

**SPECIAL PRICING**

**\$2/SF +U - YEAR 1**

**5050**

**AVENIDA ENCINAS**

**Carlsbad, CA 92008**

EXCLUSIVELY MARKETED BY:

**Joe Anderson**

+ 1 760 415 3245

joe.anderson@cushwake.com

LIC #01280854

**Brooks Campbell**

+760 500 7720

brooks.campbell@cushwake.com

LIC #01380901



12830 El Camino Real, Suite 100, San Diego CA 92130 | P +1 760 431 4200 | F +1 760 454 3869 | [cushmanwakefield.com](http://cushmanwakefield.com)

*The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*



# FEATURES

**CLASS "A" 3-STORY BUILDING W/ NEW  
RENOVATIONS TOTALING 51,162 RSF**

---

**LOCATED WEST OF I-5**

---

**PROMINENT SIGNAGE AVAILABLE**

---

**EXCELLENT ACCESS TO & VISIBILITY  
FROM I-5 VIA CANNON RD**

---

**ATTRACTIVE DESIGN WITH  
INSTITUTIONAL QUALITY BRICK  
MASONRY & GLASS EXTERIOR**

---

**FIBER OPTIC ACCESS**

---

**CLOSE TO RESTAURANTS,  
SERVICES & BEACHES**

---

**SHOWER & LOCKER FACILITIES**

---

**ADJACENT TO HOTEL**

---

**PRIVATE BALCONIES**

---



# AERIAL



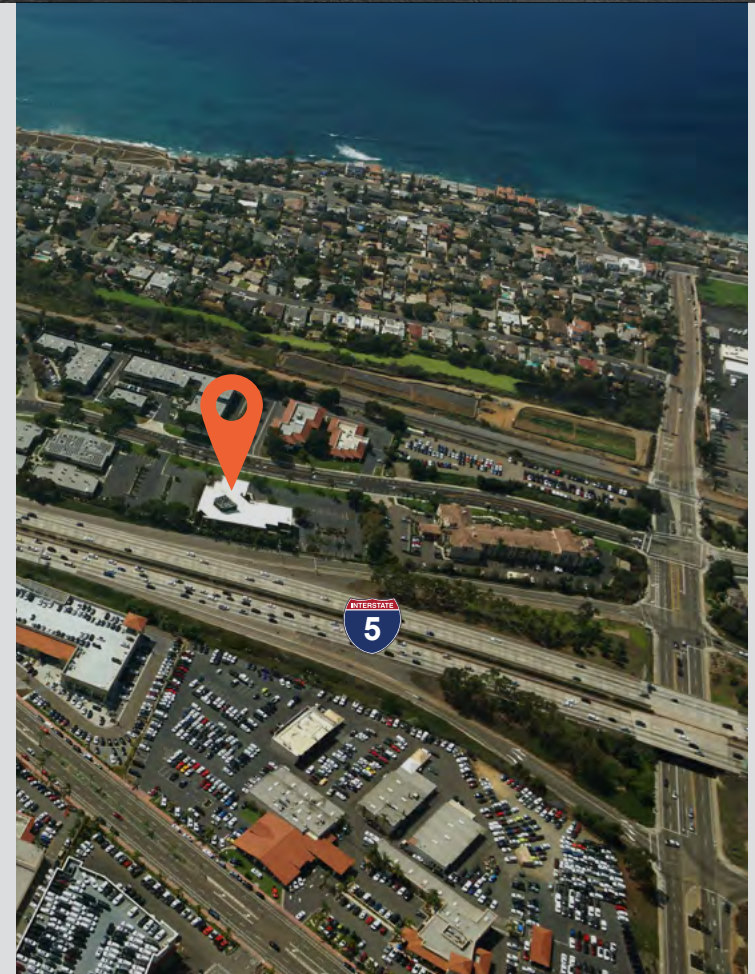


# LOCATION

## CARLSBAD, CALIFORNIA

The City of Carlsbad is a scenic coastal community in North San Diego County. Spanning 39 square miles, the city lies approximately 35 miles north of Downtown San Diego and 30 miles south of Orange County. Home to an estimated 112,300 residents, Carlsbad offers the advantages of a major metropolitan area in a suburban setting with a large concentration of executive residential communities, high quality schools and a wealth of retail, restaurants and entertainment. As the “Golf Capital of the World” and a regional leader in San Diego’s action sports manufacturing industry, Carlsbad is also renowned for its abundant recreation centered on its 7 miles of coastline, 46 miles of hiking trails, parks, sports facilities, and world-class golf courses.

Carlsbad is a business-friendly environment within a vibrant live-work-play atmosphere that has attracted distinguished executives, entrepreneurs and a well-educated workforce. Together, this dynamic has created a casual corporate culture that is unique to Southern California. As a result, the seaside city has developed a strong local economy with a wide range of business clusters such as life sciences, action sports manufacturing, clean technology, information and communications technology, and hospitality and leisure. Carlsbad has also become the preferred corporate headquarters and business location for renowned companies on a national and international scale.



# AVAILABILITY

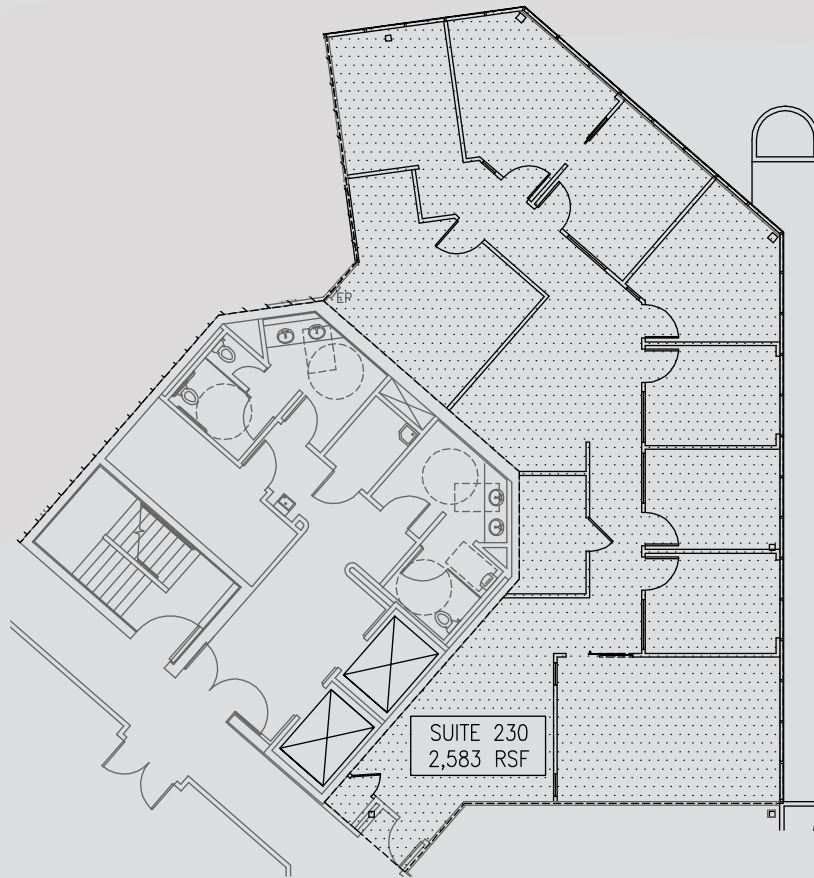
FLOOR	SUITE #	RSF	PRICE	AVAILABILITY	AS-BUILT SUITE FEATURES
2nd	230	2,583*	\$2.65/RSF	Immediately	6 private offices, conference room, break area, storage and server room
2nd	270	2,472*	\$2.65/RSF	Immediately	4 private offices, break area, open work/reception space
3rd	340	5,091	\$2.65/RSF	4/1/2025	5 private offices, conference room, 2 large open work areas, break area and large balcony

\* Contiguous for up to 5,055 RSF.



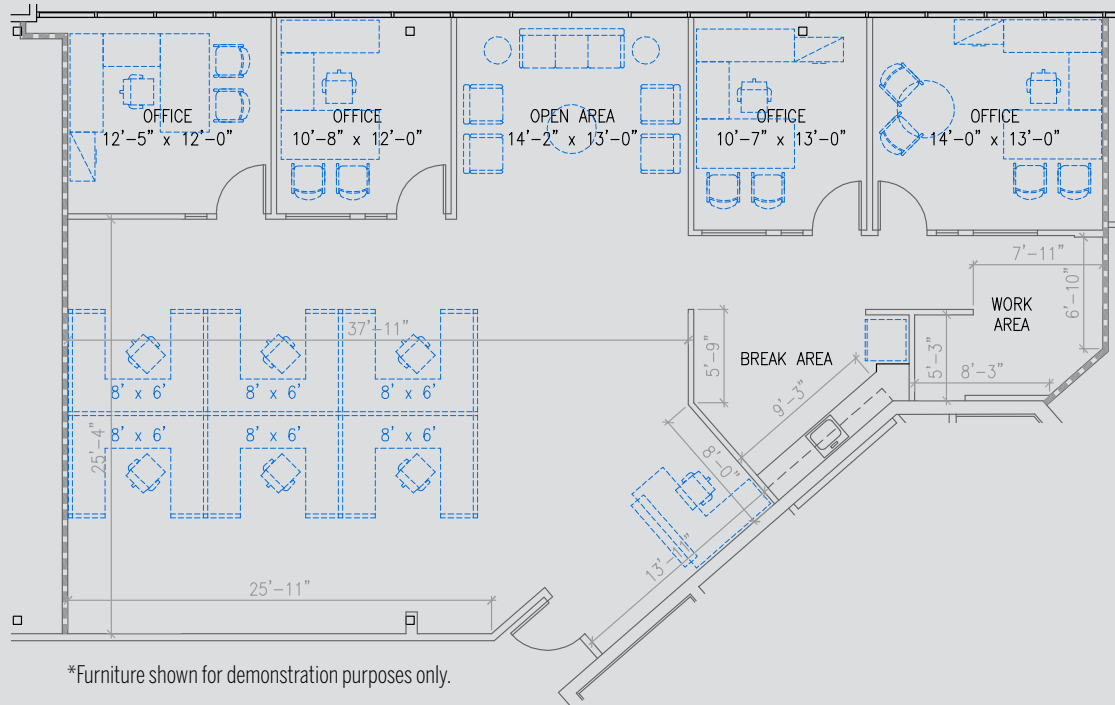
# SUITE 230

2,583 RSF



# SUITE 270

2,472 RSF



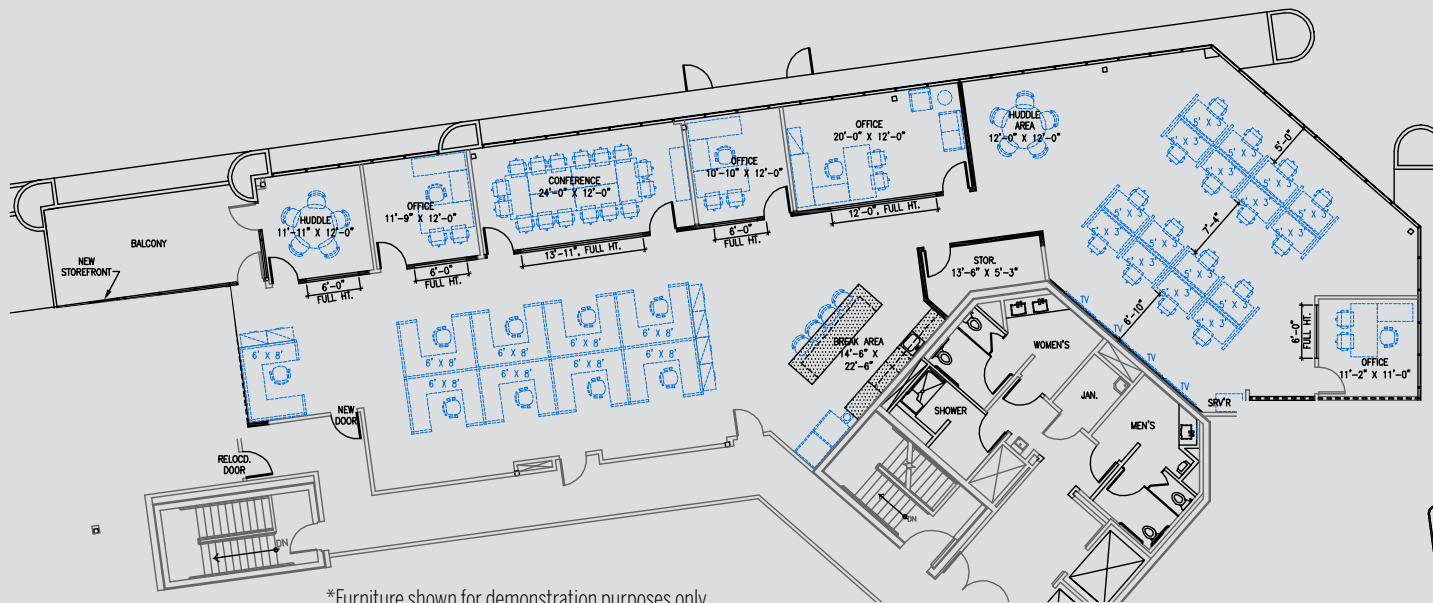
\*Furniture shown for demonstration purposes only.





# SUITE 340

5,091 RSF



\*Furniture shown for demonstration purposes only.





# SUITE 270

2,472 RSF

## NEW SPEC SUITE PHOTO GALLERY





# LOCATION

## WHY CARLSBAD?



### BEST PLACE TO LIVE

Named one of the "Best Places to Live 2016"  
*Men's Journal, 2016*



### ECITY AWARD

"Digital Capital of California" eCity award  
(Carlsbad)  
*Google, 2013*



### BEST FOR ZIP VENTURE CAPITAL

#4 of the Top Ten Zip Codes for Venture Capital Investment in San Diego  
(Carlsbad)  
*Atlantic Cities, 2013*



### BEST STARTUP ENVIRONMENT

#1 Best Place to Launch a Startup in 2014  
(San Diego)  
*Forbes, 2014*



### BEST CITY FOR JOB SEEKERS

#7 Best City for Job Seekers in California  
(Carlsbad)  
*Nerd Wallet, 2014*



### BUSINESS GROWTH

#5 Top Cities for fast-growth companies  
(San Diego-Carlsbad-San Marcos)  
*Inc, 2014*