



1265 LAUREL TREE LANE

CARLSBAD, CA

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



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

116 dedicated stalls
(5/1,000 USF)



PROJECT PHOTOS & AVAILABILITIES



SUITE

RSF

AVAIL.

RATE

300

25,021

NOW

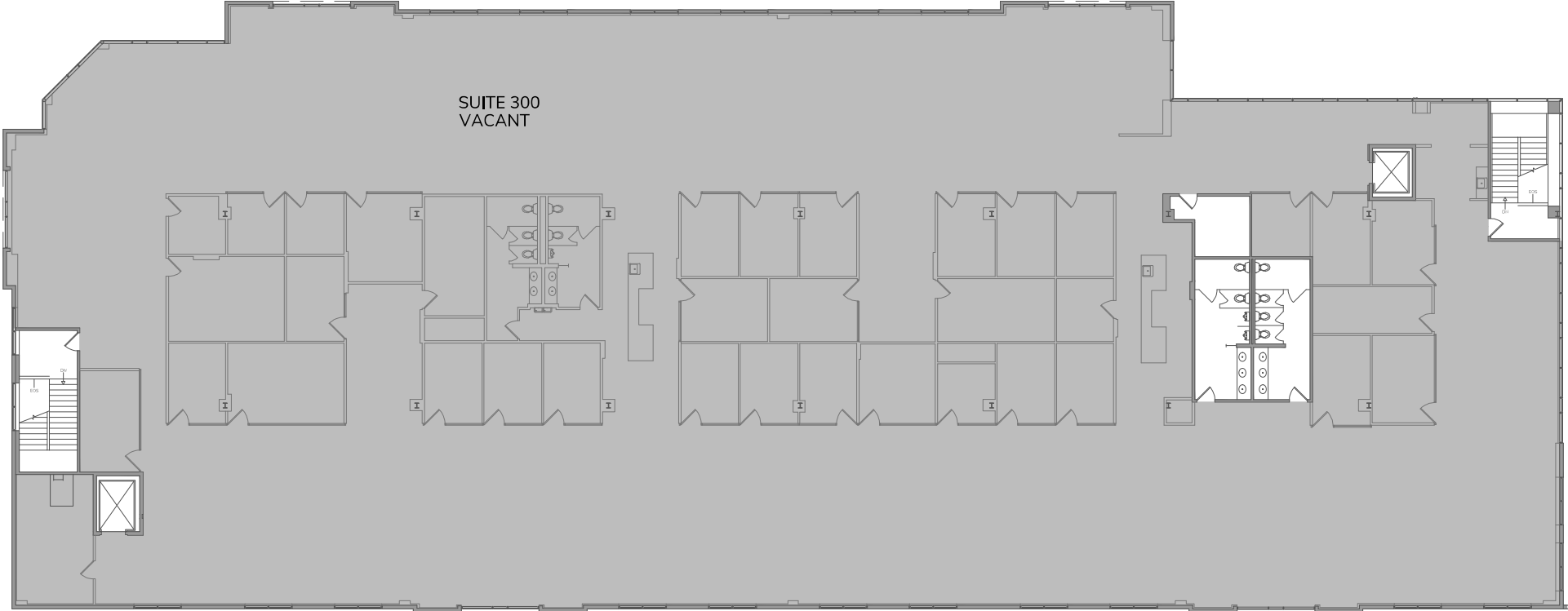
NEGOTIABLE

EXISTING FLOOR PLAN

1265 LAUREL TREE LANE

Suite 300

25,021 RSF



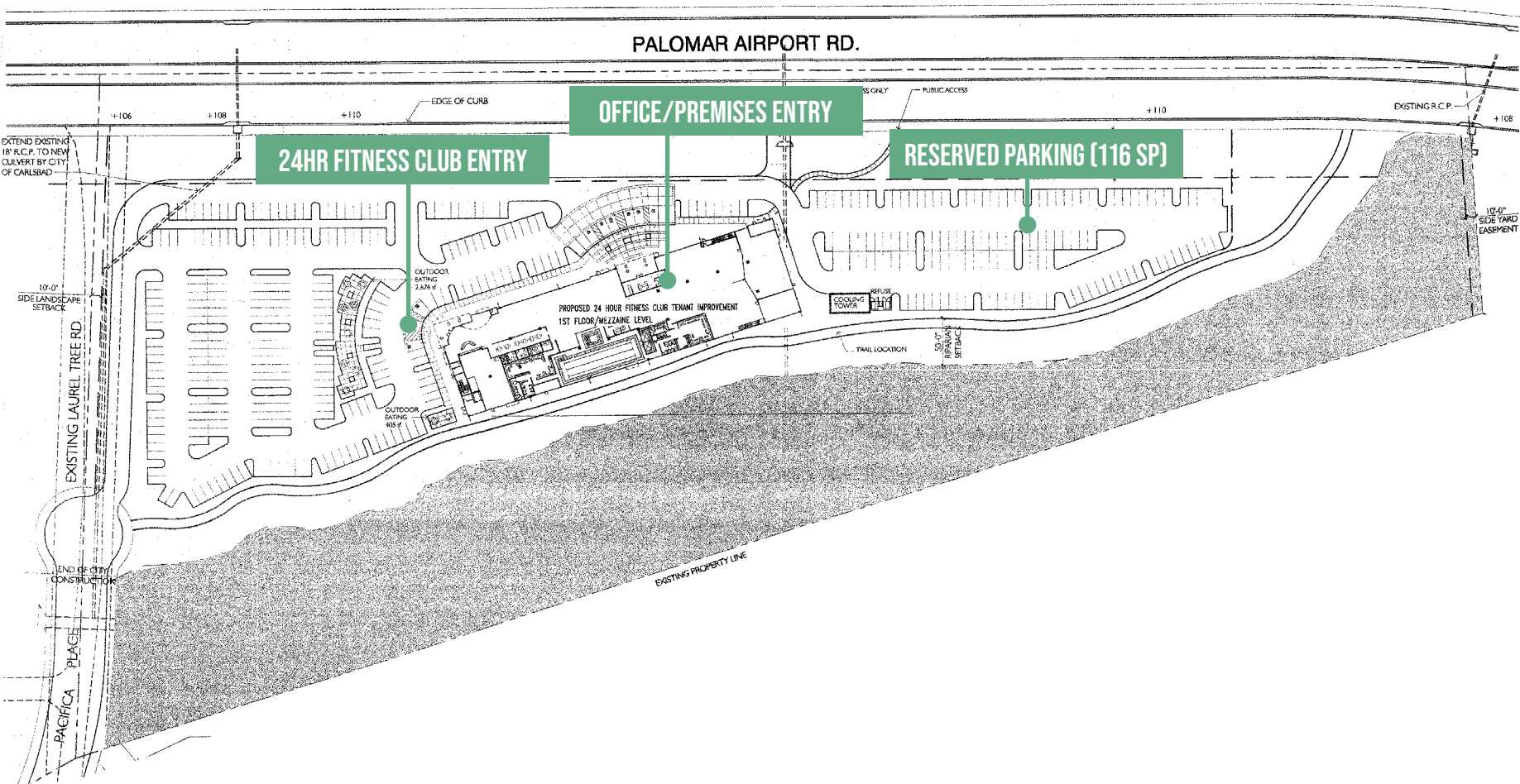
CONCEPTUAL FLOOR PLAN

1265 LAUREL TREE LANE

Suite 300
25,021 RSF



SITE PLAN



LOCATION AERIAL



1265 LAUREL TREE LANE
CARLSBAD, CA



Tamarack

Crezo Bluffs

CARLSBAD PREMIUM OUTLETS
A KIMCO CENTER

Terra Mar

North Ponto

LEGOLAND
THE FLOWER FIELDS

LEGOLAND
CALIFORNIA

THE CROSSINGS
AT CARLSBAD

FITNESS

101

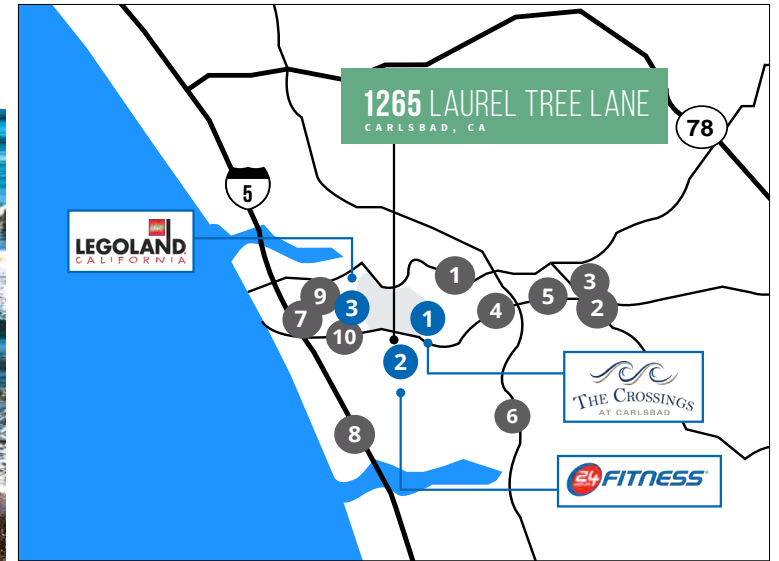
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PALOMAR AIRPORT ROAD

COLLEGE BLVD

AVARA PARKWAY

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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CARLSBAD, CA



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