



**BROKER  
LEASING  
INCENTIVE**

**5%**  
**COMMISSION\***

OFFICE & CORPORATE HEADQUARTERS CAMPUS

ON-SITE AMENITIES

MOVE-IN READY SPEC SUITES

# The Campus Carlsbad

5962, 5964 & 5966 LA PLACE COURT  
CARLSBAD, CA 92008

\*5% TENANT REP COMMISSION ON TOTAL LEASE CONSIDERATION OF ALL NEW LEASES SIGNED WITH THE BROOKWOOD CARLSBAD PORTFOLIO PRIOR TO MAY 31, 2020. EXCLUDES RENENWAL AND EXPANSIONS OF EXISTING TENANTS. LEASING BONUS SHALL BE PAID 100% AT FULL EXECUTION.



## 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.

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### Key Features



Free Public Wi-Fi



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 Regional Airport  
2.1 MILES



Interstate 5  
3.4 MILES



Highway 78  
4.9 MILES



Carlsbad Beach  
4.0 MILES

## SPECIFICATIONS

- **NEW! GAS DELIVERY AT WORK (PROVIDED BY BOOSTER)**
- 169,968 square foot, three building project consisting of :
  - 46,833 SF, 2-story office building (5962 La Place Court)
  - 53,347 SF Flex / R&D building (5964 La Place Court)
  - 69,788 SF Flex / R&D building (5966 La Place Court)
- Base Year Lease Rate, plus electricity, includes 5 day per week janitorial service. (5962 La Place Court).
- 4.0/1,000 SF parking ratio.
- Multi-tenant office space & Corporate Headquarters / R&D / Tech+Creative Space / Life Science.
- 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.
- Building and monument signage available for tenant identity.
- Grade level loading (5966 La Place Court).
- Expansion flexibility within Ownership's Carlsbad portfolio.



## LEASE AVAILABILITY

Base Year Lease Rate: \$2.15/RSF + Electricity

BLDG-SUITE	SIZE (RSF)	AVAILABLE	CONDITION
5962-100	4,641 RSF	Now	BUILT-OUT
5962-130	3,582 RSF	Now	BUILT-OUT
5962-100/130	8,223 RSF	Now	BUILT-OUT
5962-170	2,353 RSF	60 days'	WARM SHELL
5962-190	2,556 RSF	Now	BUILT-OUT
5962-215	1,509 RSF	Now	BUILT-OUT
5962-220	1,454 RSF	Now	BUILT-OUT
5962-215/220	2,963 RSF	Now	CONTIGUOUS OPTION
5962-230	2,404 RSF	Now	BUILT-OUT
5962-240	2,147 SF	Now	BUILT-OUT
5962-255	927 RSF	Now	BUILT-OUT
5962-260	927 RSF	Now	BUILT-OUT
5962-265	1,668 RSF	Now	BUILT-OUT
5962-290	3,022 RSF	Now	<b>SPEC SUITE</b>

\*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



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CUSHMAN & WAKEFIELD, INC. | LICENSED REAL ESTATE BROKER  
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## AVAILABILITY & FLOOR PLANS

### 5962 La Place Court | Suite 100 | 4,641 RSF

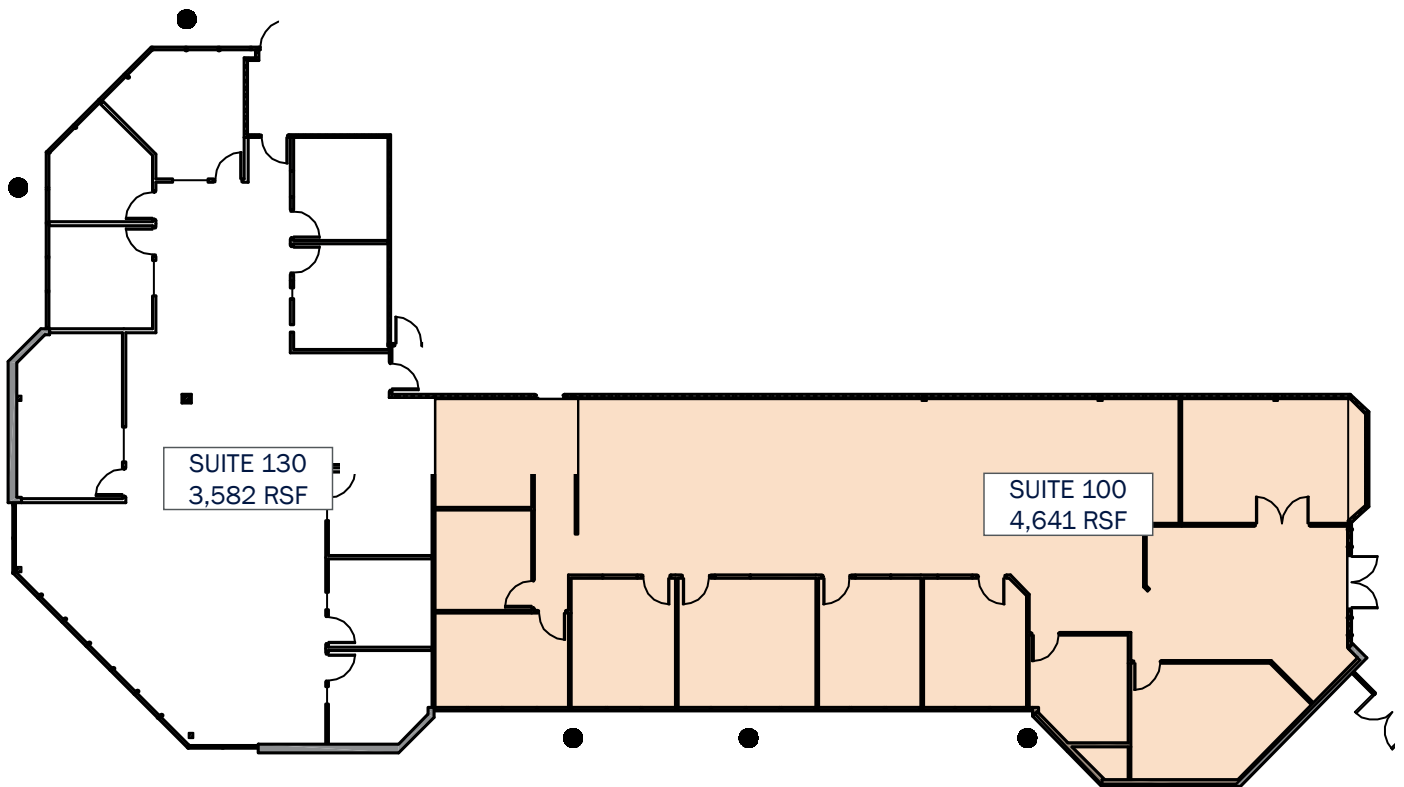
Reception area with double door entry off the ground floor lobby, conference room, mail/copy room, kitchen, 6 private offices and open office area.

### 5962 La Place Court | Suite 130 | 3,582 RSF

Reception, conference room, copy / mail room, kitchen, 8 private offices and open office area.

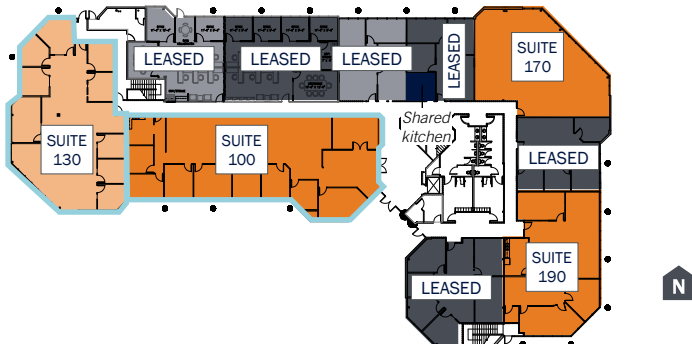
### 5962 La Place Court | Suite 100 & 130 | 8,224 RSF

Contiguous option, please contact listing broker for conceptual plan.



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

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



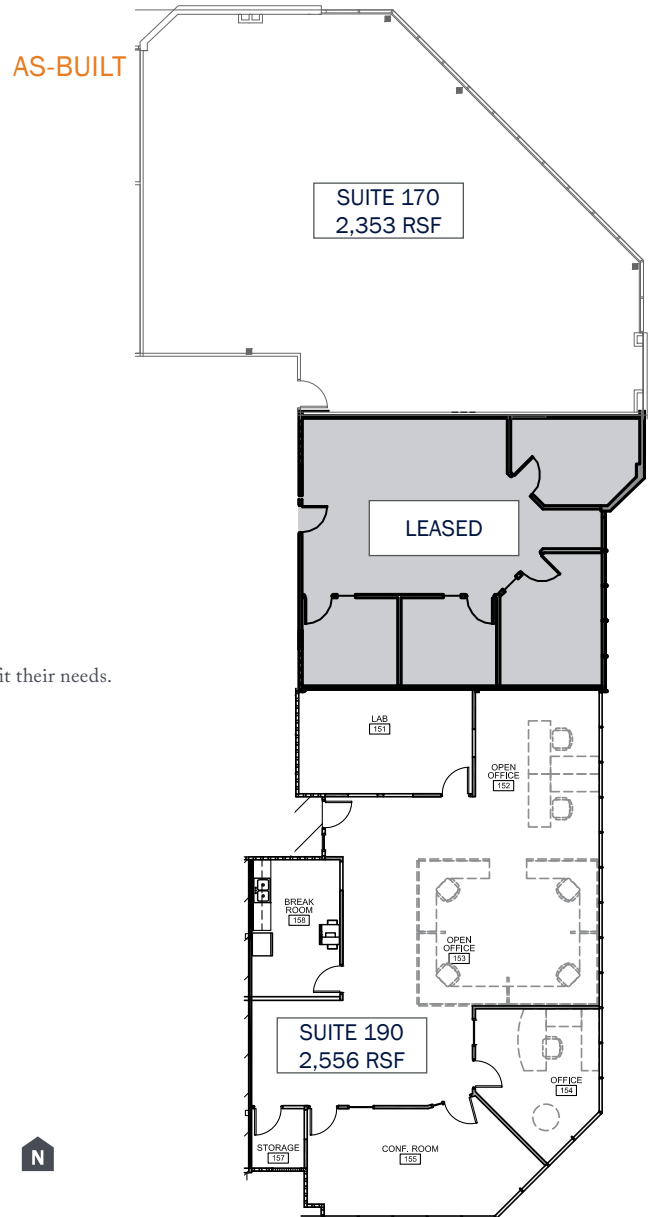
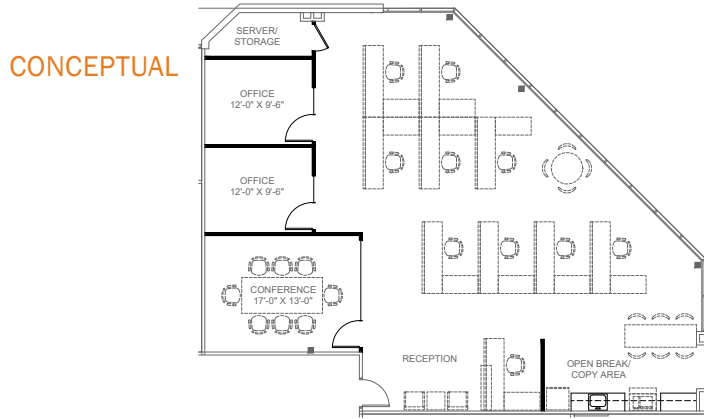
AVAILABILITY & FLOOR PLANS

5962 La Place Court | Suite 170 | 2,353 RSF

**CONCEPTUAL PLAN** ~ Currently in warm shell condition. Conceptual plan features reception area, 2 private offices, storage/ server room, conference room, open kitchen / break area.

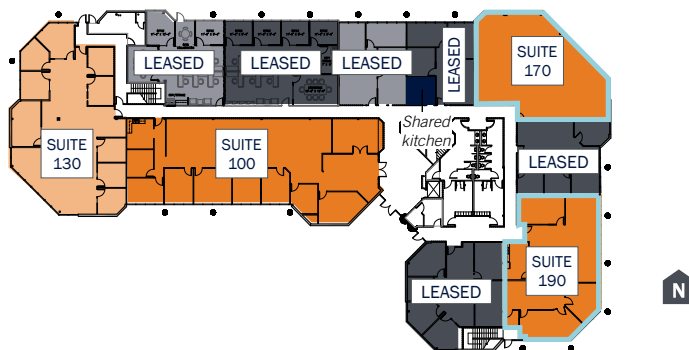
5962 La Place Court | Suite 190 | 2,556 RSF

Reception, 1 private office, conference room, storage, open office area and break room.



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 215 | 1,509 RSF

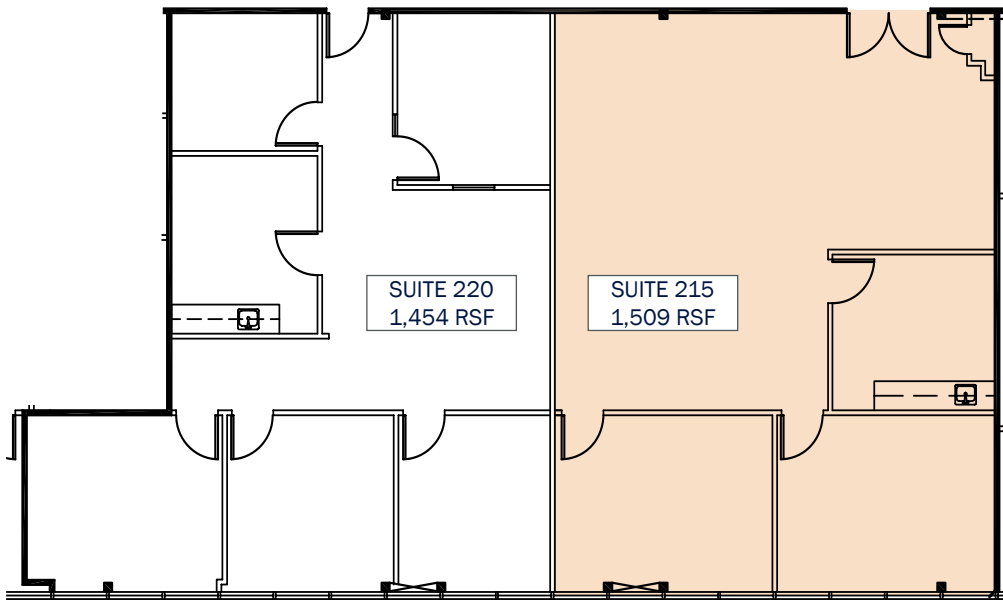
Open office area, 4 private offices, conference room, and kitchen.

5962 La Place Court | Suite 220 | 1,787 RSF

Reception, 2 private offices, open office area, break room.

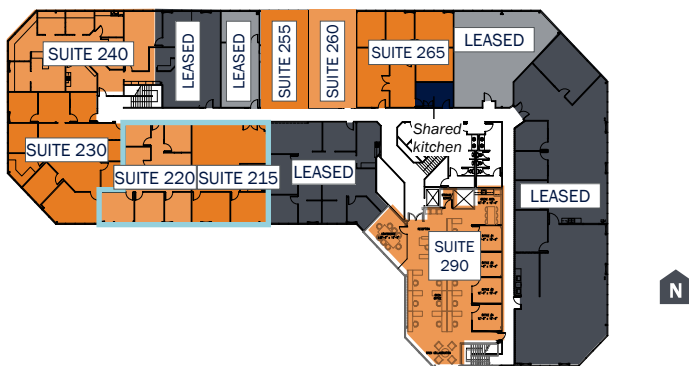
5962 La Place Court | Suite 215/220 | 2,963 RSF

Contiguous option, please contact listing broker for conceptual plan.



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

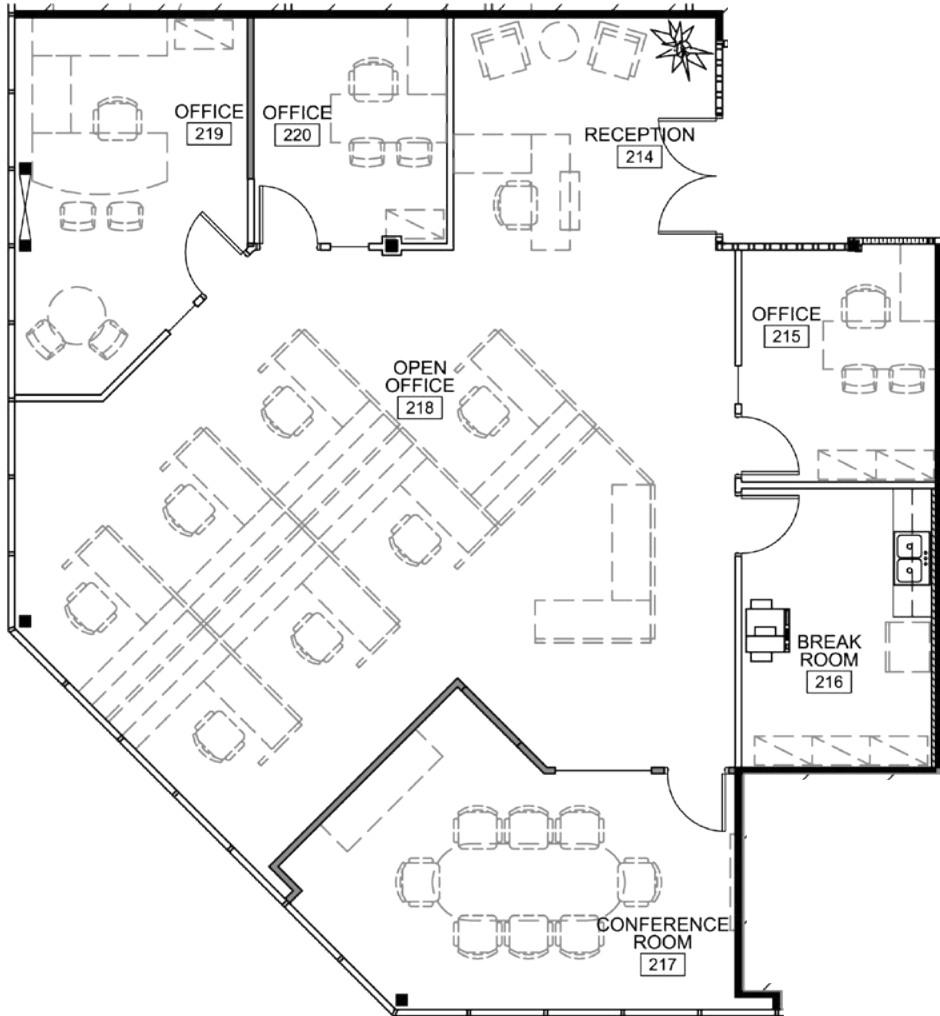




## AVAILABILITY & FLOOR PLANS

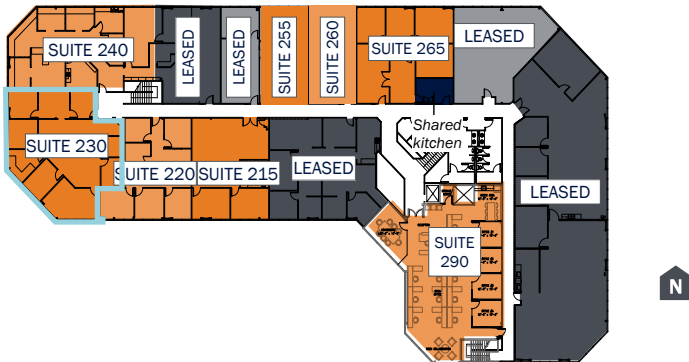
5962 La Place Court | Suite 230 | 2,404 RSF

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



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

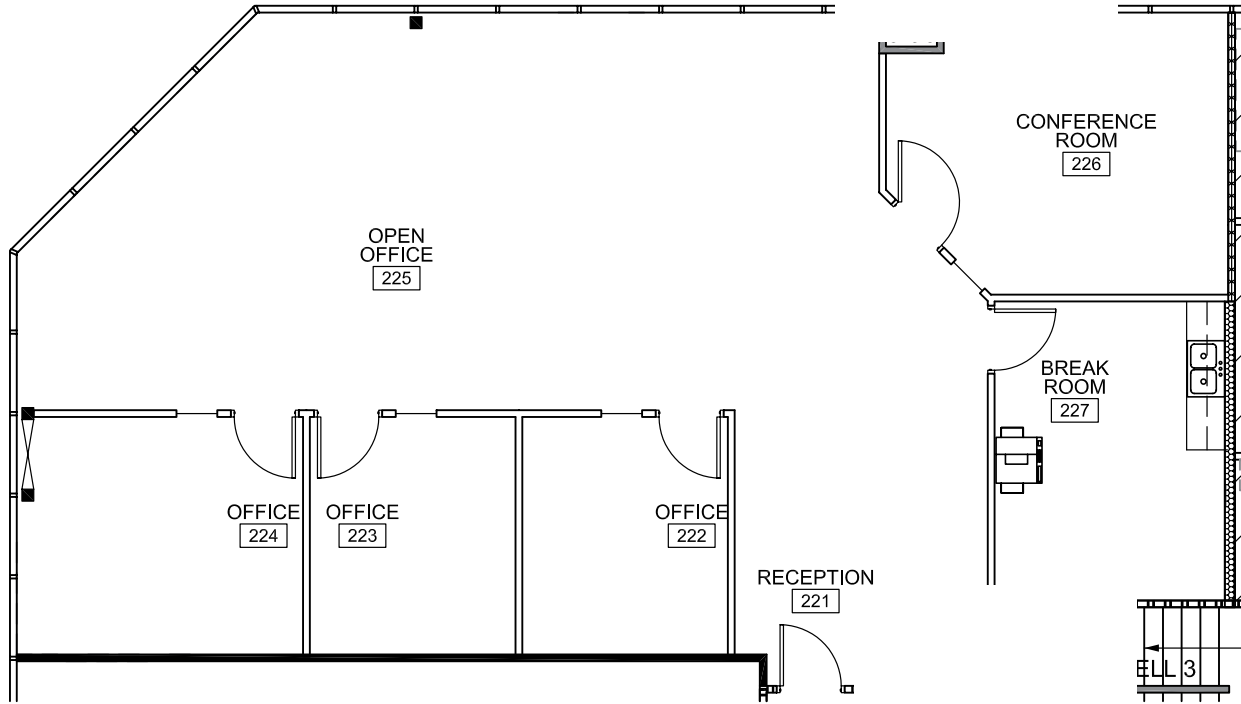


# AVAILABILITY & FLOOR PLANS



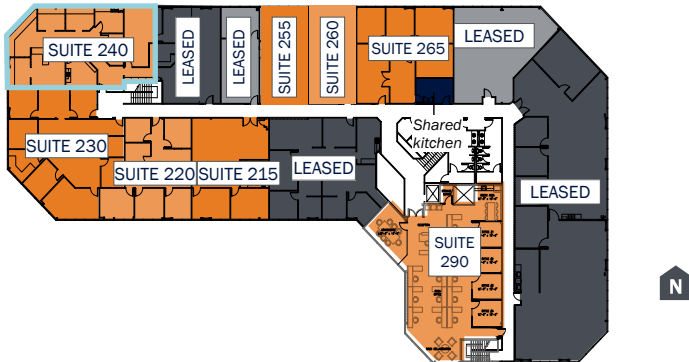
5962 La Place Court | Suite 240 | 2,147 RSF

Reception, 3 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



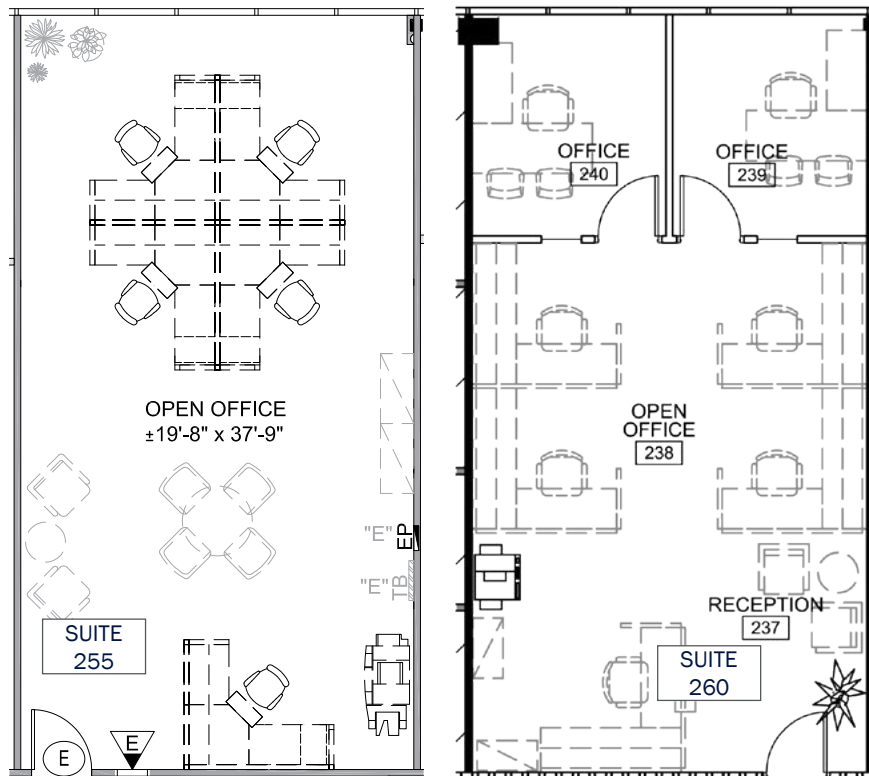
## AVAILABILITY & FLOOR PLANS

### 5962 La Place Court | Suite 255 | 927 RSF

Reception, open office and use of second floor shared kitchen.

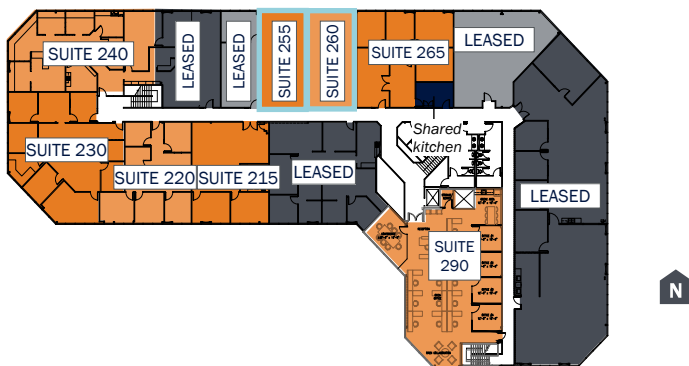
### 5962 La Place Court | Suite 260 | 927 RSF

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



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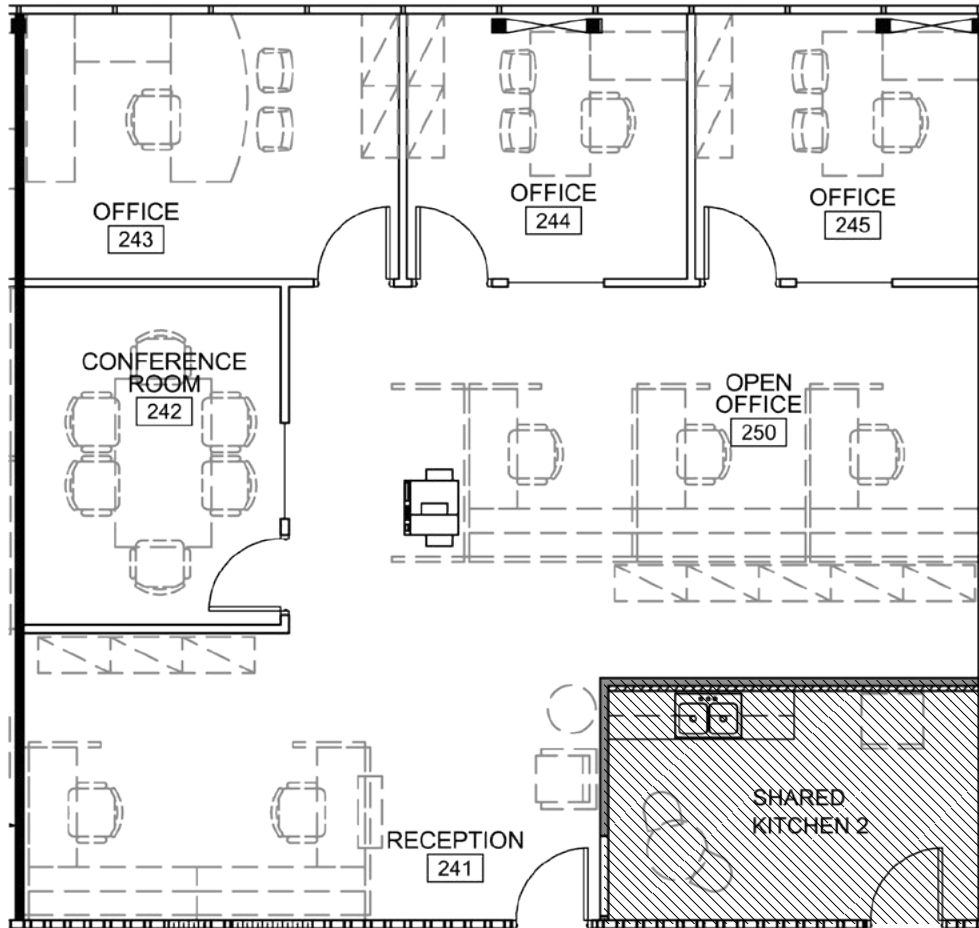
### 5962 LA PLACE COURT | 2<sup>ND</sup> FLOOR



## AVAILABILITY & FLOOR PLANS

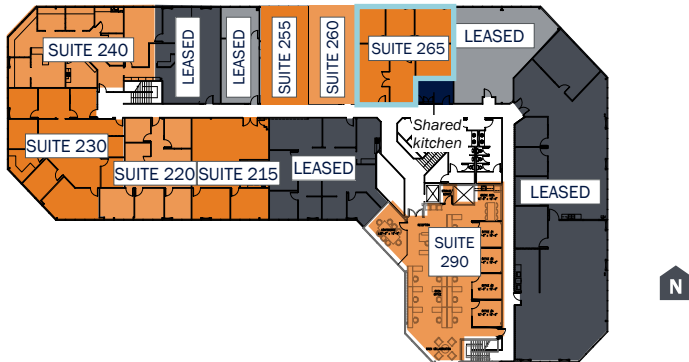
5962 La Place Court | Suite 265 | 1,668 RSF

Reception, 3 private offices, open office area, conference 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.

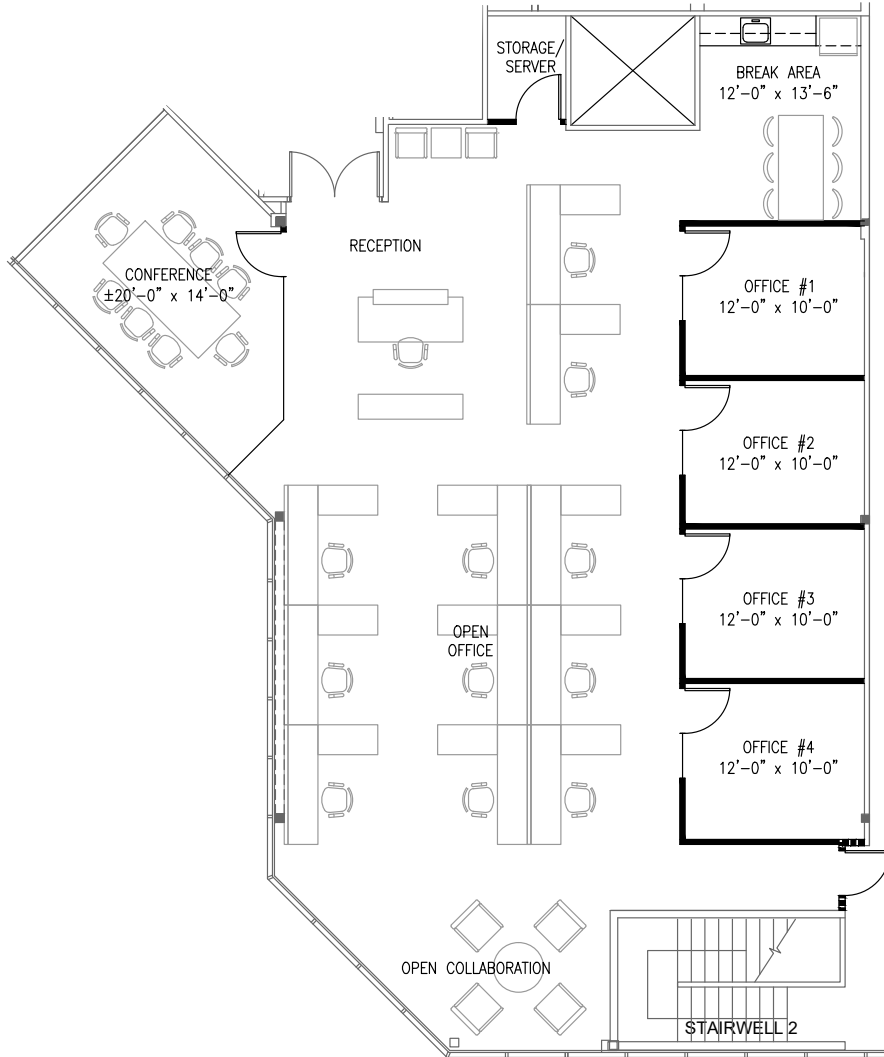
### 5962 LA PLACE COURT | 2<sup>ND</sup> FLOOR



## AVAILABILITY & FLOOR PLANS

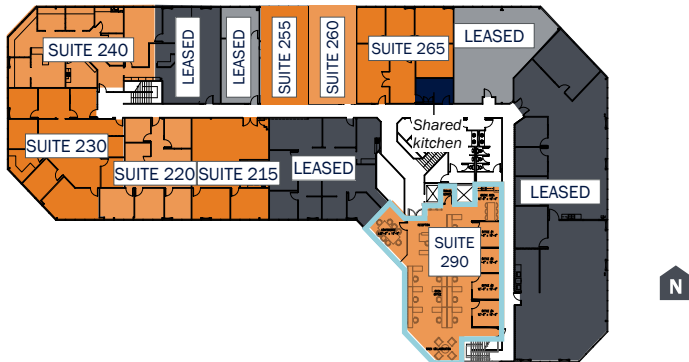
5962 La Place Court | Suite 290 | 3,022 RSF

**NEW SPEC SUITE** ~ Reception with double door entry off the second floor lobby, conference room, 4 private offices, open office area, open kitchen / break room, server / storage 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



## THE CAMPUS CARLSBAD



### Leasing Information



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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