



1265 LAUREL TREE LANE

CARLSBAD, CA

Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260



PROJECT VIDEO



1265 LAUREL TREE LANE

1265 Laurel Tree Lane is located on Palomar Airport Road at the intersection of Aviara Parkway. The third floor suite offers spectacular ocean and golf course views to the west. It is ideally located just 1 mile from Interstate 5 and Carlsbad's gorgeous beaches. Take advantage of nearby surf, the on-site gym, or the Hidden Valley Trail which backs the property. The options are endless.



VIEWS VIEWS VIEWS

Panoramic views of the Ocean and golf course



FULL FLOOR AVAILABLE

Entire third floor is available with prominent signage



PLUG & PLAY

FF&E available



LOCATION LOCATION LOCATION

West Carlsbad location, near I-5, shopping, restaurants and entertainment



ON-SITE AMENITIES



ABOVE STANDARD PARKING

5.0:1,000 USF



PROJECT PHOTOS & AVAILABILITIES

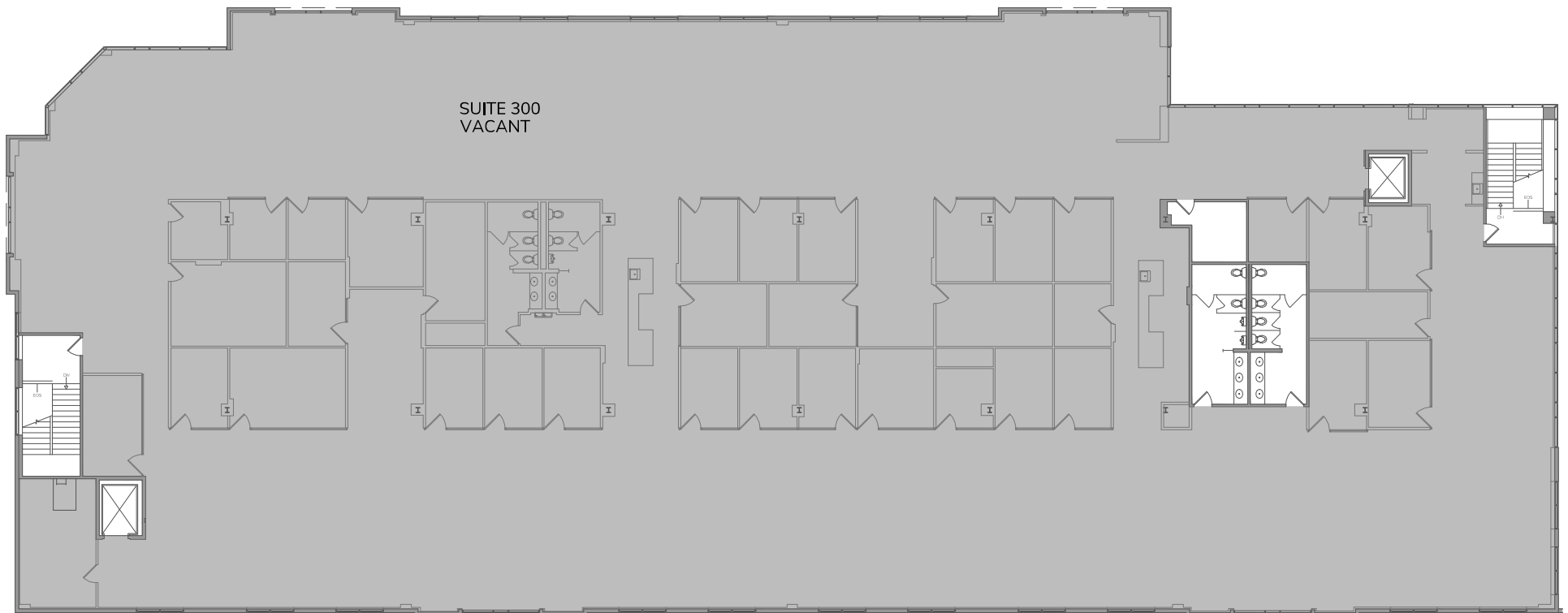


SUITE	RSF	AVAIL.	RATE
300	25,021	NOW	NEGOTIABLE

EXISTING FLOOR PLAN

1265 LAUREL TREE LANE

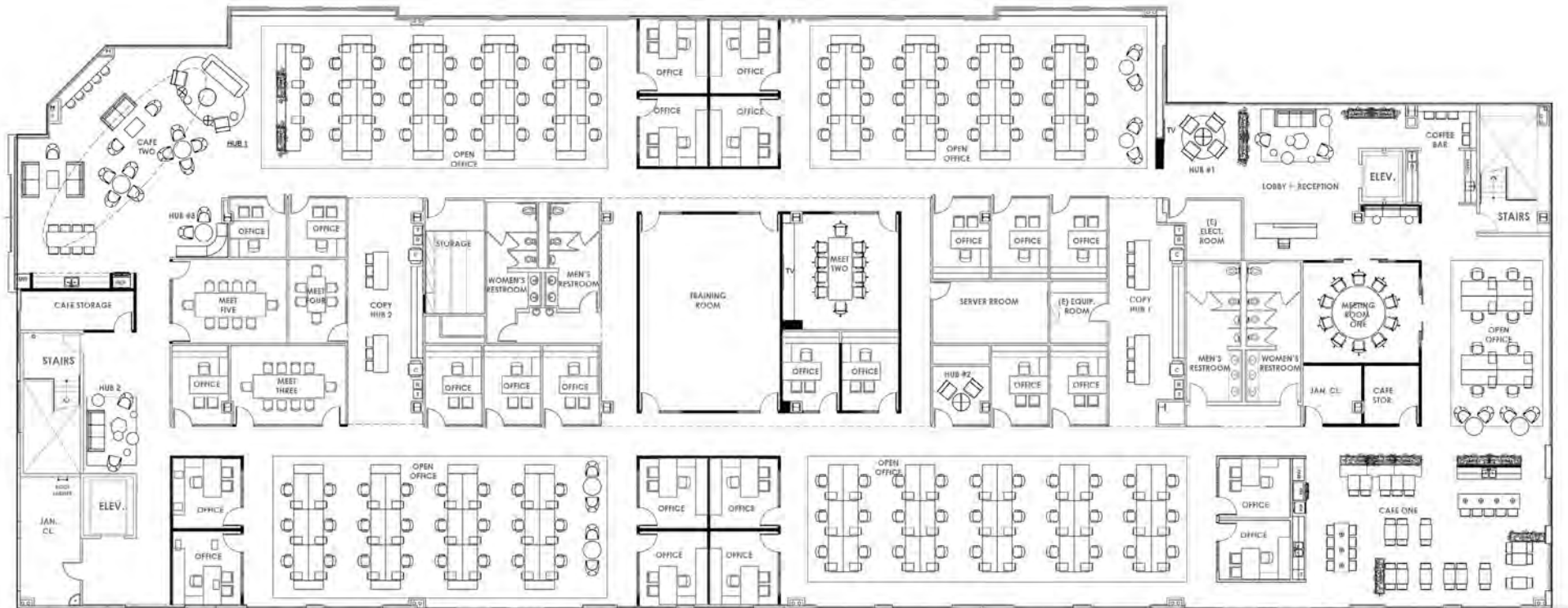
Suite 300
25,021 RSF



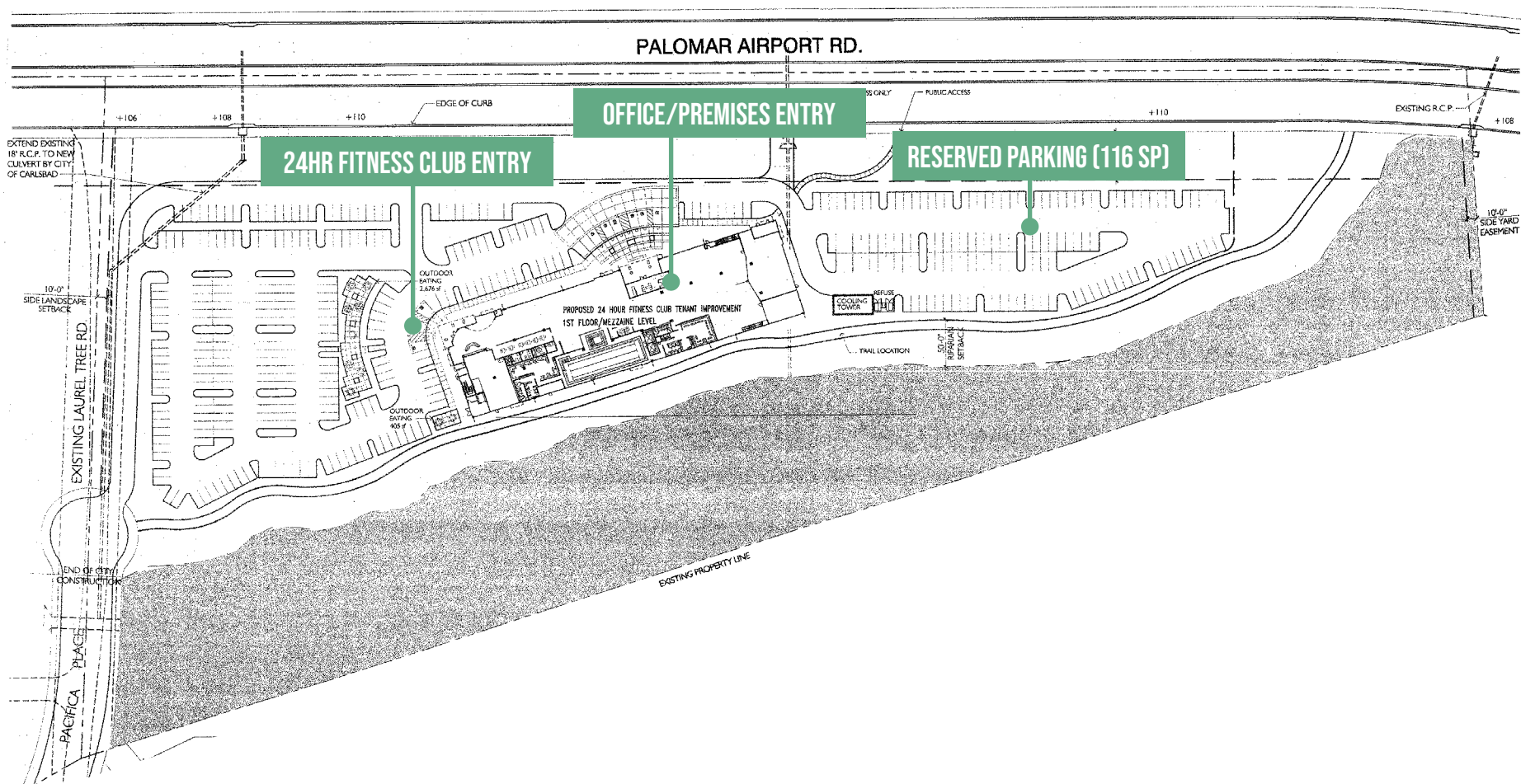
CONCEPTUAL FLOOR PLAN

1265 LAUREL TREE LANE

Suite 300
25,021 RSF



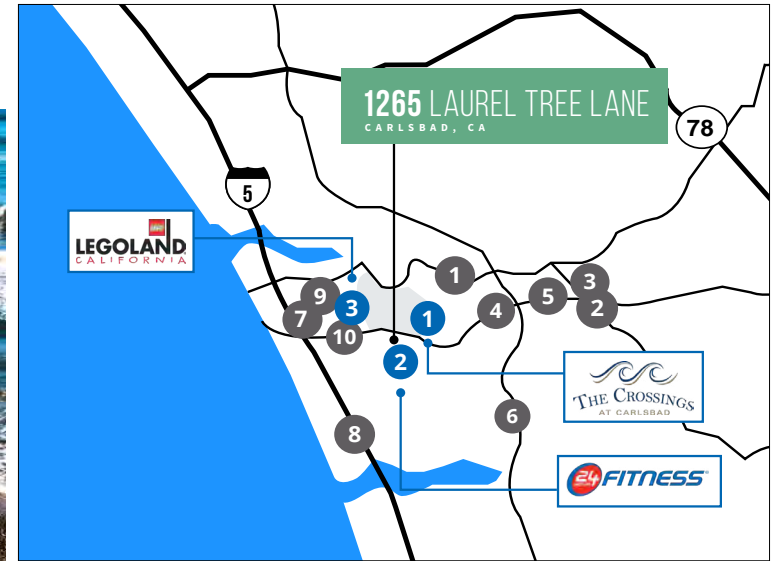
SITE PLAN



LOCATION AERIAL



EXPERIENCE CARLSBAD, CA



1. THE ISLAND AT CARLSBAD

5806-5814 Van Allen Way, Carlsbad
Croutons
Punjabi Tandoor
Juice Stop
Sourdough & Co
Carlsbad Pizza

2. BRESSI RANCH VILLAGE CENTER

2629 Gateway Rd, Carlsbad
Trader Joe's
Luna Grill
Boad & Brew
Rubio's
Fish District
Tommy V's
Eureka Burger
Peet's Coffee

3. THE SQUARE AT BRESSI RANCH

2622-2674 Gateway Rd, Carlsbad
Sprouts
Mendocino Farms
Casero Taqueria
WR Kitchen & Bar
Panini Kabob Grill
Bird Rock Coffee Roasters
Yoga6
Pizza Port

4. PALOMAR COMMONS

2505 Palomar Airport Rd, Carlsbad
Chipotle
Noodles and Company
Jersey Mike's
Five Guys
Panera Bread

5. LOKER BUSINESS CENTER

2708 Loker Ave West, Carlsbad
BofA
Starbucks
Staples
Los Primos

6. PLAZA PASEO REAL

6941-6985 El Camino Real
Tin Leaf
Black Rail Kitchen & Bar
Beach Plum Kitchen
Notorious Burgers
La Costa Roasting
Orange Theory Fitness
Cinopolis

7. MIGUEL'S COCINA

Miguel's Cocina
Toast Gastrobrunch
Draft Republic

8. POINSETTIA VILLAGE

7130 Avenida Encinas, Carlsbad
Pelly's
Starbucks
El Pollo Loco
Ramen Factory
Pick-up Stix
Jersey Mike's

9. CARLSBAD PREMIUM OUTLETS

5620 Paseo Del Norte, Carlsbad
Windmill Food Hall
King's Fish House
PF Chang's
BJ's Pizza
Starbucks
Blaze Pizza
Jersey Mike's
Rubios

10. PALOMAR PLACE

961 Palomar Airport Rd, Carlsbad
Costco
Karl Strauss Brewing Co
Burger Lounge
Starbucks
Island's
Carlsbad Ranch Market
Subway

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