

# GENESIS

## CORPORATE CENTER

5938 PRIESTLY DRIVE, CARLSBAD, CA 92008



**FOR SALE OR LEASE**

17,056 RSF  
2 STORY CLASS A  
OFFICE BUILDING

HIGHLY IMPROVED  
CAMPUS ENVIRONMENT

FIRST FLOOR  
100% LEASED

9,104 RSF AVAILABLE  
FOR LEASE ON THE  
SECOND FLOOR

**CBRE**

# HIGHLIGHTS

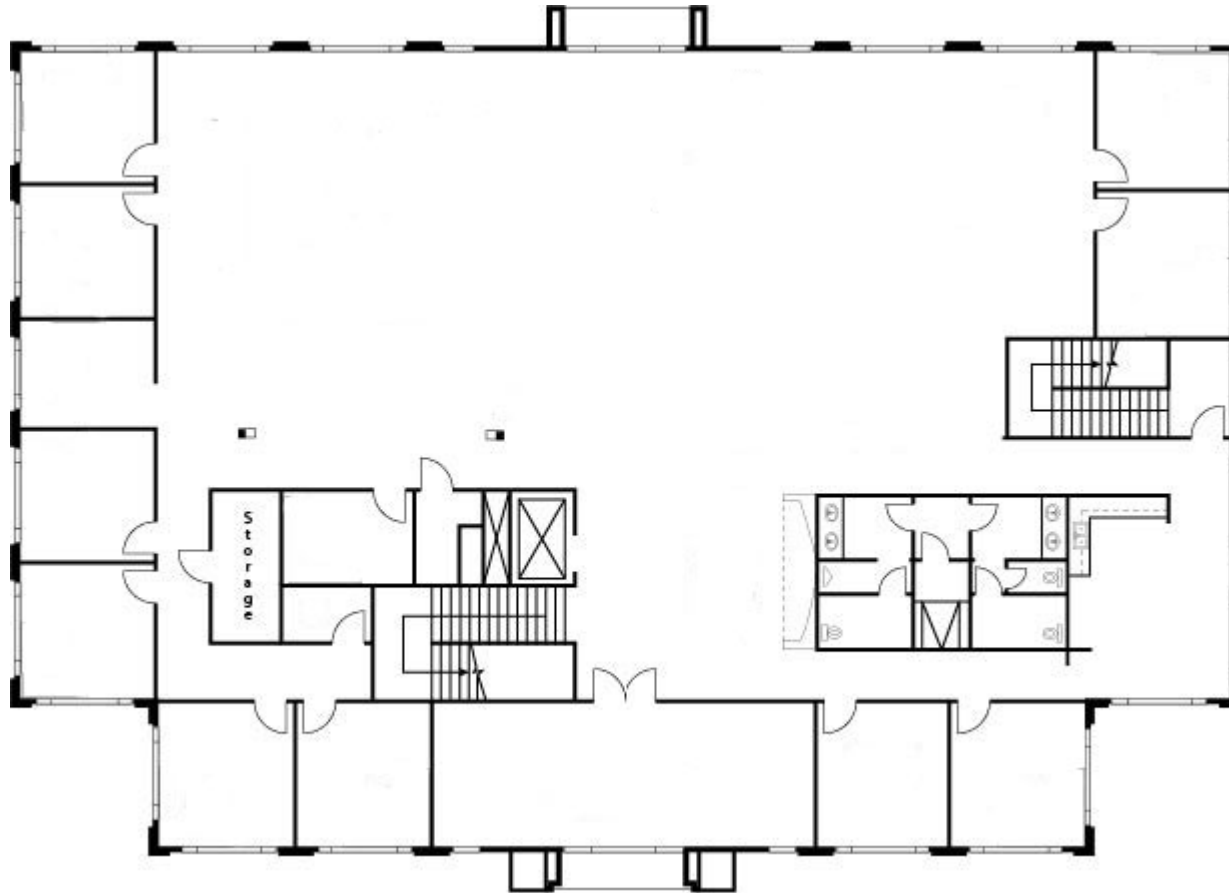
- / 17,056 RSF, two-story, Class “A” office building
- / First Floor:
  - Approximately 7,985 RSF (100% Leased)
- / Second Floor:
  - Approximately 9,104 RSF vacant, nicely improved office space
- / Located within the prestigious Carlsbad Research Center
- / Highly improved campus environment with walking path and outdoor seating areas. Within walking distance to dining amenities.
- / Prominent floor to ceiling glass line with operable windows
- / Terra-cotta sandstone façade
- / Elevator served
- / Abundant surface parking: 4.0/1,000
- / Easy access to property off El Camino Real and Palomar Airport Road
- / Visibility to El Camino Real (33,847 cars/day)
- / Close proximity to McClellan Palomar Airport
- / Lease rate: \$2.25/SF + Electricity
- / Sale Price: \$4,950,000



# FLOOR PLAN

2<sup>ND</sup> FLOOR

FULL FLOOR OPPORTUNITY | 9,104 RSF  
AVAILABLE NOW



# LOCATOR MAP



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For more information,  
please contact:

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**2 STORY OFFICE**  
**BUILDING**

**FIRST FLOOR**  
**100% LEASED**

**9,104 SF**  
**AVAILABLE FOR LEASE ON**  
**THE SECOND FLOOR**

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