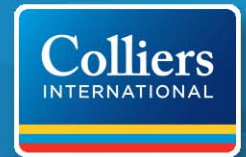


**FOR SALE** > **FREESTANDING OFFICE BUILDING**

# The Collection at Lionshead



3172 LIONSHEAD AVENUE, CARLSBAD, CA 92010



## Amenities & Features

- > Freestanding 12,176 SF shell condition office building
- > Contains two (2) office condos:
  - 1st floor - 5,785 SF
  - 2nd floor - 6,391 SF
- > Located in the master planned Carlsbad Raceway Business Park
- > Freestanding building identity with canyon views in a garden setting
- > Lush landscaping with walking paths and lunch areas
- > Close proximity to retail, food court and public park
- > Easy access from Melrose Drive, Palomar Airport Road and Business Park Drive
- > Fiber optic service stubbed into each building
- > 4.0/1,000 SF parking ratio
- > High ceilings
- > **Asking Price: \$140 / SF (\$1,704,640)**



GARY WILLIAMS  
760 930 7905  
CARLSBAD, CA  
gary.williams@colliers.com  
Lic# 00870059

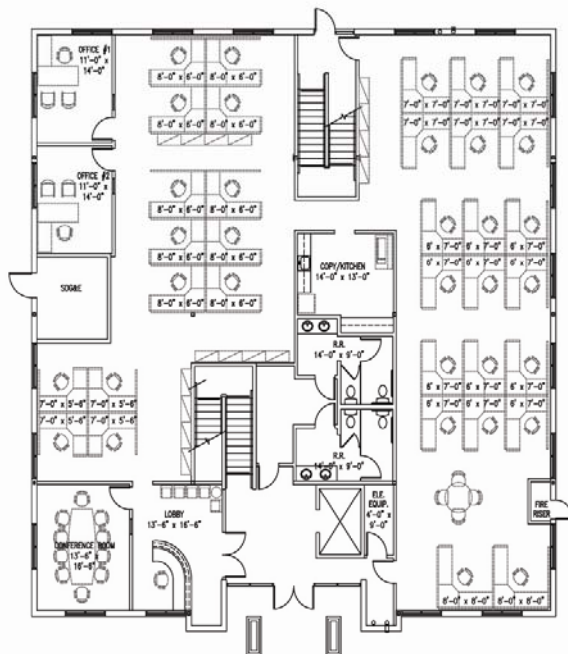
CHRIS WILLIAMS  
760 930 7952  
CARLSBAD, CA  
chris.williams@colliers.com  
Lic# 01791013

COLLIERS INTERNATIONAL  
5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
www.colliers.com/carlsbad

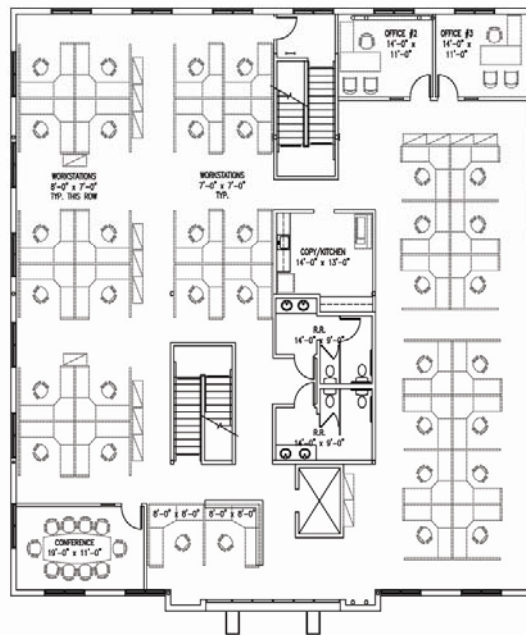
# The Collection at Lionshead > Site Plan & Floor Plan



1st Floor - 5,785 SF \*\*



2nd Floor - 6,391 SF \*\*



\* Conceptual plan and furniture shown for reference only ~ Building is in shell condition

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Colliers International is a worldwide affiliation of independently owned and operated companies.

GARY WILLIAMS  
 760 930 7905  
 CARLSBAD, CA  
 gary.williams@colliers.com  
 Lic# 00870059

CHRIS WILLIAMS  
 760 930 7952  
 CARLSBAD, CA  
 chris.williams@colliers.com  
 Lic# 01791013

