

PROPERTY OVERVIEW

01

Class "A" office building
with attractive and well-kept
exterior and interior

02

Suites feature reception area,
private offices, conference
room, mail/storage room,
and open area

03

Common areas feature
restrooms/showers, mail
room, and outdoor patio

04

Adjacent to Bressi Ranch
amenities, including retail,
restaurants, and banks

05

Quick access to El Camino
Real, Palomar Airport Rd, and
1-5 & Highway 78

06

Short drive to Carlsbad's
McClellan Palomar Airport

AVAILABLE SPACE

FIRST FLOOR | SUITE 100

Suite A ±2,065 RSF | Available Now | \$2.35 PSF + ELEC

Suite B ±2,588 RSF | Available Now | \$2.35 PSF + ELEC

Suite C ±1,695 RSF | Available Now | \$2.35 PSF + ELEC

*Suites A-C contiguous to ±6,348 RSF

FIRST FLOOR | SUITE 180

SUITE 180 ±1,774 RSF | Available Now | \$2.35 PSF + ELEC

SECOND FLOOR | SUITE 200

Suite D ±1,884 RSF | Available Now | \$2.35 PSF + ELEC

Suite E ±2,207 RSF | Available Now | \$2.35 PSF + ELEC

Suite F LEASED

*Suites D&E contiguous to ±4,091 RSF

THIRD FLOOR | SUITE 370

SUITE 370 ±3,918 RSF | Available Now | \$2.35 PSF + ELEC

FIRST FLOOR

Suite 100

±1,695 - 6,348 RSF

Size

Available Now

Timing

\$2.35 PSF + Electrical

Rate



FIRST FLOOR Suite 180

±1,774 RSF

Size

Available Now

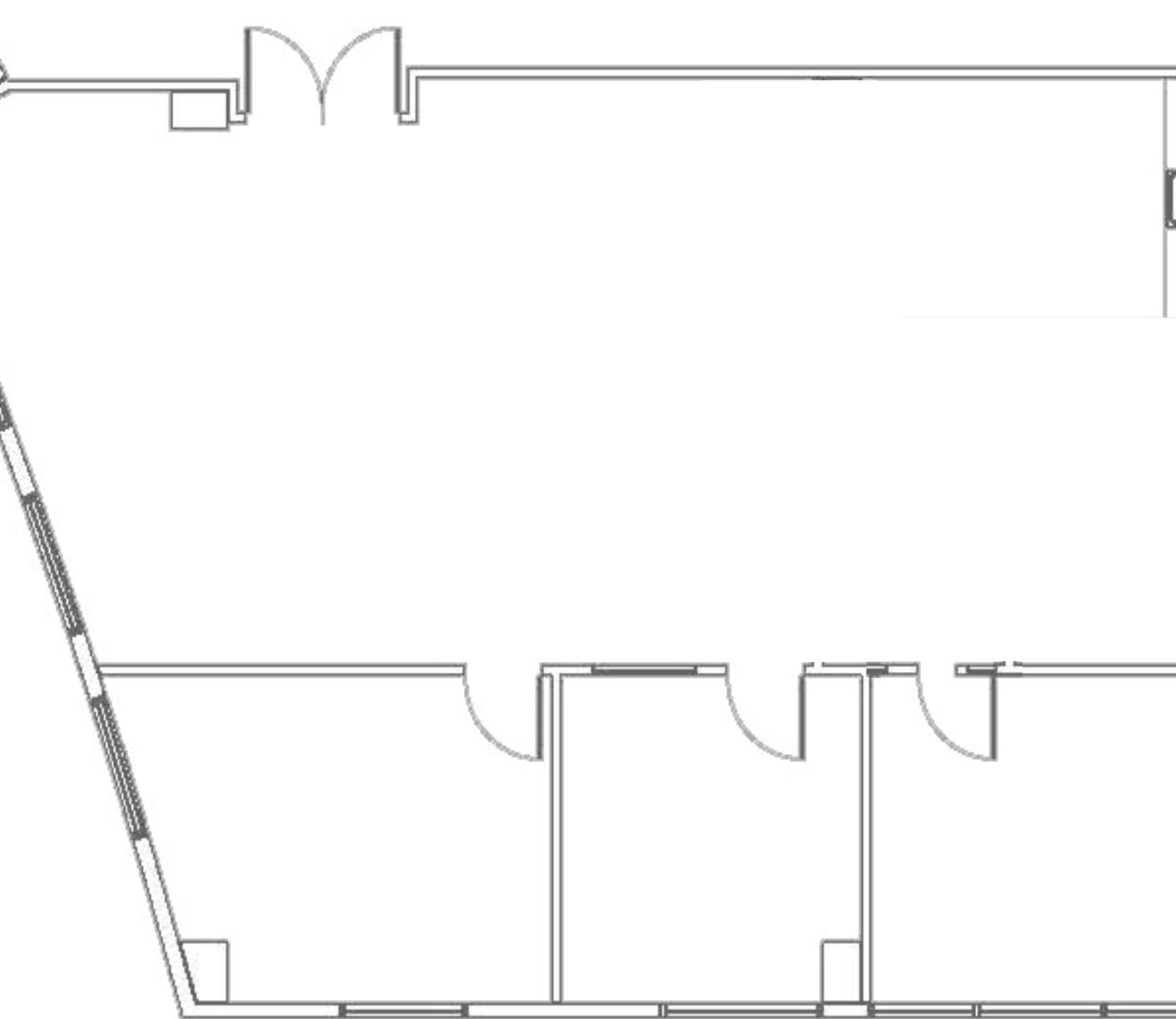
Timing

\$2.35 PSF + Electrical

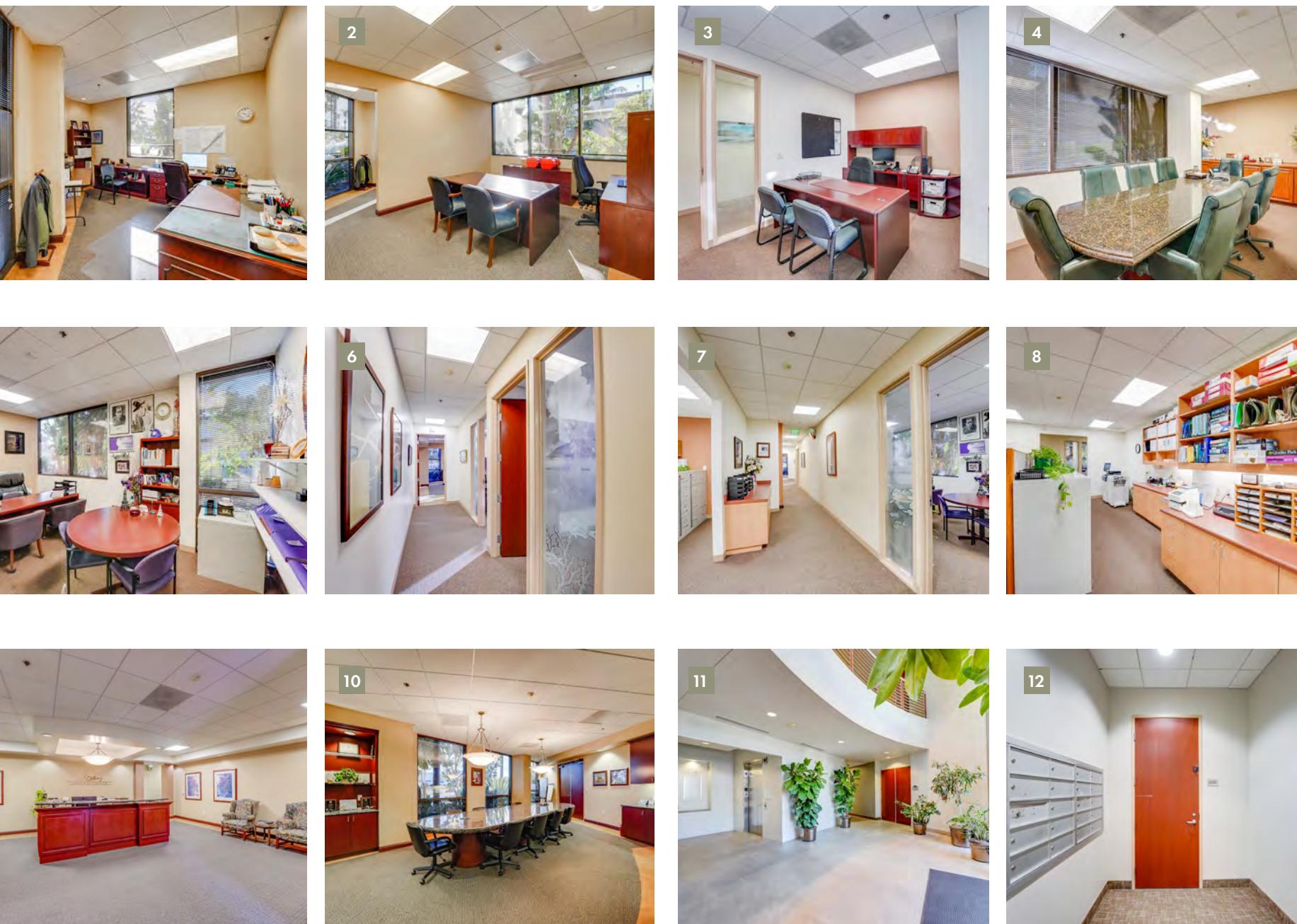
Rate



SPEC SUITE COMING SOON!



FIRST FLOOR



SECOND FLOOR

Suite 200

±1,884 - 4,091 RSF

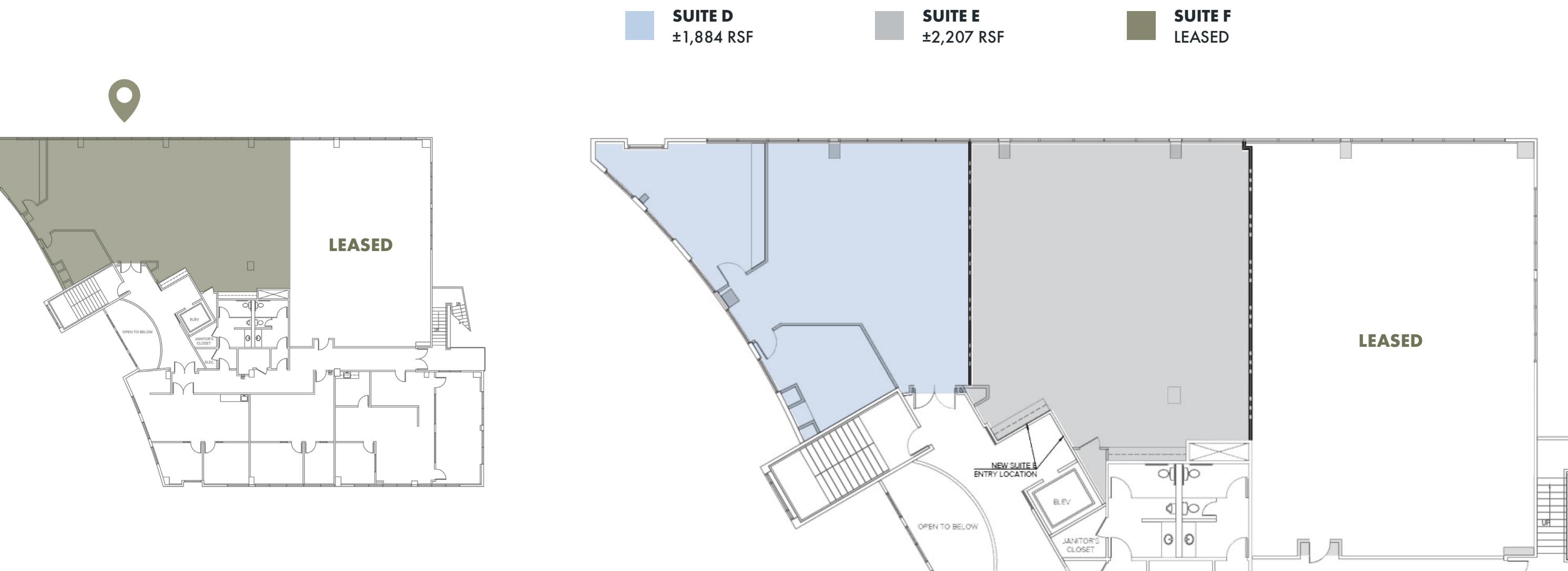
Size

Available Now

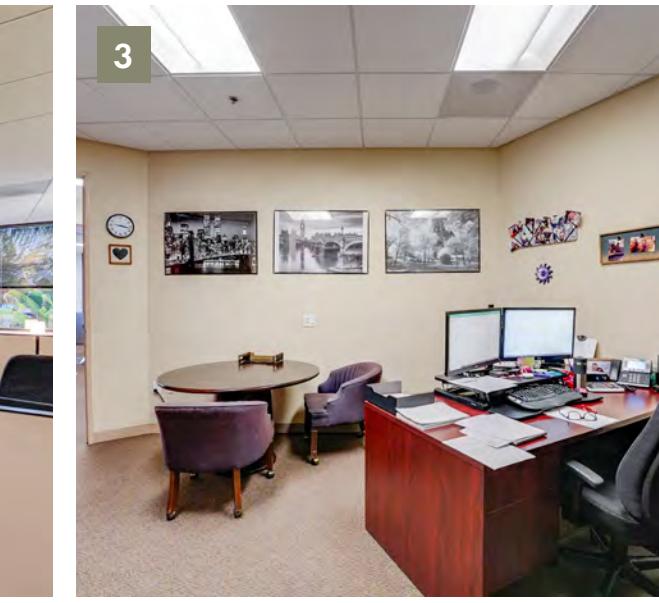
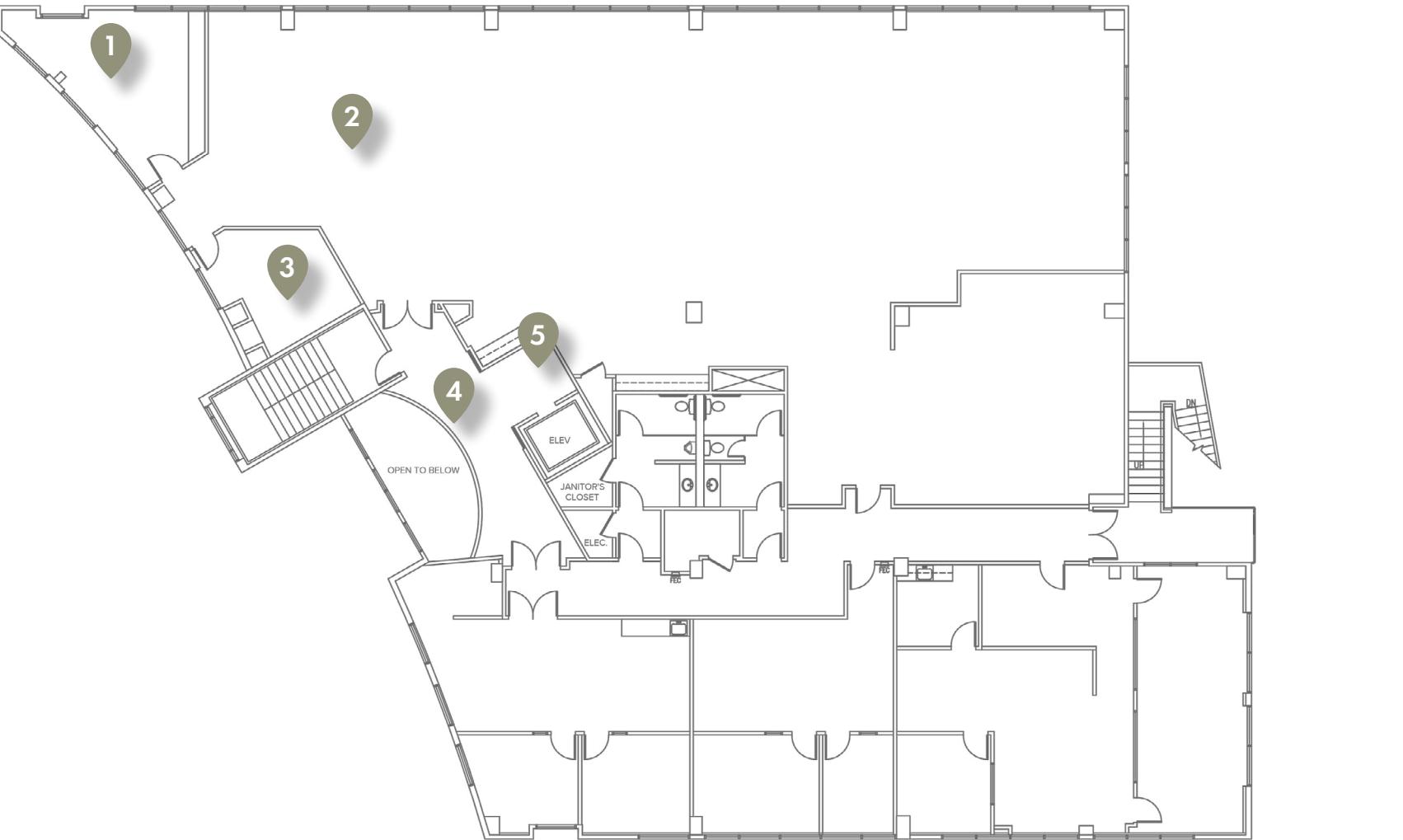
Timing

\$2.35 PSF + Electrical

Rate



SECOND FLOOR



THIRD FLOOR Suite 370

±3,918 RSF

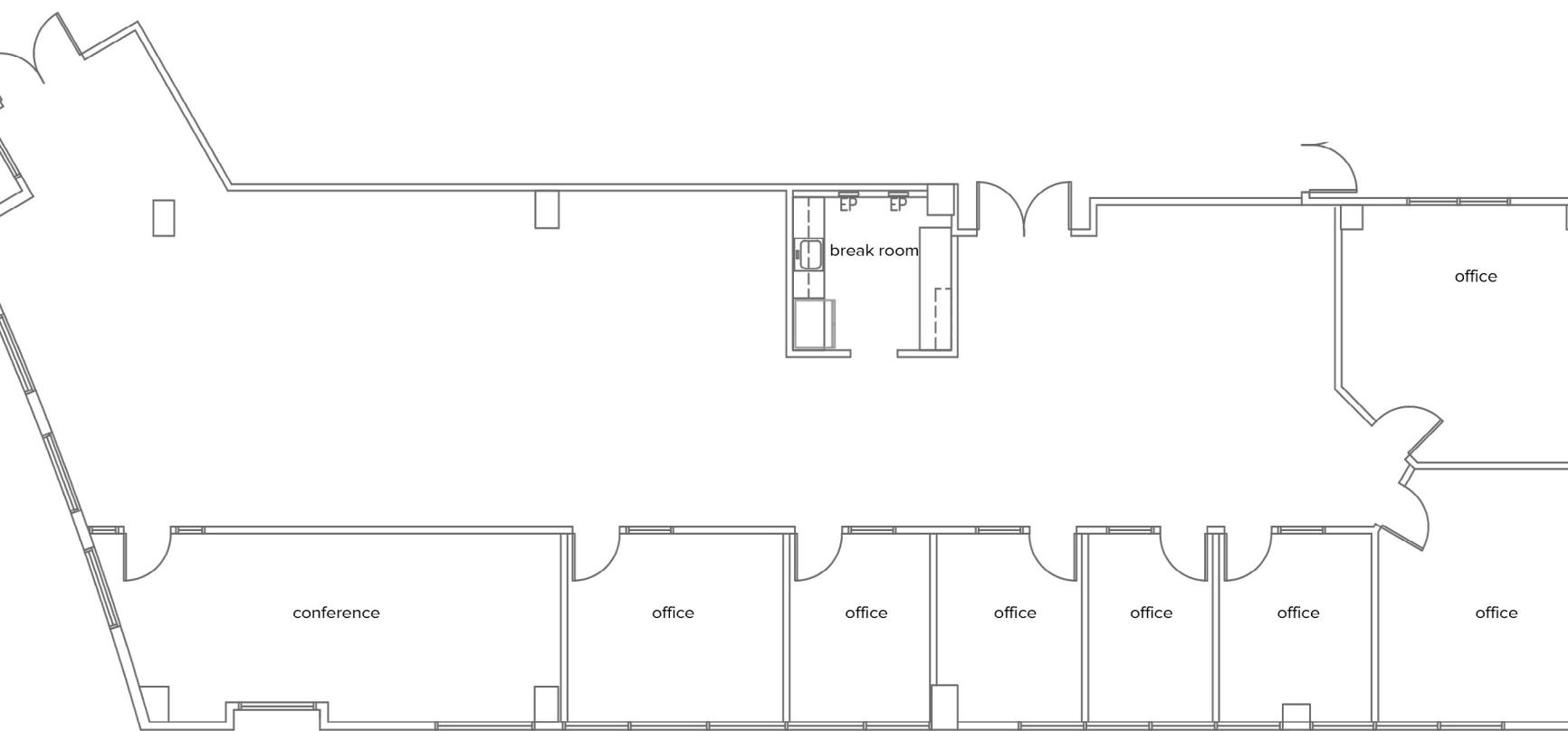
Size

Available Now

Timing

\$2.35 PSF + Electrical

Rate



COMMON AREAS



THE NEIGHBORS

The city of Carlsbad is committed to attracting new businesses and making it easier for existing businesses to thrive in the city. Carlsbad has also been named as one of the top 100 places in the U.S. to launch a business and one of the most desirable places to live. The temperate weather and abundance of executive housing, high quality schools and recreational amenities make Carlsbad a highly desirable place to work, live, and play.

95%

of businesses think that Carlsbad offers the *Highest Quality of Life*

85%

of businesses agree that Carlsbad is an *Excellent Place* to do Business

97%

of residents approve of Carlsbad's *Quality of Life*



COASTAL
Carlsbad State Beach



BRESSI RANCH
Bressi Ranch Village Center



AVARIA
The Crossings at Carlsbad

1 McClellan-Palomar Airport

2 Bressi Ranch Village Center

Trader Joe's, Board & Brew, Luna Grill, Rubio's, Menchie's, Hooked on Poke & Sushi, SuperCuts, Chase Bank, Nekter Juice Bar, Peets Coffee & Tea, Verizon, and more

3 The Square at Bressi Ranch

CVS Pharmacy, Corner Pizza, Sprouts, Bevmo, Mendocino Farms, Richard Walker's, Bird Rock Coffee

4 Palomar Commons

Lowe's, Jersey Mike's, Panera, Chipotle, Five Guys, Jamba Juice, Noodles and Company, and more

5 Loker Retail Center

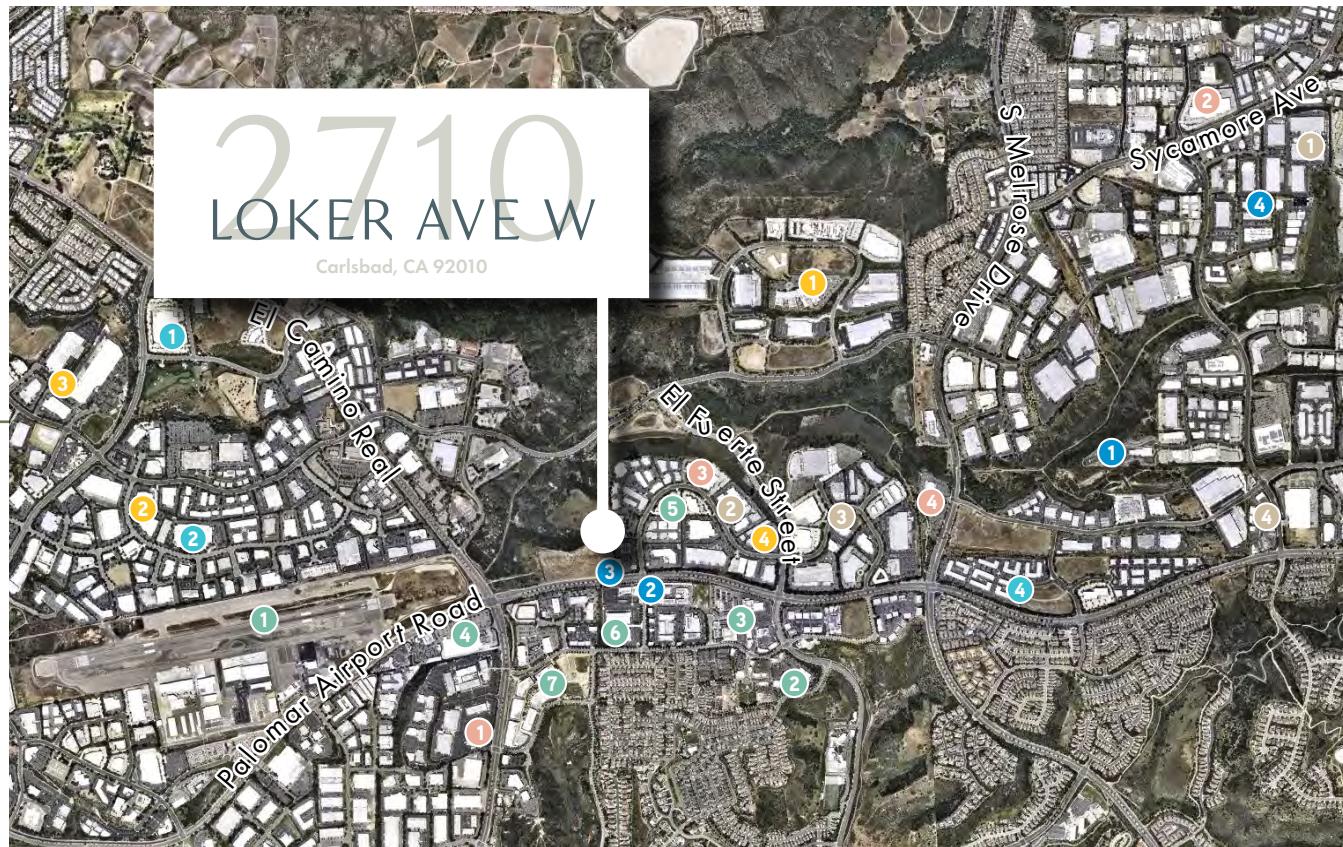
Starbucks, Bank of America, Staples, and more

6 Lift

44,030 SF Mixed-Use Office and Retail Development

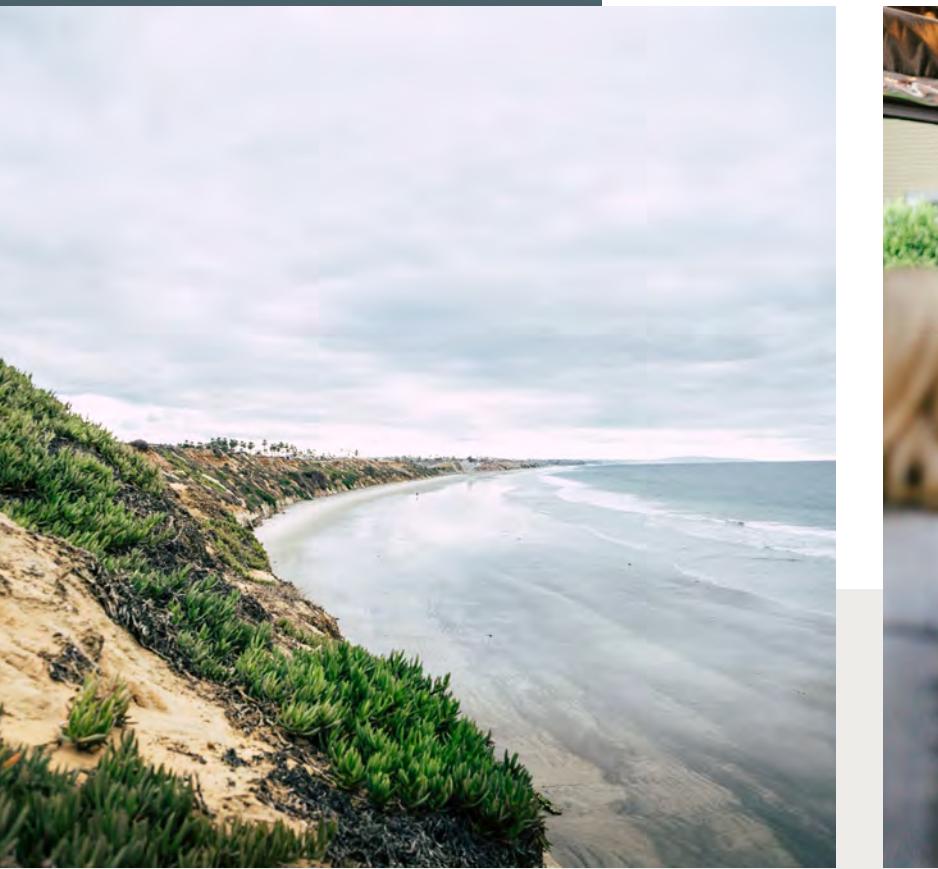
7 Kensington at the Square

100 Townhome Development Site



Corporate Neighbors

| Life Science | Military & Innovation | Food & Beverage | Manufacturing | Automotive |
|-------------------------------|-----------------------|-------------------|---------------|--------------|
| 1 IONIS PHARMACEUTICALS | 1 ViaSat | 1 Dogleg | 1 JEDIDAH | 1 TaylorMade |
| 2 GENOPTIX MEDICAL LABORATORY | 2 EMI | 2 EurekaBurger | 2 Callaway | 2 Mardon |
| 3 ThermoFisher SCIENTIFIC | 3 Collins Aerospace | 3 Starbucks | 3 Aragonaut | 3 Titleist |
| 4 ARYTE BIOSCIENCE | 4 CISCO | 4 Belching Beaver | 4 Primarch | 4 Organix |



CARLSBAD

Discover a Scenic Coastal Community with a Forward Thinking Economy

Located in North San Diego County, Carlsbad takes full advantage of its coastal location, providing beach community character and a strong tourism and hospitality industry. The City of Carlsbad has one of the finest climates in the country with moderate temperatures in the mid-70's year-round. The temperate weather, an abundance of executive housing, high quality schools, incredible recreational amenities including over 7 miles of beautiful beaches, world class championship golf courses, 46 miles of hiking trails, and a variety of retail and restaurants attract tourists and San Diego locals, making Carlsbad a highly desirable place to live, work and play.

114,411
POPULATION

\$150,102
AVG HOUSEHOLD INCOME

3.59M
ANNUAL VISITORS



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