



AIRPORT PLAZA  
5963  
LA PLACE CT  
CARLSBAD, CA 92008



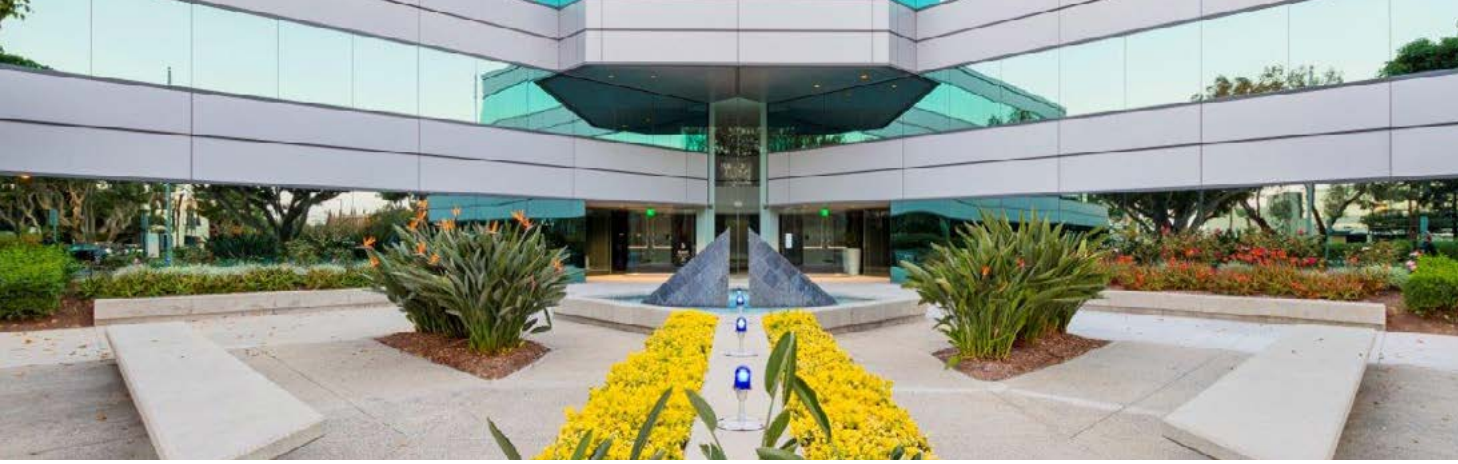
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## PROPERTY FEATURES

### EXTENSIVE RENOVATIONS COMPLETE

Renovations include outdoor seating & landscape improvements with additional outdoor amenities, identity signage, elevator cabs, lobby & lighting and showers/lockers & restrooms

64,817 SF Class "A" office project with convenient access to Interstate-5 via Palomar Airport Road or Cannon Road

Located in master planned Carlsbad Research Center with close proximity to restaurants and business services

Monument and building signage available

Shower & lockers facilities

Stylish atrium lobby, spacious balconies, airport views, park-like eating areas & ample parking

Walking distance to three delis

After hours security access system

State-of-the-art HVAC energy management

Cable Service provided by Time Warner



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**AVAILABILITY**

Lease rate: \$2.35/RSF + Electricity

FLOOR	SUITE #	SQUARE FEET	AVAILABILITY	CONDITION
1 <sup>st</sup>	100	8,818 RSF Div to 2,000 RSF	30 Days'	built-out
3 <sup>rd</sup>	310	1,249 RSF	30 Days'	built-out
3 <sup>rd</sup>	314	1,731 RSF	30 Days'	built-out

*Rate & availability are subject to change without notice. Please contact the listing broker for current rate & availability.*

For more information, contact:

**MATTY SUNDBERG**  
 +1 760 431 4232  
 matty.sundberg@cushwake.com  
 LIC # 01257446

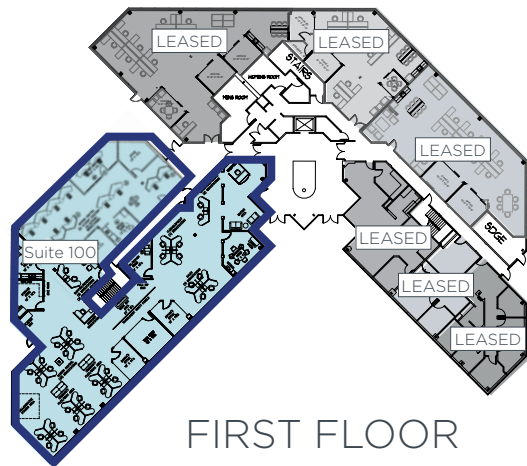
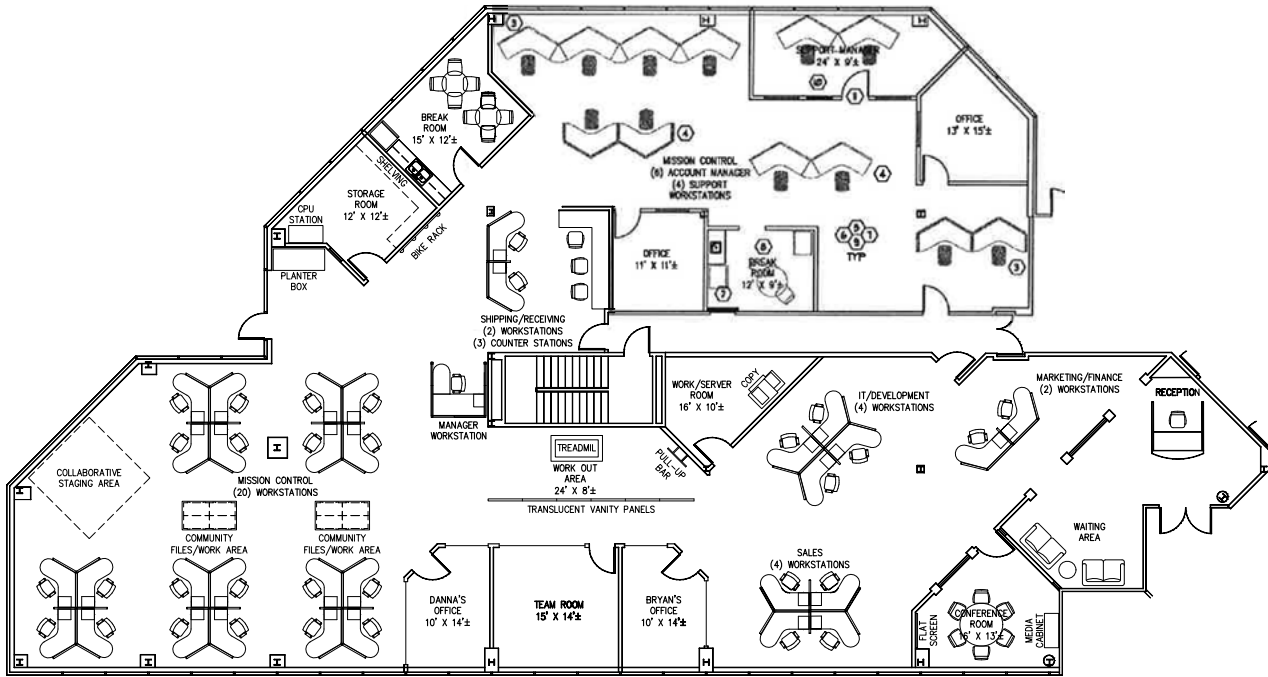
**BOB COWAN**  
 +1 760 431 3836  
 bob.cowan@cushwake.com  
 LIC # 01838109

1000 Aviara Parkway, Suite 100  
 Carlsbad, CA 92011  
 T: +1 760 431 4200  
 F: +1 760 454 3869  
 www.cushmanwakefield.com



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**PEREGRINE**  
 REALTY PARTNERS

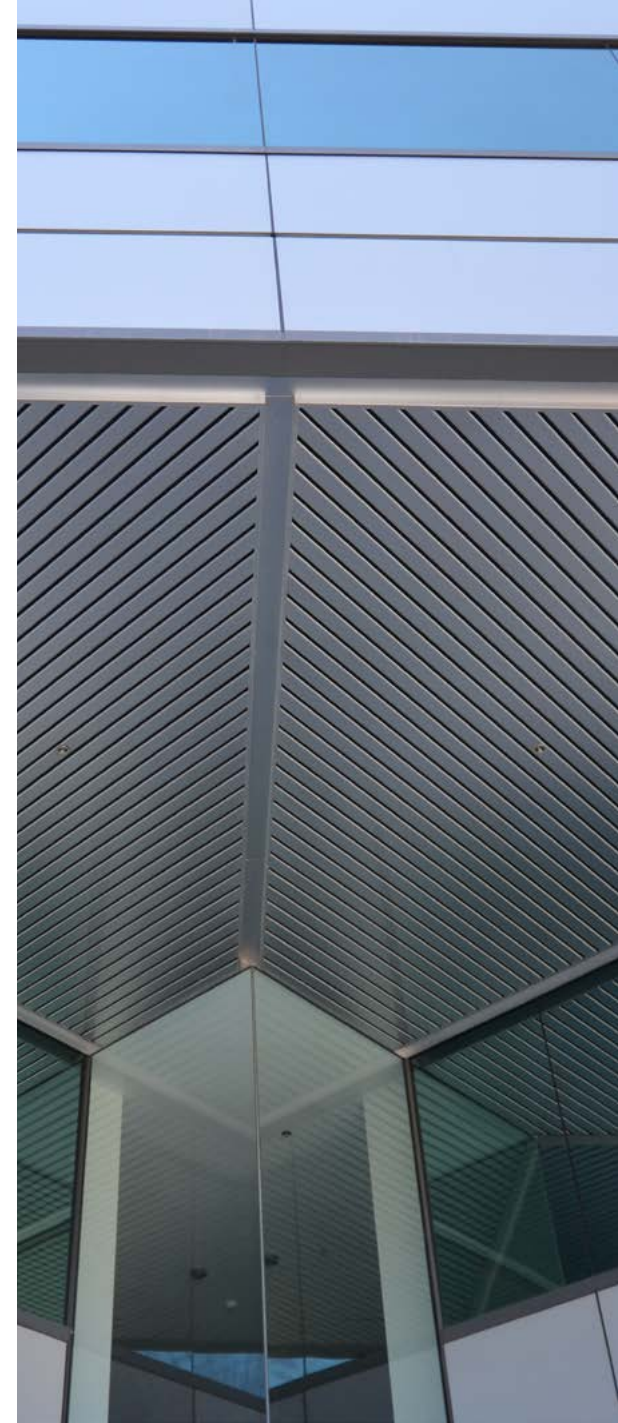


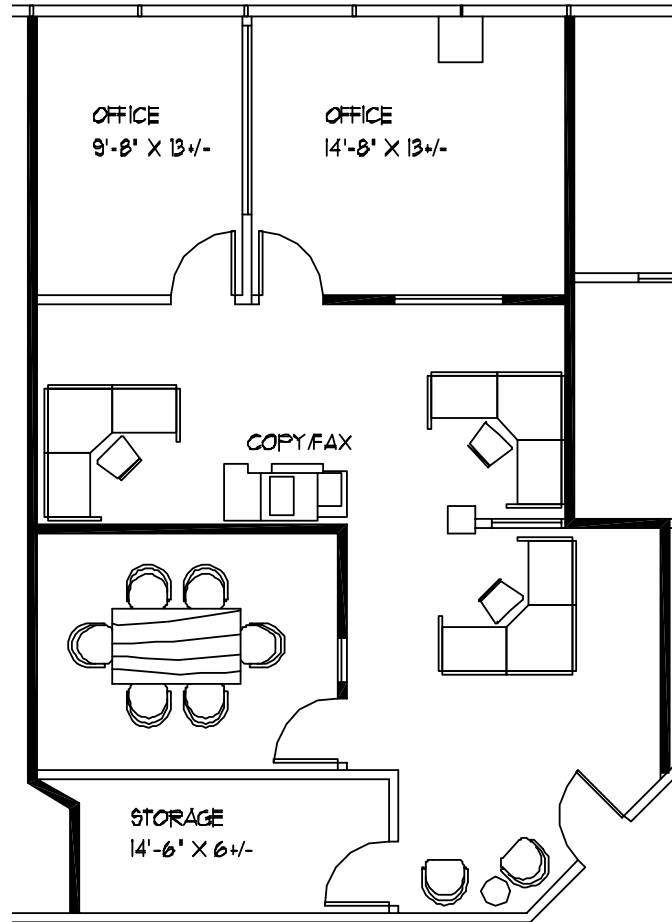
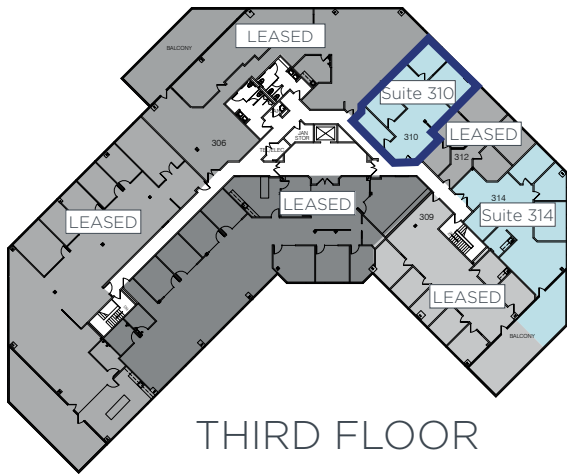


FIRST FLOOR

**SUITE 100 (8,818 RSF | Divisible to 2,000 RSF)**

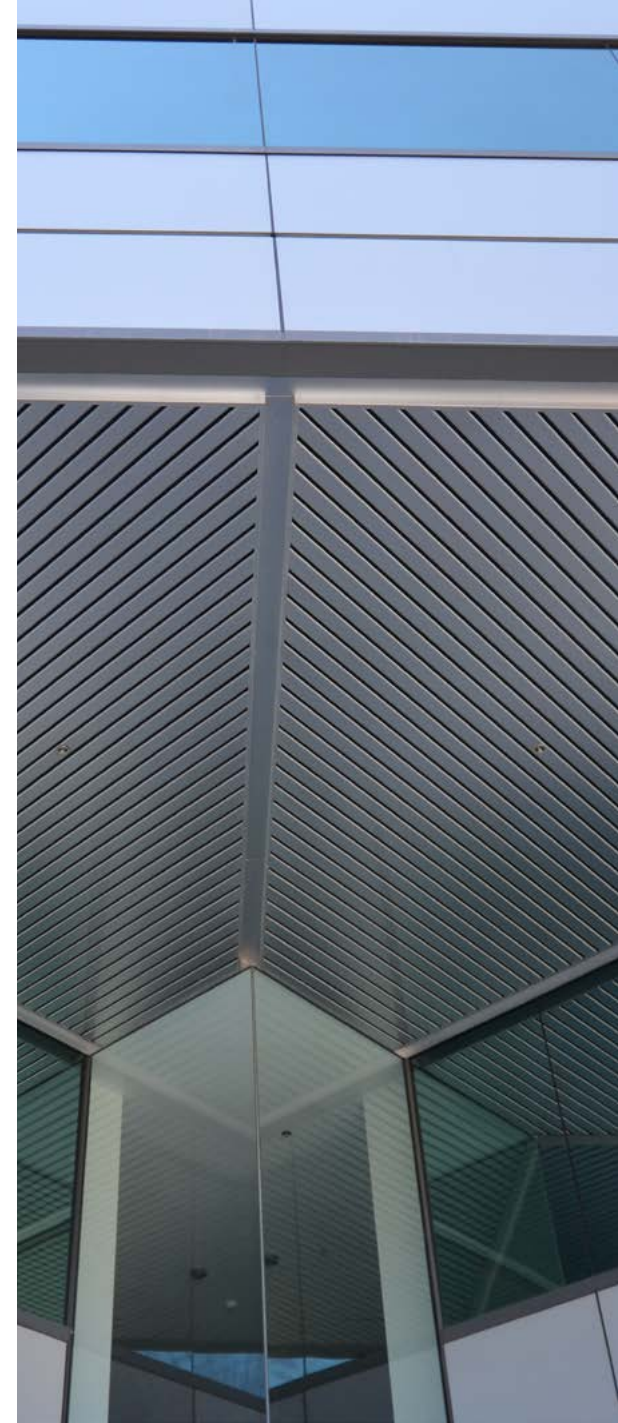
- Available 30 Days' Notice
- Reception area with double door entry off the ground floor lobby
- Conference room
- 6 private offices
- Open office and collaboration areas
- Storage
- Server room
- Kitchen / break room





**SUITE 310 (1,249 RSF)**

- Available 30 Days' Notice
- Reception
- Conference room
- 2 private offices
- Open office area
- Storage



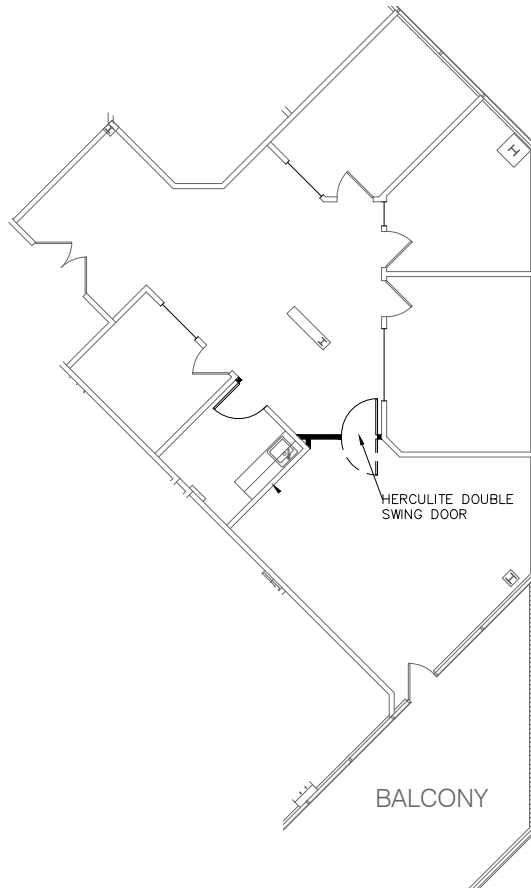
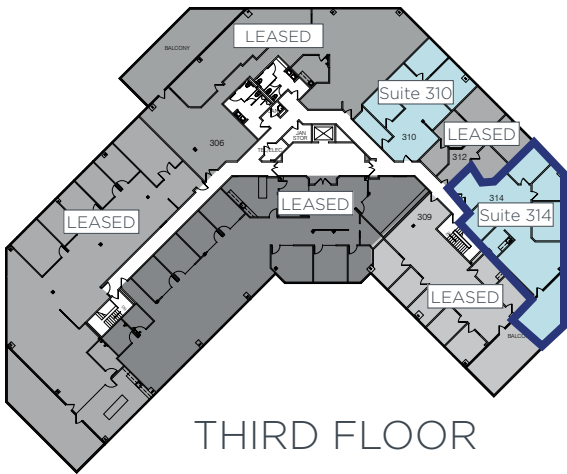
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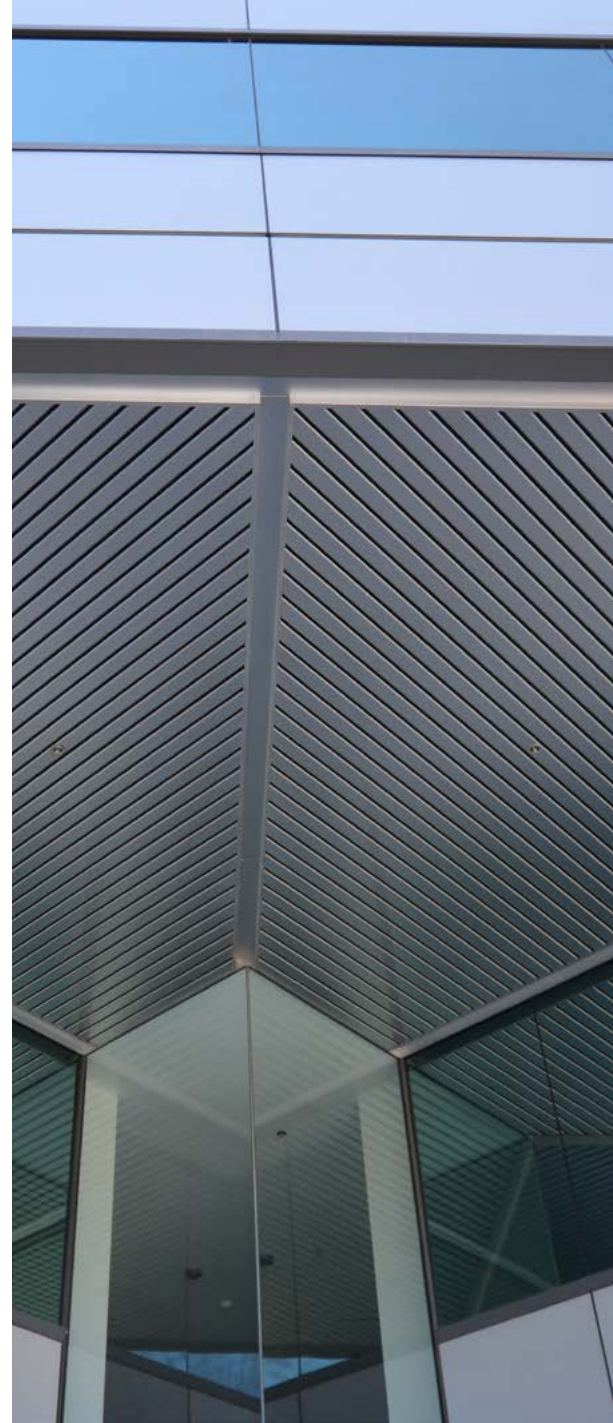






**SUITE 314 (1,731 RSF)**

- Available 30 Days' Notice
- Reception with double door entry
- Kitchen
- Copy/IT room
- Shared balcony access



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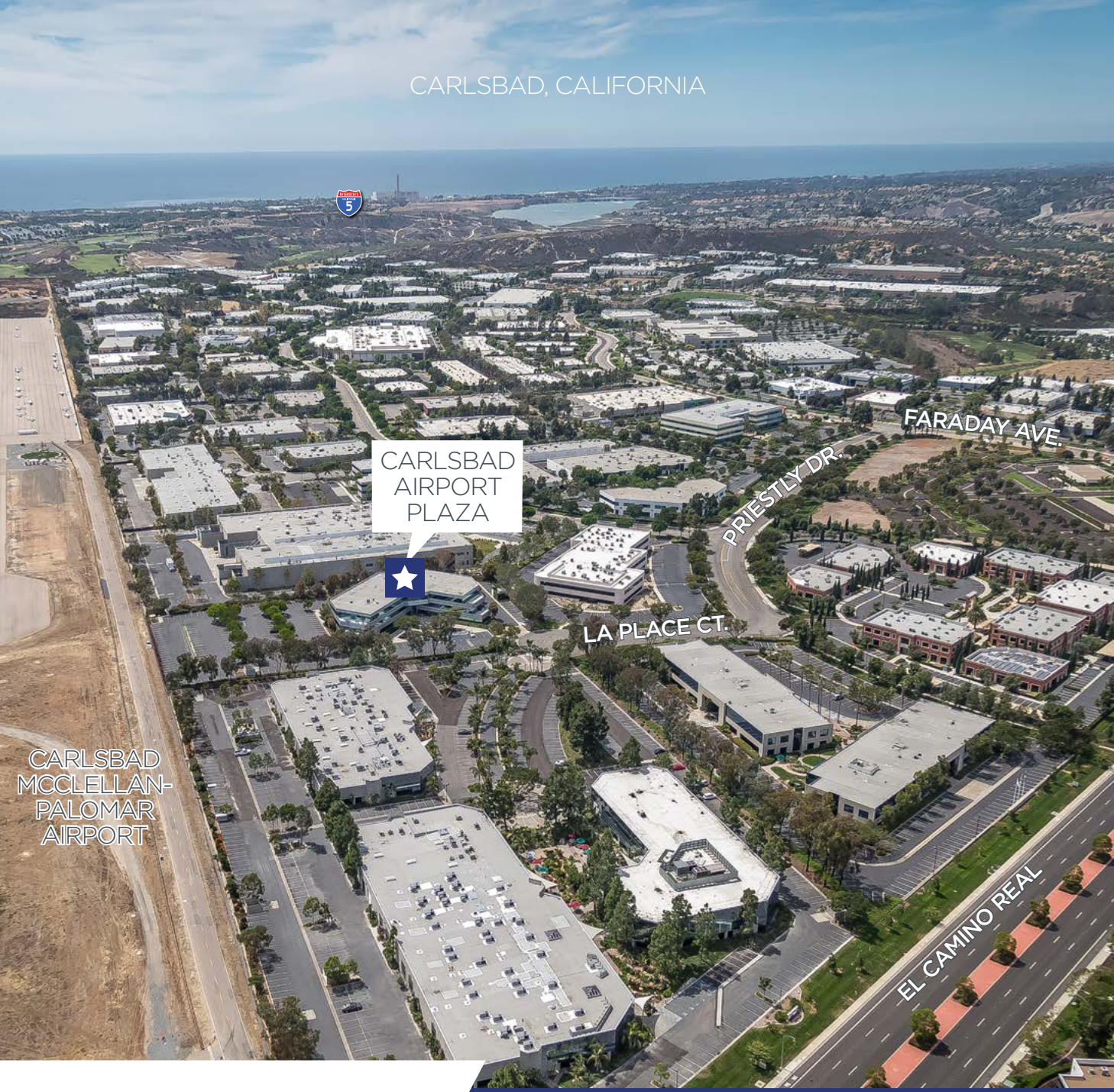


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CARLSBAD, CALIFORNIA



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## ABOUT OWNERSHIP

Peregrine Realty Partners is a West Coast-based commercial real estate firm founded in 2009. In alignment with the diverse backgrounds of its principals, Peregrine Realty Partners creates and maximizes value for its private and institutional clients on many fronts. We are investors in multi-tenant office and industrial properties throughout Southern California and also specialize in asset and advisory services on behalf of individual high-net-worth investors and institutional capital partners.

For more information please visit their website at: [www.peregrinerp.com](http://www.peregrinerp.com)

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For more information, contact:

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[matty.sundberg@cushwake.com](mailto:matty.sundberg@cushwake.com)

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