



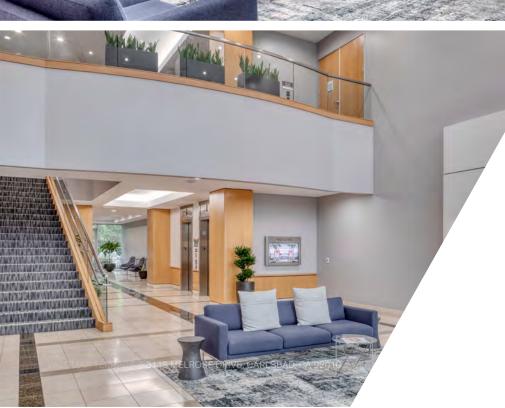


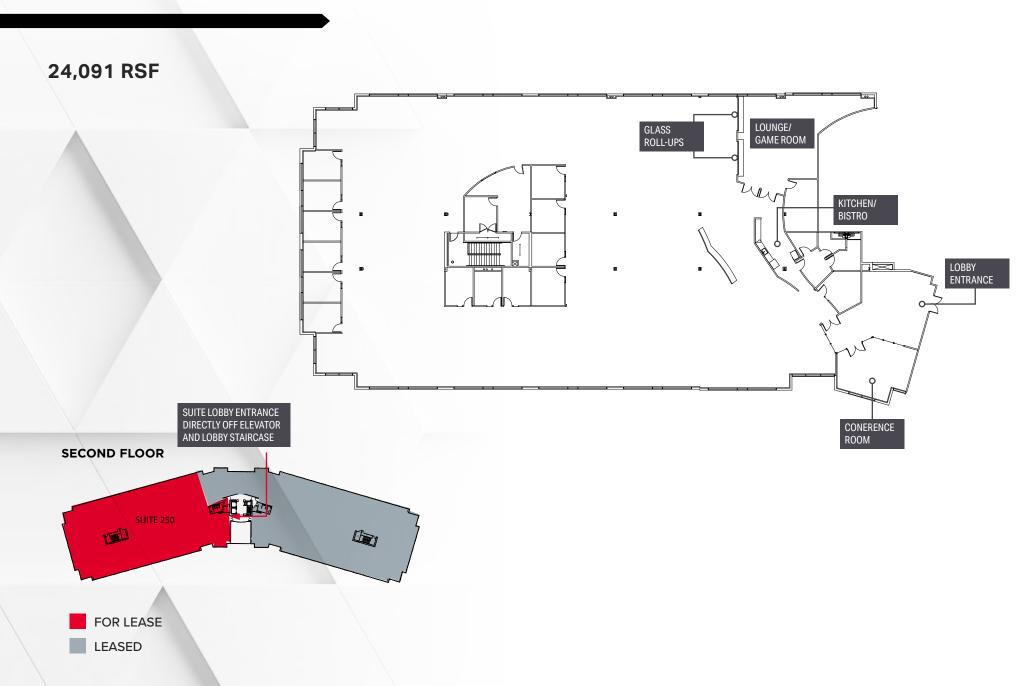




### **Features**

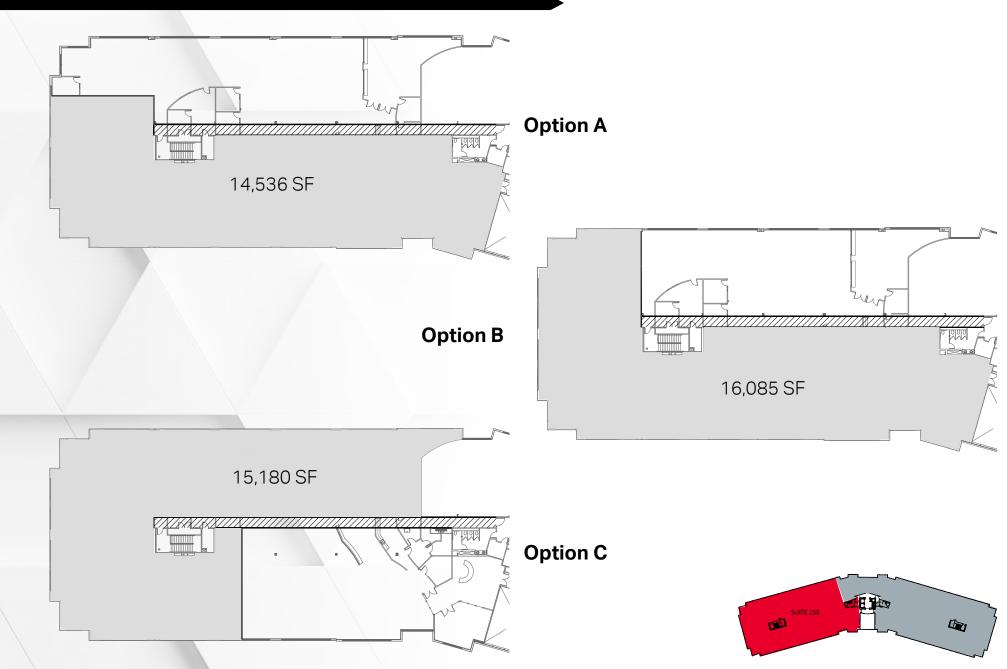
- > North San Diego's premier corporate headquarters location
- > Building upgrades just completed
- > High image lobby with vaulted open air ceilings
- > Nearby nature trail, park and picnic area
- > Highly efficient floor plate
- > Signalized intersection at entry for easy employee access
- > Above standard parking at 4.3/1,000 SF





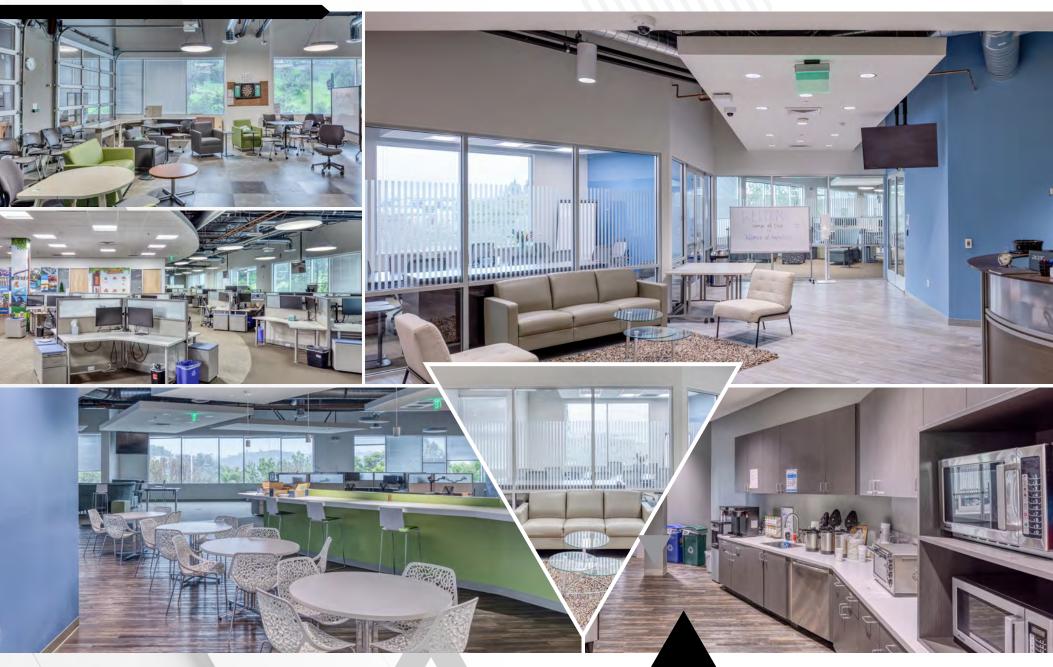
## SUITE 250 DEMISING PLANS

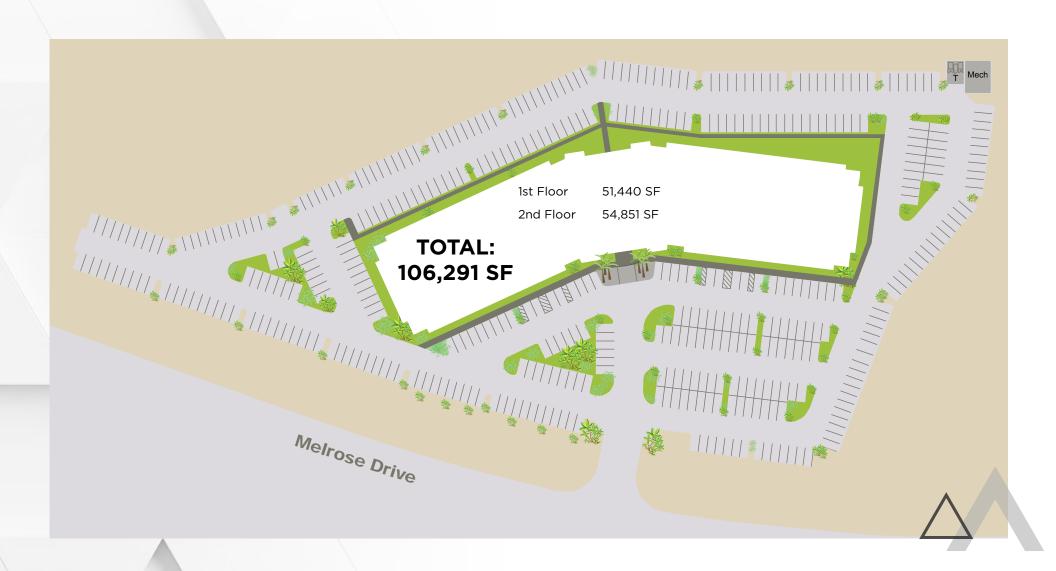












## AMENITIES // 200,000 SF OF RETAIL



#### **FOR LEASE**

# PALOMAR— TERRACE

3115 MELROSE DRIVE, CARLSBAD, CA 92010

#### ARIC STARCK

**Executive Vice Chairman** +1 760 431 4211 aric.starck@cushwake.com LIC# 01325461

#### **MATTY SUNDBERG**

Senior Vice President +1 760 438 8518 matty.sundberg@cbre.com LIC #01257446





©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from 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 PROPERTIES) REFERENCED HEREIN OR AS TO THE 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 SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 05/12/23