

FOR LEASE
1,300 – 2,800 SF

2585

PIO PICO DR
CARLSBAD, CA



PROPERTY HIGHLIGHTS



2585 Pio Pico Drive, Carlsbad, CA 92008,
a rare 2,800 SF Boutique Office Building
Strategically Positioned in Carlsbad



I-5 Freeway Frontage Provides Premier Building
Signage Identity (Approx 210,000 cars per day)



Zoning allows for a wide range of professional office
and medical uses, making it an ideal choice for
diverse business needs



Direct Access to I-5 and Hwy 78
via the Las Flores Drive exit



Excellent Proximity to Carlsbad Beaches &
Carlsbad Village



The Building is also available For Sale
Please visit the following site for more details:
<https://2585PioPicoDr.sharplaunch.com/>

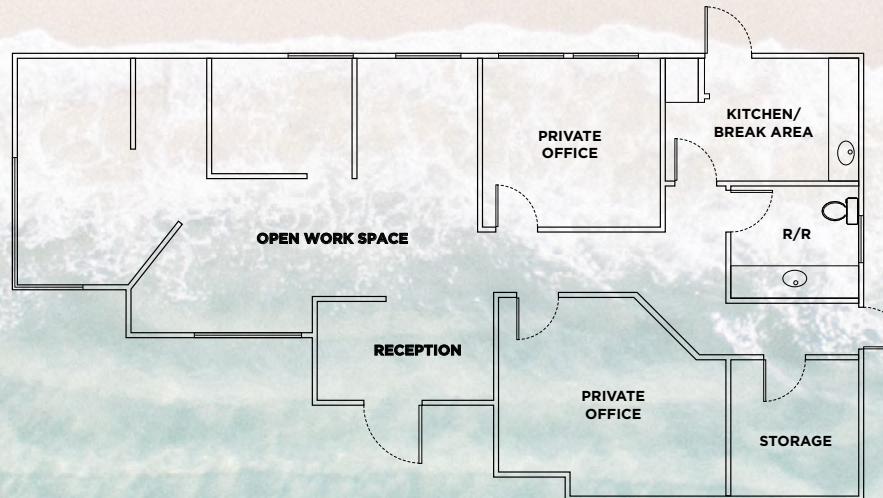


AVAILABILITY

Suite	SF	Asking \$/SF	Date Available
100	1,353	\$2.65 + Utilities	May 1, 2026
200	1,332	\$2.65 + Utilities	30 Days Notice

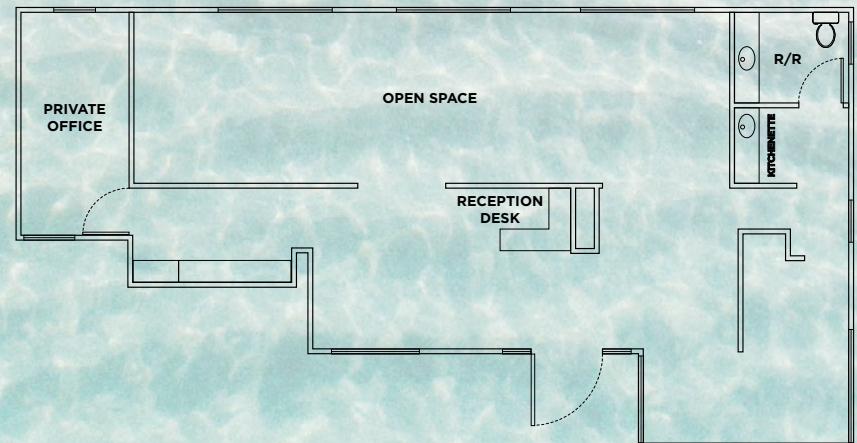
FIRST FLOOR

[CLICK HERE FOR VIRTUAL TOUR OF THE FIRST FLOOR](#)

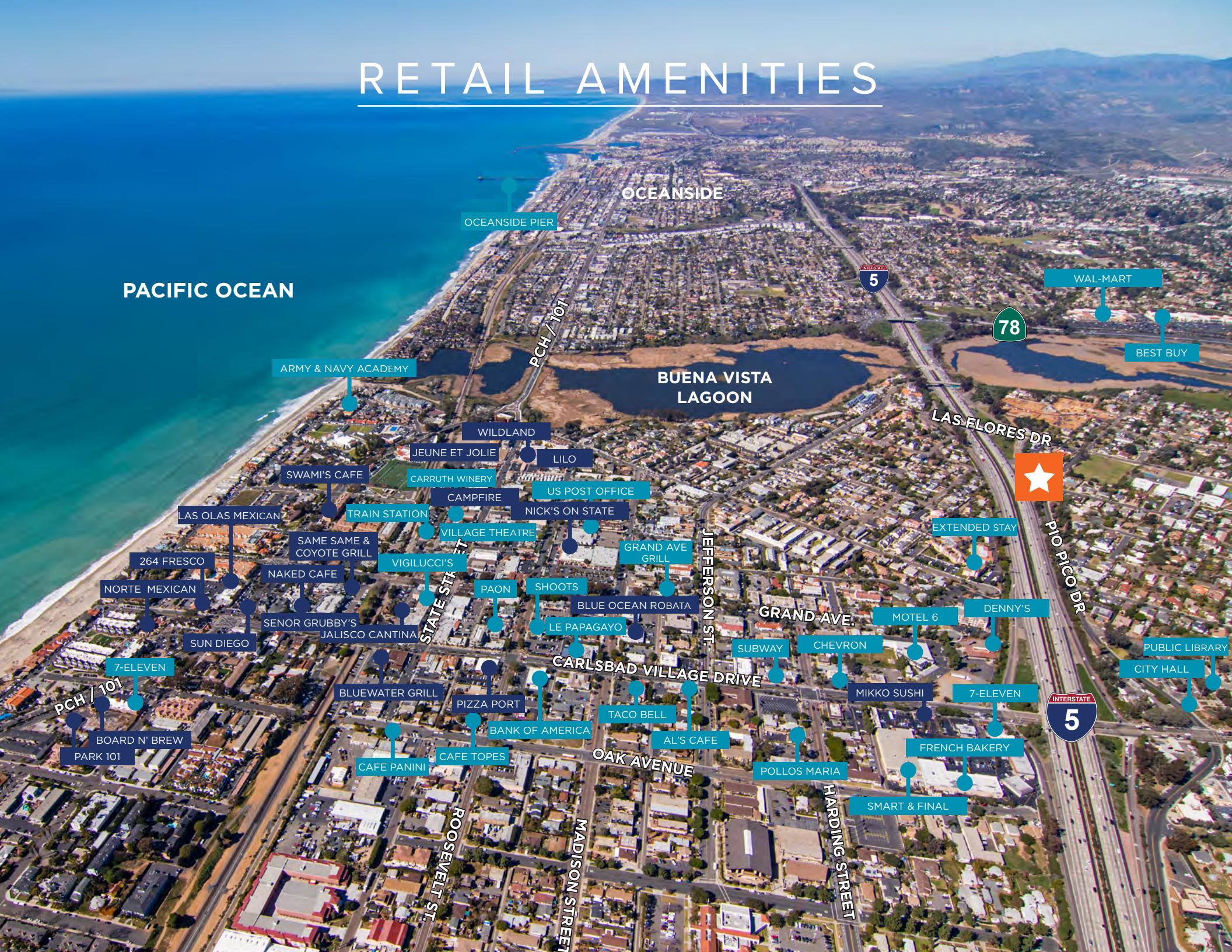


SECOND FLOOR

[CLICK HERE FOR VIRTUAL TOUR OF THE SECOND FLOOR](#)



RETAIL AMENITIES





For more information,
please contact:

MARK AVILLA
Senior Director
760.431.4223
mark.avilla@cushwake.com
CA LIC #01104562

PETER CURRY
Executive Director
760.310.0882
peter.curry@cushwake.com
CA LIC #01241186



Cushman & Wakefield
12830 El Camino Real, Suite 100
San Diego, CA 92130 | USA
P: 858.452.6500 | F: 760.454.3869
cushmanwakefield.com