

3186 LIONSHEAD

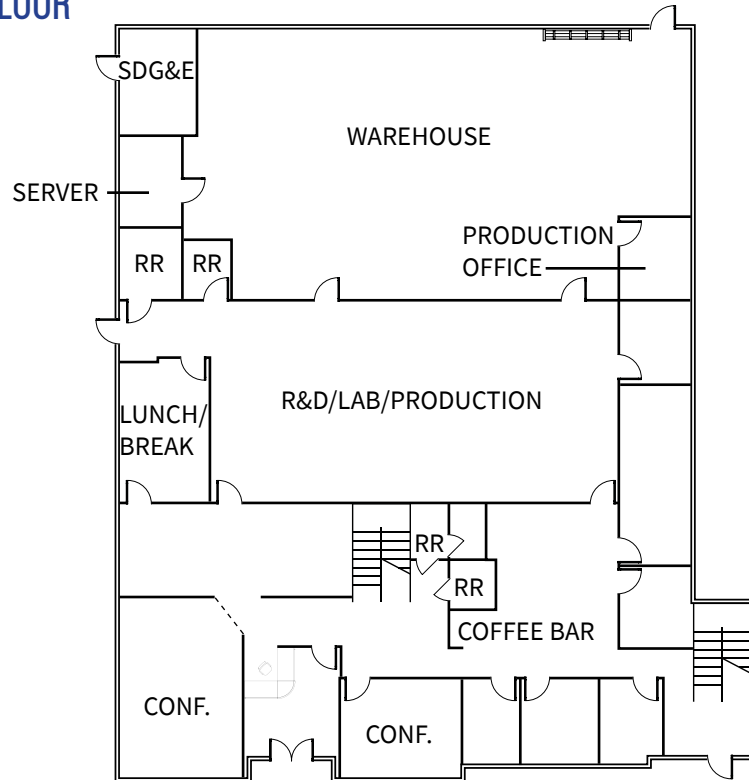
AVE | SUITE 100 | CARLSBAD



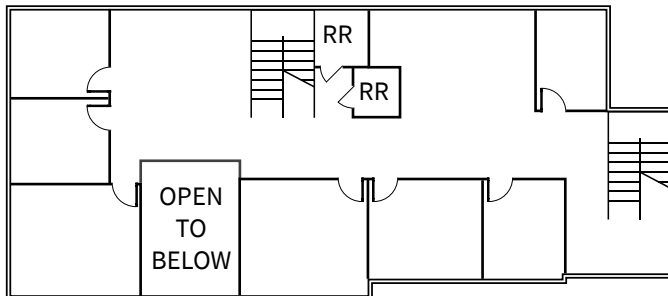
Jones Lang LaSalle Brokerage, Inc. RE license #01856260

FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



OVERVIEW

PROJECT FEATURES

- High image, newer construction
- Excellent Carlsbad location in close proximity to retail amenities
- Multiple outdoor patio seating areas
- 24' warehouse clear height
- 3.5/1,000 SF parking
- 800 Amps @ 277/480V
- Dock and Grade loading

PREMISES FEATURES SUITE 100

- ±13,226 Premises SF
- ±65% Office: functional configuration includes secure reception, ±2 conference rooms, ±14 pvt offices, multiple restrooms (1st & 2nd floor), lunch/break room
- ±15% HVAC production/lab area
- ±20% Warehouse

SUBLEASE TERM THROUGH 5/31/2022 WITH LONGER TERM AVAILABLE ON A DIRECT BASIS. SUBLEASE RATE IS NEGOTIABLE.

AERIAL

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PALOMAR AIRPORT ROAD

F

D
E

MELROSE DRIVE

C

B

A

A

7-Eleven
Carlsbad Ranch Market
Iciban Sushi
Jack in the Box
LemonShark Poke
Mexico Viejo
Reform Yoga
Starbucks
Submarina
Taco Bell
The Flame Broiler
Wells Fargo

B

Home Depot
Flippin Pizza
Niko's
Subway
Jose's Taco Shop
Discount Tire

C

Starbucks
Hungry Bear Deli
Mr. Taco
Leucadia Pizzeria
Tabu Sushi

D

Board & Brew
Chase Bank
Fish District
Island Ali'I BBQ
Luna Grill
Nektar Juice Bar
Peet's Coffee
Pieology
Pure Burger
Rubio's
Stater Bros
Supercuts
The Cravory
Tommy V's
Trader Joe's

E

Bantam's Roost
BevMo!
Bird Rock Coffee Roasters
Casero Taqueria
Ebullition Brew Works
Mango Mango
Mendocino Farms
Mission Federal Credit Union
Panini Kabob Grill
Richard Walker's Pancake House
Sprouts
Wood Ranch

F

BofA
Los Primos
Naan N Curry
Pho House & Grill
Staples
Starbucks
Surf Brothers Teriyaki



McClellan Palomar Airport
Miscellaneous
Target
Eppig Brewery
Helia Brewing Co
Dogleg Brewing Co
Eureka Burger
Pizza Port Bressi Ranch

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Steven Field
760.814.2647
steven.field@am.jll.com
Lic. #: 01762108

Chris Baumgart
760.814.2646
chris.baumgart@am.jll.com
Lic. #: 01888224

