

FOR LEASE

PALOMAR TERRACE

3115 MELROSE DRIVE, CARLSBAD, CA 92010

26,558 SF AVAILABLE R&D / CREATIVE OFFICE / CORPORATE HQ



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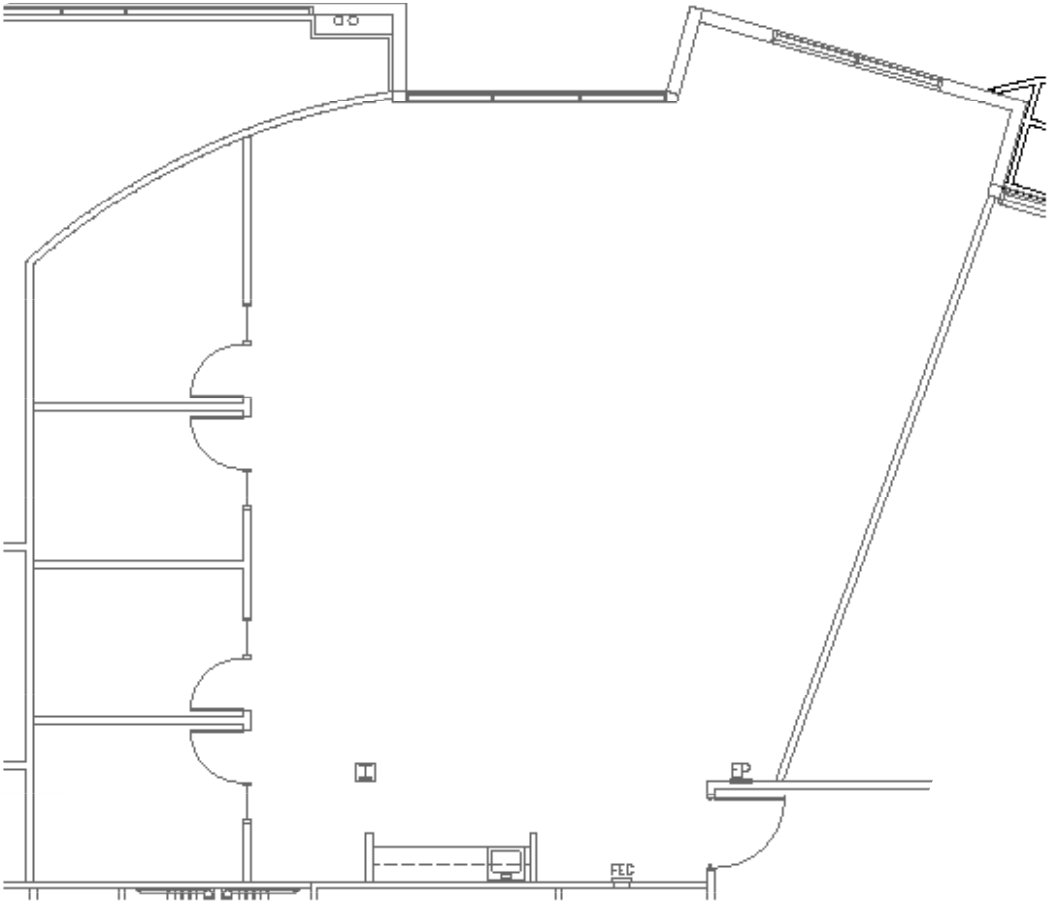
Features

- > 26,558 SF Available for R&D/Creative Office/Corporate HQ
- > North San Diego's premier corporate headquarters location
- > 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



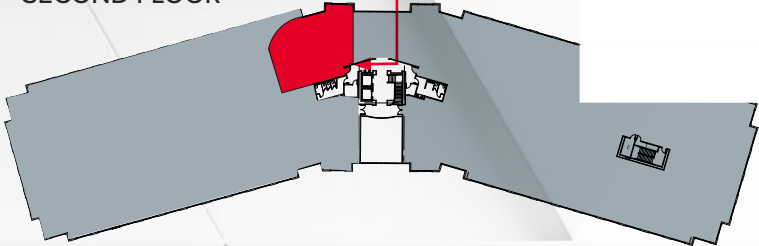
SUITE 220

2,467 RSF



SECOND FLOOR

SUITE LOBBY ENTRANCE
DIRECTLY OFF ELEVATOR
AND LOBBY STAIRCASE

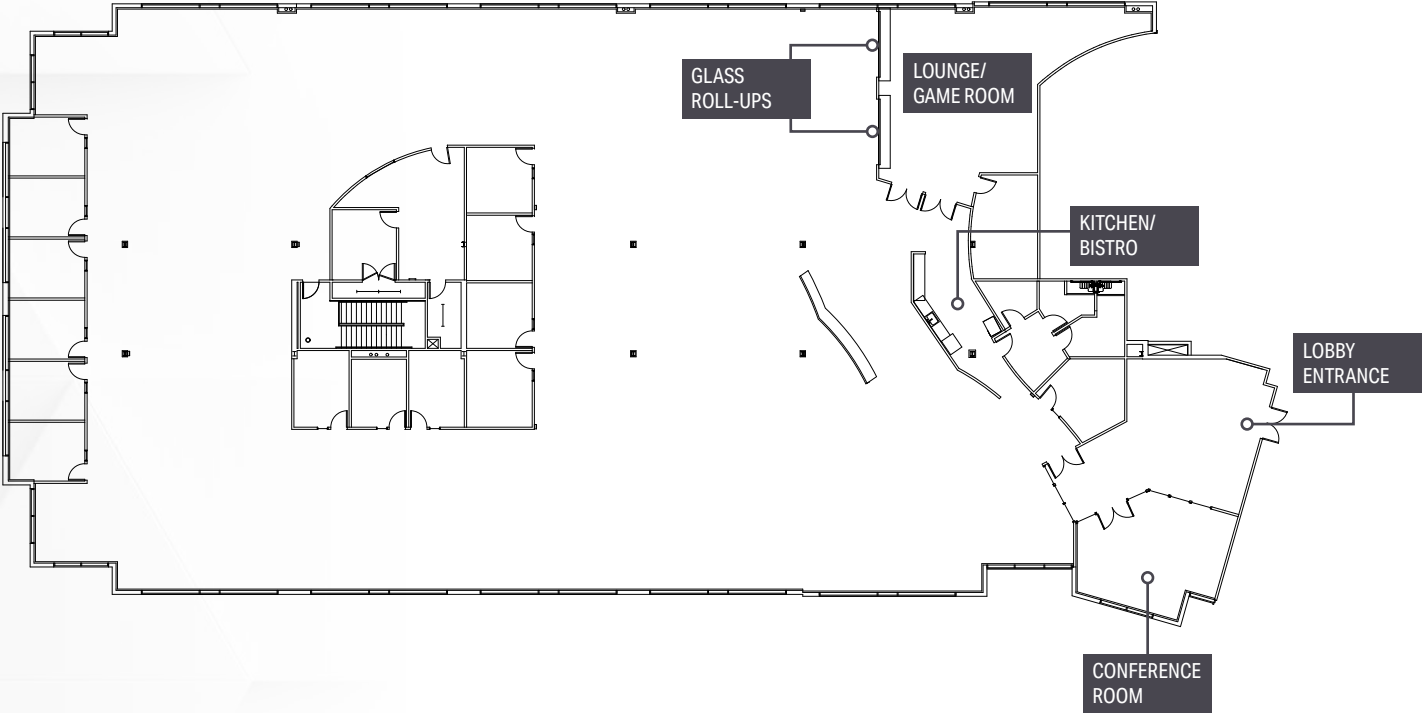


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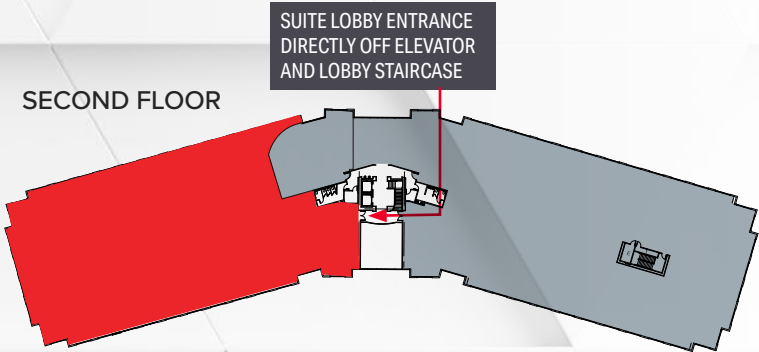
LEASED

SUITE 250

24,091 RSF



SECOND FLOOR

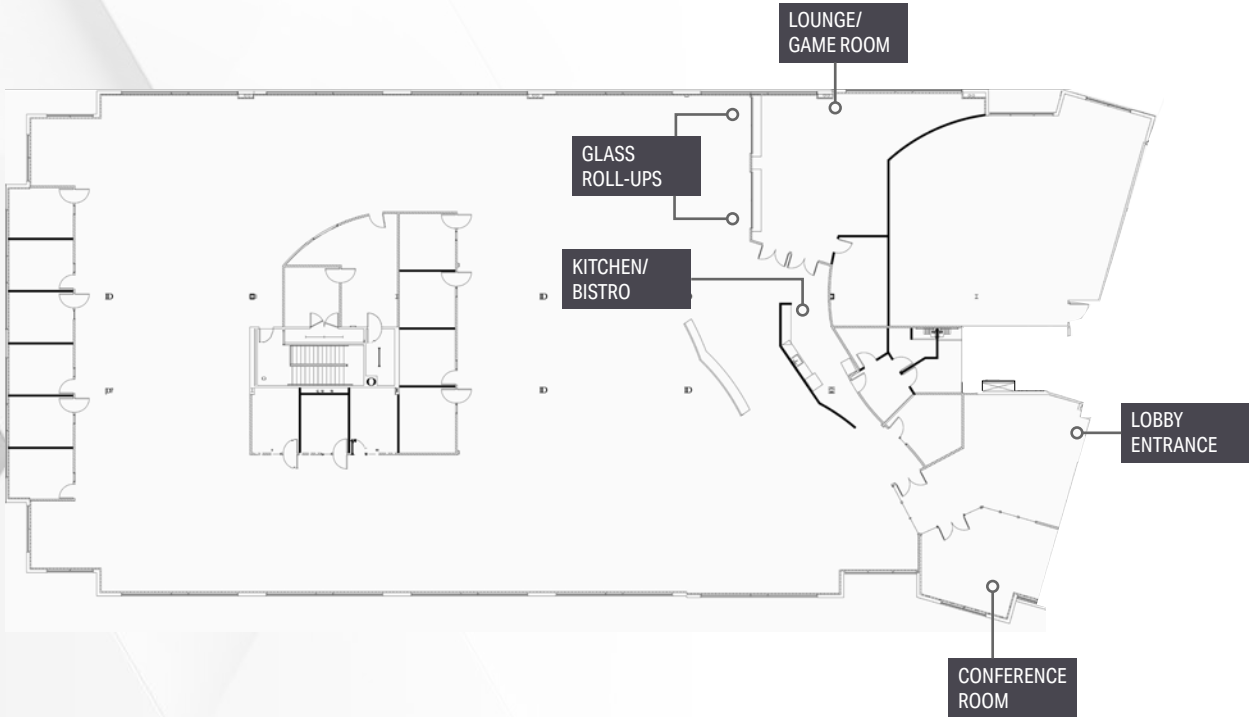


■ FOR LEASE

■ LEASED

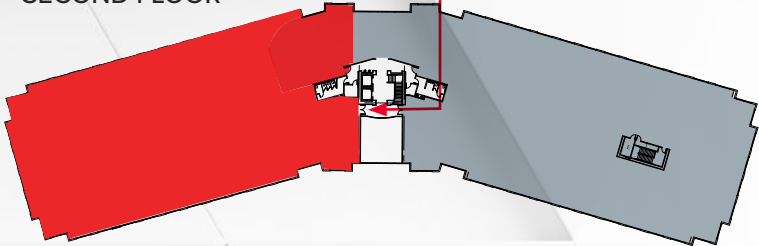
SUITE 250 / 220

26,558 RSF



SECOND FLOOR

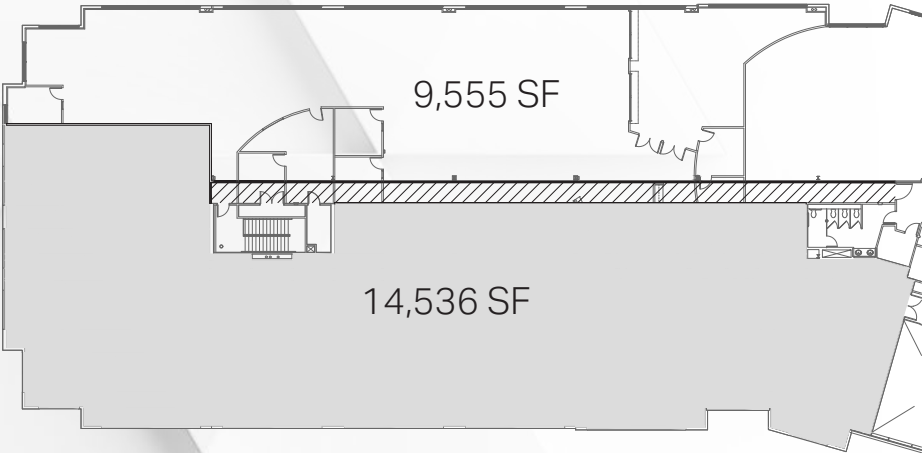
SUITE LOBBY ENTRANCE
DIRECTLY OFF ELEVATOR
AND LOBBY STAIRCASE



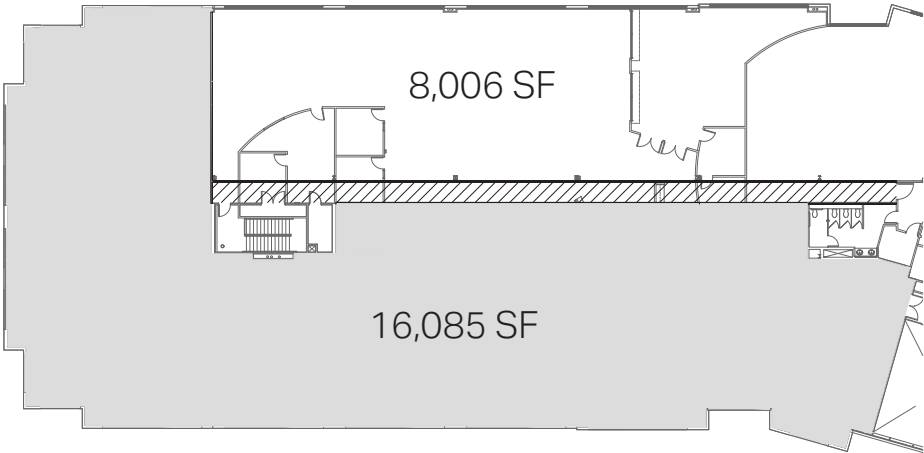
■ FOR LEASE

■ LEASED

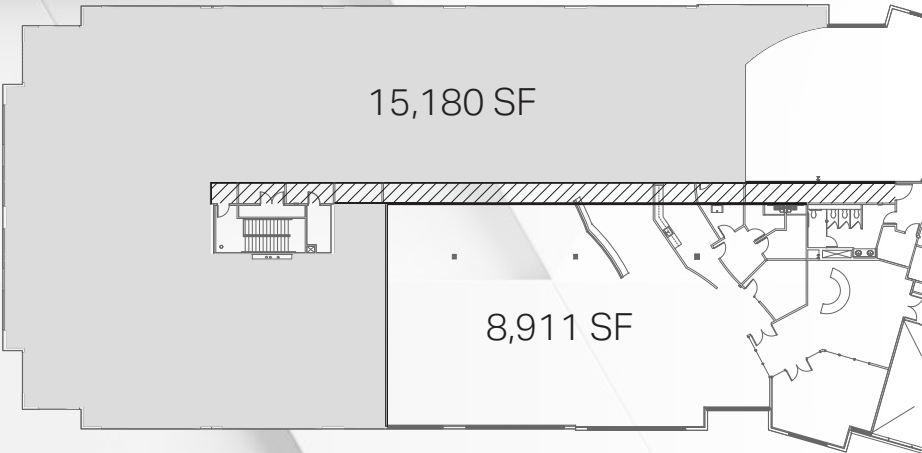
SUITE 250 DEMISING PLANS



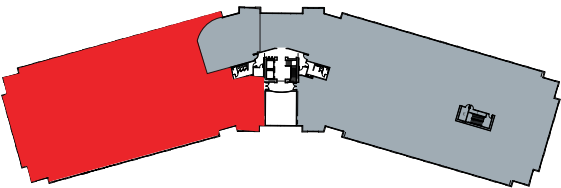
Option A



Option B



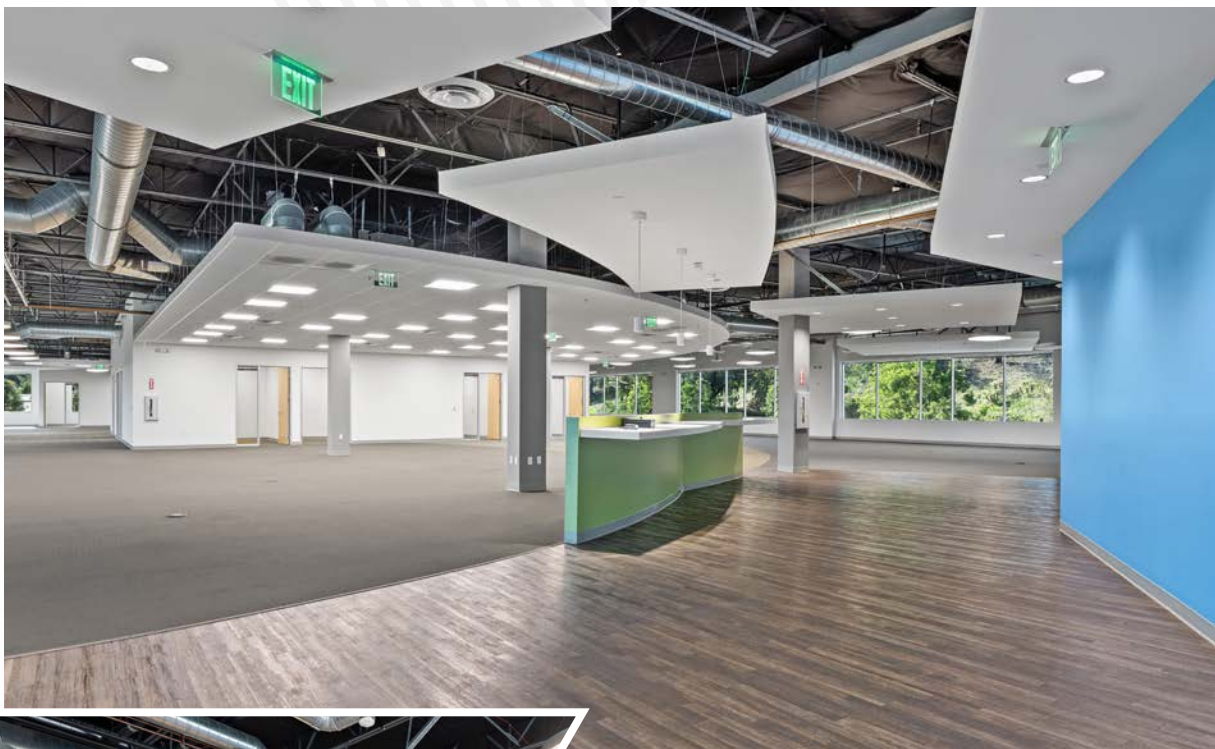
Option C



SUITE 250



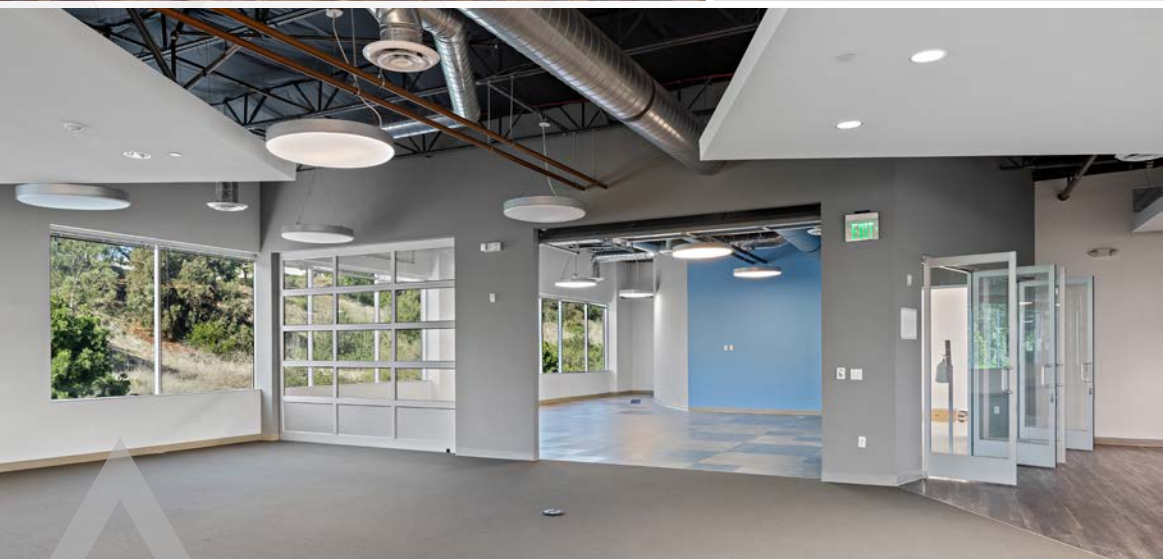
PALOMAR
TERRACE



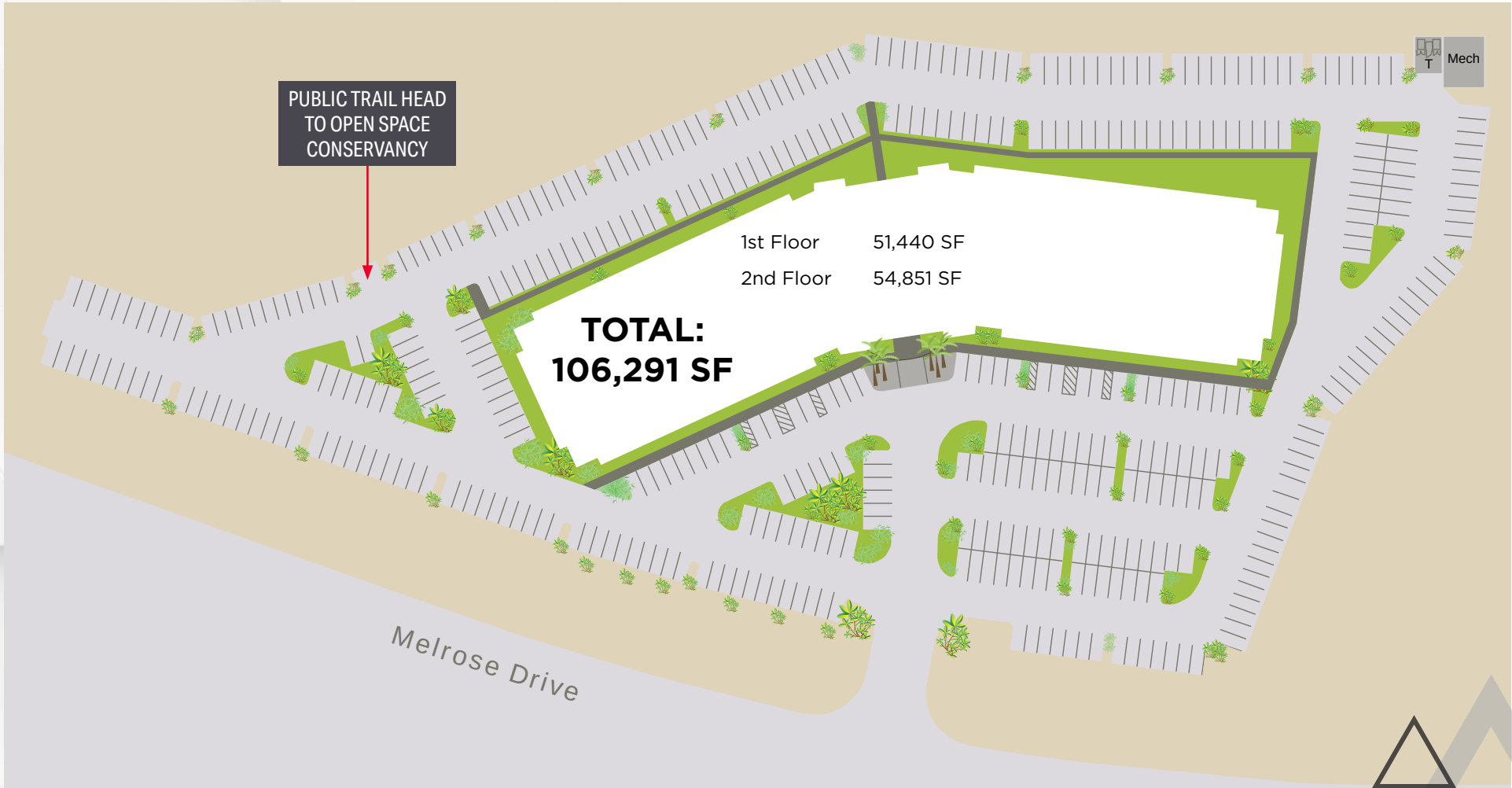
SUITE 250



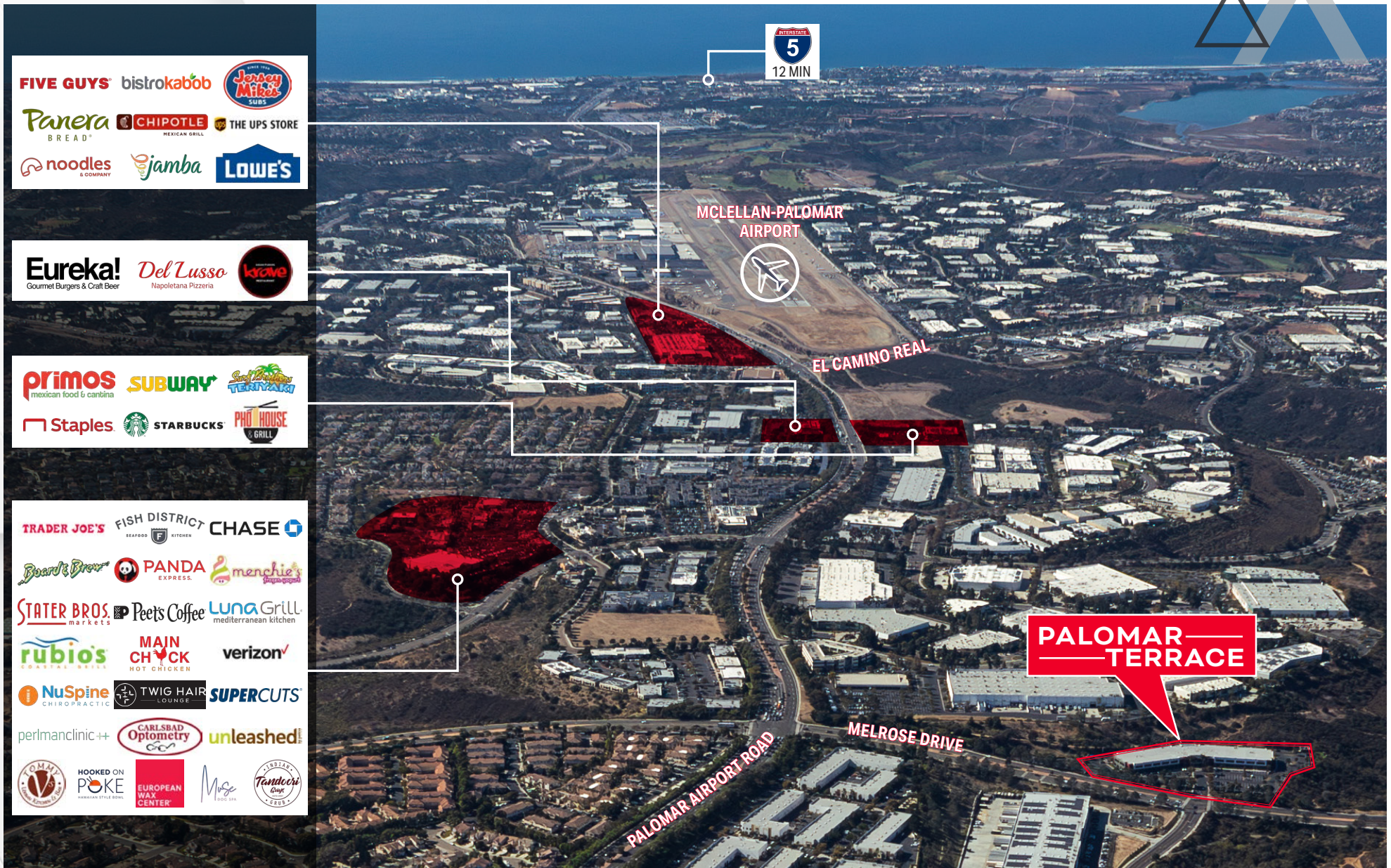
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SITE PLAN

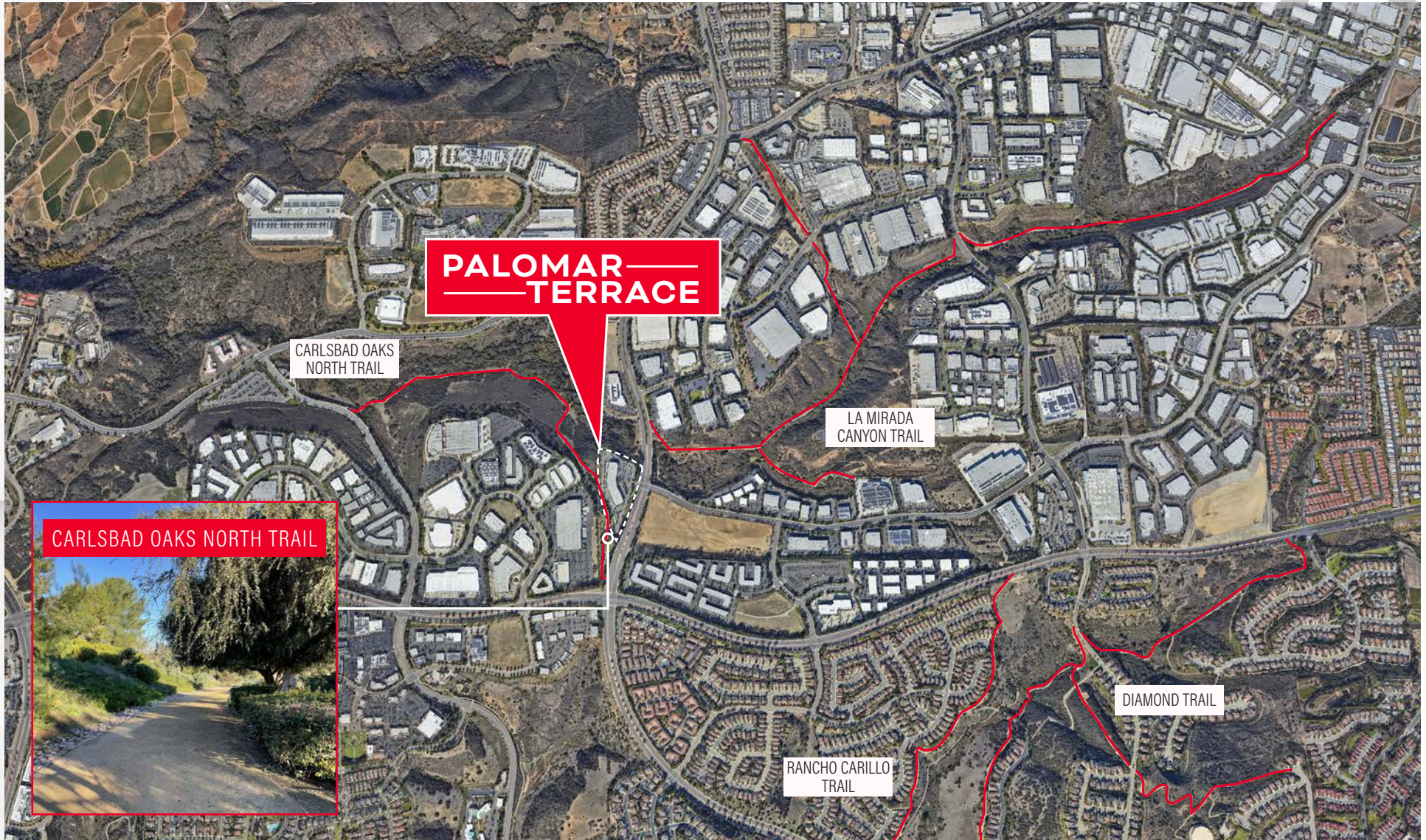


AMENITIES // 200,000 SF OF RETAIL



NEARBY HIKING

RUNNING/HIKING TRAIL HEAD LOCATED AT THE PROJECT PROVIDING A GREAT EMPLOYEE AMENITY



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