

A large, modern, multi-story office building with a brick and glass facade. The building has multiple levels with large windows and a prominent corner. The name "Michael Baker INTERNATIONAL" is visible on the upper part of the building. The building is surrounded by landscaping, including palm trees and shrubs, and a paved parking area in the foreground.

SPECIAL PRICING

\$2/SF +U - YEAR 1

5050

AVENIDA ENCINAS
Carlsbad, CA 92008

EXCLUSIVELY MARKETING BY:

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**CUSHMAN &
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FEATURES

An aerial photograph showing a large, multi-story brick building with a flat roof and a central glass-enclosed section. The building is surrounded by a large parking lot with several cars. In the background, there's a beach, palm trees, and the ocean under a clear blue sky. The image is used as a background for the 'FEATURES' section of the document.

**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

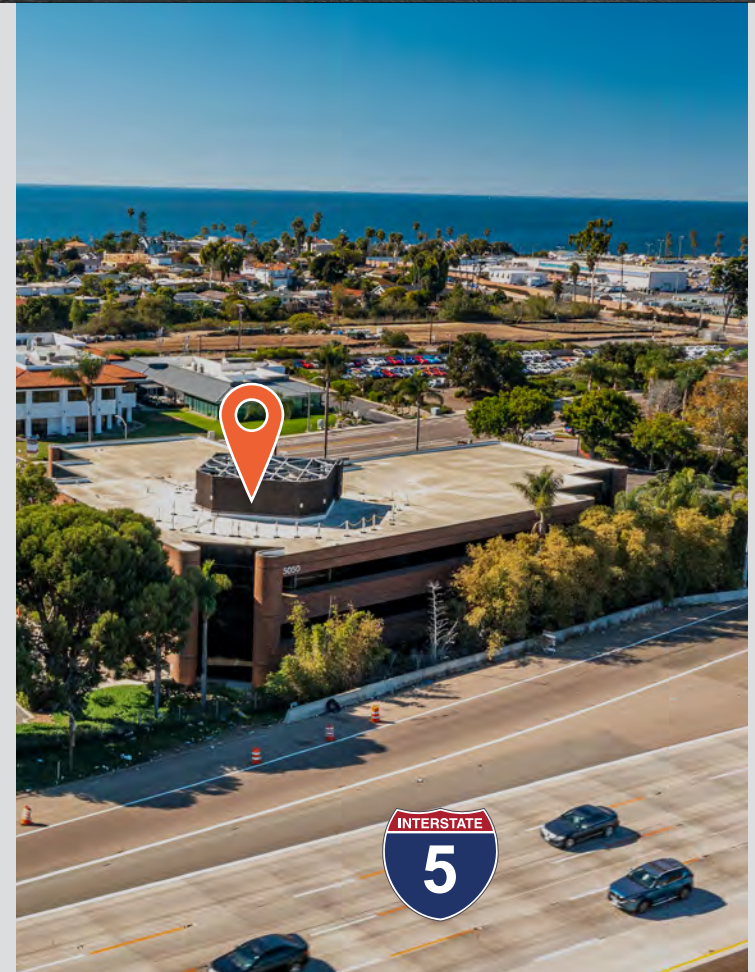


LOCATION

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.



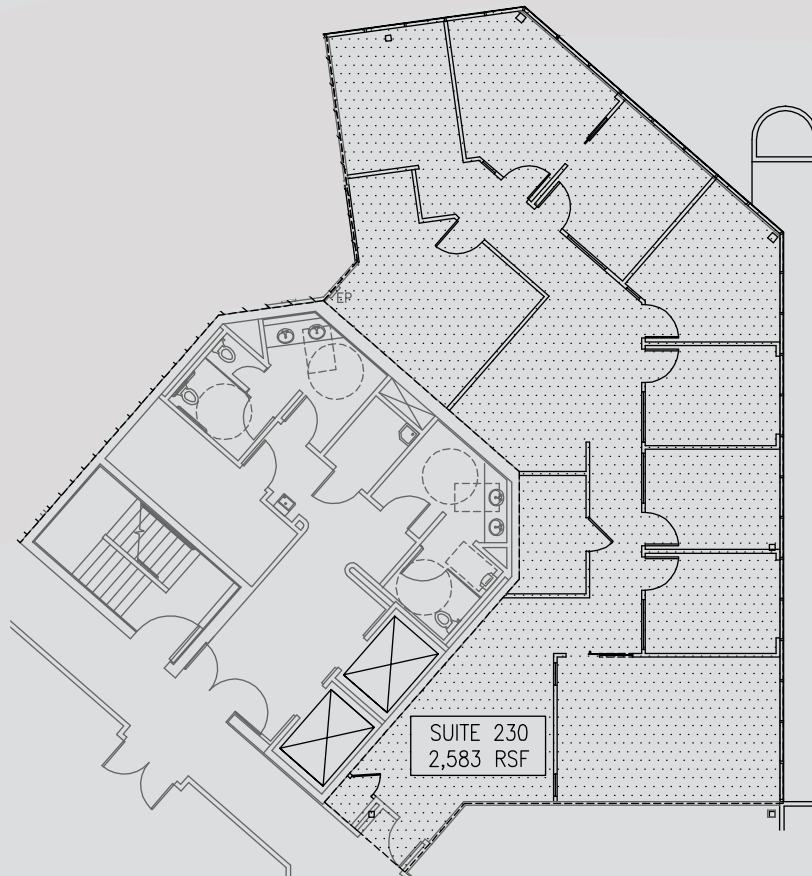
AVAILABILITY

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	Open ceiling creative space with 5 private offices, conference room, 2 large open work areas, break area and large balcony

* Contiguous for up to 5,055 RSF.

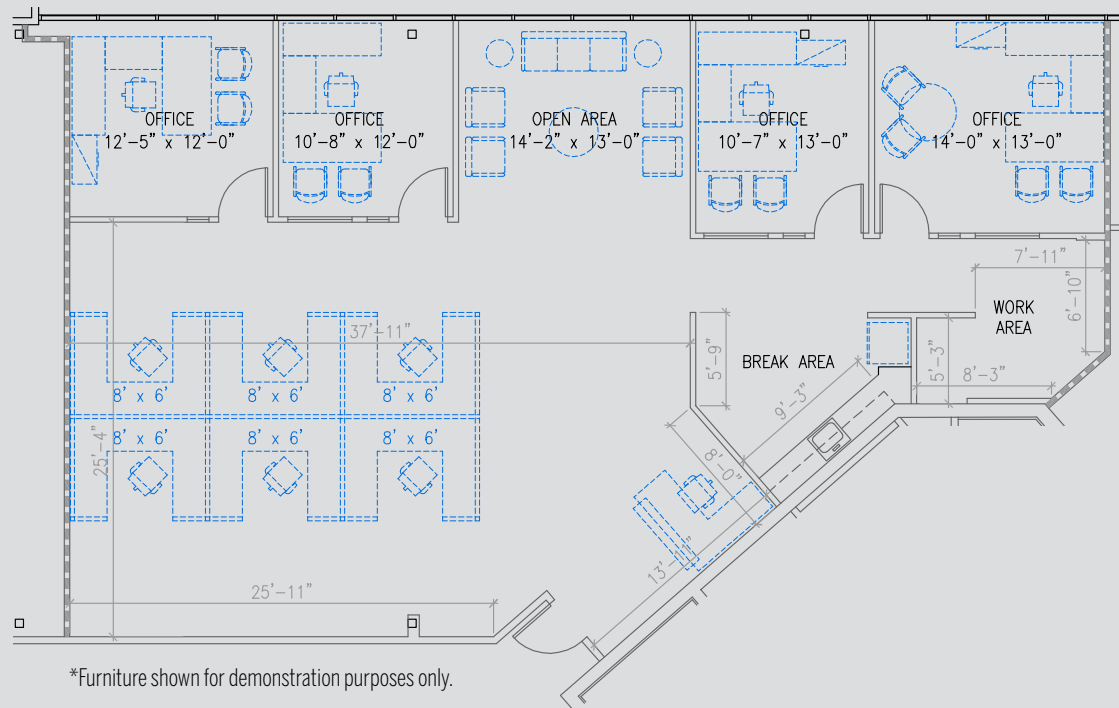
SUITE 230

2,583 RSF



SUITE 270

2,472 RSF



*Furniture shown for demonstration purposes only.



SUITE 270

2,472 RSF

NEW SPEC SUITE PHOTO GALLERY



5,091 RSF





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