

\$1/SF Moving Allowance

**\$100 Broker Bonus for
Qualified Tours**



**5928 PASCAL
COURT**

CARLSBAD, CALIFORNIA 92008

CBRE

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PROPERTY HIGHLIGHTS

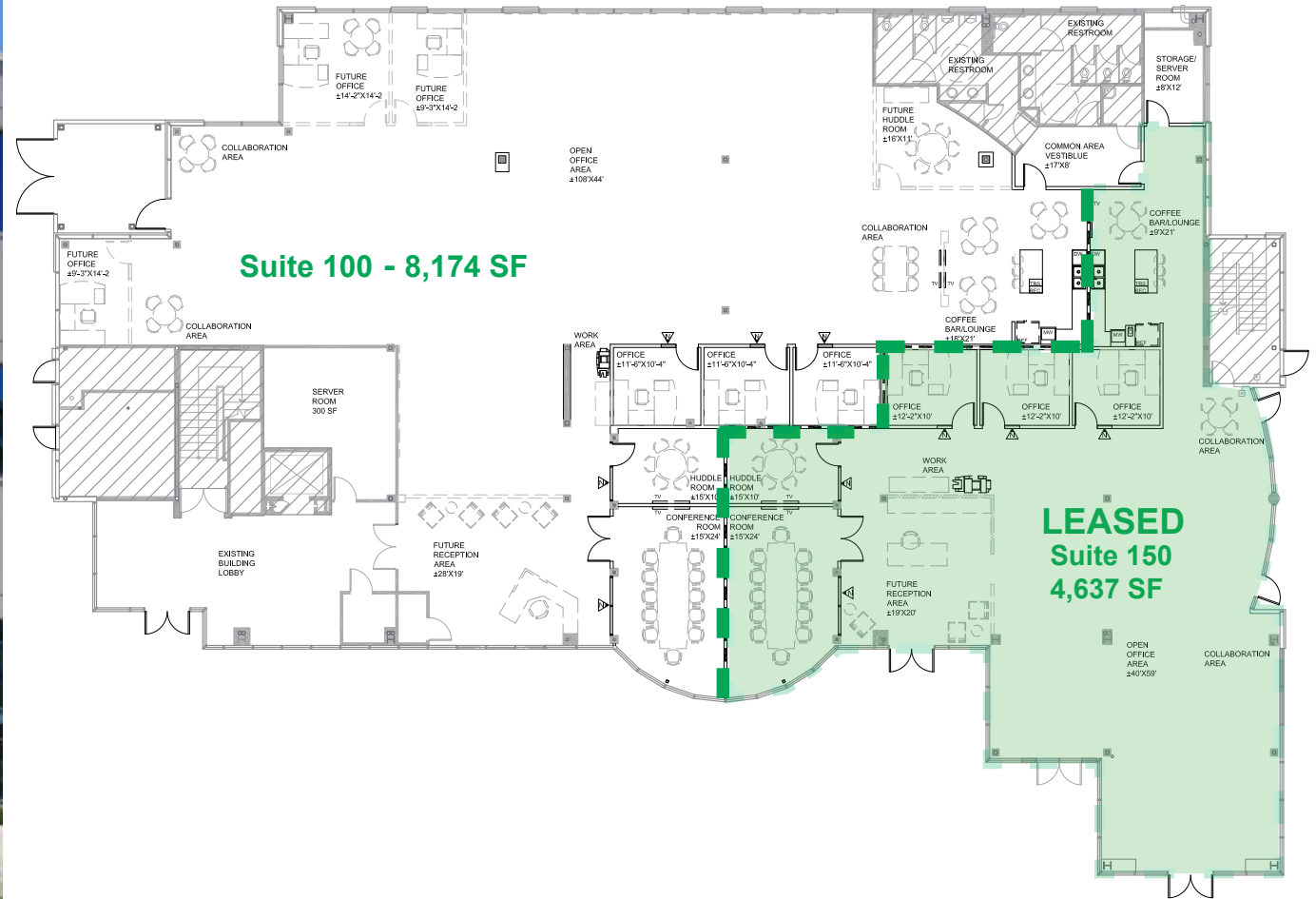
- » Premier North County office building located in the Carlsbad Research Center
- » Convenient access to the 5 freeway, Palomar Airport Road and El Camino Real
- » Numerous restaurants and hotels located within close proximity
- » Building and monument signage available
- » Lease Rate: \$2.10/SF + E

SUITE HIGHLIGHTS

- » 8,174 SF
- » Spec suite
- » Double door entry off first floor lobby
- » Private outdoor areas with potential for creative style glass roll up door
- » Unique atrium area bringing in significant natural light
- » Parking: 4.0 spaces per 1,000 square feet
- » \$1/SF Tenant Moving Allowance!

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