AMENITIES



CARLSBAD
EXECUTIVE PLAZA



Outdoor pavilion
with Koi Pond



EV chargers



State of the Art
Fitness Center



Free public wifi



Locker rooms &
showers



Beautifully
landscaped
courtyard cafe
with seating



CARLSBAD

EXECUTIVE PLAZA

AVAILABILITIES

\$2.25
PER RSF + E

BUILDING	SUITE	SIZE	AVAILABLE	CONDITION	DETAILS
2111	120	1,835 RSF	Now	Built-out	Reception entry off the ground floor lobby, 4 private offices, open office area and kitchen.
	200	5,330 RSF	Now	Built-out	Reception, 2 large conference rooms, 3 meeting rooms, break room, copy area, storage and open office area.
	210	2,179 RSF	Now	NEW SPEC SUITE	Storage, 5 private offices, conference room and open office area.
	250	2,543 RSF	Now	CONCEPTUAL PLAN	Reception, 6 private offices, conference room, IT room and open office area.
2121	140	1,898 RSF	Now	Built-out	Double door entry reception, conference room, 3 window line offices, storage, and kitchenette.
	340	2,645 RSF	Now	Built-out	Reception, 7 private offices, open office area, storage / IT room, and extensive window line.
2131	100	2,793 RSF	Now	Built-out	Reception area with double door entry off the 1 st floor lobby, conference room, 3 private offices, open office area & kitchen.
	120	1,562 RSF	Now	Built-out	Reception area, 2 private office, open office area and storage.
	150	6,235 RSF	Now	Built-out	Reception area with double door entry off the 1st floor lobby, conference room, 17 private offices, storage, IT room, open office area & kitchen.
2141	100	2,772 RSF	Now	Built-out	Reception area with open office, area, 3 private offices, conference room, break area, storage / IT room.
	300	1,657 RSF	Now	Built-out	Reception area, 5 private offices and conference room.

*Negotiable tenant improvement allowance. Includes 5 day per week janitorial service. Tenant pays separately metered electricity. Rates, availability and terms are subject to change without notice. Furniture shown for demonstration purposes only and is not included with the lease of the space. Tenant to verify dimensions and that space is equipped to fit their needs.

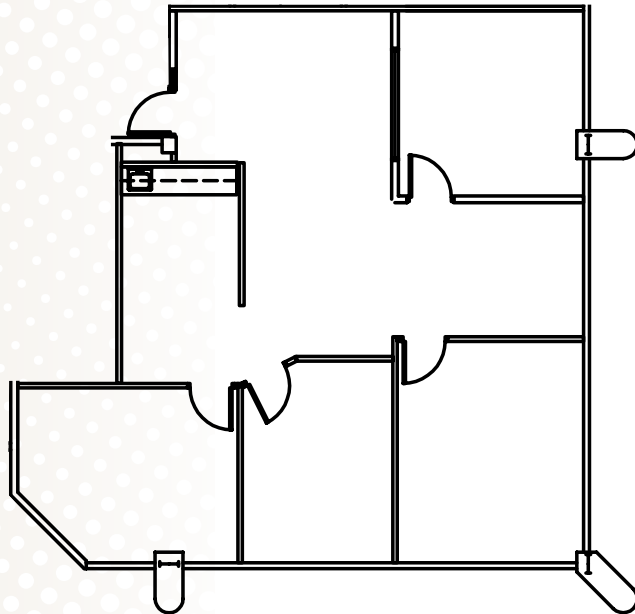
2111 PALOMAR AIRPORT ROAD

SUITE 120

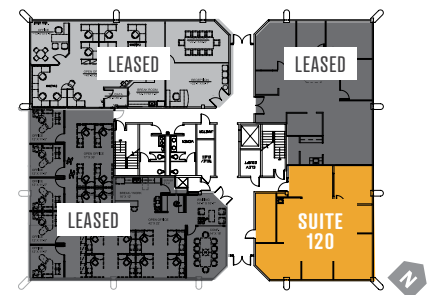
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1,835 RSF

Reception entry off the ground floor lobby, 4 private offices, open office area and kitchen



2111 PALOMAR AIRPORT ROAD | 1ST FLOOR



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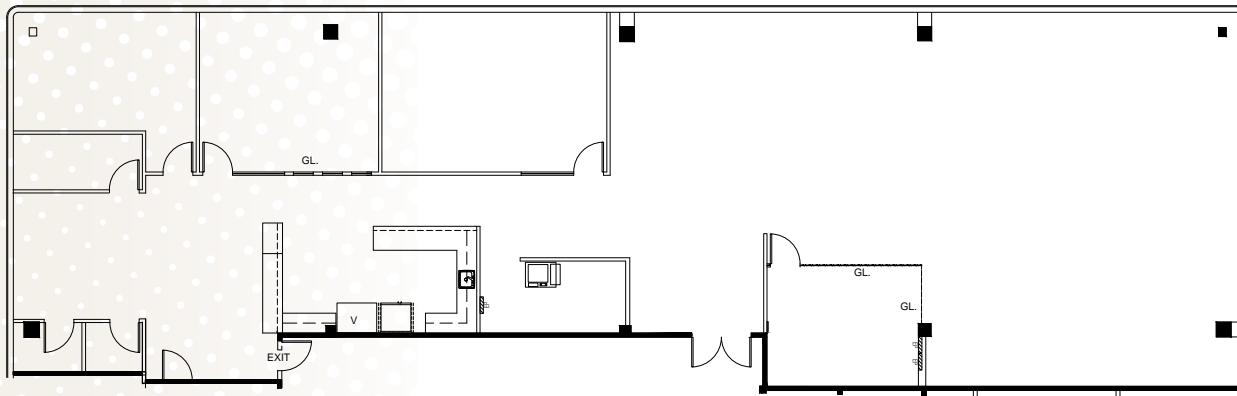
2111 PALOMAR AIRPORT ROAD

SUITE 200

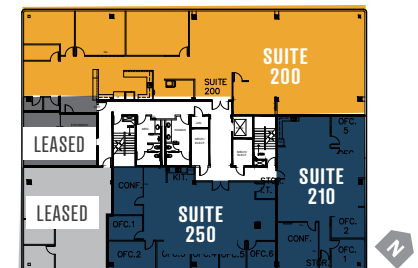
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5,330 RSF

Reception, 2 large conference rooms, 3 meeting rooms, break room, copy area, storage, and open office area.



2111 PALOMAR AIRPORT ROAD | 2ND FLOOR



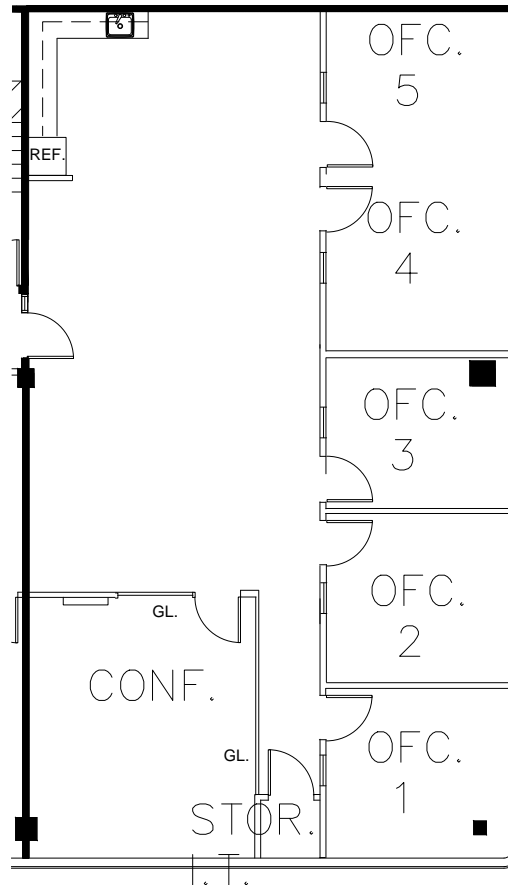
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2111 PALOMAR AIRPORT ROAD

SUITE 210

2,179 RSF

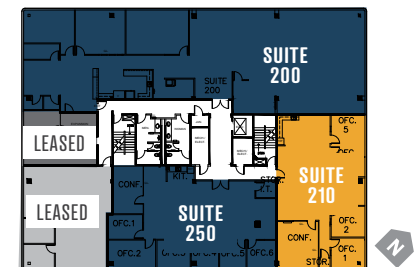
Storage, 5 private offices, conference room and open office area.



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EXECUTIVE PLAZA



2111 PALOMAR AIRPORT ROAD | 2ND FLOOR



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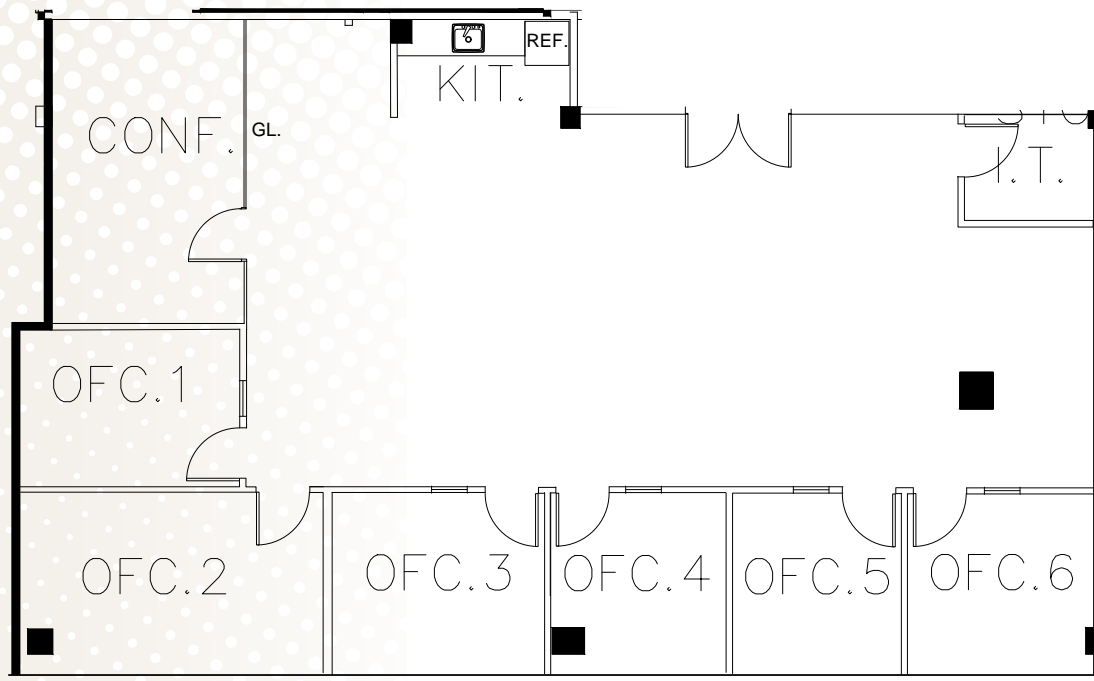
2111 PALOMAR AIRPORT ROAD

SUITE 250

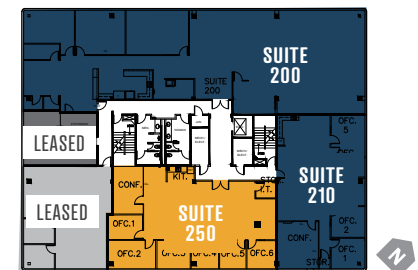
CARLSBAD
EXECUTIVE PLAZA

2,543 RSF

Reception, 6 private offices, conference room, IT room and open office area.



2111 PALOMAR AIRPORT ROAD | 2ND FLOOR



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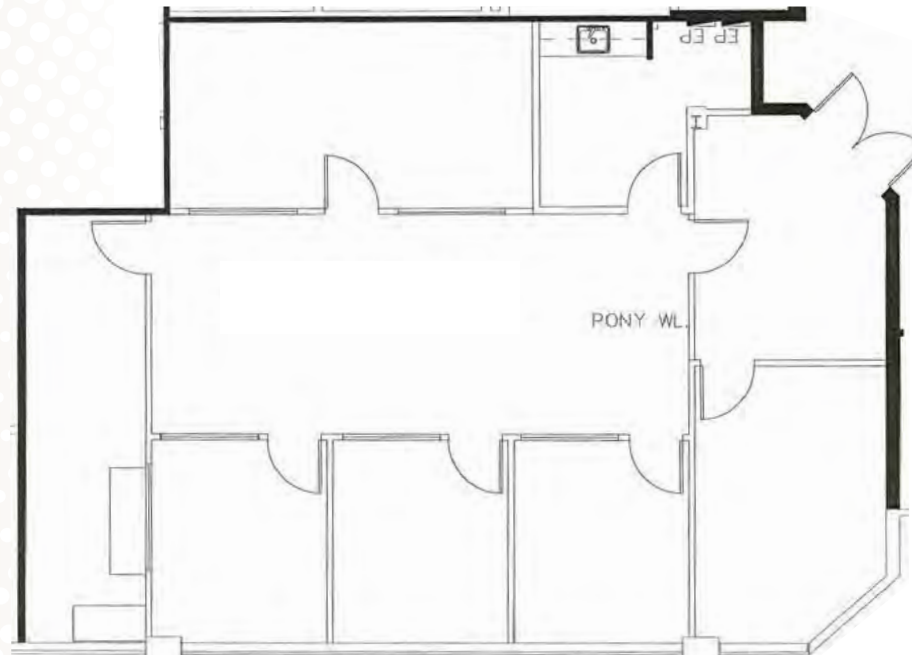
2121 PALOMAR AIRPORT ROAD

SUITE 140

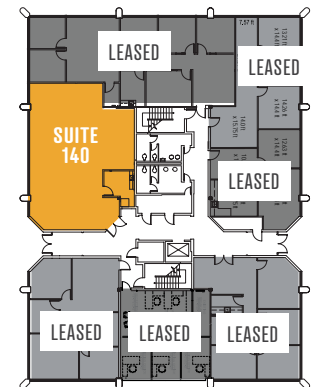
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1,898 RSF

Double door entry reception, conference room, 3 window line offices, storage, and kitchenette.



2121 PALOMAR AIRPORT ROAD | 1ST FLOOR



* Tenant to verify dimensions and that space is equipped to fit their needs.

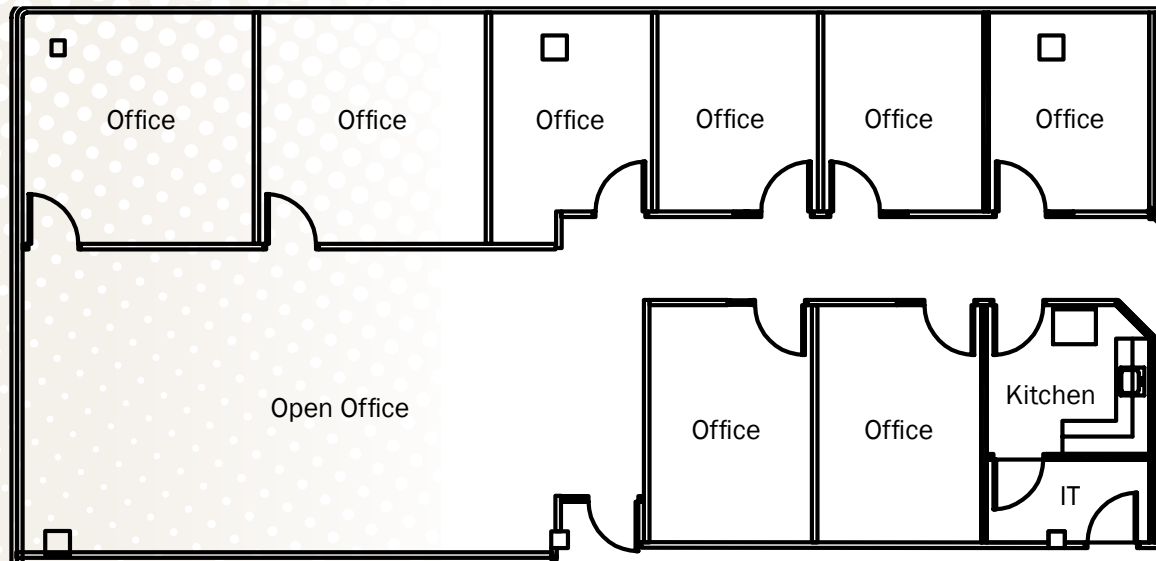
2121 PALOMAR AIRPORT ROAD

SUITE 340

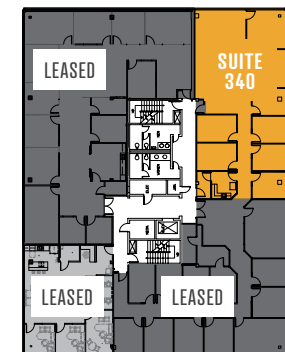
CARLSBAD
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2,645 RSF

Reception, 7 private offices, open office area, storage / IT room, and extensive window line.



2121 PALOMAR AIRPORT ROAD | 3RD FLOOR



* Tenant to verify dimensions and that space is equipped to fit their needs.

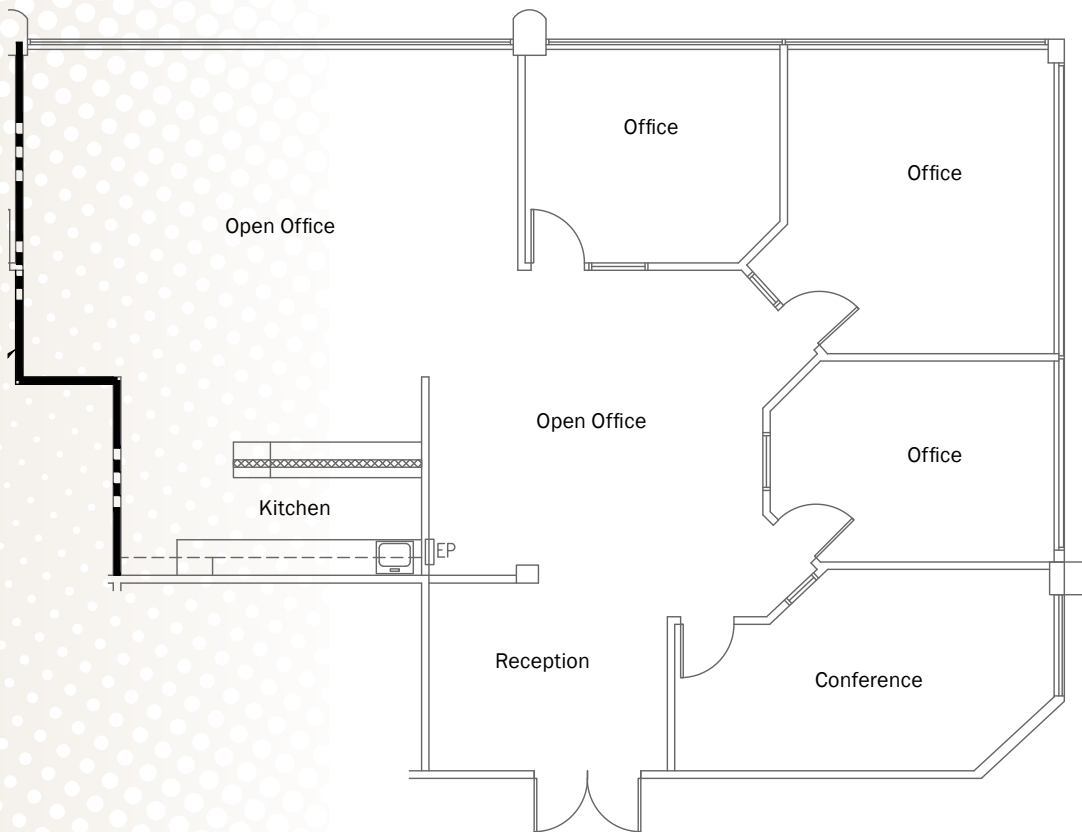
2131 PALOMAR AIRPORT ROAD

SUITE 100

CARLSBAD
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2,793 RSF

Reception with double door entry off the 1st floor lobby, conference room, 3 private offices, open office area & kitchen.



2131 PALOMAR AIRPORT ROAD | 1ST FLOOR



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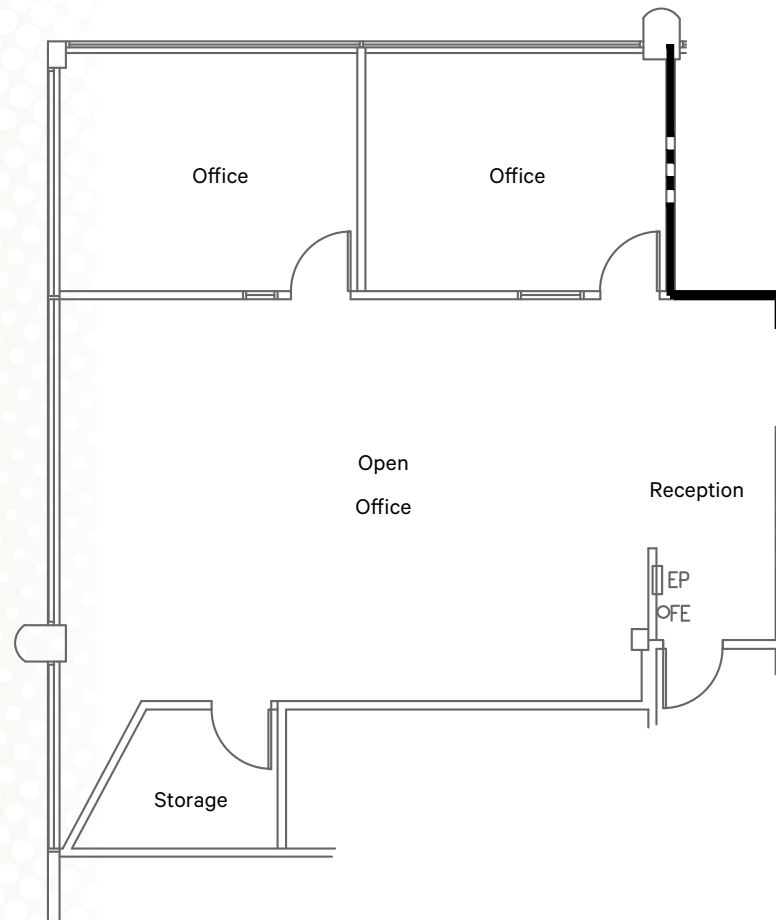
2131 PALOMAR AIRPORT ROAD

SUITE 120

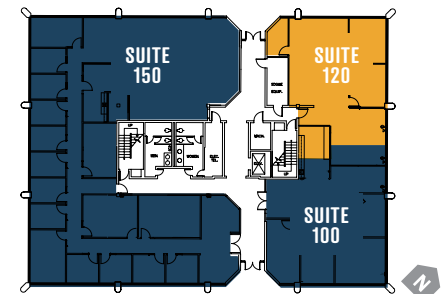
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1,562 RSF

Reception area, 2 private offices, open office area, and storage.



2131 PALOMAR AIRPORT ROAD | 1ST FLOOR



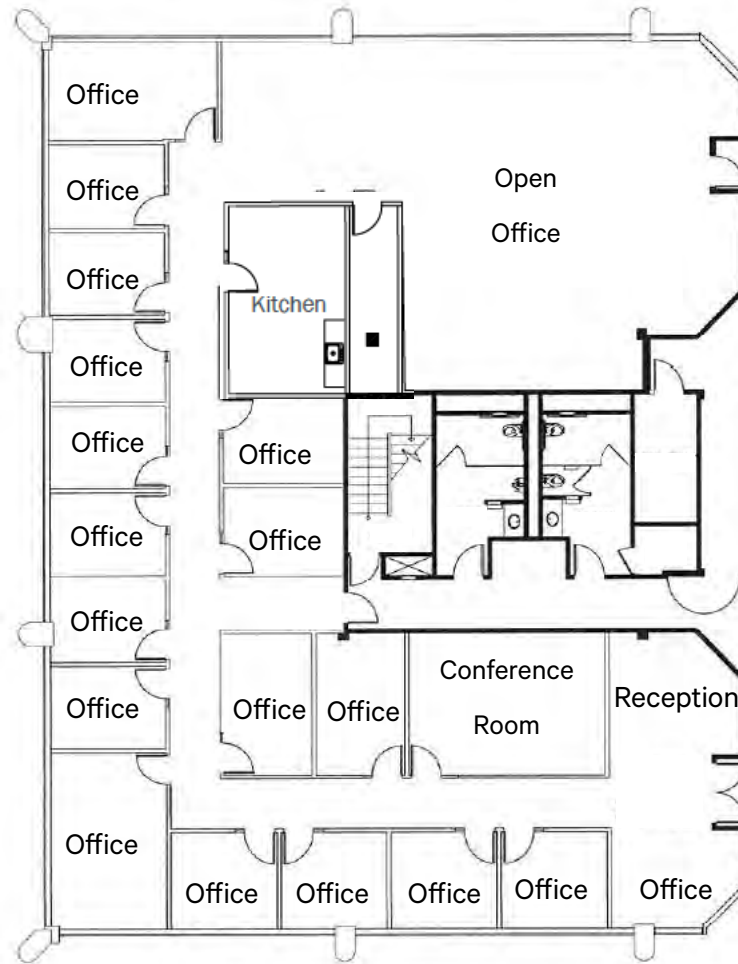
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2131 PALOMAR AIRPORT ROAD

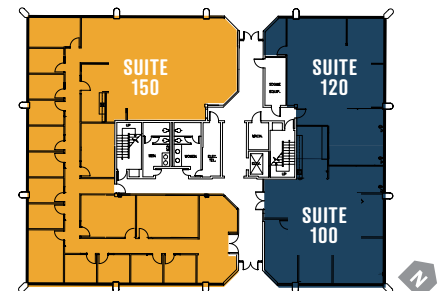
SUITE 150

6,235 RSF

Reception area with double door entry off the 1st floor lobby, conference room, 17 private offices, storage, IT room, open office area and kitchen.



2131 PALOMAR AIRPORT ROAD | 1ST FLOOR



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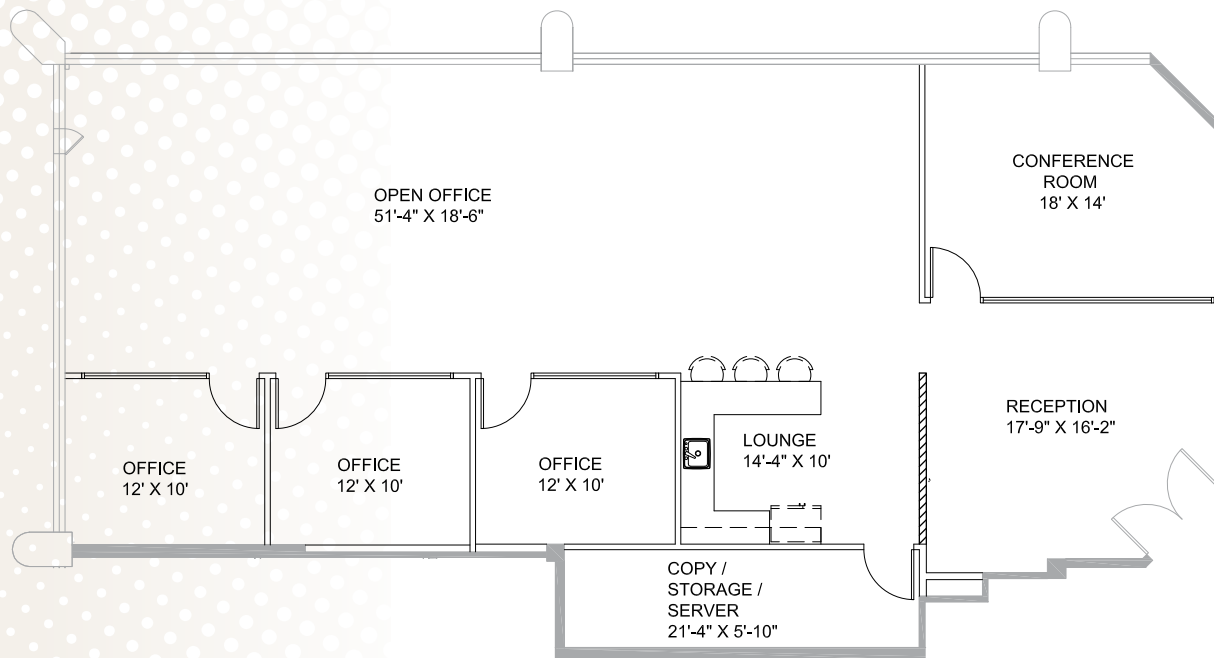
2141 PALOMAR AIRPORT ROAD

SUITE 100

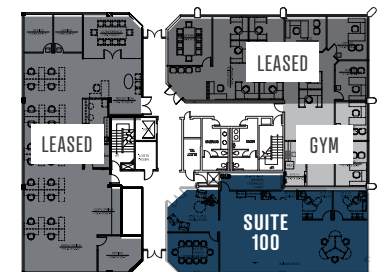
CARLSBAD
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2,772 RSF

Reception area, open office, 3 private offices, conference room, break area, storage / IT room.



2141 PALOMAR AIRPORT ROAD | 1ST FLOOR



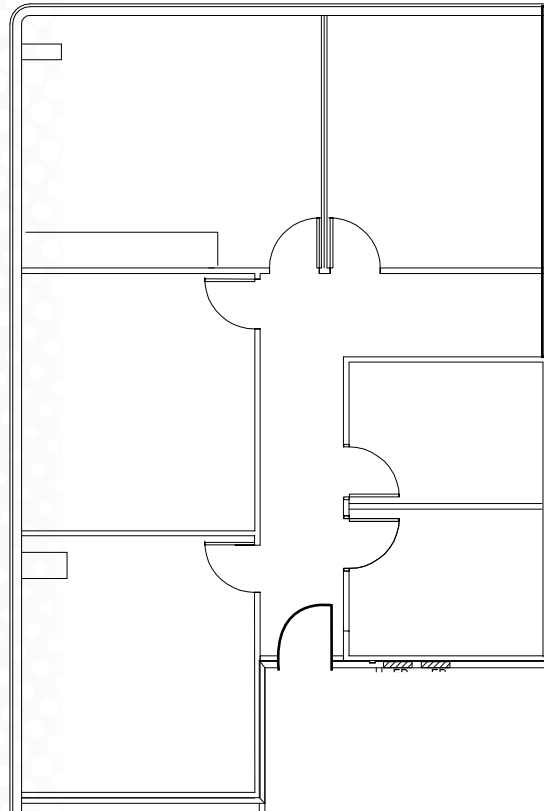
* Tenant to verify dimensions and that space is equipped to fit their needs.

2141 PALOMAR AIRPORT ROAD

SUITE 300

1,546 RSF

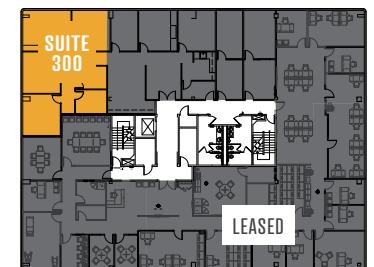
Reception area, 5 private offices and conference room.



CARLSBAD
EXECUTIVE PLAZA



2141 PALOMAR AIRPORT ROAD | 3RD FLOOR



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CARLSBAD

EXECUTIVE PLAZA

UPGRADE YOUR

WORK ENVIRONMENT

Businesses looking for modern, high-quality space and an accessible location will find it all at Carlsbad Executive Plaza. Thanks to a recent renovation, Carlsbad Executive Plaza has the amenities employees want coupled with exceptional access for easy commuting.



138,604 SF

TOTAL

4 BUILDINGS

MULTI-TENANT CAMPUS



SPEC SUITES
AVAILABLE



MAJOR RENOVATION
RECENTLY COMPLETED



ONSITE PARKING
(3.9:1,000)



ONSITE
PROPERTY
MANAGEMENT



24/7 SECURE
ACCESS



PROMINENT SIGNAGE
OPPORTUNITIES



FLEXIBLE FLOOR
PLATES



REVITALIZED
PUBLIC AREAS

CARLSBAD

EXECUTIVE PLAZA



STRATEGIC & ACCESSIBLE

LOCATION

Shopping, dining and recreation are all just minutes away in this convenient location – and with quick access to I-5, all of greater San Diego and Southern California are in easy reach.

35.3 MILES

DOWNTOWN SAN DIEGO

6.6 MILES

CARLSBAD VILLAGE

34.7 MILES

SAN DIEGO INT'L AIRPORT

0.25 MILES

CARLSBAD MCCLELLAN REGIONAL AIRPORT

2.5 MILES

INTERSTATE 5

6.4 MILES

HIGHWAY 78



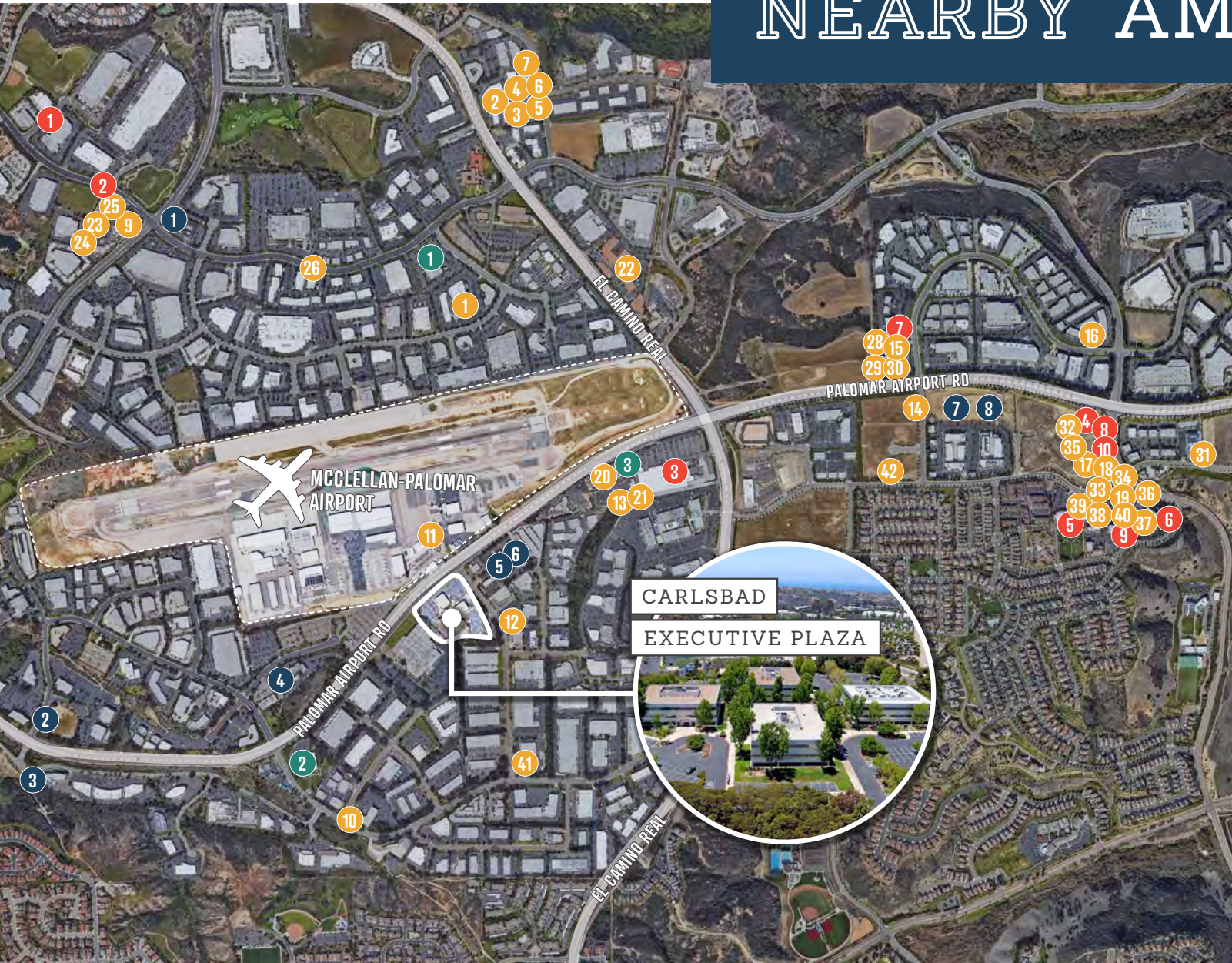
STATE OF THE ART

FITNESS

CENTER



NEARBY AMENITIES



DINING

- | | |
|------------------------|-----------------------------|
| 1 Cafe Sunfish | 22 Panera Bread |
| 2 Sam's Kitchen | 23 Rouler Brewing Company |
| 3 Alohana Acai | 24 Little Zeus |
| 4 Felix BBQ w/ Soul | 25 Carlsbad Pizza |
| 5 Plantiful Kitchen | 26 Avo Cafe |
| 6 Bologna Gourmet | 27 California Cafe |
| 7 Choice Juicery | 28 La Place Deli |
| 8 Prager Brothers | 29 Los Primos Mexican Food |
| Artisan Breads | 30 Starbucks |
| 9 El Cubano | 31 Pho House and Grill |
| 10 Judy's Deli | 32 Pizza Port |
| 11 The Landings | 33 Panini Kabob and Grill |
| 12 The French Delights | 34 Gialoa Italian Kitchen |
| 13 Noodles & Co | 35 Casero Taqueria |
| 14 Eureka! | 36 Ebullition Brew Works |
| 15 La Cucina Osteria | 37 Luna Grill |
| 16 On a Roll | 38 Rubio's |
| 17 Bird Rock Coffee | 39 Fish District |
| Roasters | 40 Main Chick |
| 18 Mendocino Farms | 41 Tandoori Guys |
| 19 Board & Brew | 42 Burgeron Beer Co. |
| 20 Chipotle | 42 Carlsbad Brewing Company |

SHOPPING

- 1 Assault Fitness Products
- 2 7-Eleven
- 3 Lowe's Home Improvement
- 4 Sprouts
- 5 Trader Joe's
- 6 Stater Bros
- 7 Staples
- 8 CVS
- 9 Unleashed
- 10 BevMo

HOTEL

- 1 Home2 Suites by Hilton
- 2 Fairfield Inn & Suites
- 3 Courtyard by Marriot
- 4 Homewood Suites by Hilton
- 5 Hampton Inn
- 6 Holiday Inn
- 7 Staybridge Suites

BANK

- 1 Banner Bank
- 2 City National Bank
- 3 California Bank & Trust

CARLSBAD

EXECUTIVE PLAZA

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M.C. STRAUSS
COMPANY

CBRE

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