

INTRODUCTORY LEASE RATE: \$1.50/RSF\*



CONTEMPORARY CLASS A OFFICE SPACE AVAILABLE FOR LEASE

# » CARLSBAD AIRPORT PLAZA

5963 La Place Court, Carlsbad, CA 92008



# ELEVATE YOUR WORKPLACE ENVIRONMENT!



## PROPERTY HIGHLIGHTS



**Class A Office Building**  
± 64,817 RSF

- Ample parking available
- Controlled access
- Extensive renovations recently completed



**Onsite Ownership**  
& Management

- Within walking distance to eateries and professional services
- Fantastic airport views



Located within the  
prestigious **Carlsbad**  
Research Center









# DISCOVER AN EXTENSIVE SELECTION OF ONSITE AMENITIES



- Sleek atrium lobby
- Revitalized public areas
- Outdoor gathering space
- Shower & lockers facilities
- Spacious balconies in select suites
- Upgraded outdoor seating options and landscaping enhancements

# AVAILABILITY

Lease Rate: \$2.35/RSF +E

**Introductory Lease Rate: \$1.50/RSF +E in Year 1\***

(\*Returning to \$2.35/RSF in year 2 with 3% bumps thereafter. 3 year minimum term.)

Suite	RSF	Availability	Description
**100	6,613	Now	Prominent double-door entry off main lobby. Extensive window line. 3 private offices and conference room.  Divisible to ~ 3K SF
**101	2,219	Now	Extensive window line. Reception, private office, break room/ kitchenette, conference room and open office area.
***200	13,472	Now	Reception area, 4 private offices, 2 conference rooms, 2 large open areas, large kitchen and break area. 2 private balconies.  Divisible to ~ 3K SF  Furniture Available.
***206	2,446	Now	5 Private offices, copy area, conference room, reception space

\*\*Suite 100 and 101 are contiguous for up to 8,832 RSF

\*\*\*Suite 200 and 206 are contiguous for up to 15,918 RSF - Divisible to ~5K SF



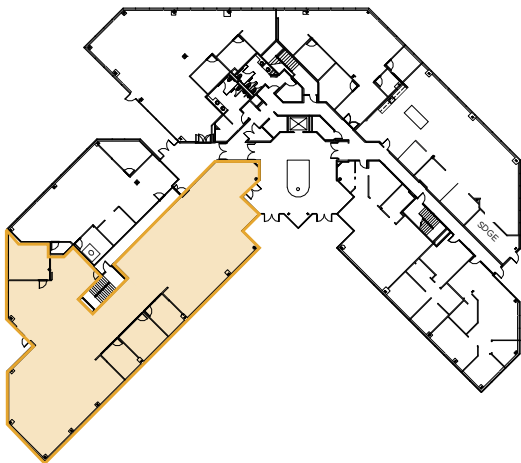


# FLOOR PLANS

## 1<sup>ST</sup> FLOOR - SUITE 100 6,613 RSF

Divisible to Approx. 3,000 RSF

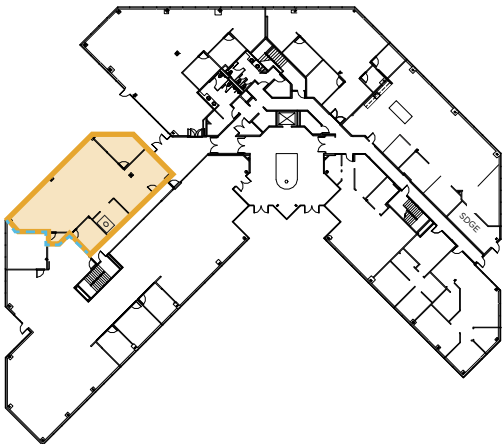
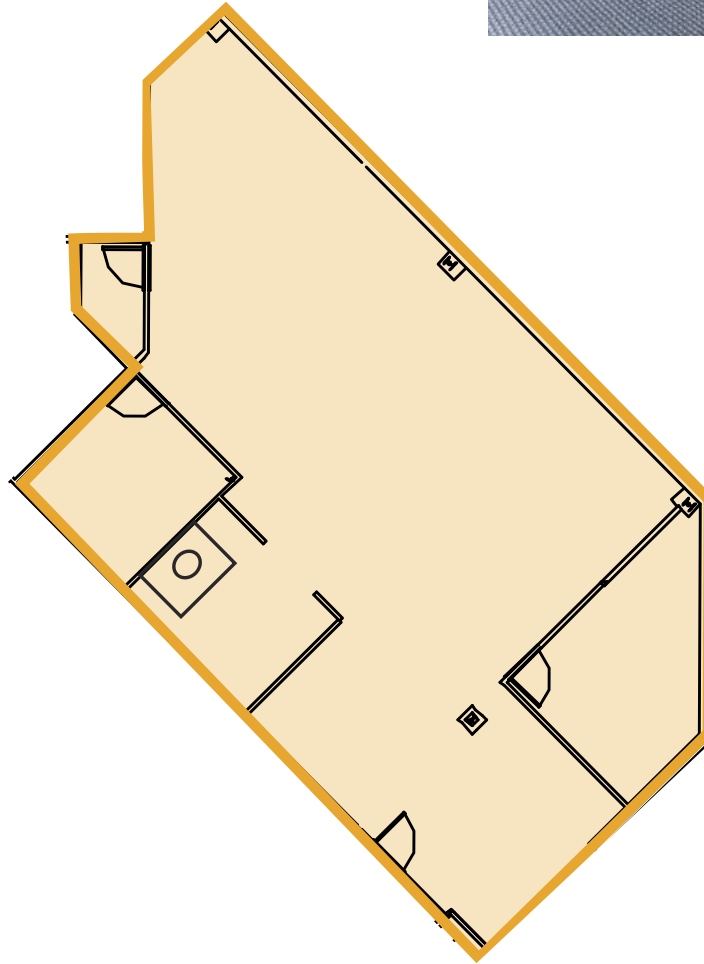
- 3 Private Offices
- Conference Room
- Large Open Office Space



# FLOOR PLANS

## 1<sup>ST</sup> FLOOR - SUITE 101 2,219 RSF

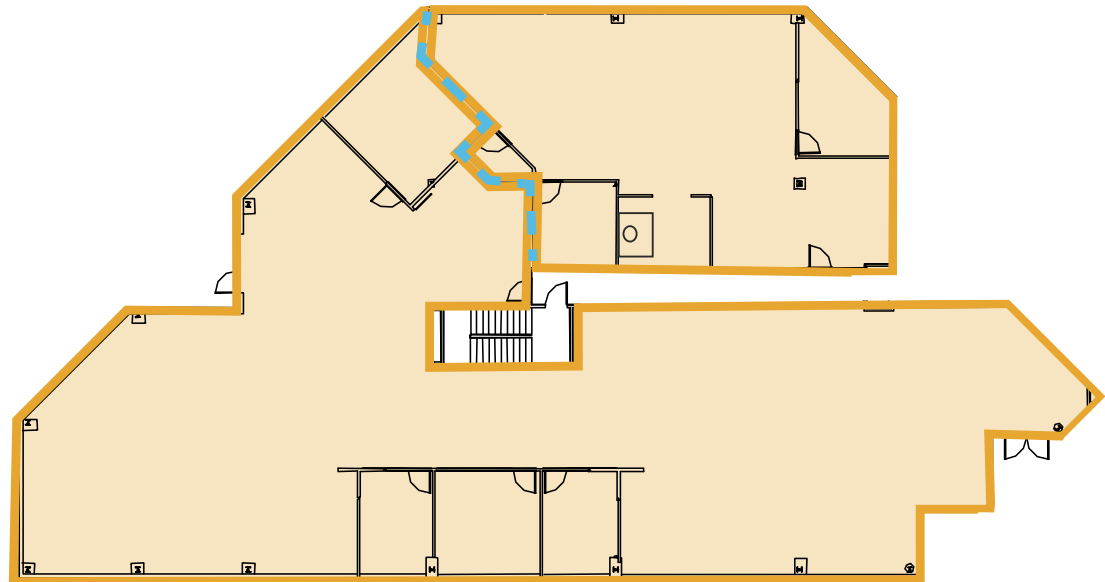
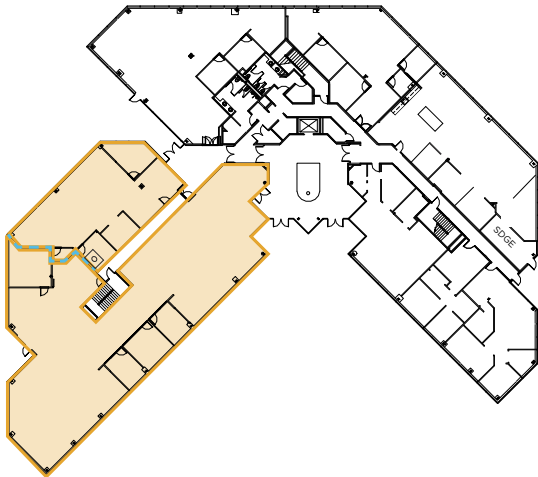
- Private Office
- Conference Room
- Reception
- Kitchenette



# FLOOR PLANS

## 1<sup>ST</sup> FLOOR - SUITES 100 & 101 COMBINED 8,832 RSF

- 4 Private Offices
- 2 Conference Rooms
- Kitchenette
- New flooring, new lighting/ceiling tiles
- Prominent double-door entry off main lobby
- Extensive window line



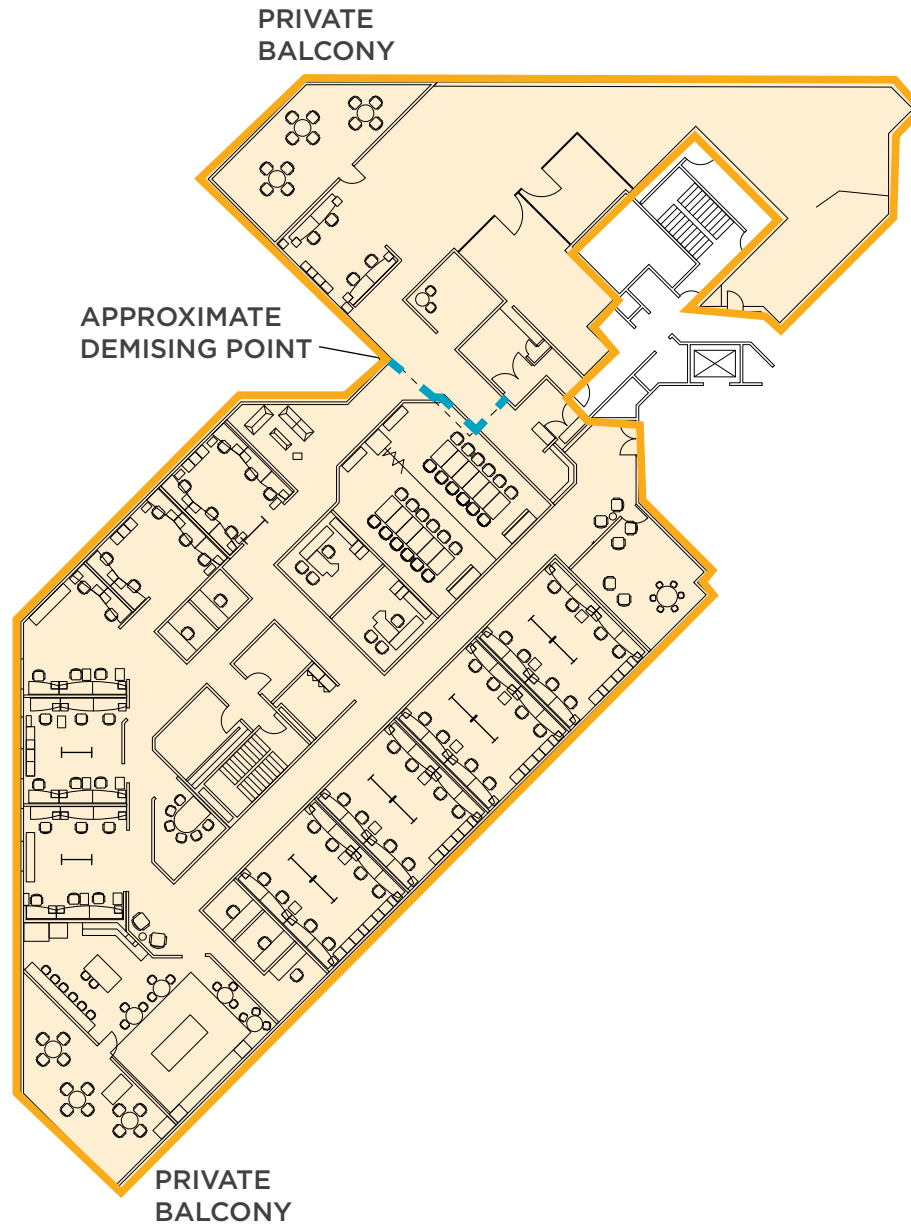
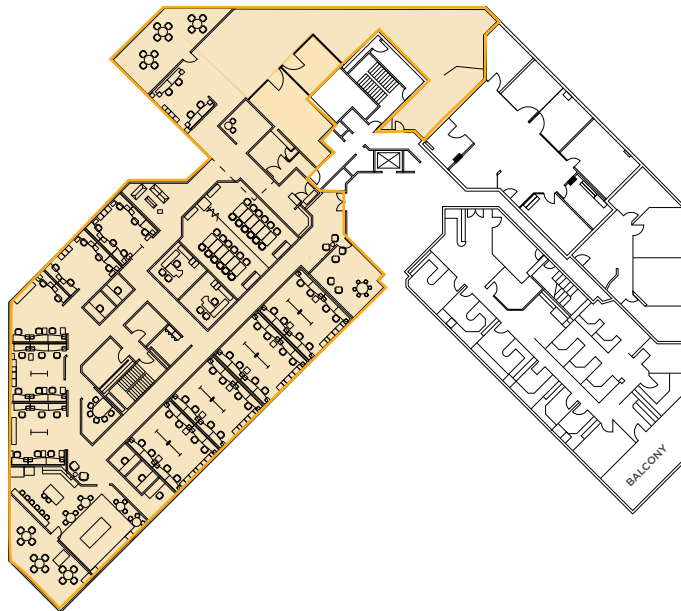


# FLOOR PLANS

## 2<sup>ND</sup> FLOOR - SUITE 200 13,472 RSF

Divisible to Approx. 3,000 RSF

- 6 Private Offices
- 2 Conference Rooms
- Kitchen & Break Room
- Reception Area
- 2 Private Balconies

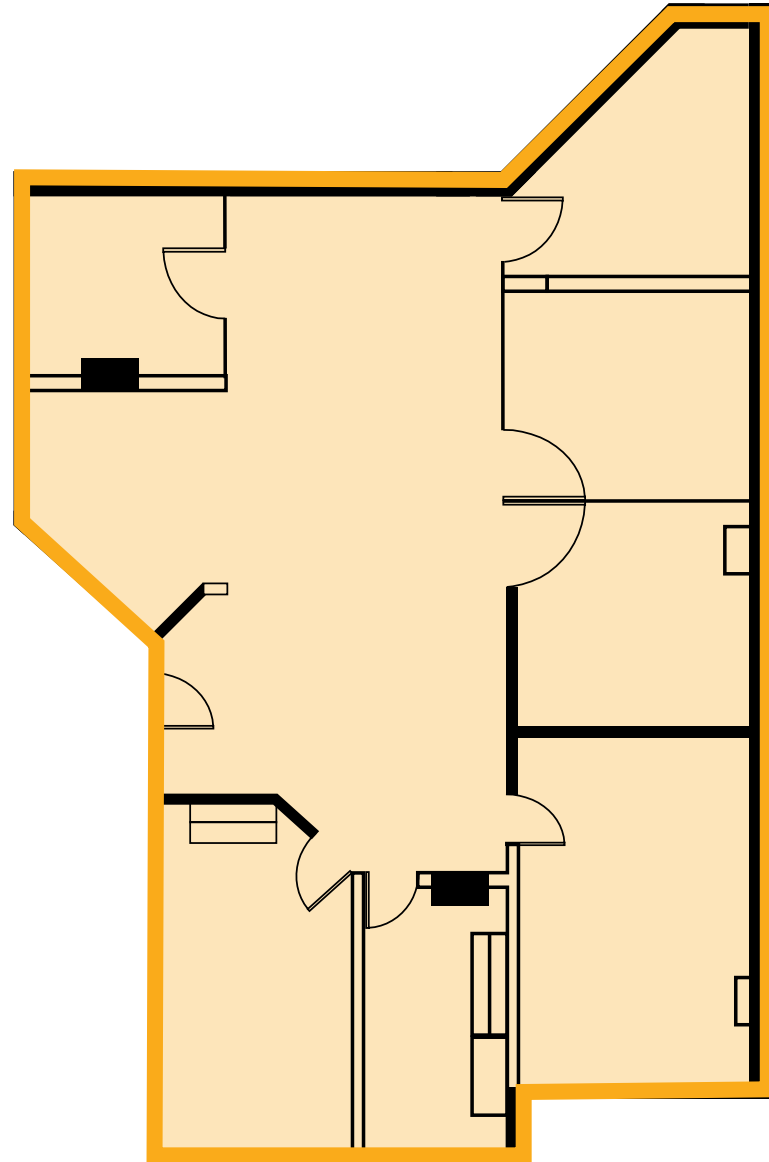




# FLOOR PLANS

## 2<sup>ND</sup> FLOOR - SUITE 206 2,446 RSF

- 5 Private Offices
- Copy area
- Conference room
- Reception space



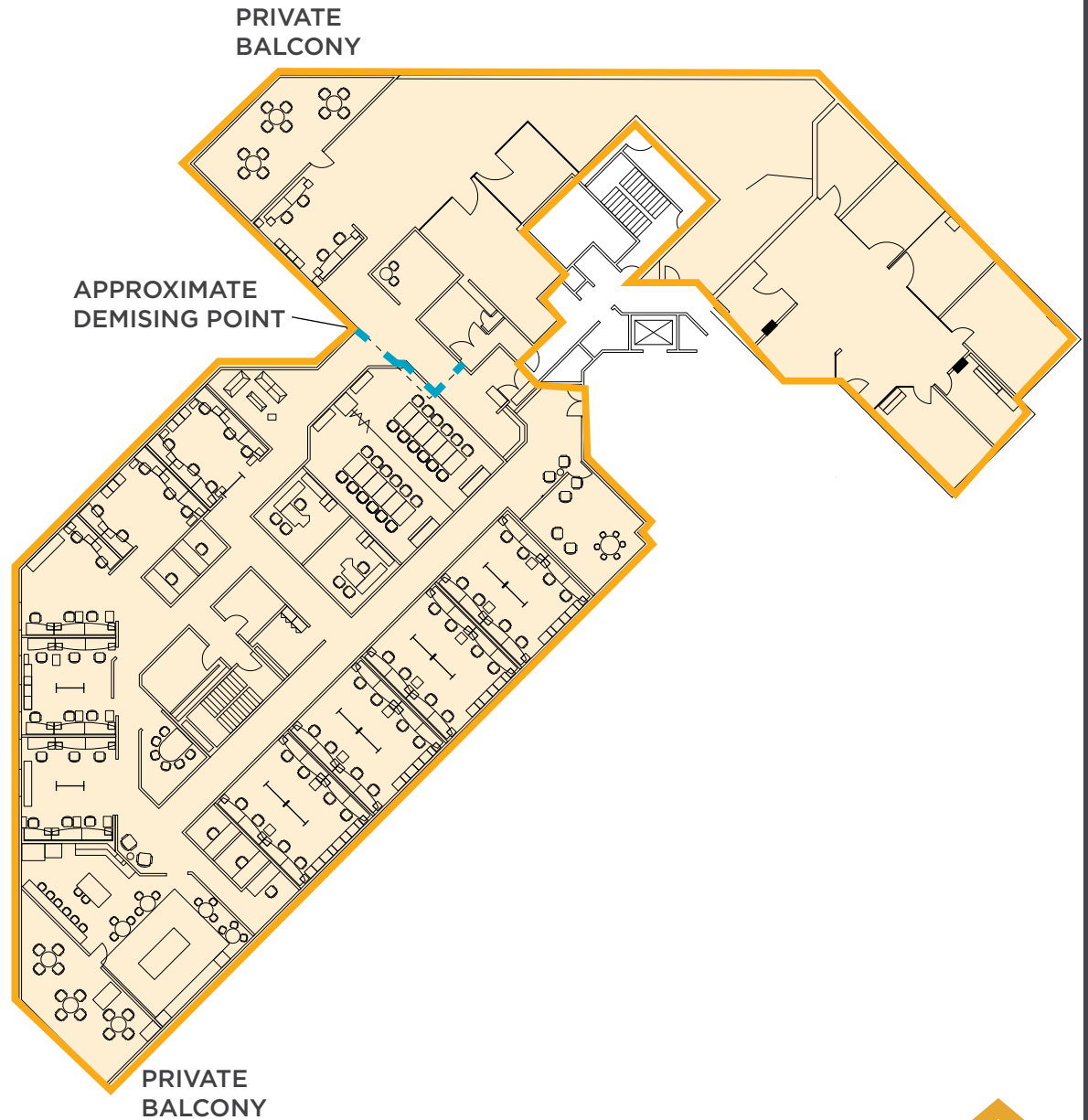
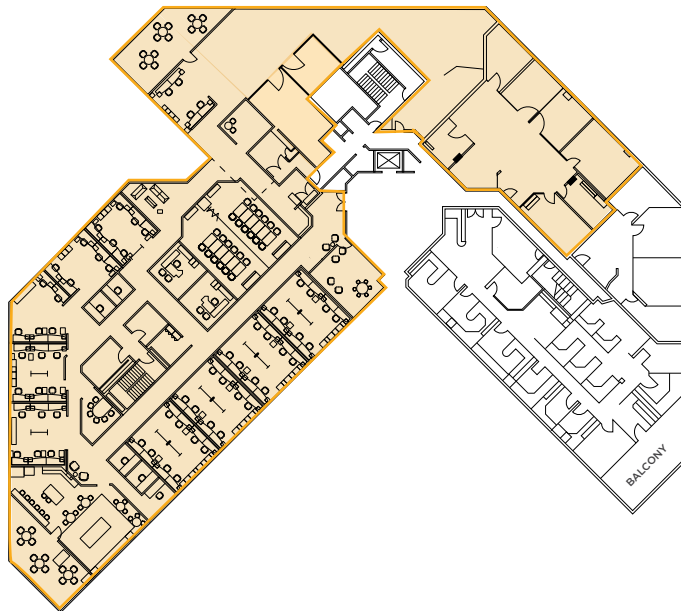


# FLOOR PLANS

## 2<sup>ND</sup> FLOOR - SUITE 200 & 206 15,918 RSF

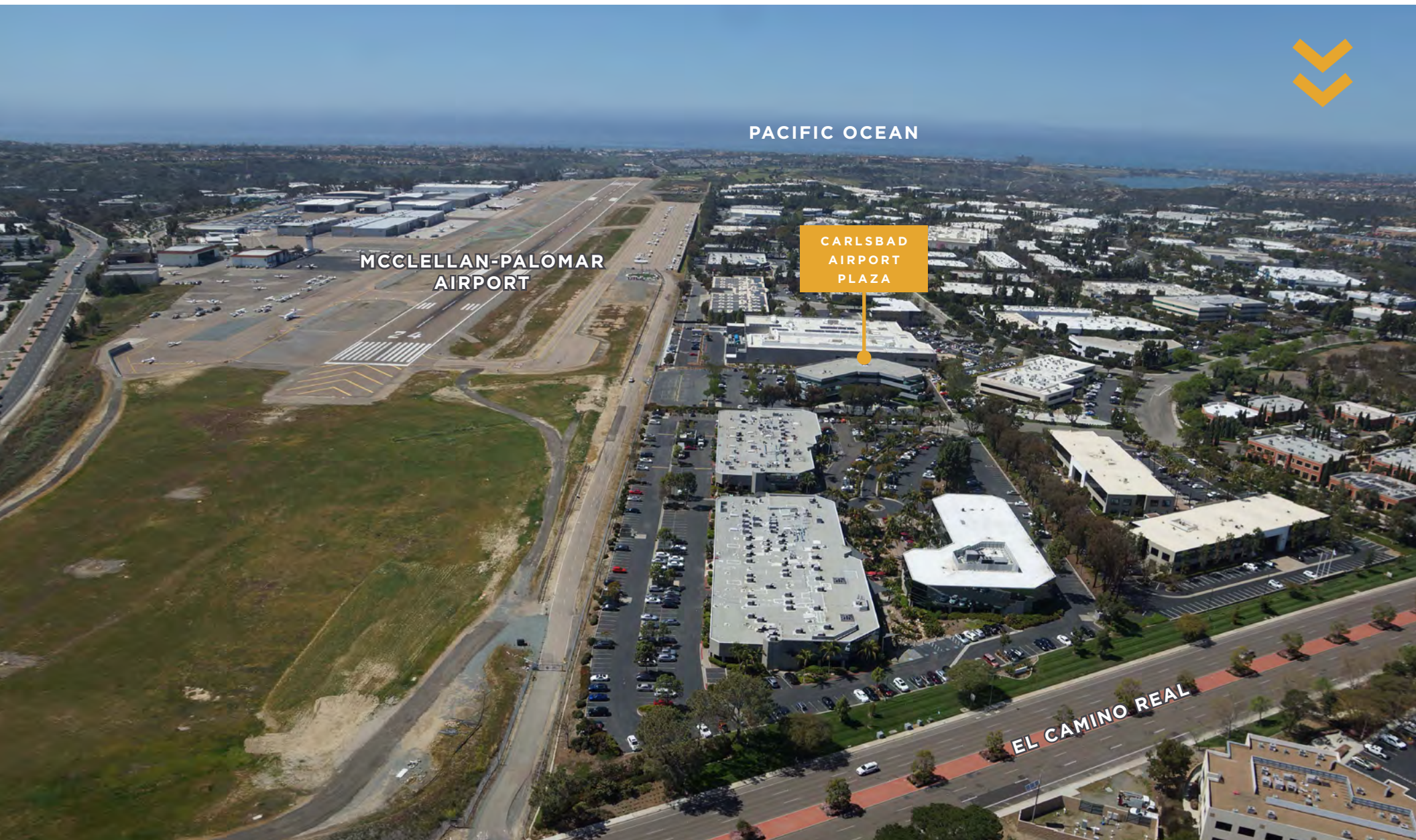
Divisible to Approx. 5,000 RSF

- 11 Private Offices
- 3 Conference Rooms
- Kitchen & Break and Copy Room
- Reception Areas
- 2 Private Balconies





# AREA OVERVIEW



MCCLELLAN-PALOMAR  
AIRPORT

PACIFIC OCEAN

CARLSBAD  
AIRPORT  
PLAZA

EL CAMINO REAL



# NEARBY AMENITIES







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