

FOR LEASE > R&D / FLEX



20,815 Square Feet

5931 PRIESTLY DRIVE, SUITE 101, CARLSBAD, CA 92008

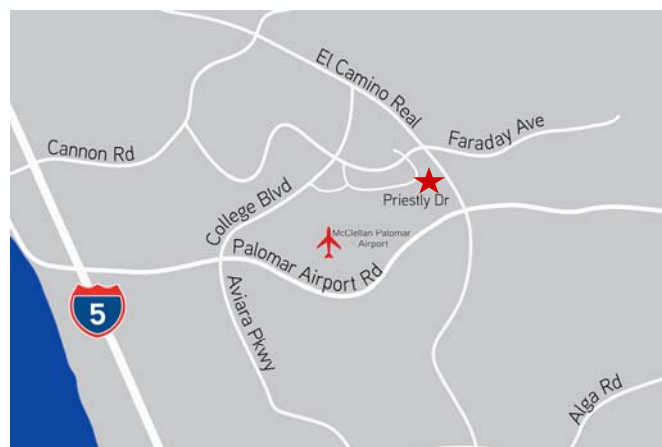


Building Features

- > Suite 101: 20,815 SF
- > Efficient single story layout
- > 100% HVAC environment complete with kitchen, server room, restrooms with showers
- > Parking Ratio: 3.8/1,000 SF
- > Power: 600 amps, 277/480v, 400 amps, 120/208v
- > Up to 3 grade level truck doors
- > Corner location featuring a prominent entryway and excellent corporate identity in the prestigious Carlsbad Research Center

Lease Rate

1st Year Rent:	\$.85/SF/month NNN
2nd Year Rent:	\$.95/SF/month NNN
3rd Year Rent:	\$1.05/SF/month NNN



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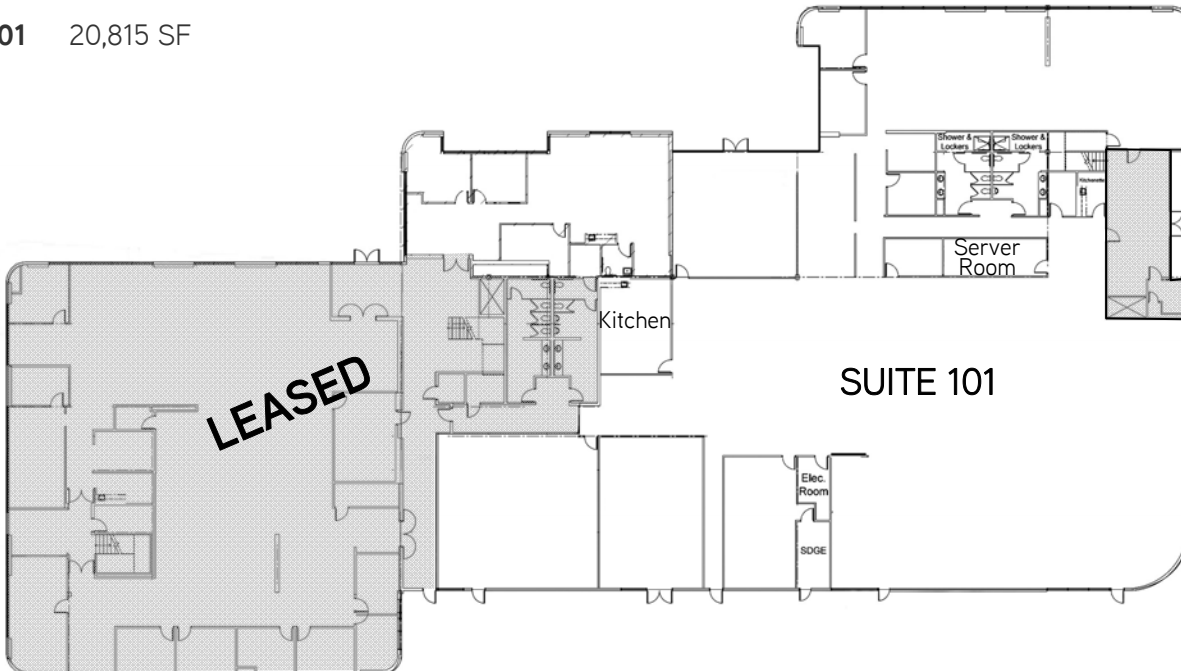
Corporate Neighbors & Floor Plan



- 1 Life Technologies
- 2 Taylor Made/Adidas
- 3 ISIS Pharmaceuticals
- 4 Sierra Wireless
- 5 Medtronic
- 6 Abbott Labs
- 7 Osmetech
- 8 Callaway Golf
- 9 Mercedes-Benz
- 10 Genoptix
- 11 Reef Sandals
- 12 Zimmer Dental
- 13 Covidien
- 14 Puma Golf
- 15 Emerson
- 16 Ortho Organizers
- 17 Crestone Group
- 18 Glanbia

- 20 Philips / Respironics
- 21 ViaSat
- 22 Alphatec Spine
- 23 Beckman Coulter
- 24 Asymtek
- 25 Titleist Golf
- 26 Prescription Solutions
- 27 Applied Membranes
- 28 BREG
- 29 Zodiac
- 30 McCain
- 31 SAIC
- 32 Autogenomics
- 33 DJ Ortho

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