

2285
RUTHERFORD RD.

CORPORATE HQ/MANUFACTURING/R&D – 129,469 SF

CARLSBAD, CALIFORNIA



LOCATION, LOCATION, LOCATION

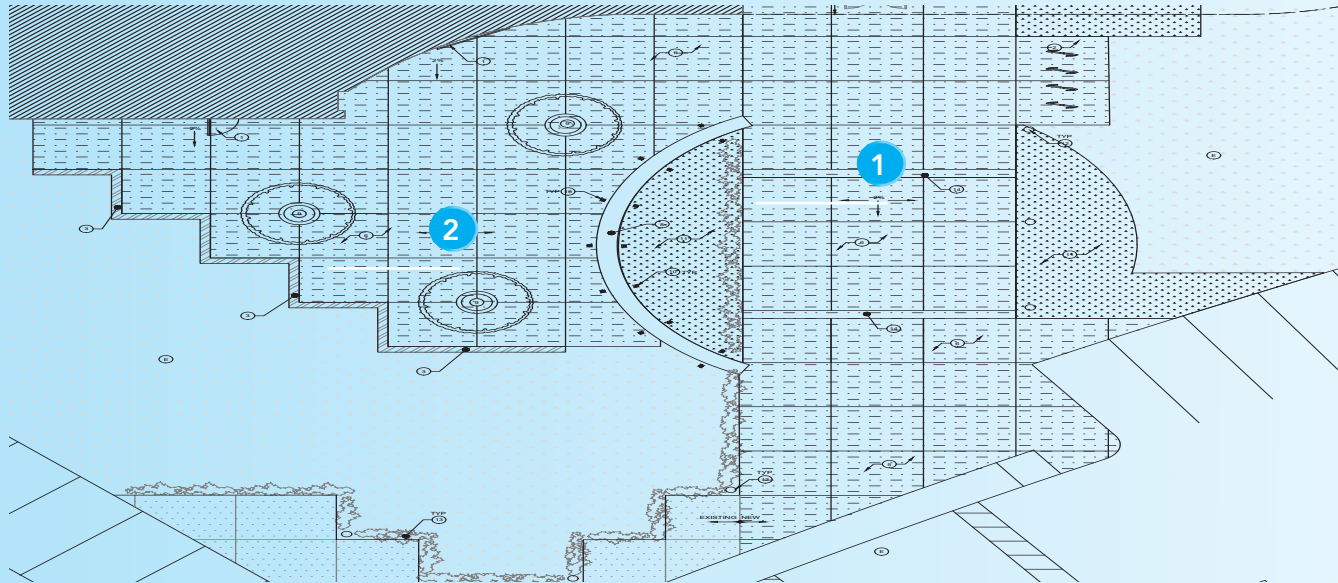


CBRE

2285

RUTHERFORD RD.

MAJOR RENOVATIONS UNDERWAY Exterior Entry & Amenity Area



HIGHLIGHTS

1. New hardscape and landscape concept to make entry more linear and inviting

2. Outdoor patio allows employees to catch a few rays and enjoy the coastal breeze in a natural park-like setting

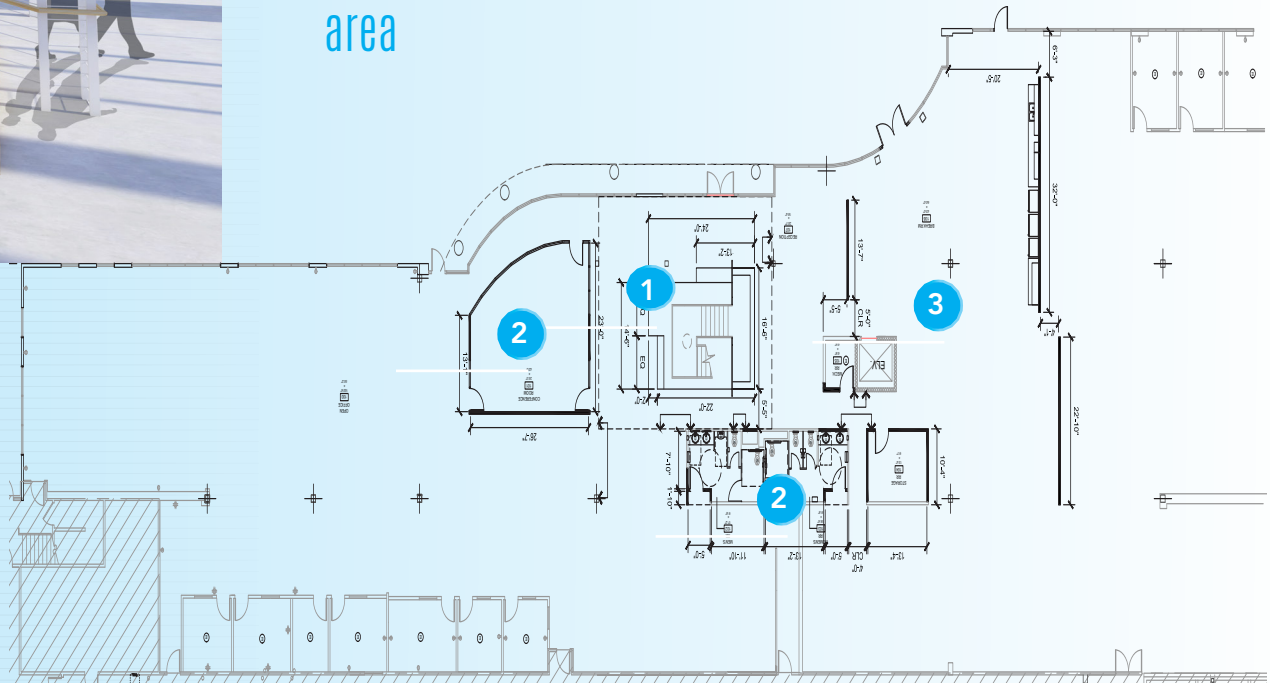
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RUTHERFORD RD.

MAJOR RENOVATIONS UNDERWAY

Modern Improvements

HIGHLIGHTS

1. Enlarged two story lobby including polished concrete flooring, staircase with cable railing system, four skylights
2. New Restrooms and large conference room
3. Large break room connected to outdoor amenity area



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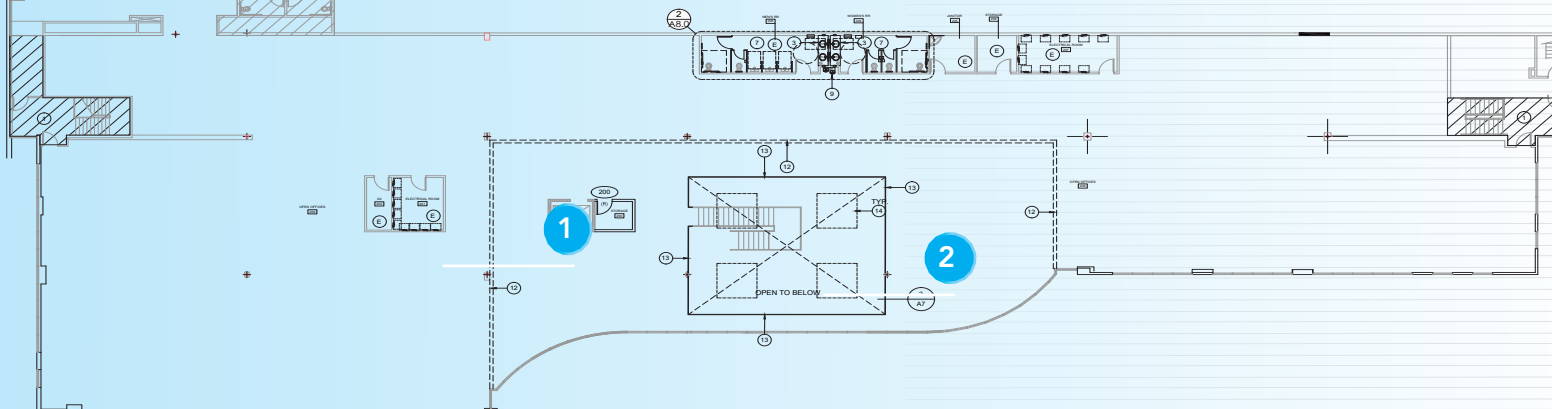
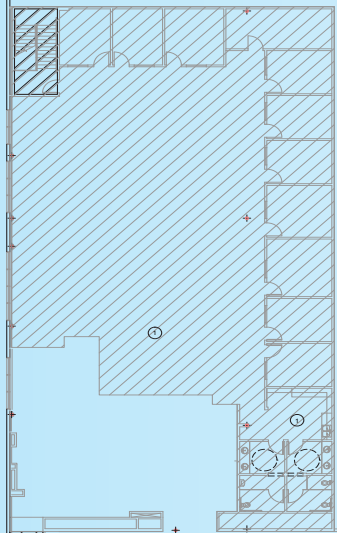
MAJOR RENOVATIONS UNDERWAY

2nd Floor Light Wall

HIGHLIGHTS

1. Raised ceiling area provides volume and contrast

2. Dramatic glass curtain wall allows for a cascade of natural light



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Project Highlights

- **Superior Location:** surrounded by corporate giants in the heart of the prestigious Carlsbad Research Center with direct access to I-5, Pacific Ocean, McClellan Palomar Airport, and executive housing/highly skilled labor. Walking distance to hotels, retail, and hiking/bike trails
- **Corporate Image:** excellent curb appeal with prominent frontage on Rutherford Road, abundance of natural light, modern improvements, new parking lot and landscaping
- **Rare Opportunity:** Only 100k SF+ facility located west of El Camino Real, no comparable buildings in Central San Diego
- **Valuable Infrastructure:** Former Callaway manufacturing facility, ability to provide up to 100% HVAC, heavy power distributed throughout, gas



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Property Features

-  Two-story manufacturing/distribution building in the Carlsbad Research center
-  Convenient access to the 5 freeway via Palomar Airport Road and El Camino Real
-  Close proximity to various restaurants, shopping, hotels and other retail amenities
-  Newly renovated, drought tolerant landscaping plan
-  4,000 AMPS of 277/480 Volt power, 3-phase, 4-wire
-  Fire sprinklered
-  129,469 SF
-  Approximately 38% office (48,695 SF), 62% warehouse (80,774 SF)
-  26'-28' clear height
-  AT&T fiber provided to building
-  4 grade level loading doors
-  4 dock high loading doors
-  Building and monument signage available
-  Lease Rate: 1.10 NNN

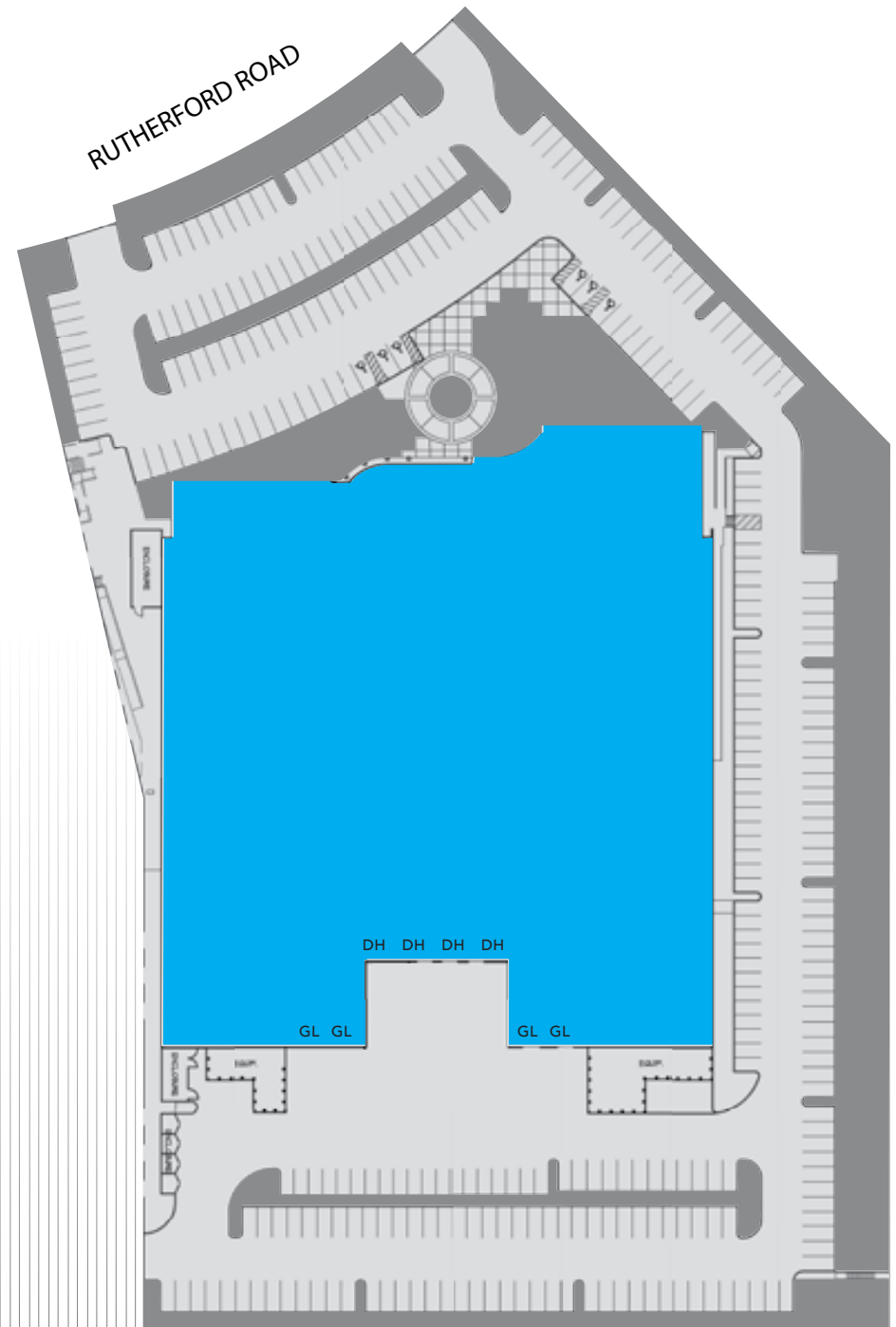


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Site Plan

Office	48,695 RSF
Warehouse	80,774 RSF
Total	129,469 RSF

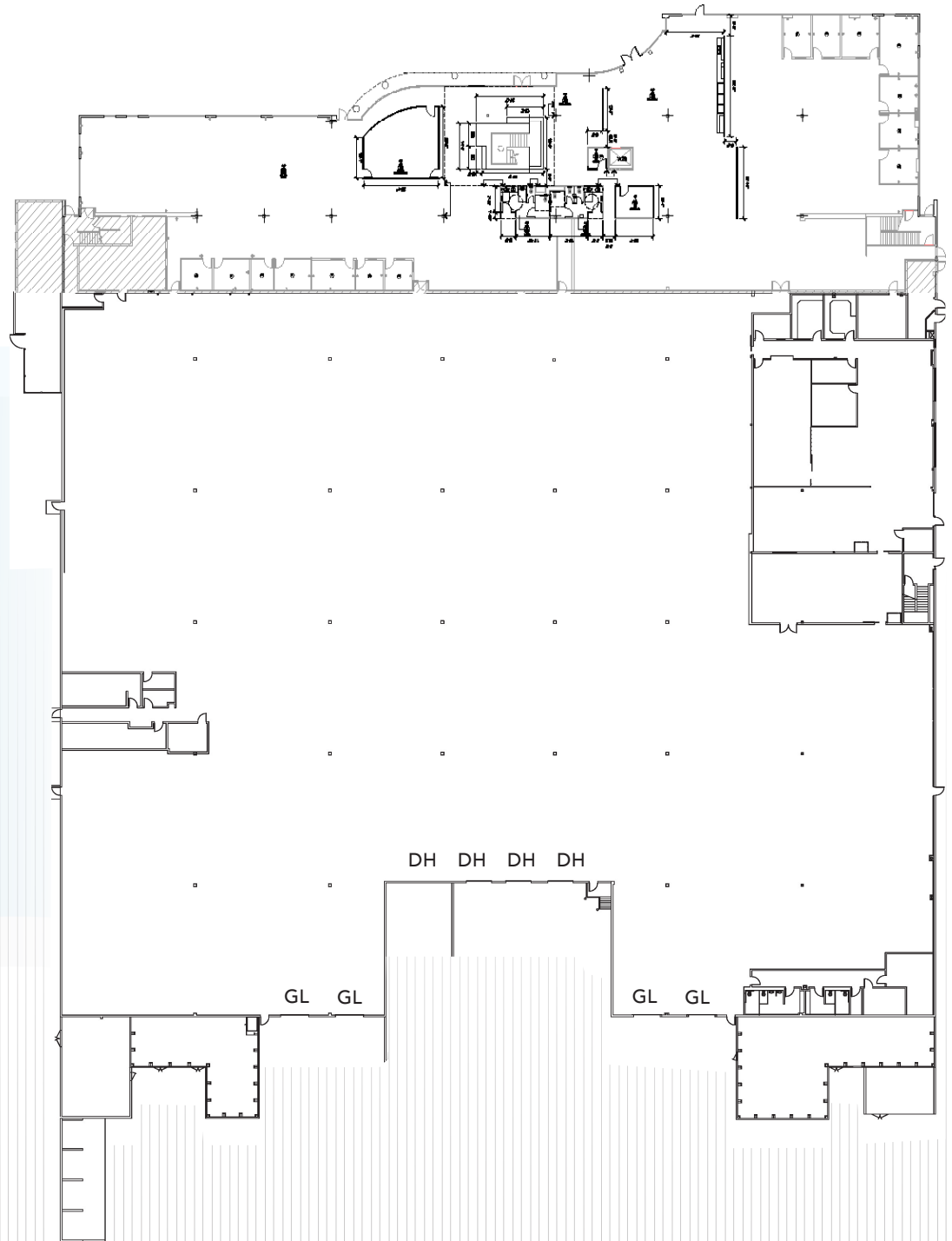
Site	6.55 Acres
Parking Ratio	2.52 Per 1,000 RSF (expandable to 2.90:1,000 RSF)



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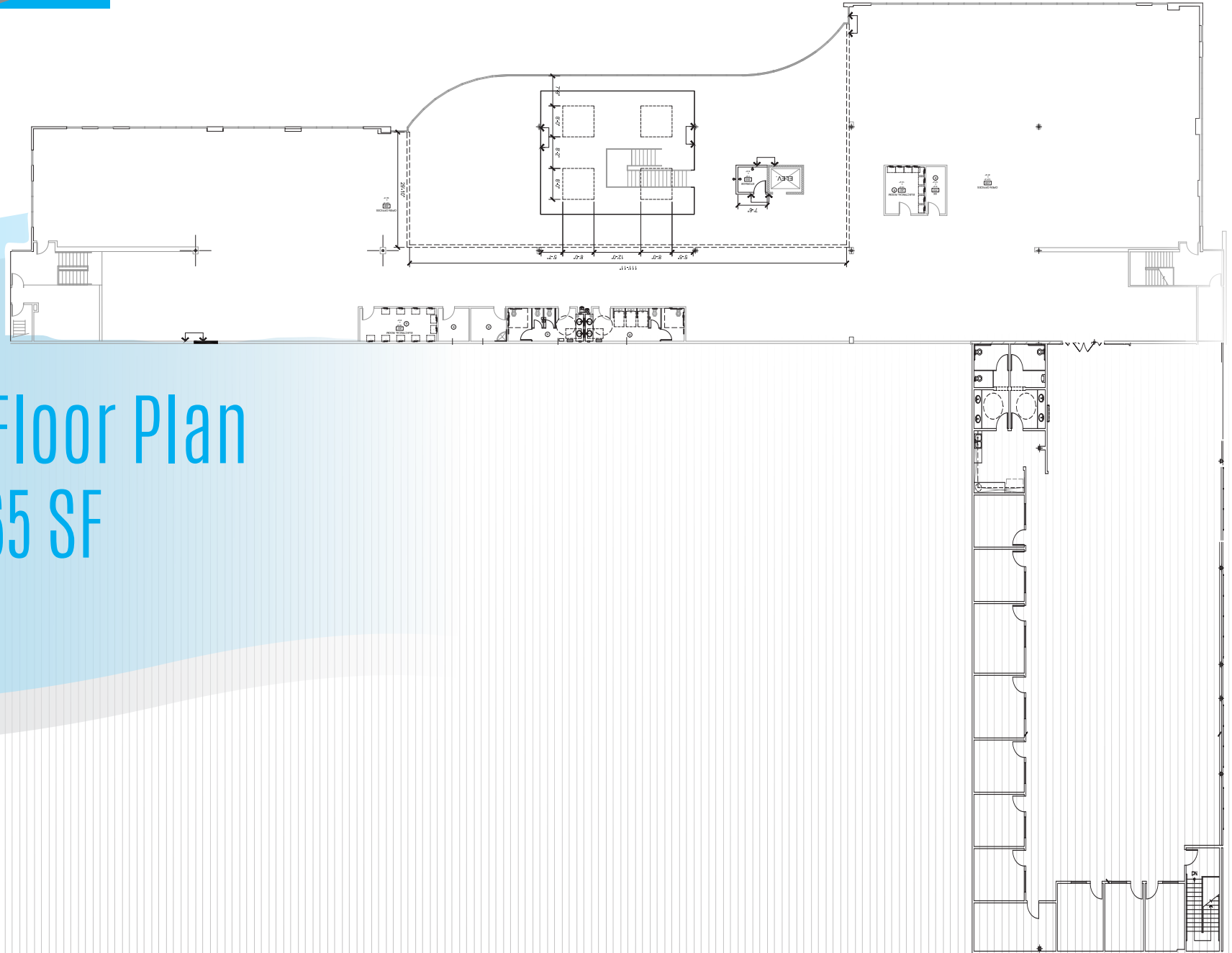
RUTHERFORD RD.

1st Floor Plan
100,004 SF



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RUTHERFORD RD.



2nd Floor Plan
29,465 SF



ISLAND AT CARLSBAD
Food Court & Retail



PALOMAR AIRPORT ROAD

2285
RUTHERFORD RD



Abbott



FARDAY AVE



EL CAMINO REAL





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RUTHERFORD RD.

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