



OFFICE & CORPORATE HEADQUARTERS CAMPUS

ON-SITE AMENITIES

MOVE-IN READY SPEC SUITES

# THE CAMPUS CARLSBAD

5962 LA PLACE COURT  
CARLSBAD, CA 92008





## THE CAMPUS CARLSBAD

### The Campus Carlsbad...Delivering the Needs of an Organization and its Employees

The Campus Carlsbad (TCC) is comprised of three professional office and corporate headquarter buildings in a park like setting strategically located within the Carlsbad Research Center and the beautiful seaside community of Carlsbad, California. TCC is located within close proximity to a wealth of retail, recreation and entertainment options. The overall project design and numerous amenities within are designed to increase job satisfaction, productivity and performance while improving the overall ability for employers to attract and retain employees. Ultimately, all of this translates to the bottom line.

#### Key Features



Free Public Wifi



High Speed Fiber



Access to Airport



Close to Freeway



Nearby Amenities



## EXCEPTIONAL AMENITIES & ACCESS



### ////////////////////

#### Travel Distances



Downtown  
San Diego  
34.4 miles



Carlsbad  
Village  
7.0 miles



San Diego Intl'  
Airport  
35.3 miles



Carlsbad  
McClellan Reg.  
Airport  
2.1 miles



Interstate 5  
3.4 miles



Highway 78  
4.9 miles



Carlsbad  
Beach  
4.0 miles



## SPECIFICATIONS

- 46,833 SF, 2-story office building
- 3.61/1,000 SF parking ratio.
- Multi-tenant office space & Corporate Headquarters / R&D / Tech+Creative Space
- Located within the prestigious Carlsbad Research Center.
- Adjacent to McClellan-Palomar Airport with easy access to I-5 via Palomar Airport Road & Cannon Road.
- Close proximity to retail, restaurants, fitness center, library and housing.
- The courtyard has been transformed into an Asian Fusion inspired botanical garden.
- Exterior kitchen/barbeque facilities.
- AT&T High-Speed Fiber Optic Connectivity.
- On-site cafe ([www.campuscafeonline.com](http://www.campuscafeonline.com)).
- Shower and locker facilities.
- 24 hour card key access system.
- Energy efficient.
- Shared kitchens for qualified suites in office building.
- New quality tenant improvements with additional tenant improvement dollars available for efficient, customized improvements.



## LEASE AVAILABILITY

Base Year Lease Rate: \$2.45 + E

<i>BLDG-SUITE</i>	<i>SIZE (RSF)</i>	<i>AVAILABLE</i>	<i>CONDITION</i>
5962-165	1,015 RSF	Now	BUILT-OUT
5962-185	1,338 RSF	Now	BUILT-OUT
5962-210	2,150 RSF	Now	BUILT-OUT
5962-215	1,509 RSF	Now	BUILT-OUT
5962-230	2,404 RSF	Now	BUILT-OUT
5962-245	1,260 RSF	Now	BUILT-OUT
5962-260	927 RSF	Now	BUILT-OUT
5962-270	1,493 RSF	Now	BUILT-OUT

\*Negotiable tenant improvement allowance. Includes 5 day per week janitorial service. Tenant pays prorata share of electricity. Rates, availability and terms are subject to change without notice. Furniture shown for demonstration purposes only and is not included with the lease of the space. Tenant to verify dimensions and that space is equipped to fit their needs.

Leasing Information

# CBRE

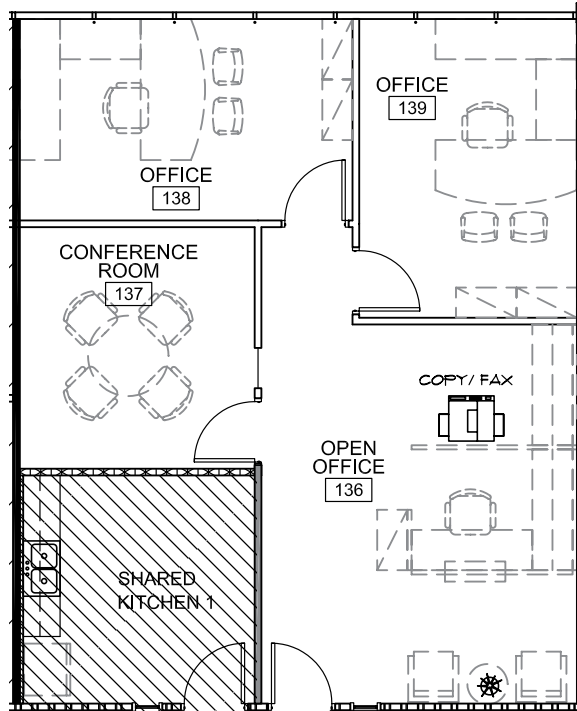
**Justin Halenza**  
+1 760 438 8514  
Justin.Halenza@cbre.com  
LIC # 01238120

**Michael Mahoney**  
+1 760 685 2915  
Michael.Mahoney3@cbre.com  
LIC # 01392972

## AVAILABILITY & FLOOR PLANS

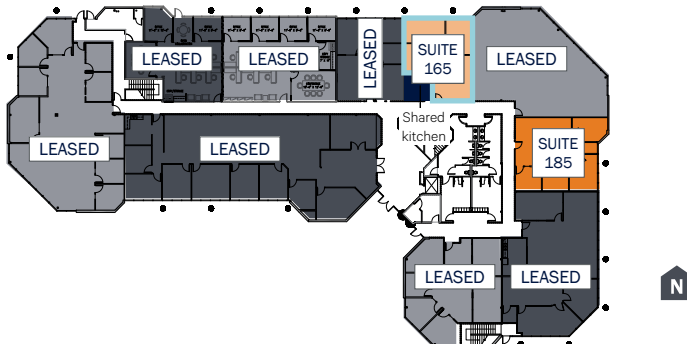
5962 La Place Court | Suite 165 | 1,015 RSF

Reception area, 2 private offices, conference room, copy area and use of first floor shared kitchen.



Tenant to verify dimensions and that space is equipped to fit their needs.

## 5962 LA PLACE COURT | 1<sup>ST</sup> FLOOR

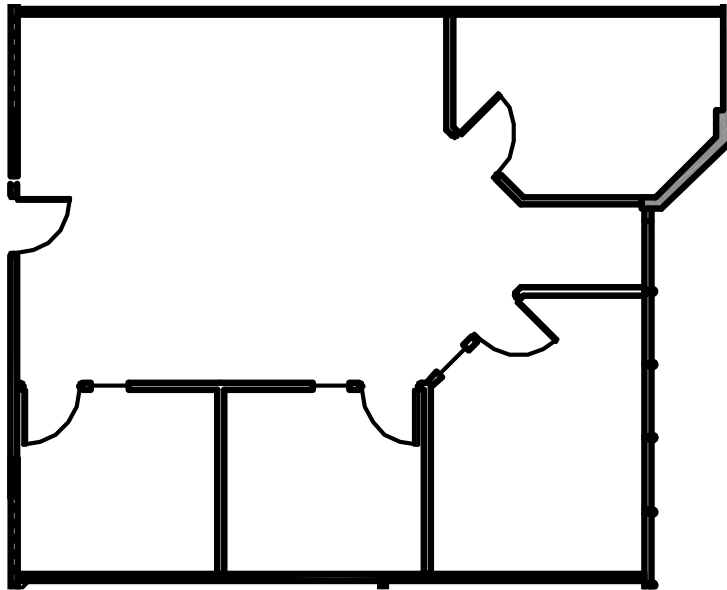


## AVAILABILITY & FLOOR PLANS



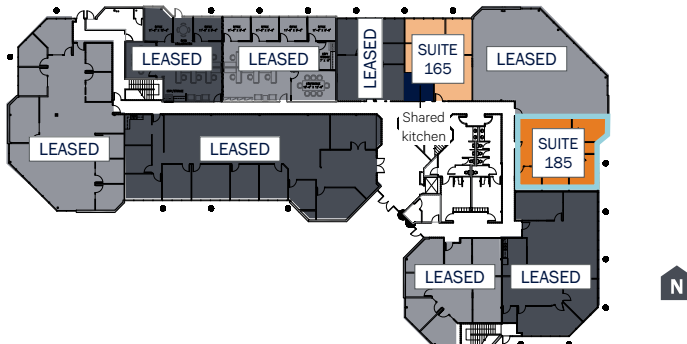
5962 La Place Court | Suite 185 | 1,338 RSF

Reception area, 3 private offices, conference room, open office area and file/copy area.



Tenant to verify dimensions and that space is equipped to fit their needs.

### 5962 LA PLACE COURT | 1<sup>ST</sup> FLOOR

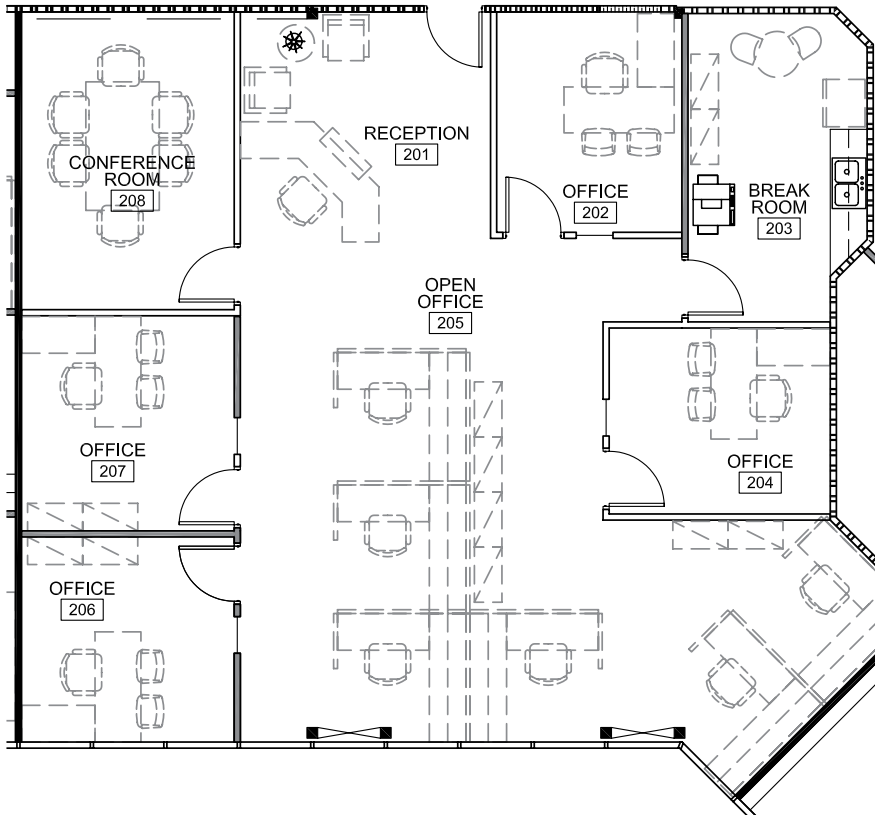




## AVAILABILITY & FLOOR PLANS

5962 La Place Court | Suite 210 | 2,150 RSF

Reception area, 4 private offices, conference room, open office area and break room.



Tenant to verify dimensions and that space is equipped to fit their needs.

## 5962 LA PLACE COURT | 2<sup>ND</sup> FLOOR



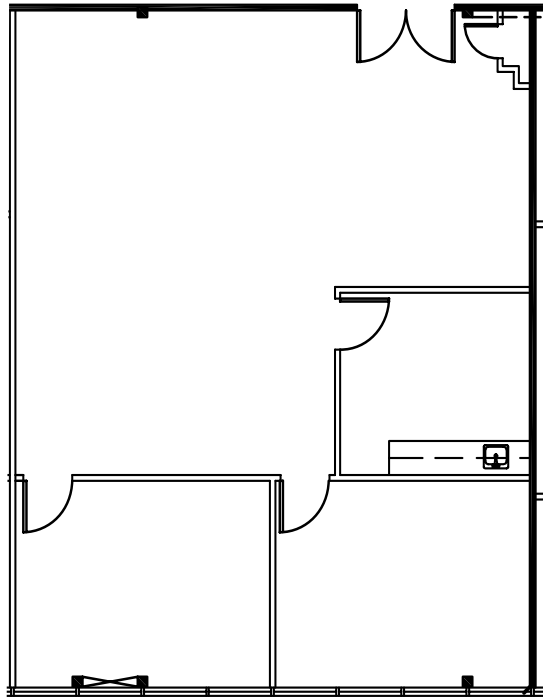


## AVAILABILITY & FLOOR PLANS



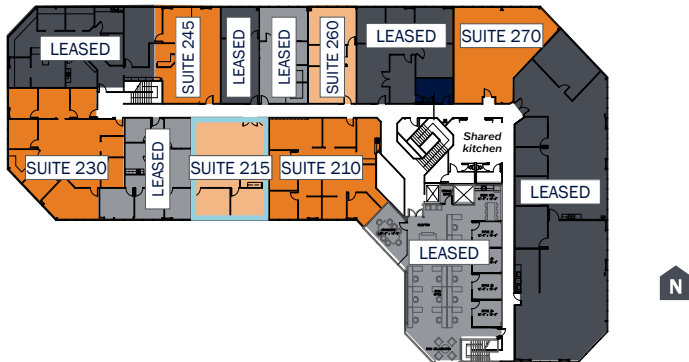
5962 La Place Court | Suite 215 | 1,509 RSF

Open office area, 4 private offices, conference room, and kitchen.



Tenant to verify dimensions and that space is equipped to fit their needs.

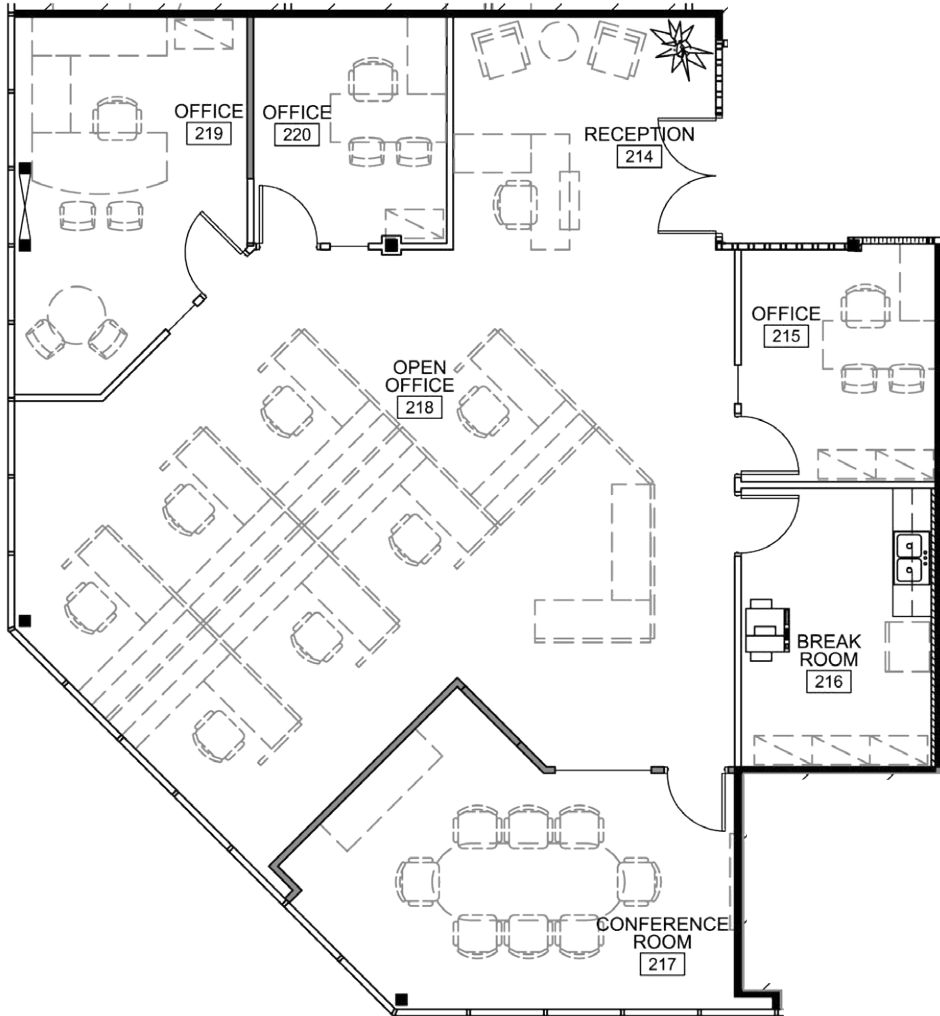
### 5962 LA PLACE COURT | 2<sup>ND</sup> FLOOR



## AVAILABILITY & FLOOR PLANS

5962 La Place Court | Suite 230 | 2,404 RSF

Reception with double-door entry, 2 private offices, conference room, open office area and break room.



Furniture shown for demonstration purposes only and is not included with the lease of the space. Tenant to verify dimensions and that space is equipped to fit their needs.

## 5962 LA PLACE COURT | 2<sup>ND</sup> FLOOR

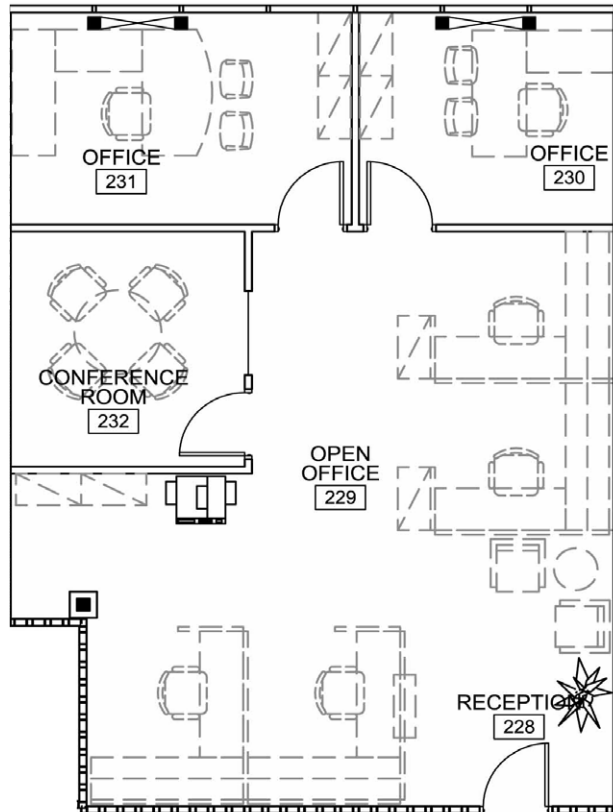




## AVAILABILITY & FLOOR PLANS

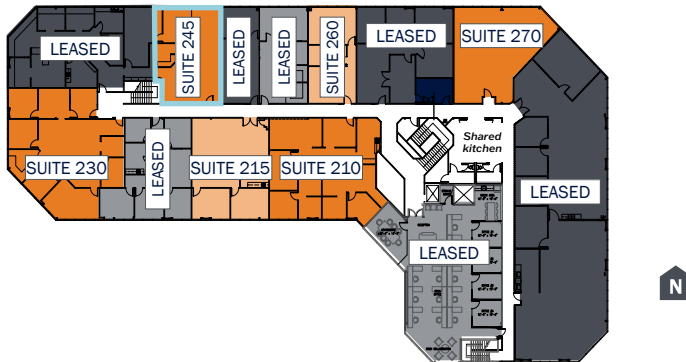
5962 La Place Court | Suite 245 | 1,260 RSF

Reception, 2 private offices, conference room and open office area.



Tenant to verify dimensions and that space is equipped to fit their needs.

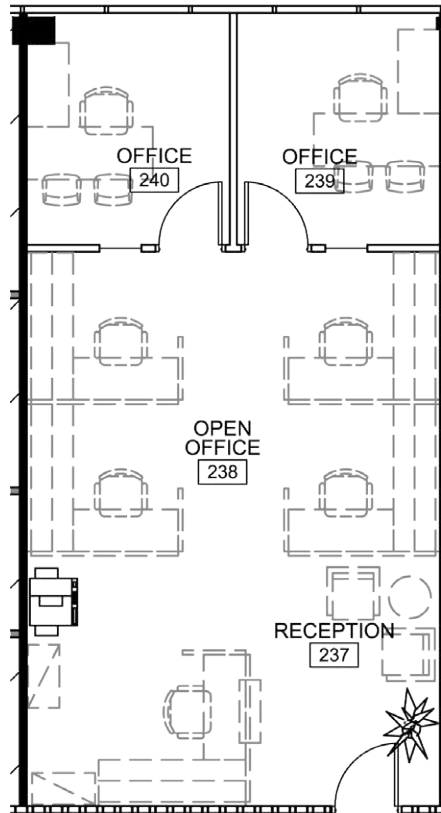
## 5962 LA PLACE COURT | 2<sup>ND</sup> FLOOR



## AVAILABILITY & FLOOR PLANS

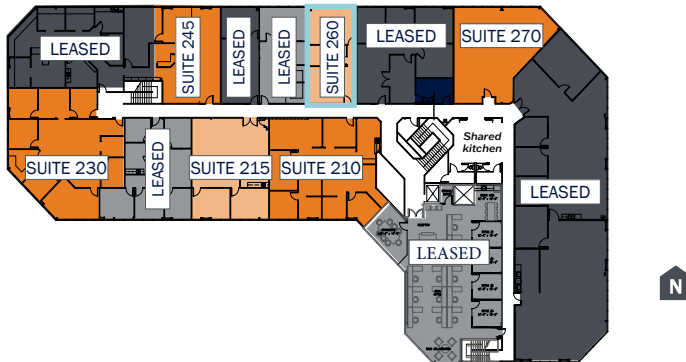
5962 La Place Court | Suite 260 | 927 RSF

Reception, 2 private offices, open office area and use of second floor shared kitchen.



Furniture shown for demonstration purposes only and is not included with the lease of the space. Tenant to verify dimensions and that space is equipped to fit their needs.

### 5962 LA PLACE COURT | 2<sup>ND</sup> FLOOR

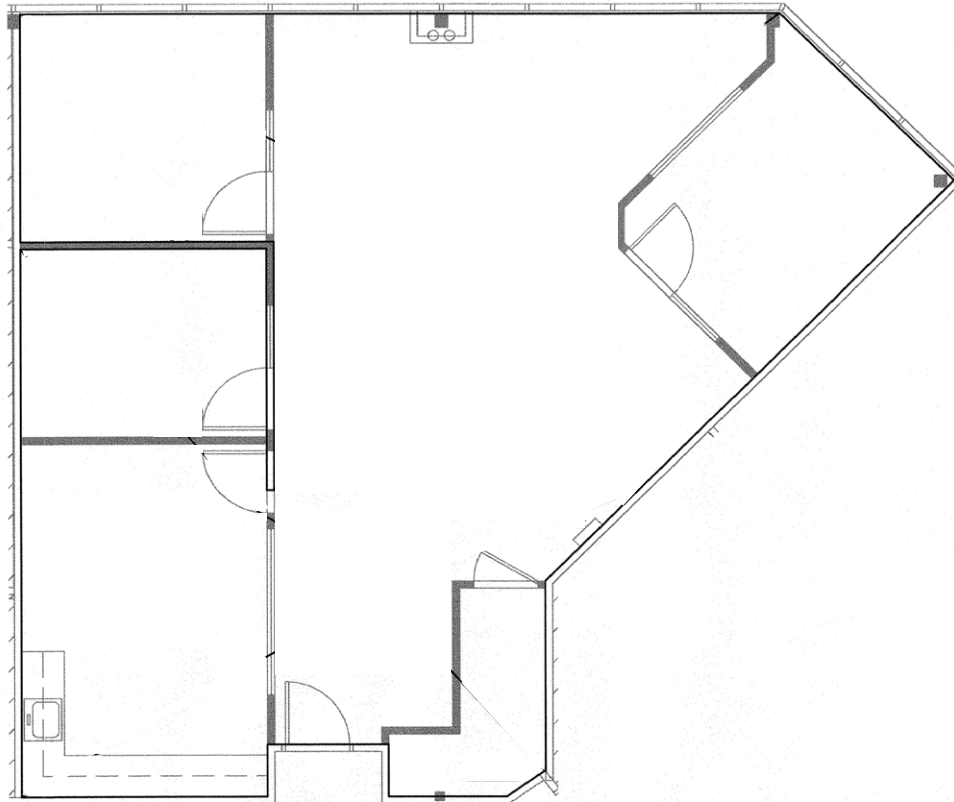




## AVAILABILITY & FLOOR PLANS

5962 La Place Court | Suite 270 | 1,493 RSF

Reception area, 3 private offices, break area, open office area, server / storage room and use of second floor shared kitchen.



Furniture shown for demonstration purposes only and is not included with the lease of the space. Tenant to verify dimensions and that space is equipped to fit their needs.

### 5962 LA PLACE COURT | 2<sup>ND</sup> FLOOR



## THE CAMPUS CARLSBAD



////////////////////////////////////

### Leasing Information

# CBRE

**Justin Halenza**

**+1 760 438 8514**

**Justin.Halenza@cbre.com**

**LIC # 01238120**

**Michael Mahoney**

**+1 760 685 2915**

**Michael.Mahoney3@cbre.com**

**LIC # 01392972**

CBRE © 2023 All Rights Reserved. All information included in this proposal pertaining to CBRE—including but not limited to its operations, employees, technology and clients—are proprietary and confidential, and are supplied with the understanding that they will be held in confidence and not disclosed to third parties without the prior written consent of CBRE. This letter/proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. The parties agree that this letter/proposal is not intended to create any agreement or obligation by either party to negotiate a definitive lease/purchase and sale agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

 **Brookwood**

*About Brookwood Financial Partners, LLC— Brookwood is a nationally-recognized private equity investment firm that specializes in acquiring and managing value-add commercial real estate and related operating businesses on behalf of a select group of institutional investors, family offices and high net worth individuals. Since its founding in 1993, Brookwood has raised over \$810 million of equity to acquire a portfolio of 199 commercial real estate and convenience store properties, with a realized and unrealized value in excess of \$2.2 billion. The portfolio has spanned multiple asset classes, geographical markets and industries across the United States.*  
[brookwoodfinancial.com](http://brookwoodfinancial.com)