

Plug & play creative office space at The Collection at Lionshead

savills

FOR SUBLEASE

3172 Lionshead Ave - Bldg 7, Carlsbad, CA 92081



SPACE PROFILE

6,088 - 12,176 SF
Total SF

10/31/2029
Term thru

Negotiable
Rental rate

4.0/1,000 SF
Parking ratio

Immediate
Availability

Available
Furniture

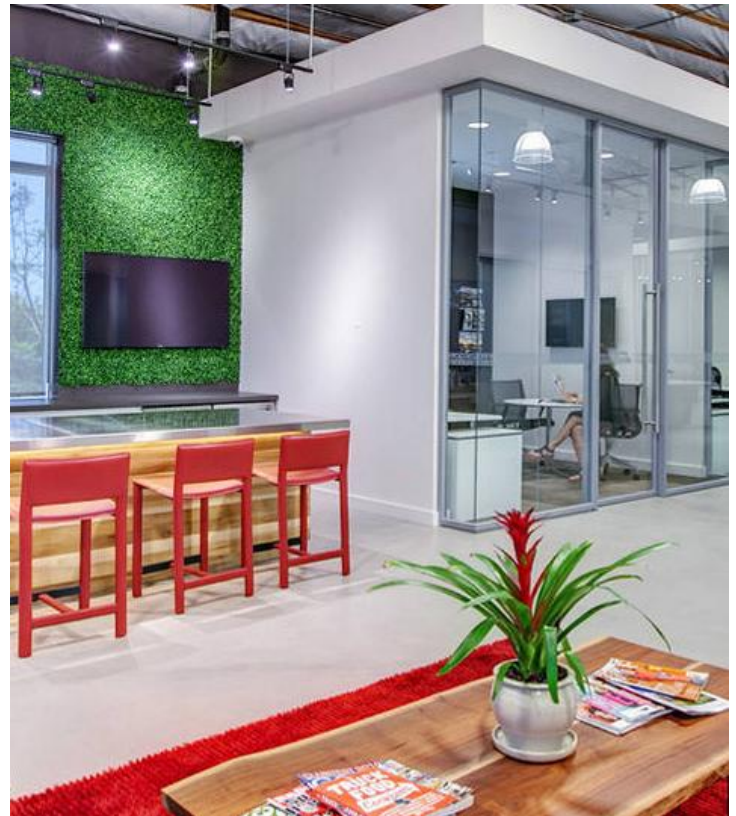
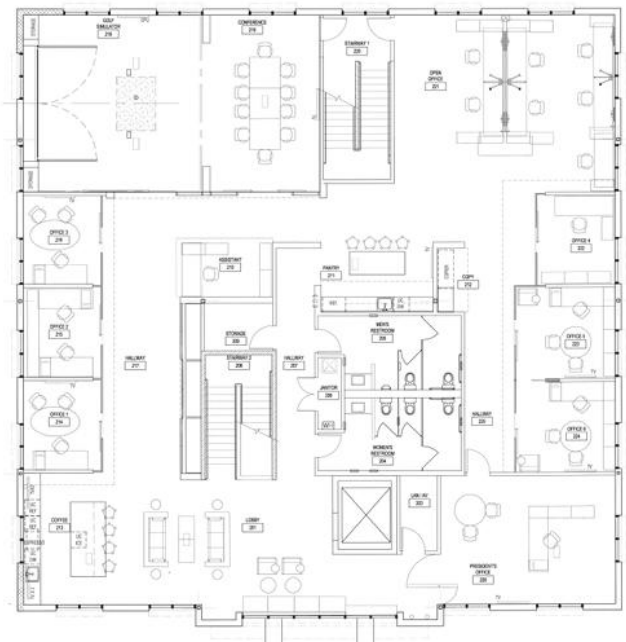
Full Building Available – Divisible in Half

6,088 - 12,176 SF

1st Floor



2nd Floor



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SPACE PROFILE

6,088 - 12,176 SF

Total space available

Available

Furniture

Yes

Elevator

2

Stories

KEY HIGHLIGHTS

- First floor includes a reception area, large conference room, multiple private offices, expansive open work areas, and a private gym.
- Second floor includes 6-7 private offices, multiple conference rooms, golf simulator, seven workstations, kitchen and collaboration areas, copy/storage rooms, and lobby.
- This free-standing building offers prominent identity and scenic canyon views. The property provides convenient access from Melrose Drive, Palomar Airport Road, and Business Park Drive, and is within close proximity to retail, dining, and a public park.
- Tenants enjoy ample parking, lush landscaping, and inviting walking paths with outdoor lunch areas.

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