



# 5050 AVENIDA ENCINAS

Carlsbad, CA 92008

EXCLUSIVELY MARKETED BY:

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# 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

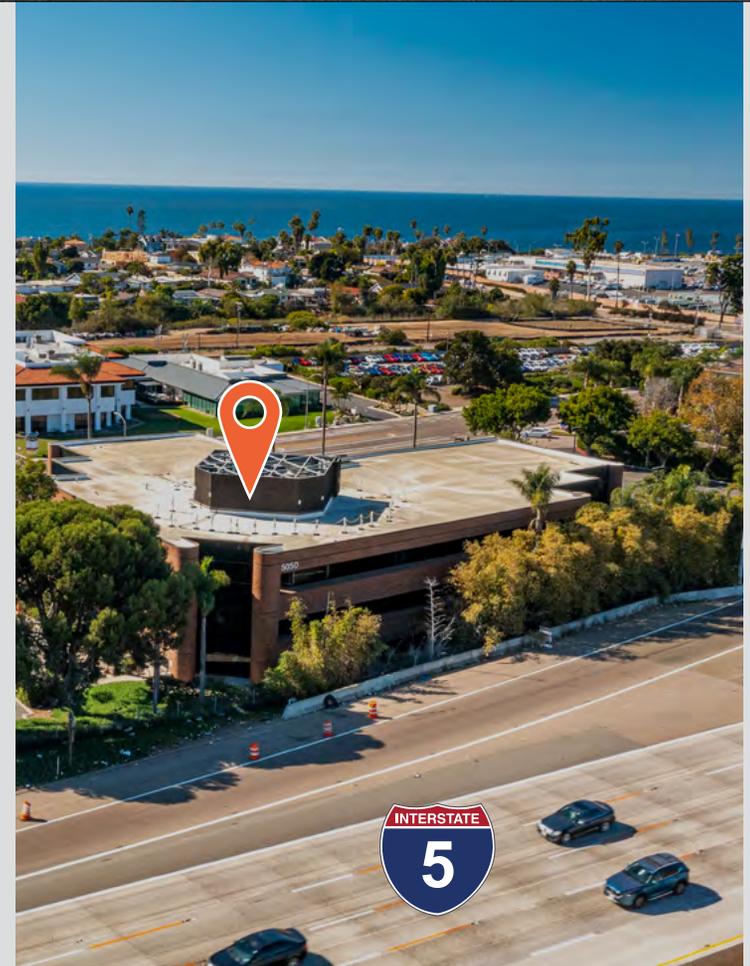


# LOCATION

## 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

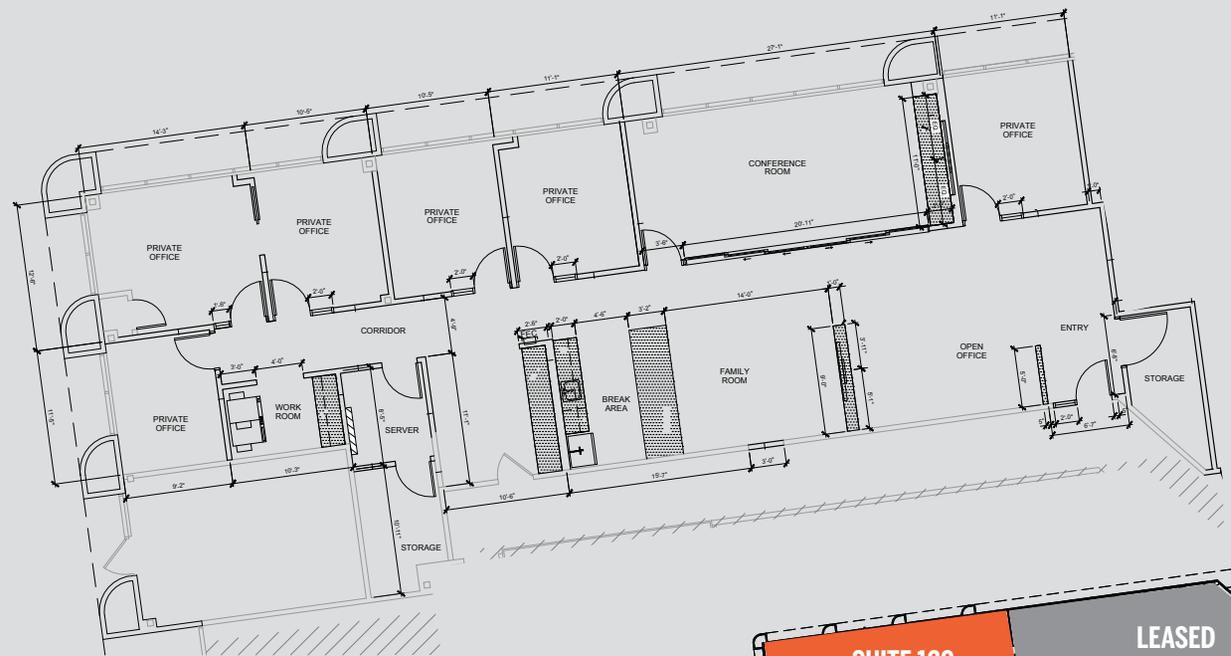
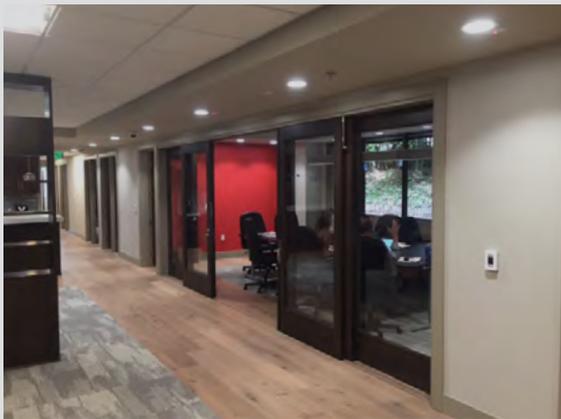
FLOOR	SUITE #	RSF	AVAILABILITY	AS-BUILT SUITE FEATURES
1st	120	2,813	Immediately	High End Spec Suite 6 private offices, conference room, family room, break area, work room, server room and 2 storage spaces
2nd	230	2,583*	30 Days	New Spec Suite 6 private offices, conference room, break area, storage and server room
2nd	270	2,472*	Immediately	New Spec Suite 4 private offices, break area, open work/reception space
3rd	300	5,441**	Immediately	Prominent Double Door Entry off Elevator Lobby 9 private offices, 2 conference rooms, open work/reception space
3rd	340	5,091**	Immediately	Creative Office with open ceiling 5 private offices, conference room, 2 large open work areas, break area and large balcony

\* Contiguous for up to 5,055 RSF.

\*\* Contiguous for up to 10,532 RSF.

# SUITE 120

2,813 RSF



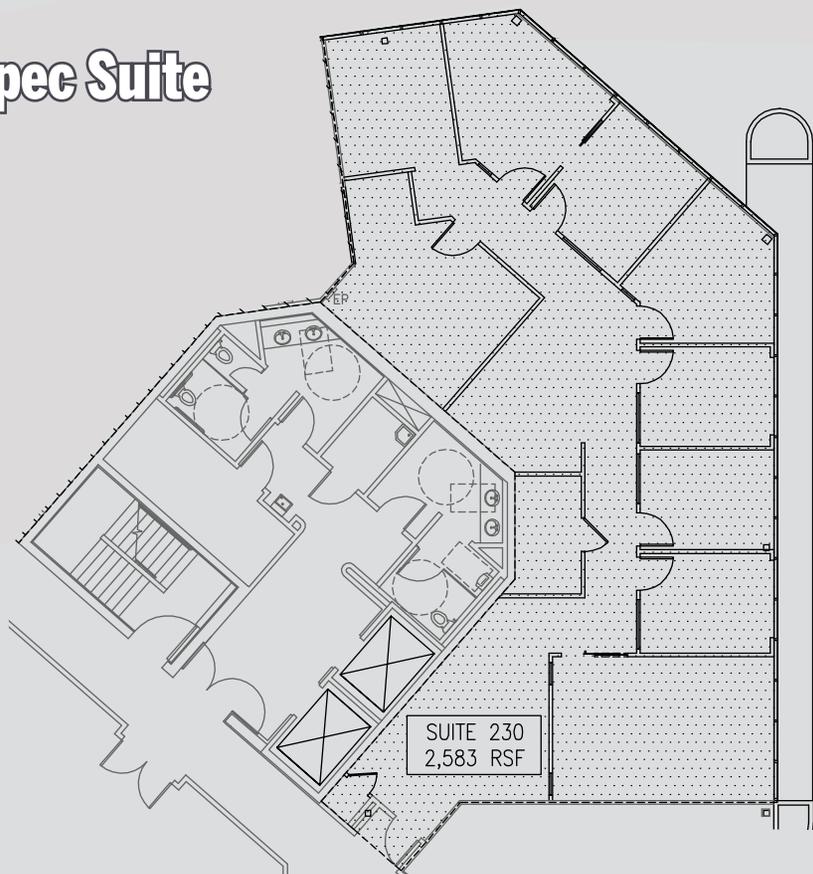
High End Spec Suite



# SUITE 230

2,583 RSF

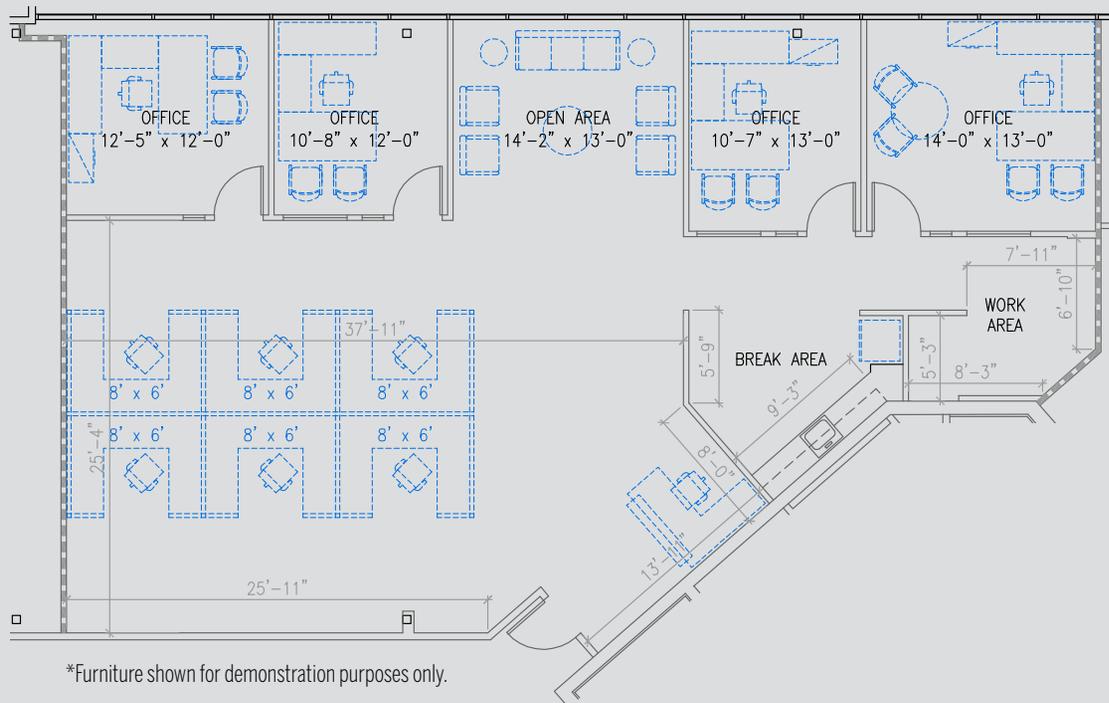
**New Spec Suite**



# SUITE 270

2,472 RSF

## New Spec Suite



\*Furniture shown for demonstration purposes only.



# SUITE 270

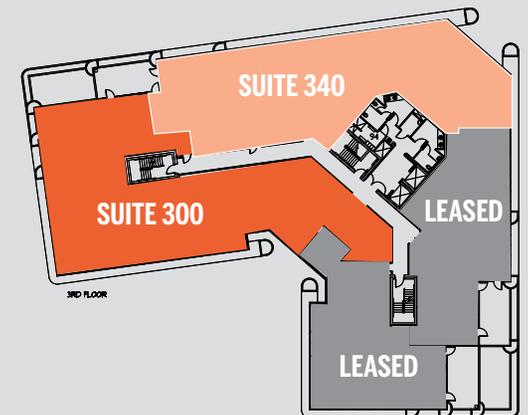
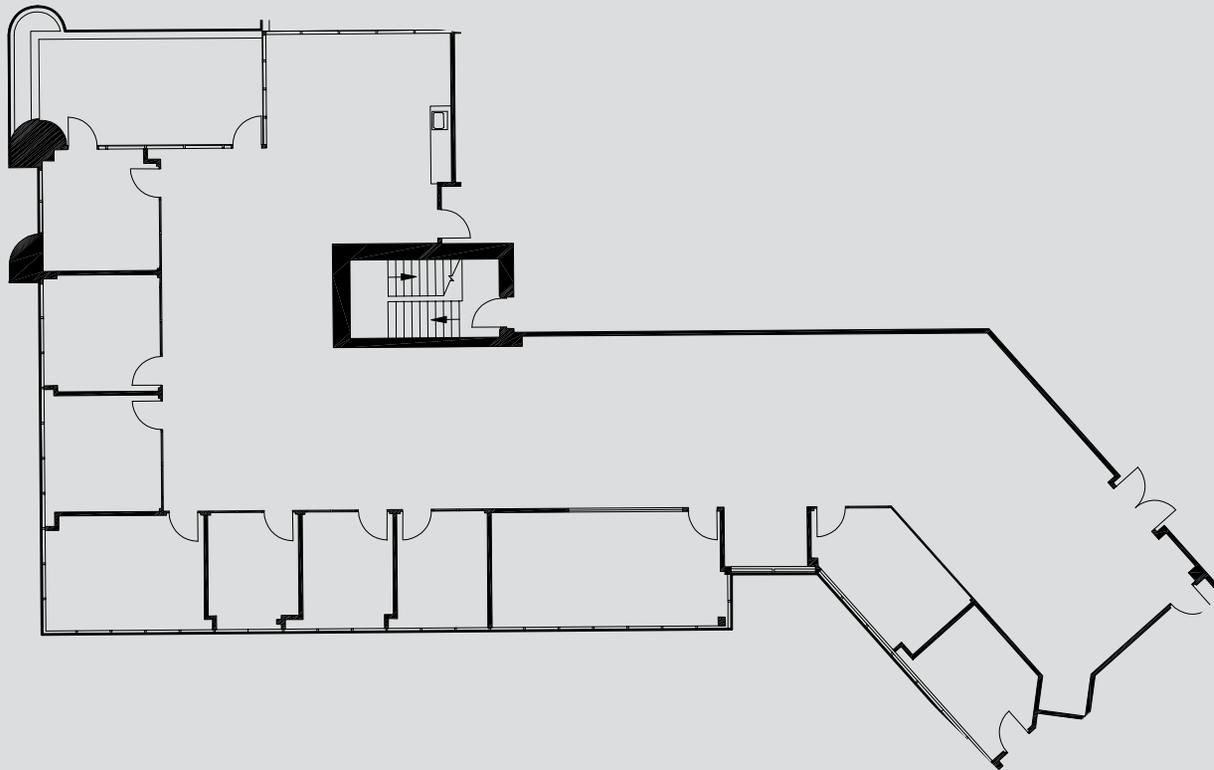
2,472 RSF

## NEW SPEC SUITE PHOTO GALLERY



# SUITE 300

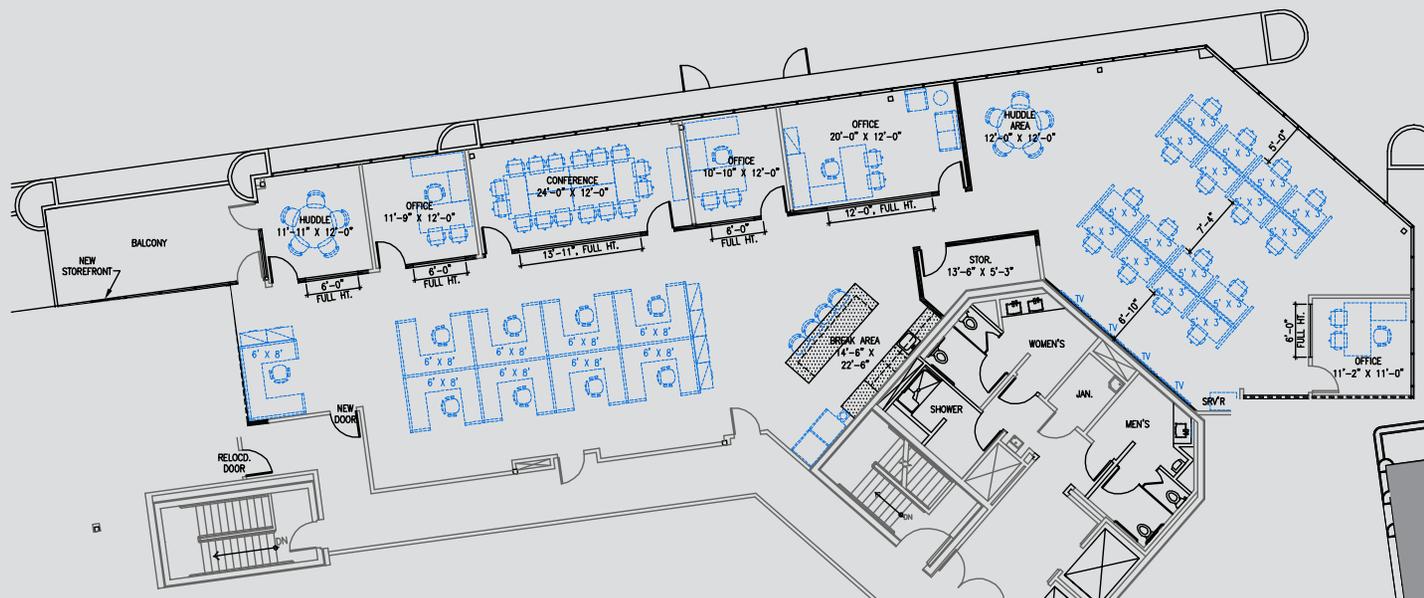
5,441 RSF



# SUITE 340

5,091 RSF

Creative office with open ceiling



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# 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*



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