

CENTERPOINT PLAZA

5901 PRIESTLY DRIVE
CARLSBAD, CA 92008

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CBRE

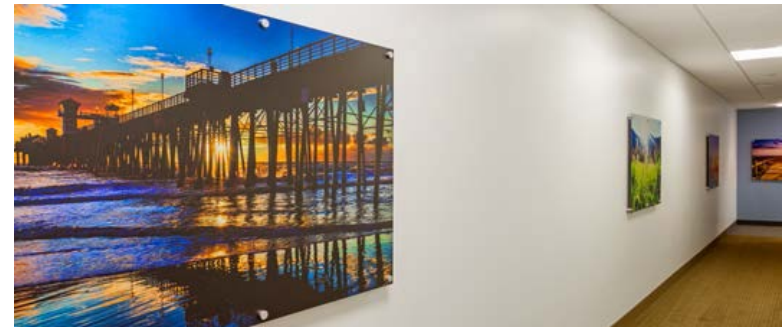


PROJECT HIGHLIGHTS

- Asking Rental Rate: \$2.85/SF + E (Includes 5 Day Per Week Janitorial Service)
- Centerpoint Plaza is a premiere 97,823 rentable square foot, 3-story ; multi-tenant, Class “A”, steel-frame office building that reflects quality and class.
- Located in the prestigious Carlsbad Research Center in the heart of Carlsbad.
- Excellent access to Faraday Avenue, El Camino Real, College Avenue, and Palomar Airport Road.
- Exquisite lobby and common area with high-end finishes and building materials imported from around the world.
- 4.0/1,000 RSF parking (Approx. 23% in secured, covered garage) with full-size parking spaces.
- Panoramic views of Carlsbad with third floor ocean views.
- Fitness center featuring a universal gym, free weights, cardio equipment and a flat panel television, as well as shower and locker facilities for tenant use.
- High-speed data access via fiber service by Time Warner.
- Beautiful common area including drought tolerant landscaping, recycled water irrigation and bio-swale.
- Outdoor patio area, complete with lush landscaping and furniture, umbrellas and barbecue with outdoor cooking space for tenant and guest enjoyment.
- Electric Vehicle Charging Stations.
- City of Carlsbad CM zoning.



HOME HIGHLIGHTS PHOTOS AVAILABILITY LOCATION AMENITIES CONTACTS





Asking Rental Rate: \$2.85/SF + E (Includes 5 Day Per Week Janitorial Service)

| Suite # | Floor | Square Feet | Available | Description |
|---------|-------|-------------|-----------|--|
| 150 | 1st | 1,532 RSF | 9/1/24 | Reception area, 2 private offices, open office area, conference room and kitchen. |
| 170 | 1st | 2,849 RSF | Now | Reception area, 5 private offices, open office area, conference room, server storage room and kitchen. Great window-line. |
| 200 | 2nd | 14,499 RSF | 90 Days | Secure reception area, 20 private offices, 3 large conference rooms, large kitchen, 2 storage areas, 1 kitchenette, 1 large server room with dedicated HVAC and open office area for approximately 50 cubicles. Prominent double door entrance off the second floor lobby. |
| 202 | 2nd | 1,176 RSF | Now | Currently in Warm Shell condition. CONCEPTUAL PLAN SHOWN Reception area, 2 private offices, conference room and open office area. |
| 270 | 2nd | 2,886 RSF | Now | Reception area, 4 private offices, conference room, kitchen and open office area. |

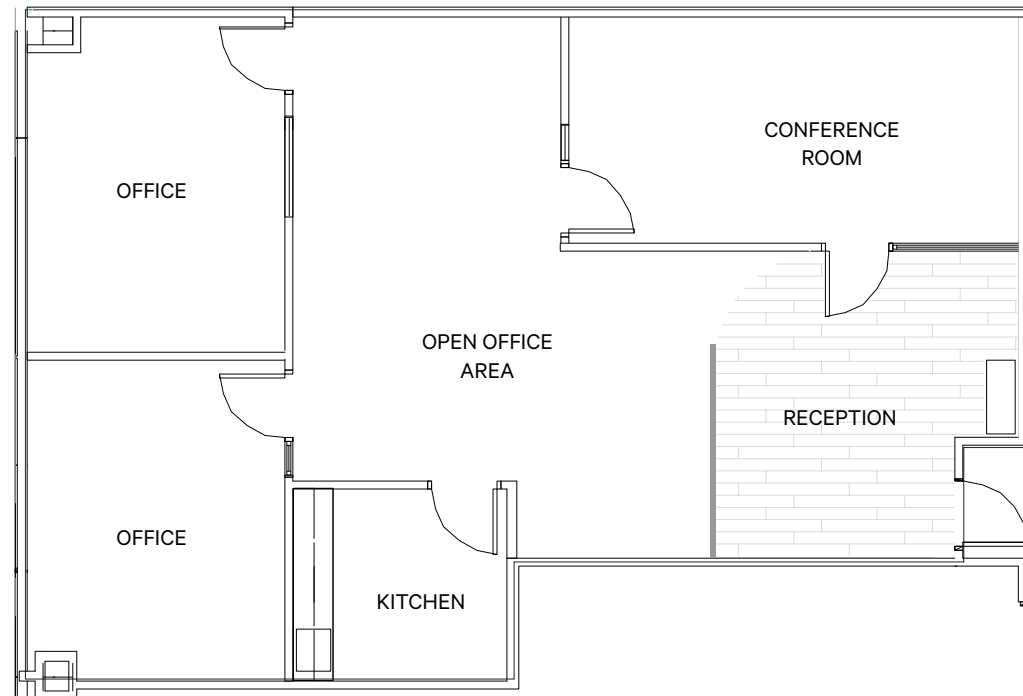




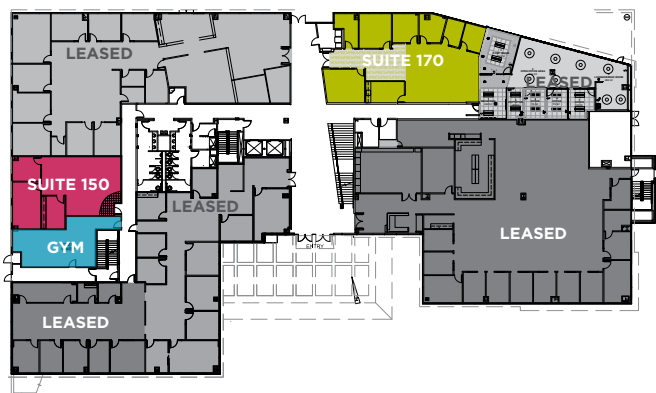
SUITE 150

1,532 RSF

- + Reception area, 2 private offices, open office area, conference room and kitchen.
- + Available 9/1/24



FIRST FLOOR

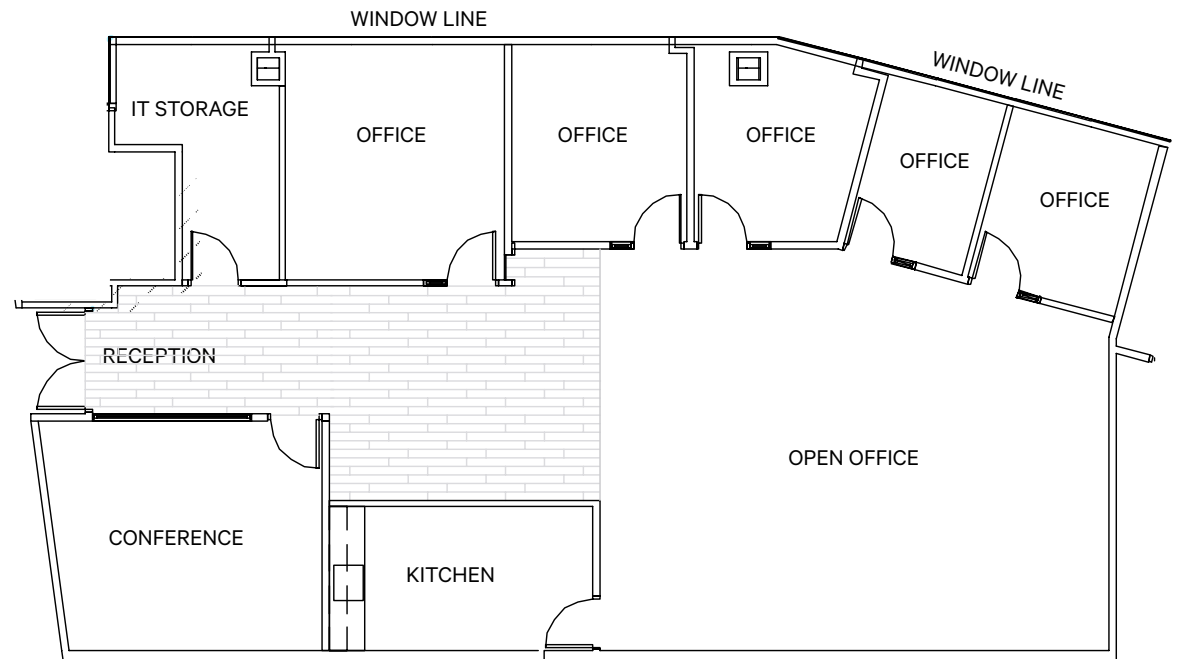




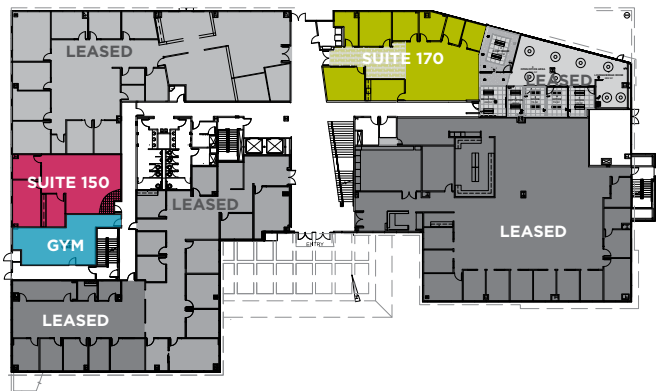
SUITE 170

2,849 RSF

- + Reception area, 5 private offices, open office area, conference room, server storage room and kitchen.
- + Great window-line.
- + Glass double door entrance off the main building lobby.



FIRST FLOOR



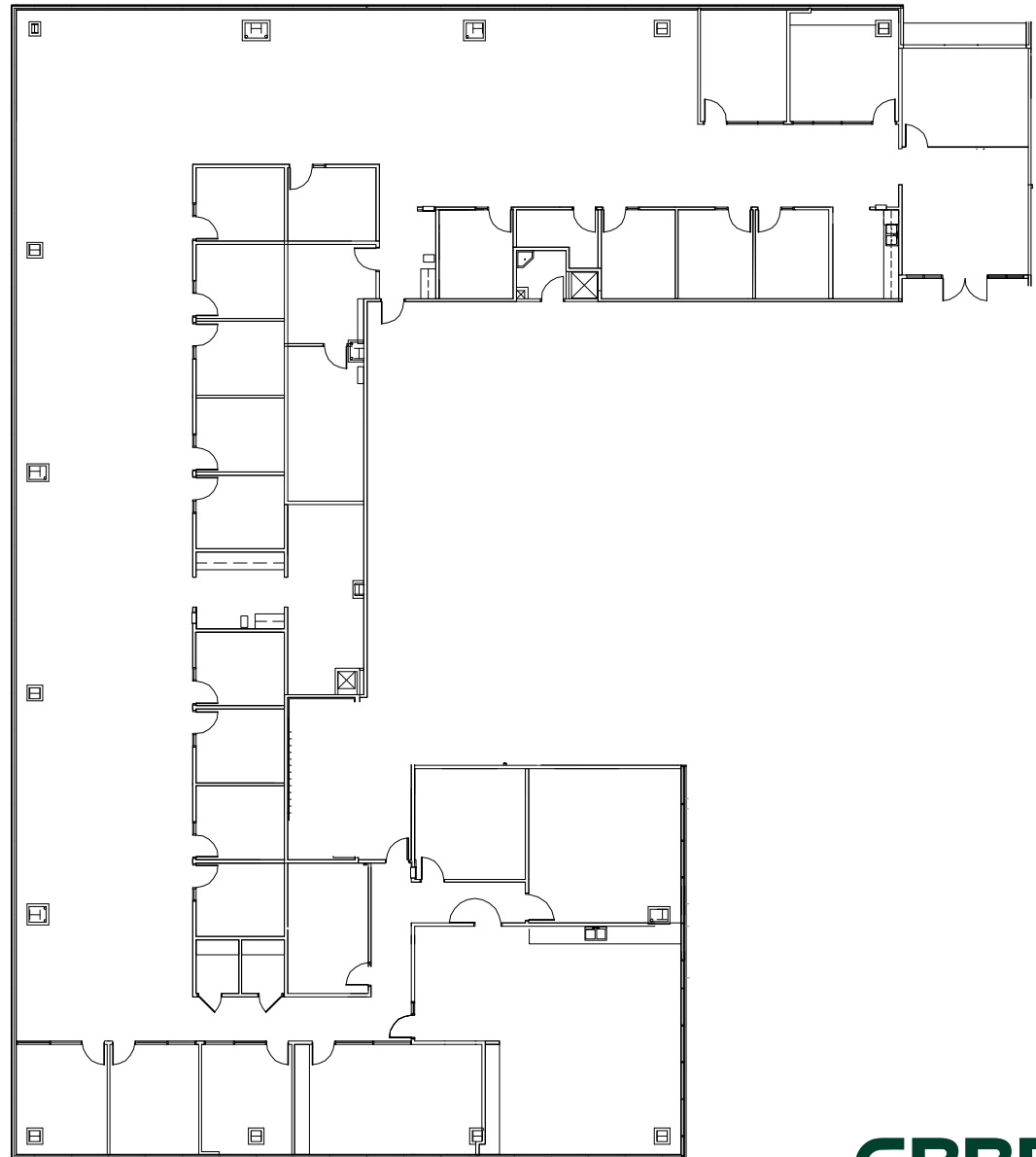


SUITE 200 | AVAILABLE 90 DAYS' NOTICE

14,499 RSF

- + Reception area, multiple private offices, multiple conference rooms, kitchen, storage and open office area. Secure reception area, 20 private offices, 3 large conference rooms, large kitchen, 2 storage areas, 1 kitchenette, 1 large server room with dedicated HVAC and open office area for approximately 50 cubicles.
- + Prominent double door entrance off the second floor lobby.
- + Phenomenal window line with west and south facing views.

SECOND FLOOR





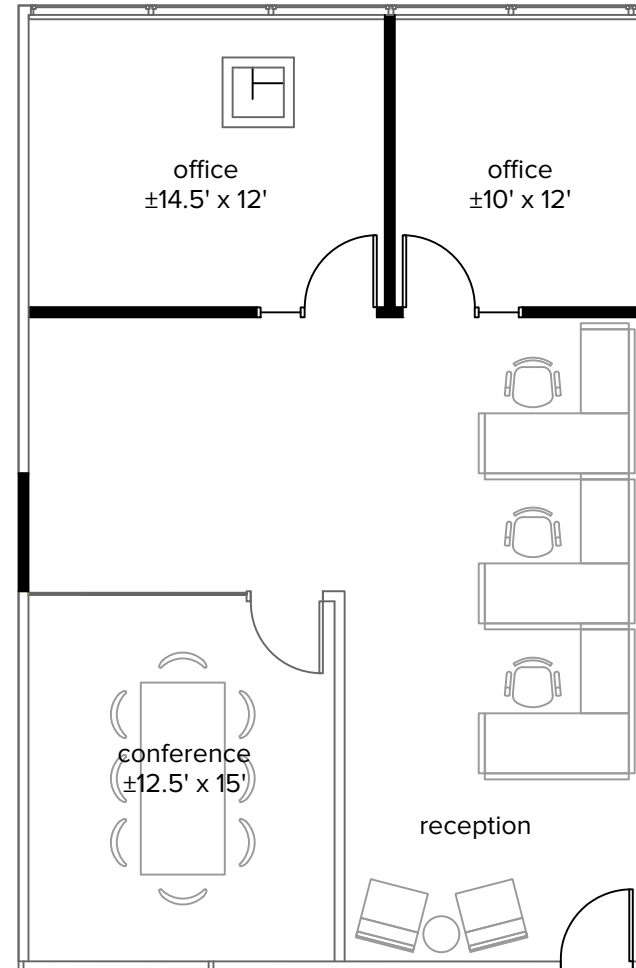
SUITE 202 | CONCEPTUAL

1,176 RSF

+ Currently in Warm Shell condition

Conceptual plan shown | Reception area, 2 private offices, conference room and open office area.

SECOND FLOOR



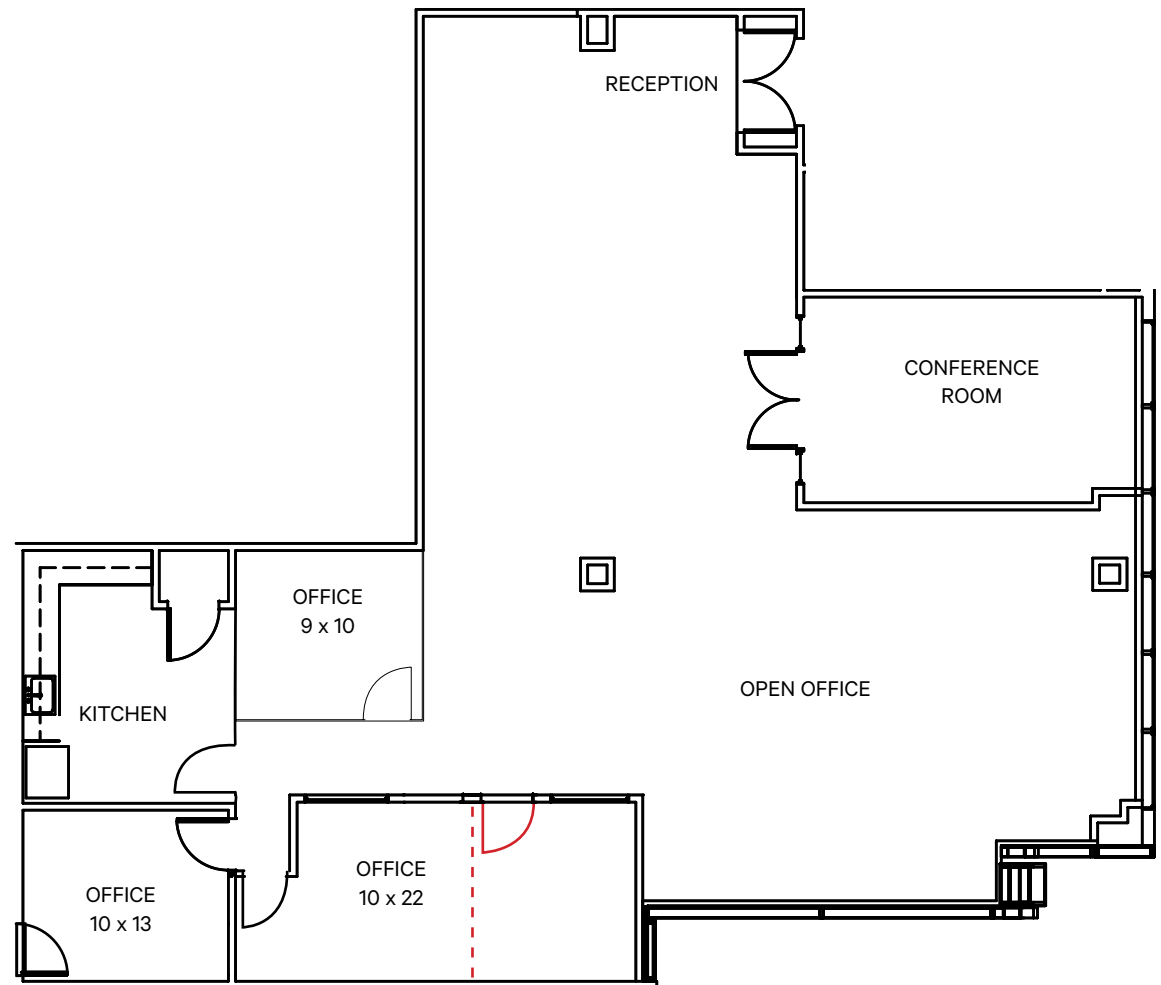


SUITE 270 | AS-BUILT

2,886 RSF

+ Reception area, 3 private offices (easily modified to 4 private offices), conference room, kitchen and open office area.

SECOND FLOOR



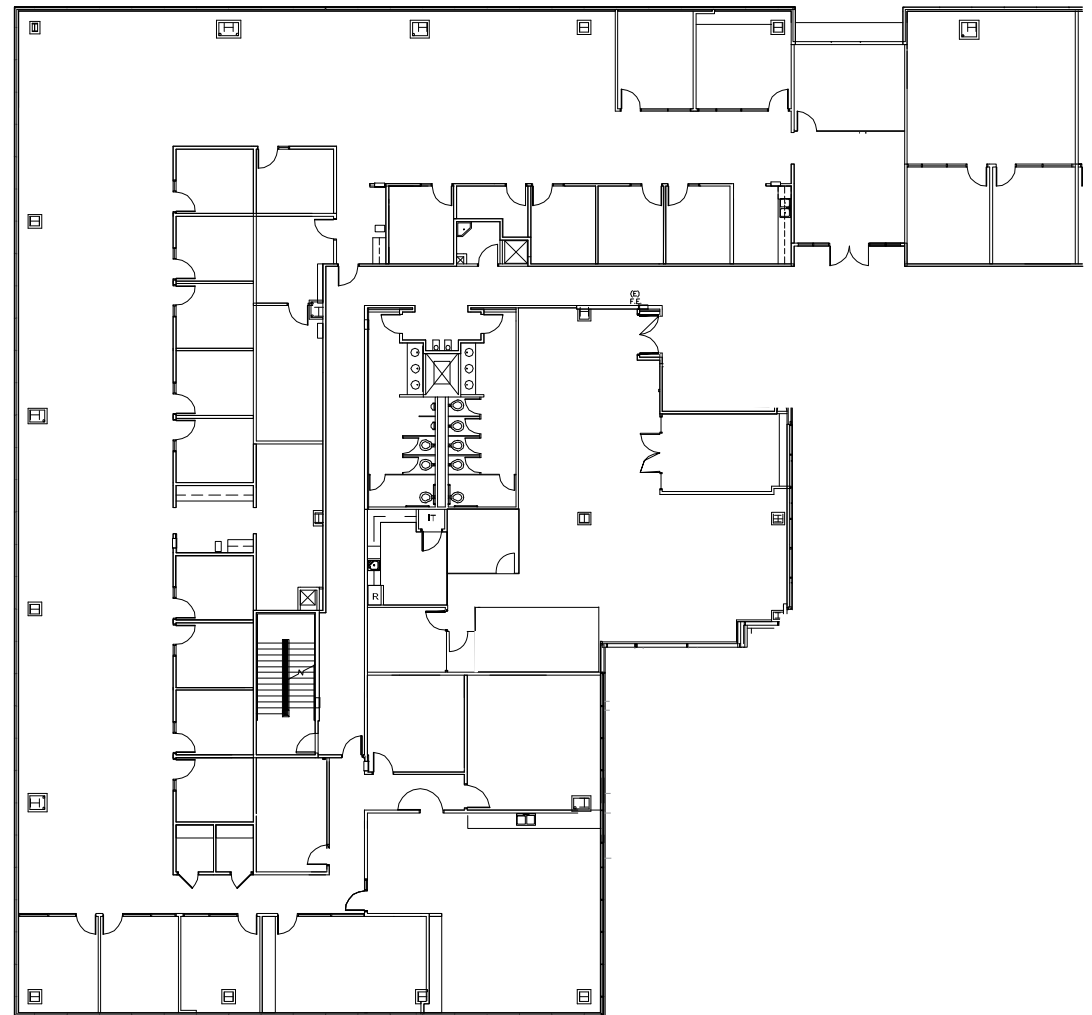


SUITE 200/202/270 | CONTIGUOUS OPTION

18,561 RSF

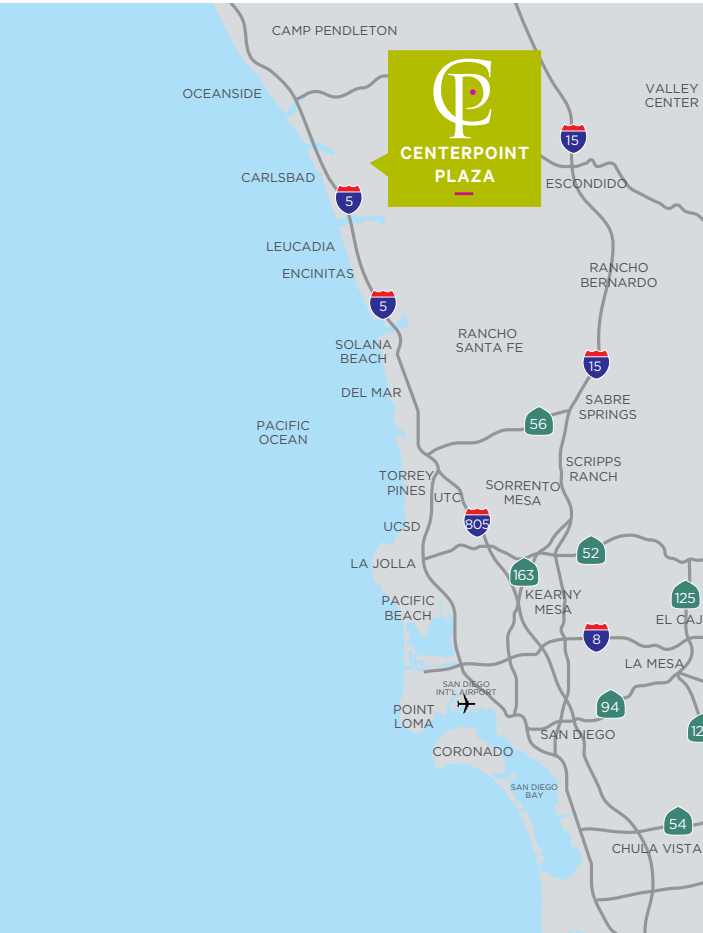
+ Conceptual Floor Plan

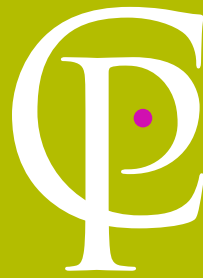
SECOND FLOOR





LOCATION





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Matty Sundberg

Senior Vice President

+1 760 438 8518

matty.sundberg@cbre.com

Lic. 01257446

Bob Cowan

First Vice President

+1 760 438 8510

bob.cowan@cbre.com

Lic. 01838109

CBRE

5780 Fleet Street, Suite 100 | Carlsbad, CA 92008

www.cbre.com/sandiego

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