

savills

Plug & play creative office space at The Collection at Lionshead

FOR SUBLEASE

3172 Lionshead Ave - Bldg 7, Carlsbad, CA 92081



SPACE PROFILE

6,088 - 12,176 SF
Total SF

4.0/1,000 SF
Parking ratio

10/31/2029
Term thru

Immediate
Availability

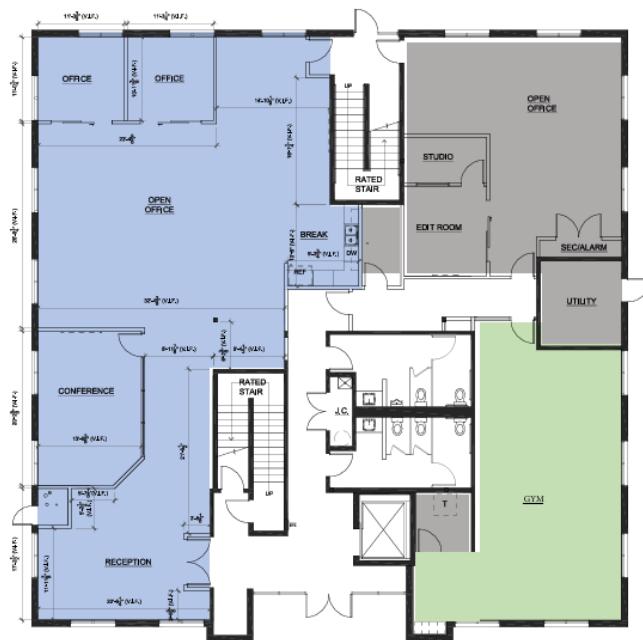
Negotiable
Rental rate

Available
Furniture

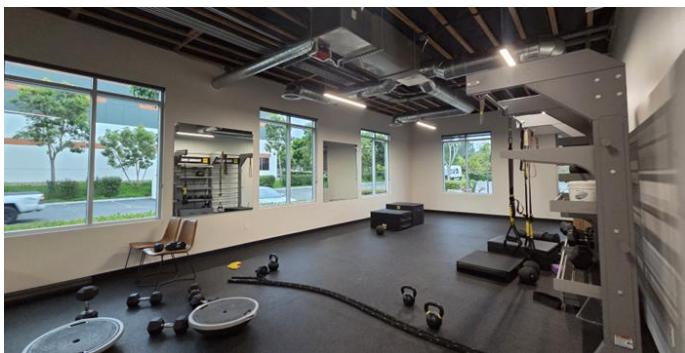
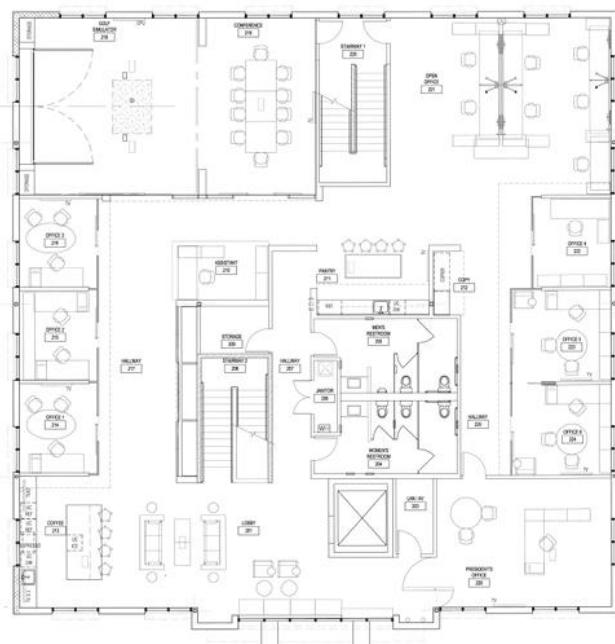
Full Building Available - Divisible in Half

6,088 - 12,176 SF

1st Floor



2nd Floor



The information contained in this communication has been obtained from a variety of sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY OR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIFIC CONDITIONS IMPOSED BY THE PROPERTY OWNER OR LESSOR.

savills

savills.us



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.

Jeff Manley

+1 949 706 6617

jmanley@savills.us

License 01170369

Drew DeMarco

+1 949 706 6947

ademarco@savills.us

License 02095000

Louis Bickett

+1 858 255 9690

lbickett@savills.us

License 02197721

The information contained in this communication has been obtained from a variety of sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY OR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIFIC CONDITIONS IMPOSED BY THE PROPERTY OWNER OR LESSOR.