

75,083 SF • CLASS A OFFICE BUILDING • 20,251 SF AVAILABLE FOR LEASE

# FORUM AT CARLSBAD

3207 Grey Hawk Court, Carlsbad, CA 92010



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## PROPERTY DESCRIPTION

This Class A, two-story, 75,083 square foot office building is centrally located in the prestigious city of Carlsbad and is easily accessible to I-5 and Highway 78. Forum at Carlsbad is highly visible from Palomar Airport Road and is in close proximity to many amenities including, golf courses, health clubs, restaurants, retailers, commuter airport, and luxury resorts. The building offers large floor plates that are easily divisible, as well as high quality finishes throughout with spec suites available.



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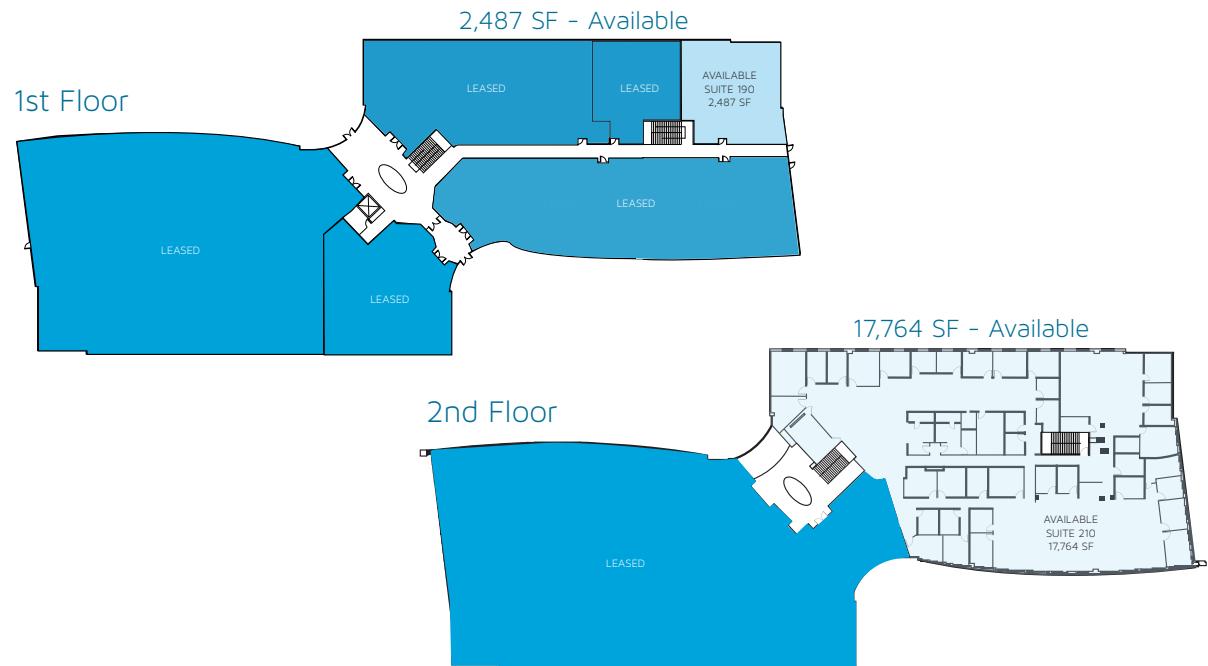
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## BUILDING & SITE FEATURES

RATE: \$2.45 +ELECTRIC

- Total of 20,251 SF Available for Lease
  - 1st Floor: 2,487 SF Available
  - 2nd Floor: 17,764 SF Available  
(Can be made divisible)
- New Lobby Renovation Complete
- Easy access to I-5 and Hwy 78
- Surface parking at 4/1,000 RSF
- Highly Visible frontage along Palomar Airport Rd
- Conduit for fiber, DSL cable & standard services
- Shower and locker facilities on site
- After hours security with card key system
- 12 New Electric Car Charging Stations
- Newly Constructed Outdoor Patio



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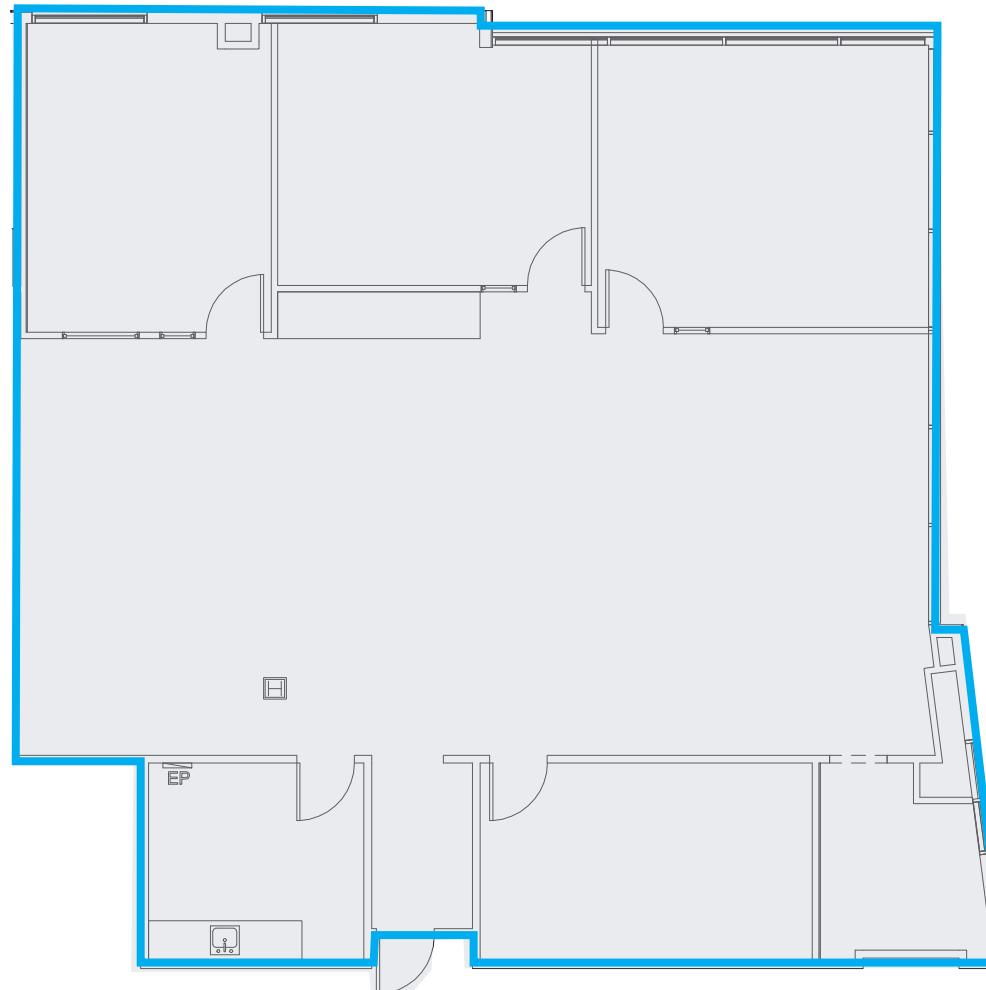
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## AS-BUILT FLOOR PLAN

1st Floor - Suite 190 - 2,487 SF



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## AS-BUILT FLOOR PLAN

2nd Floor - Suite 210 - 17,764 SF (Can be Made Divisible)



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## DEMISE FLOOR PLAN

2nd Floor - Suite 210 - 17,764 SF

Suite A - 3,910 SF

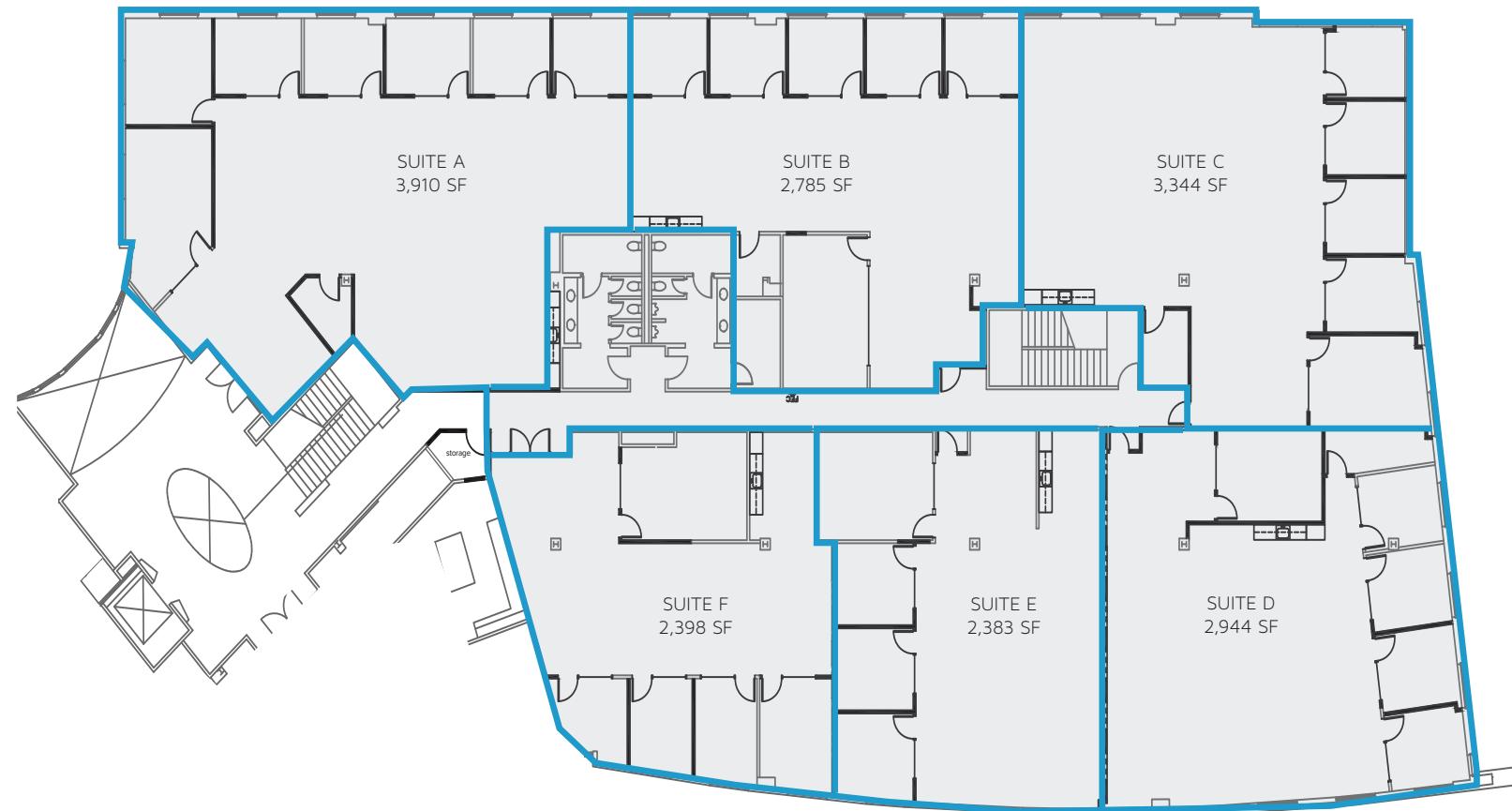
Suite B - 2,785 SF

Suite C - 3,344 SF

Suite D - 2,944 SF

Suite E - 2,383 SF

Suite F - 2,398 SF



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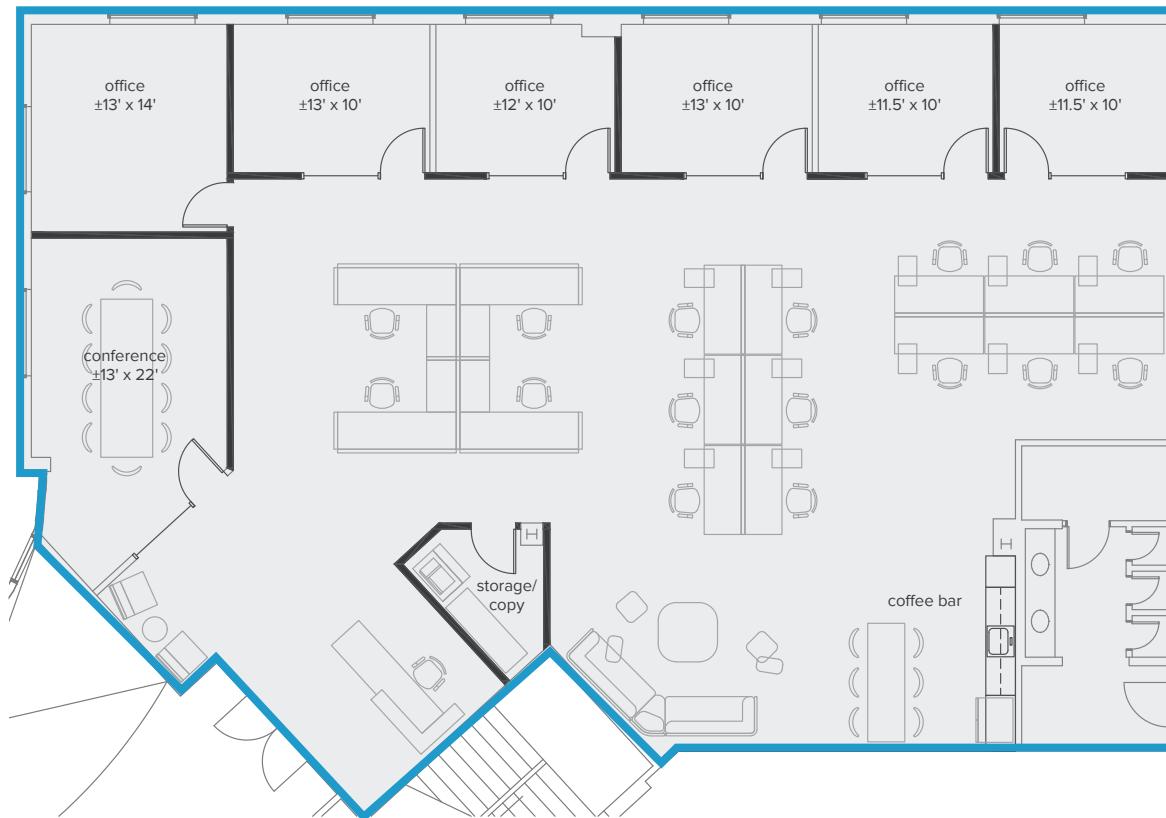
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## PRELIMINARY SPACE PLAN

2nd Floor - Suite A - 3,910 SF



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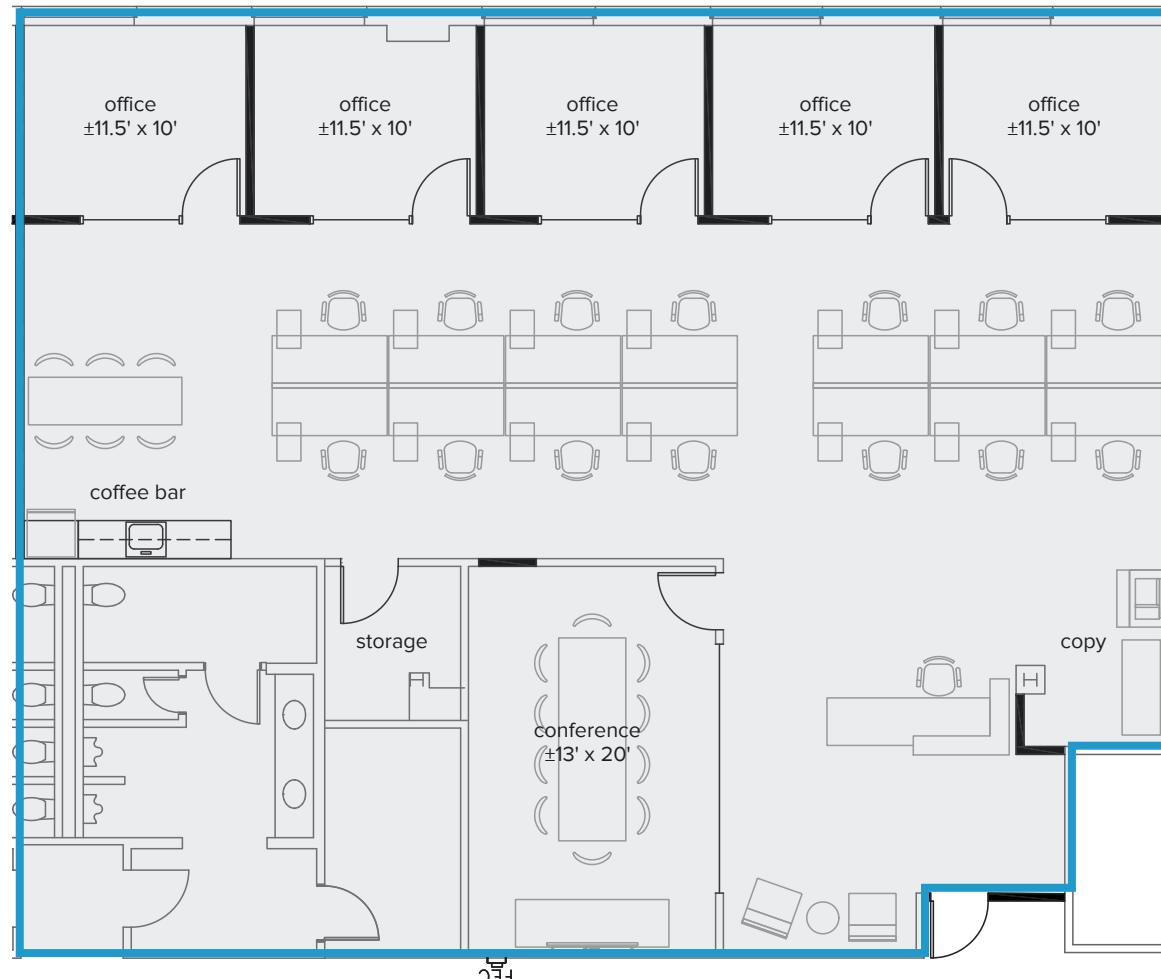
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## PRELIMINARY SPACE PLAN

2nd Floor - Suite B - 2,785 SF



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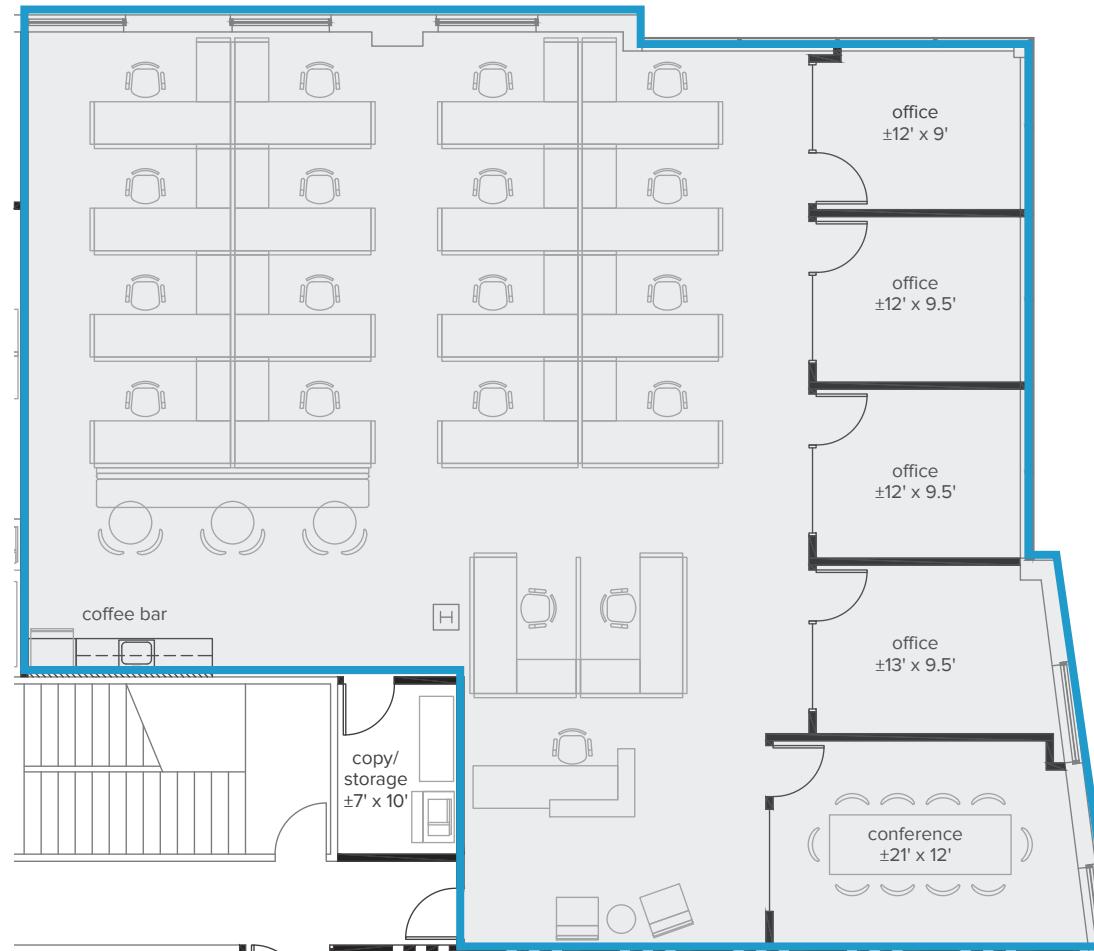
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## PRELIMINARY SPACE PLAN

2nd Floor - Suite C - 3,344 SF



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## PRELIMINARY SPACE PLAN

2nd Floor - Suite D - 2,944 SF



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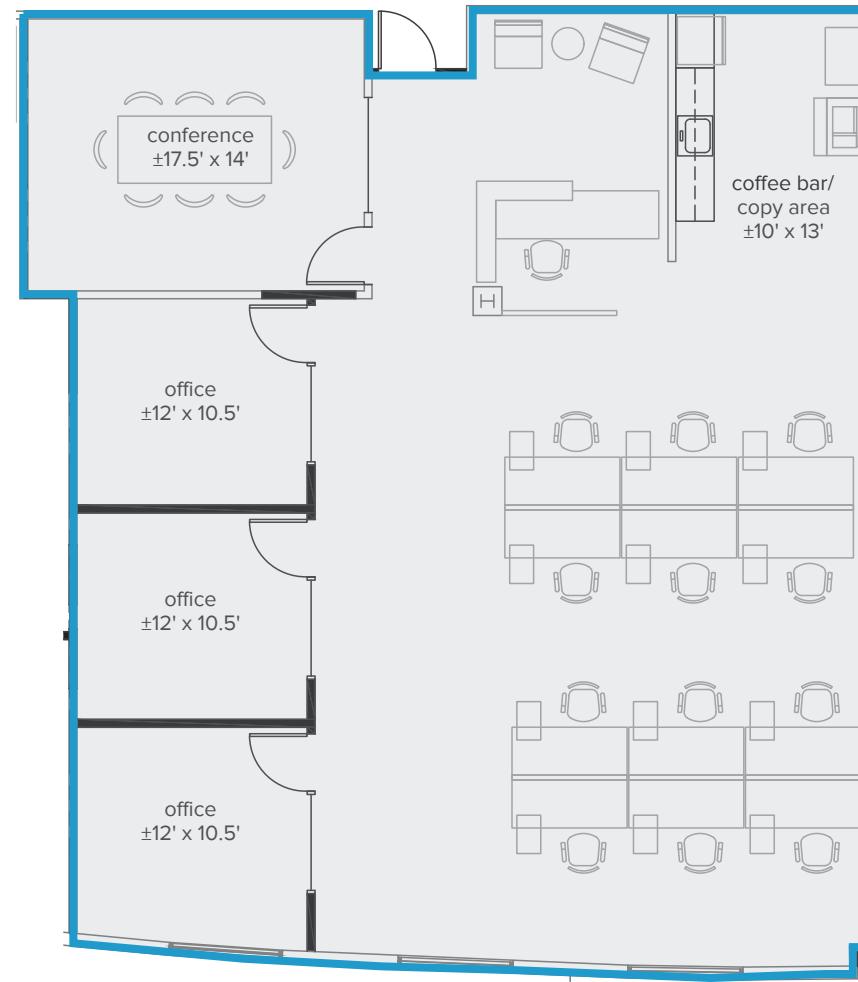
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## PRELIMINARY SPACE PLAN

2nd Floor - Suite E - 2,383 SF



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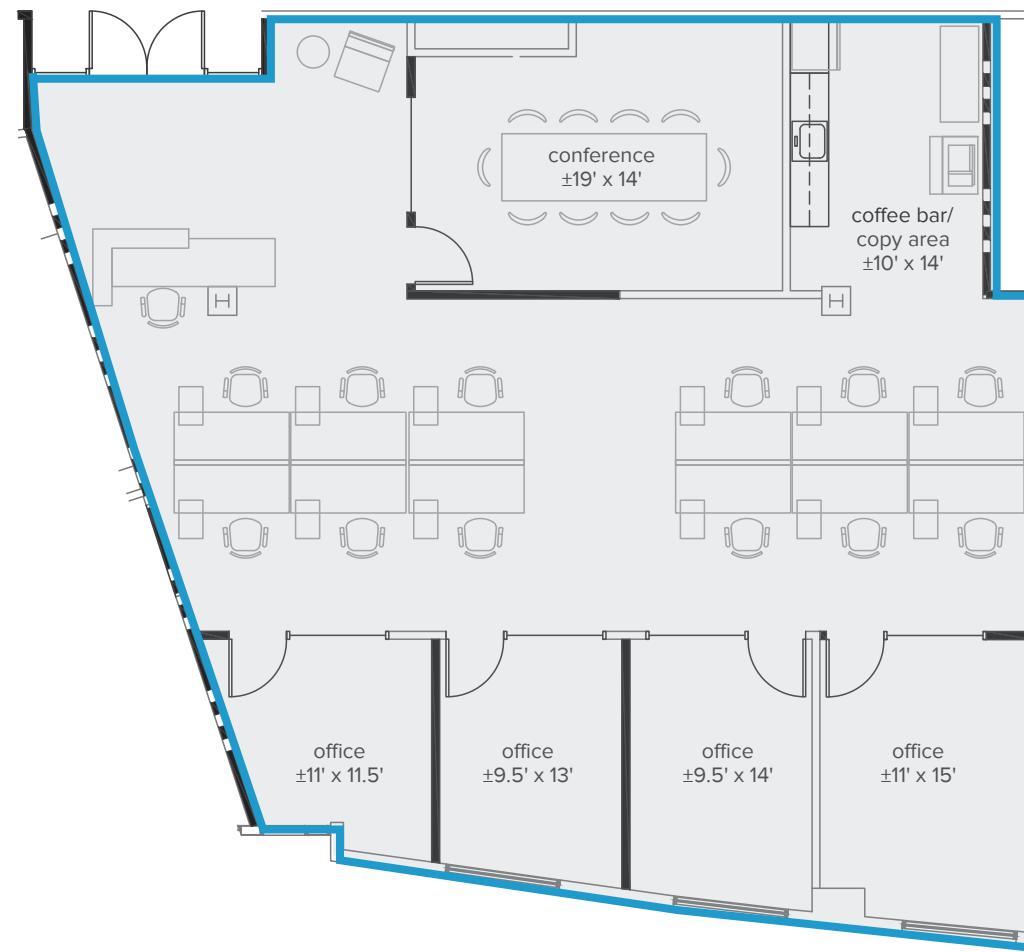
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## PRELIMINARY SPACE PLAN

2nd Floor - Suite F - 2,398 SF



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## AMENITIES

<b>1</b>      	<b>6</b>                   	<b>2</b>  	<b>3</b>   	<b>4</b>       	<b>7</b>                 	<b>5</b> 
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For more information, please

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