



CLASS "A" OFFICE

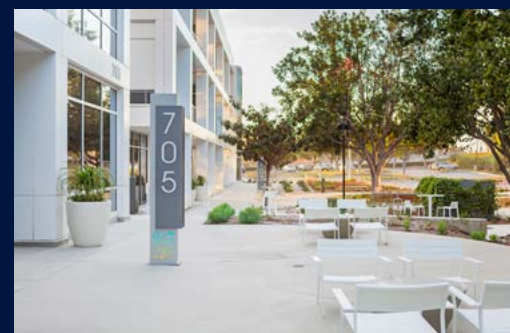
ON-SITE AMENITIES

PROMINENT LOCATION

HIGHLY FLEXIBLE FLOOR PLATES

Carlsbad Pacific Center

701, 703 & 705 PALOMAR AIRPORT ROAD
CARLSBAD, CA 92011



Carlsbad Pacific Center...Delivering the Needs of an Organization and its Employees

Carlsbad Pacific Center (CPC) is comprised of three professional buildings in a park-like setting. Strategically positioned along the Palomar Airport Corridor and the Interstate-5 Corridor, CPC is conveniently located in the beautiful seaside community of Carlsbad, California (between Orange County and downtown San Diego), the thriving employment hub of North San Diego County. CPC is located less than 1/4 mile from the beach within close proximity to a wealth of retail, recreation and entertainment options. CPC offers a desirable business environment with efficient floor plans, extensive window lines with outstanding views, in addition to numerous energy-saving features. Many aspects of the property are aimed to increase job satisfaction, productivity and performance, leading to an employer's ability to attract and retain employees, which ultimately translates into the bottom line of your business.

////////////////////

Key Features



Free Public Wi-Fi



High Speed Fiber



Access to Airport



Close to freeway

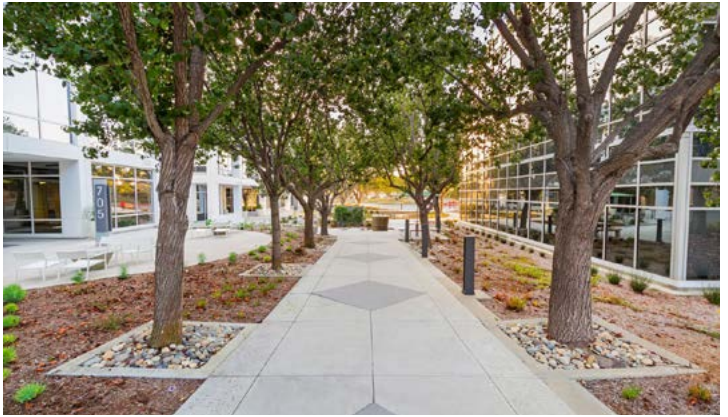
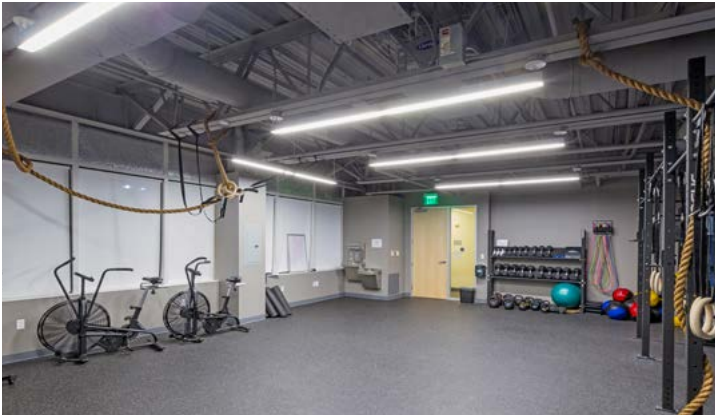


Nearby Amenities

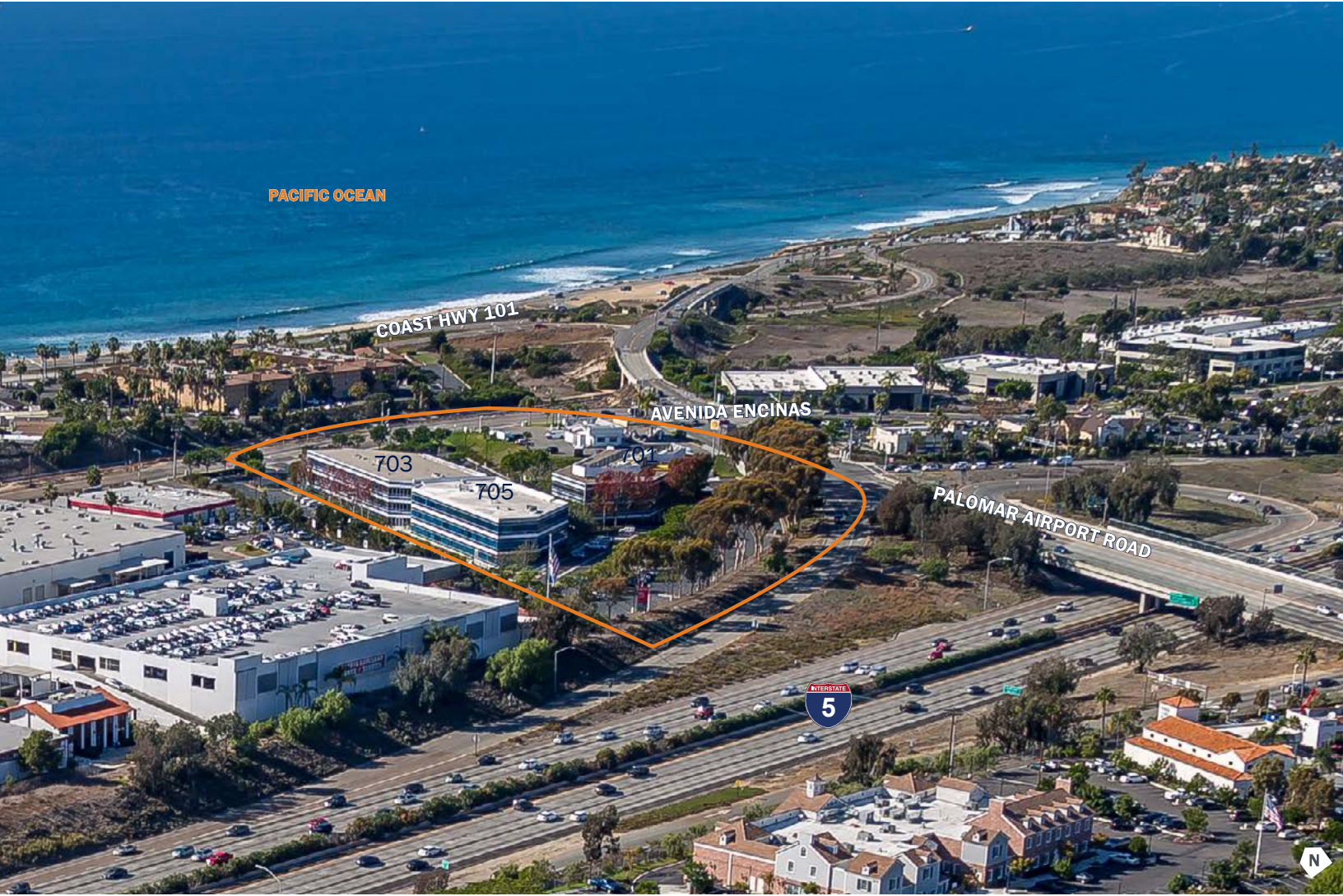


Fitness Center

New Exterior Improvements Completed! Upgraded Lobbies & Restrooms, Renovated Outdoor Pavilion, New Fitness Facility, New "Creative" and Traditional Office Suites, Upgraded Landscaping



EXCEPTIONAL AMENITIES & ACCESS



Travel Distances



Downtown San Diego
31.5 MILES



Carlsbad Village
3.8 MILES



San Diego Intl' Airport
31.3 MILES



Carlsbad McClellan Regional Airport
3.4 MILES



Interstate 5
.2 MILES



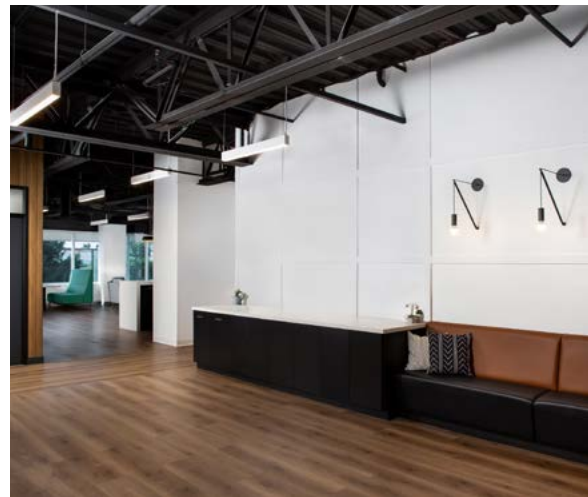
Highway 78
7.1 MILES



Carlsbad Beach
.25 MILES

SPECIFICATIONS

- **MAJOR INTERIOR & EXTERIOR RENOVATIONS COMPLETED!**
- **PLUG-IN AND CHARGE WHILE YOU WORK! 10 DEDICATED ELECTRIC VEHICLE CHARGING STATIONS (SDG&E POWER YOUR DRIVE PROGRAM).**
- Total 130,019 Multi-tenant office campus consisting of three approximate Class "A" buildings:
 - 48,872 RSF, 3 story built in 1986 (701)
 - 41,285 RSF, 3 story built in 1989 (703)
 - 39,862 RSF, 3 story built in 2002 (705)
- Base Year Lease Rate: Negotiable. Varies dependent upon views and tenant improvements. Includes 5 day per week janitorial service. Tenants pay electricity (pro-rata share in 701 & 703 buildings and separately metered in 705 building).
- Ample Parking: 489 spaces (3.8/1.000 RSF)
- Building signage available with visibility to Palomar Airport Road and Interstate-5
- Just a short walk to famed Carlsbad beaches.
- Unsurpassed Interstate-5 visibility.
- Campus setting with central water feature and gathering areas.
- Balconies in select suites on the second and third floors of the 703 building.
- Fitness facility with quality equipment.
- Shower and locker facilities.
- Card key system for after hours access of all building entries and lobbies.
- Time Warner fiber connectivity available.
- 1.4 miles from Coaster station servicing commuters from Oceanside to Downtown San Diego.
- Freeway frontage location offering easy access to Interstate-5 via Palomar Airport Road
- Numerous restaurant, retail and service amenities within walking distance or a short drive.
- Close proximity to executive housing including in Rancho Santa Fe, Fairbanks Ranch, Encinitas, Solana Beach, Del Mar and La Costa.
- Ease of access from Interstate 5, Highway 78 and surface streets connecting Carlsbad and all areas of North County's coastal communities and inland regions of San Marcos, Vista and Escondido.
- Expansion flexibility within Ownership's Carlsbad portfolio.



LEASE AVAILABILITY

Base Year Lease Rate: Negotiable

BLDG-SUITE	SIZE (RSF)	AVAILABLE	CONDITION	SUITE NOTES
701-100	5,332 RSF	Now	Built-out	Reception area, conference room, 9 private offices, copy room, server room, storage and break area.
701-120	1,469 RSF	Now	Built-out	Reception area, 4 private offices, and break area.
701-200	2,569 RSF	90 Days'	WARM SHELL	Warm shell condition / Conceptual plan available.
701-240	1,119 RSF	Now	Built-Out	Reception area, 3 private offices and copy room.
701-210	2,769 RSF	90 Days'	WARM SHELL	Warm shell condition / Conceptual plan available.
701-200 & 210	5,338 RSF	90 Days'	Contiguous Option	Warm shell condition / Conceptual plan available.
703-250	4,614 RSF	Now	Built-out	Reception, 10 private window-line offices, conference room, open office area, copy / fax area, storage and open kitchen.
705-300	3,372 RSF	Now	Built-out	Double door entry off the 3rd floor lobby, reception, 2 private offices, open office area, storage / server room, and kitchen / break area.

*Varies dependent upon views and tenant improvements. Includes 5 day per week janitorial service. Tenants pay electricity (pro-rata share in 701 & 703 buildings and separately metered in 705 building). Tenant to verify dimensions and that space is equipped to fit their needs.

Leasing Information



Justin Halenza
 +1 760 431 4221
 justin.halenza@cushwake.com
 LIC # 01238120

Matty Sundberg
 +1 760 431 4232
 matty.sundberg@cushwake.com
 LIC # 01257446

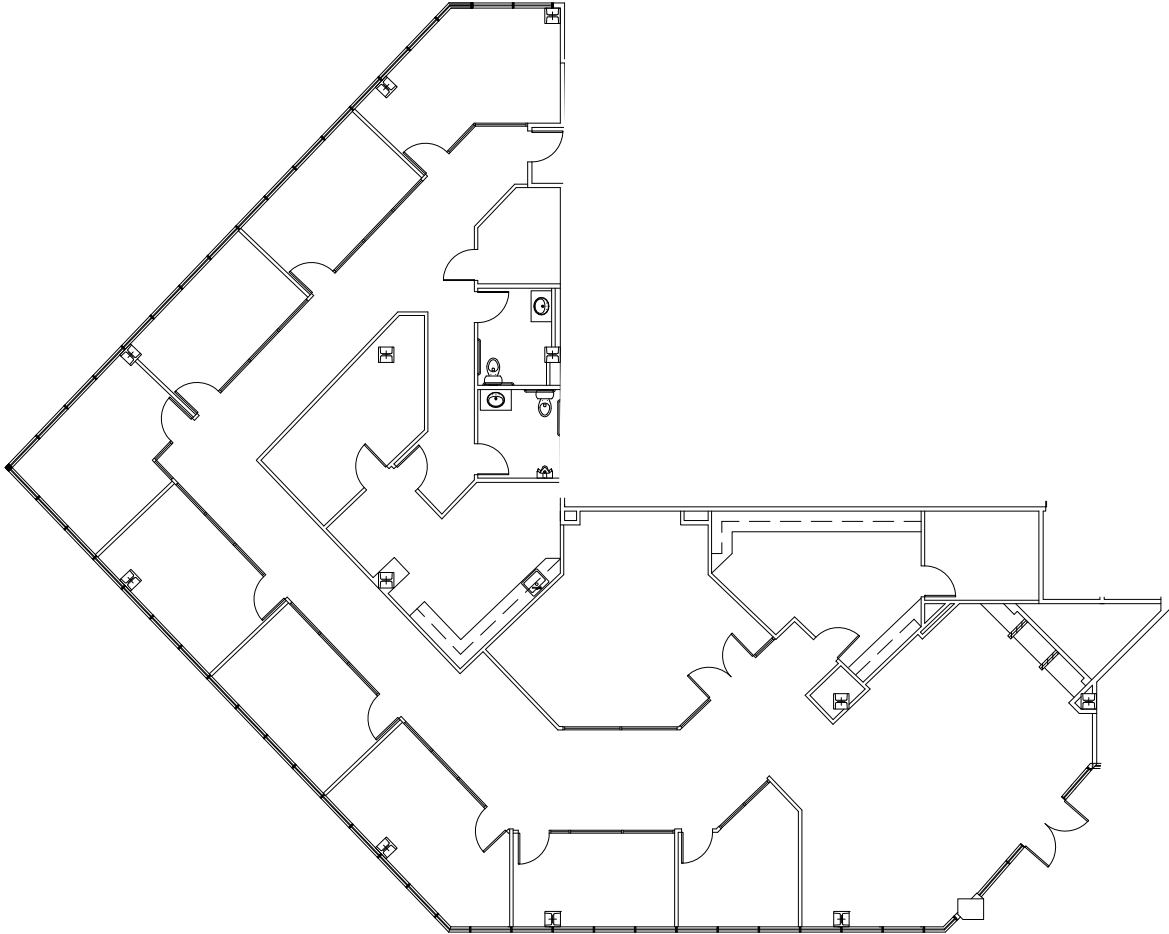
Joe Anderson
 +1 760 431 4209
 joe.anderson@cushwake.com
 LIC # 01280854

CUSHMAN & WAKEFIELD, INC. | LICENSED REAL ESTATE BROKER
 12830 EL CAMINO REAL, SUITE 100 | SAN DIEGO, CA 92130 | CUSHMANWAKEFIELD.COM

AVAILABILITY & FLOOR PLANS

701 Palomar Airport Road | Suite 100 | 5,332 RSF

Reception area, conference room, 9 private offices, copy room, server room, storage and break area.



701 PALOMAR AIRPORT ROAD | 1ST FLOOR

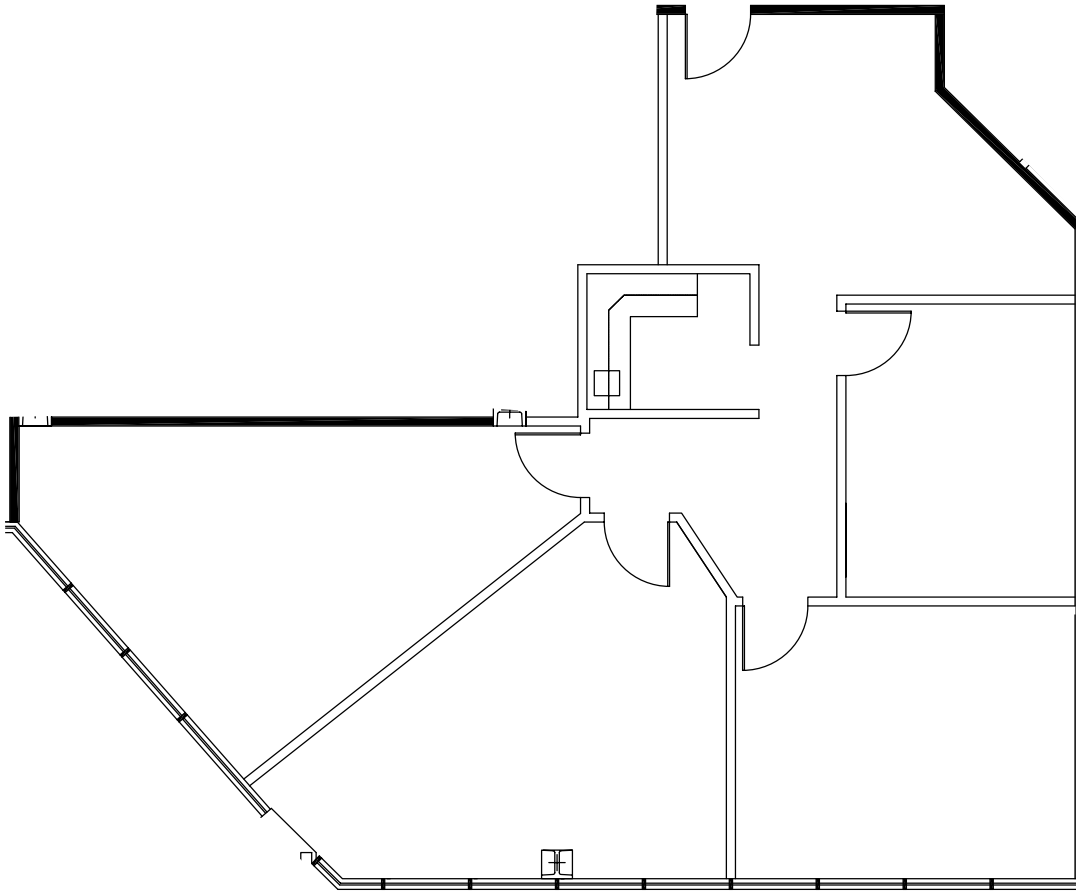


AVAILABILITY & FLOOR PLANS



701 Palomar Airport Road | Suite 120 | 1,469 RSF

Reception area, 4 private offices, and break area.



701 PALOMAR AIRPORT ROAD | 1ST FLOOR



AVAILABILITY & FLOOR PLANS



701 Palomar Airport Road | Suite 200 | 2,569 RSF

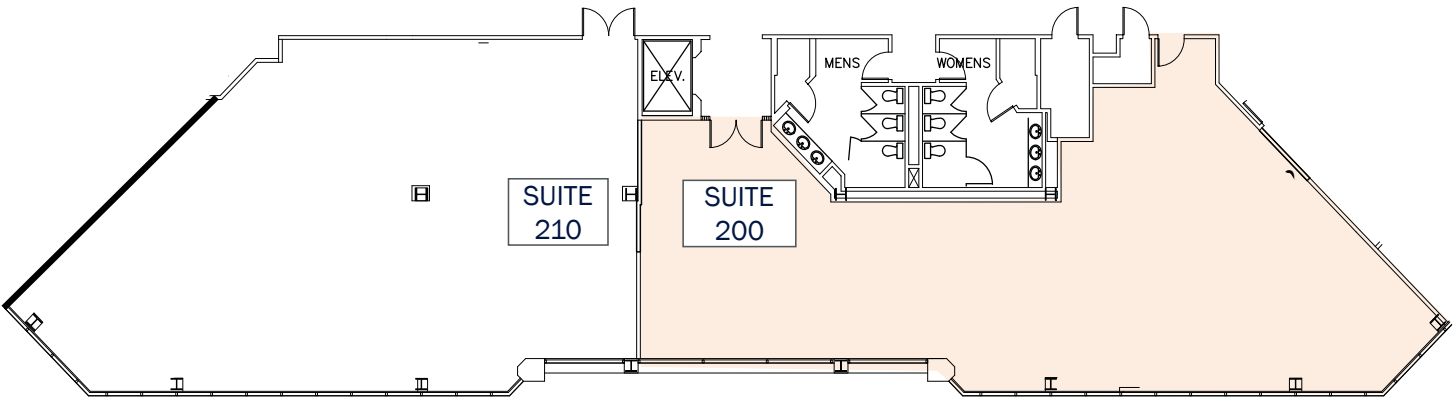
CONCEPTUAL PLAN / AVAILABLE 90 DAYS' ~ Warm shell condition, ready for custom tenant improvements.

701 Palomar Airport Road | Suite 210 | 2,769 RSF

CONCEPTUAL PLAN / AVAILABLE 90 DAYS' ~ Warm shell condition, ready for custom tenant improvements.

701 Palomar Airport Road | Suite 200 & 270 | 5,338 RSF

CONCEPTUAL PLAN / AVAILABLE 90 DAYS' ~ Warm shell condition, ready for custom tenant improvements.



Tenant to verify dimensions and that space is equipped to fit their needs.

701 PALOMAR AIRPORT ROAD | 2ND FLOOR

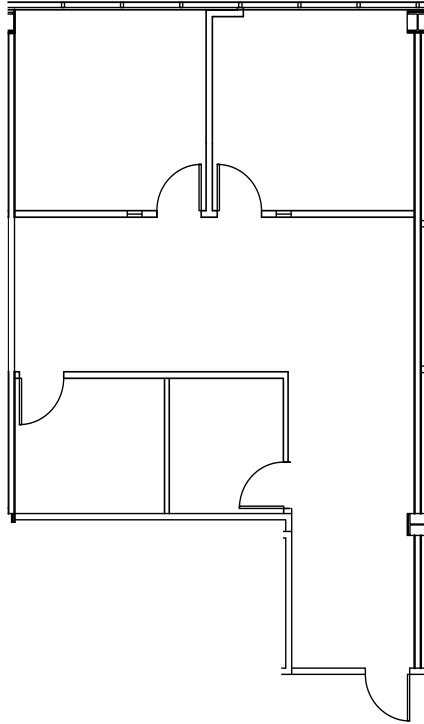


AVAILABILITY & FLOOR PLANS



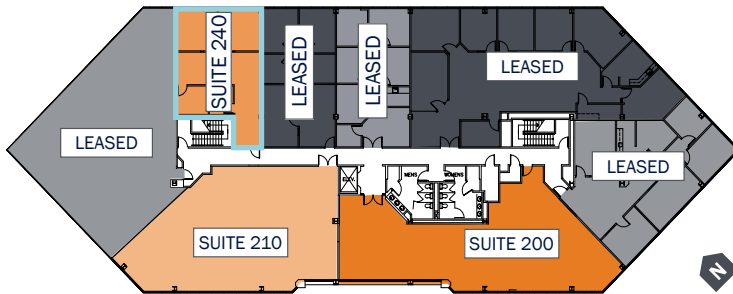
701 Palomar Airport Road | Suite 240 | 1,119 RSF

Reception area, 3 private offices, and copy room.



Tenant to verify dimensions and that space is equipped to fit their needs.

701 PALOMAR AIRPORT ROAD | 2ND FLOOR



AVAILABILITY & FLOOR PLANS

703 Palomar Airport Road | Suite 250 | 4,614 RSF

Reception, 10 private window-line offices, conference room, open office area, copy / fax area, storage and open kitchen.



Tenant to verify dimensions and that space is equipped to fit their needs.

703 PALOMAR AIRPORT ROAD | 2ND FLOOR

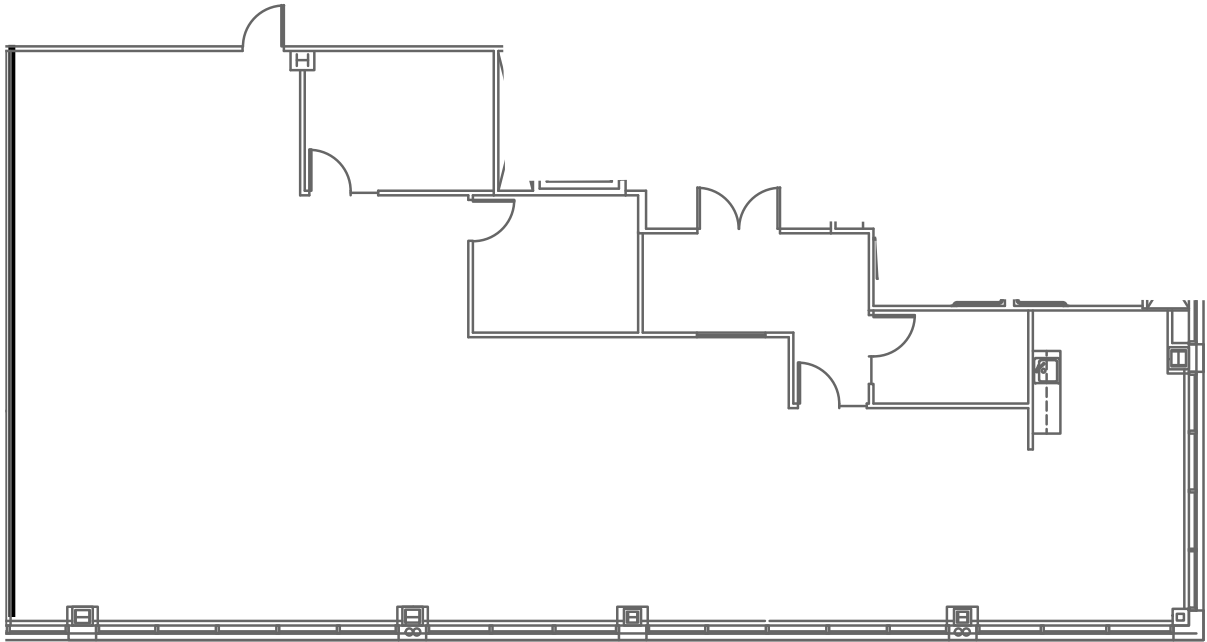


AVAILABILITY & FLOOR PLANS



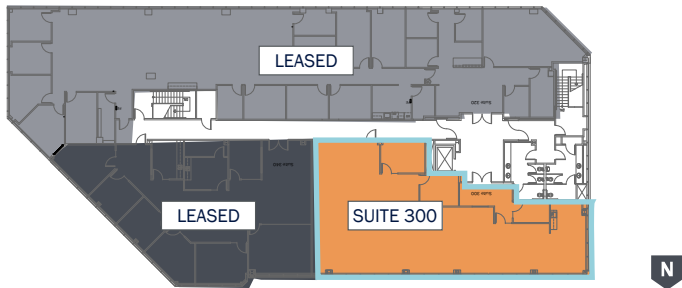
705 Palomar Airport Road | Suite 300 | 3,372 RSF

Double door entry off the 3rd floor lobby, reception, 2 private offices, open office area, storage / server room, and kitchen / break area.



Tenant to verify dimensions and that space is equipped to fit their needs.

705 PALOMAR AIRPORT ROAD | 3RD FLOOR



AMENITY MAP



CARLSBAD PACIFIC CENTER



Leasing Information



Justin Halenza
+1 760 431 4221
justin.halenza@cushwake.com
LIC # 01238120

Matty Sundberg
+1 760 431 4232
matty.sundberg@cushwake.com
LIC # 01257446

Joe Anderson
+1 760 431 4209
joe.anderson@cushwake.com
LIC # 01280854

CUSHMAN & WAKEFIELD, INC. | LICENSED REAL ESTATE BROKER
12830 EL CAMINO REAL, SUITE 100 | SAN DIEGO, CA 92130 | CUSHMANWAKEFIELD.COM



About Brookwood Financial Partners, LLC—Brookwood is a nationally-recognized private equity investment firm that specializes in acquiring and managing value-add commercial real estate and related operating businesses on behalf of a select group of institutional investors, family offices and high net worth individuals. Since its founding in 1993, Brookwood has raised over \$810 million of equity to acquire a portfolio of 199 commercial real estate and convenience store properties, with a realized and unrealized value in excess of \$2.2 billion. The portfolio has spanned multiple asset classes, geographical markets and industries across the United States.
brookwoodfinancial.com