



R&D OFFICE

ON-SITE AMENITIES

LIFE-SCIENCE OPPORTUNITY

THE CAMPUS CARLSBAD

5966 LA PLACE COURT
CARLSBAD, CA 92008



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.

Key Features



Free Public Wifi



High Speed Fiber



Access to Airport



Close to Freeway



Nearby Amenities



THE CAMPUS CARLSBAD
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
Reg. Airport
2.1 miles



Interstate 5
3.4 miles



Highway 78
4.9 miles



Carlsbad Beach
4.0 miles

THE CAMPUS CARLSBAD SPECIFICATIONS

- 68,639 RSF Flex building
- 15,194 RSF Available
- Lease rate: \$2.75/SF NNN
- Available Now
- 3.61/1,000 SF parking ratio.
- Single-tenant office space & Corporate Headquarters / R&D / 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
- EV Parking.
- On-site cafe (www.campuscafeonline.com).
- Shower and locker facilities.
- 24 hour card key access system.
- Energy efficient.
- Tenant improvement dollars available for efficient, customized improvements.
- Building and monument signage available for tenant identity.



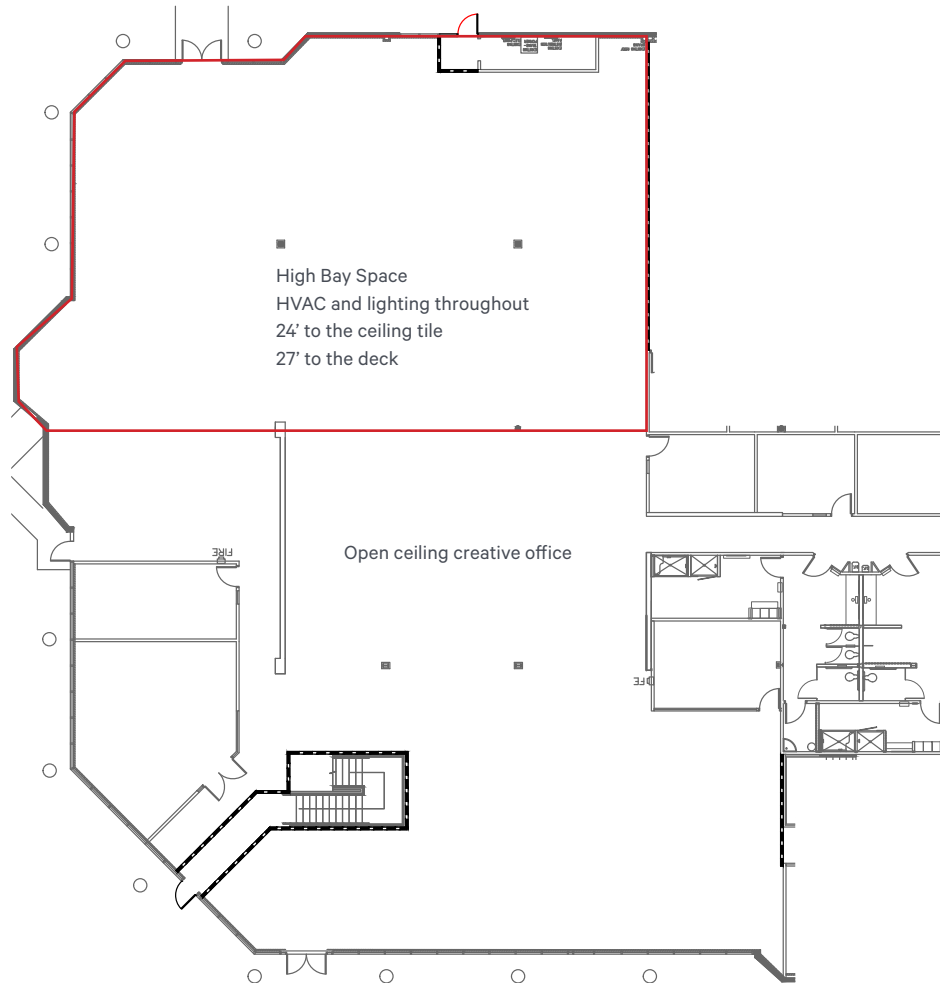
AVAILABILITY & FLOOR PLANS



5966 La Place Court-Suite 170 | 15,194 RSF

Flex / R&D / Office Space

Lease rate: \$2.75/SF NNN



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

THE CAMPUS CARLSBAD



Leasing Information

CBRE

Justin Halenza

+1 760 438 8514

Justin.Halenza@cbre.com

LIC # 01238120

CBRE © 2023 All Rights Reserved. All information included in this proposal pertaining to CBRE—including but not limited to its operations, employees, technology and clients—are proprietary and confidential, and are supplied with the understanding that they will be held in confidence and not disclosed to third parties without the prior written consent of CBRE. This letter/proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. The parties agree that this letter/proposal is not intended to create any agreement or obligation by either party to negotiate a definitive lease/purchase and sale agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

 Brookwood

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