



AIRPORT PLAZA
5963
LA PLACE CT
CARLSBAD, CA 92008

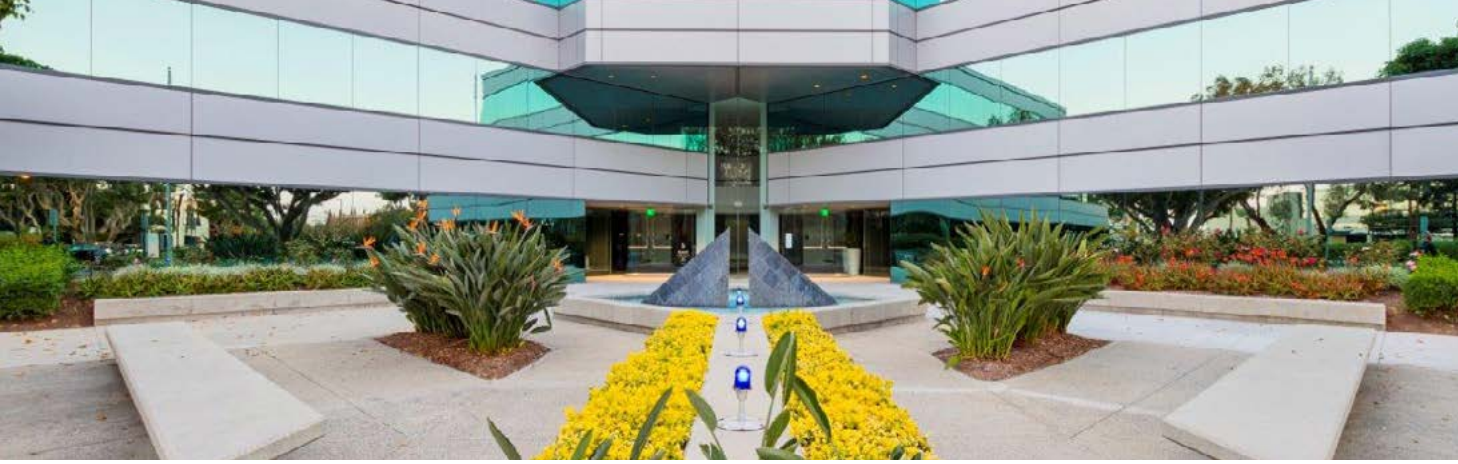


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PROPERTY FEATURES

EXTENSIVE RENOVATIONS COMPLETE

Renovations include outdoor seating & landscape improvements with additional outdoor amenities, identity signage, elevator cabs, lobby & lighting and showers/lockers & restrooms

64,817 SF Class "A" office project with convenient access to Interstate-5 via Palomar Airport Road or Cannon Road

Located in master planned Carlsbad Research Center with close proximity to restaurants and business services

Monument and building signage available

Shower & lockers facilities

Stylish atrium lobby, spacious balconies, airport views, park-like eating areas & ample parking

Walking distance to three delis

After hours security access system

State-of-the-art HVAC energy management

Cable Service provided by Time Warner



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AVAILABILITY

Lease rate: \$2.35/RSF + Electricity

FLOOR	SUITE #	SQUARE FEET	AVAILABILITY	CONDITION
1 st	100	8,818 RSF Div to 2,000 RSF	30 Days'	built-out
1 st	110	2,762 RSF	July 1, 2020	built-out
3 rd	310	1,249 RSF	30 Days'	built-out
3 rd	314	1,731 RSF	30 Days'	built-out

Rate & availability are subject to change without notice. Please contact the listing broker for current rate & availability.

For more information, contact:

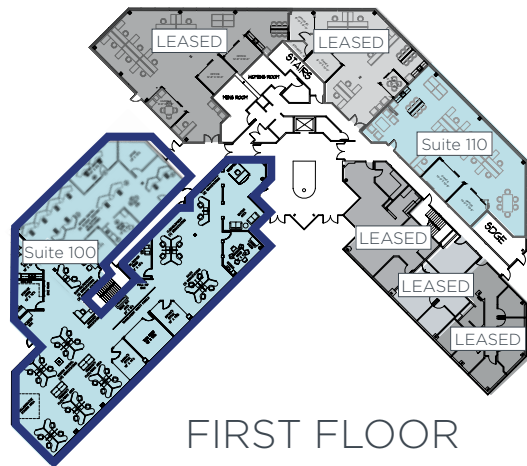
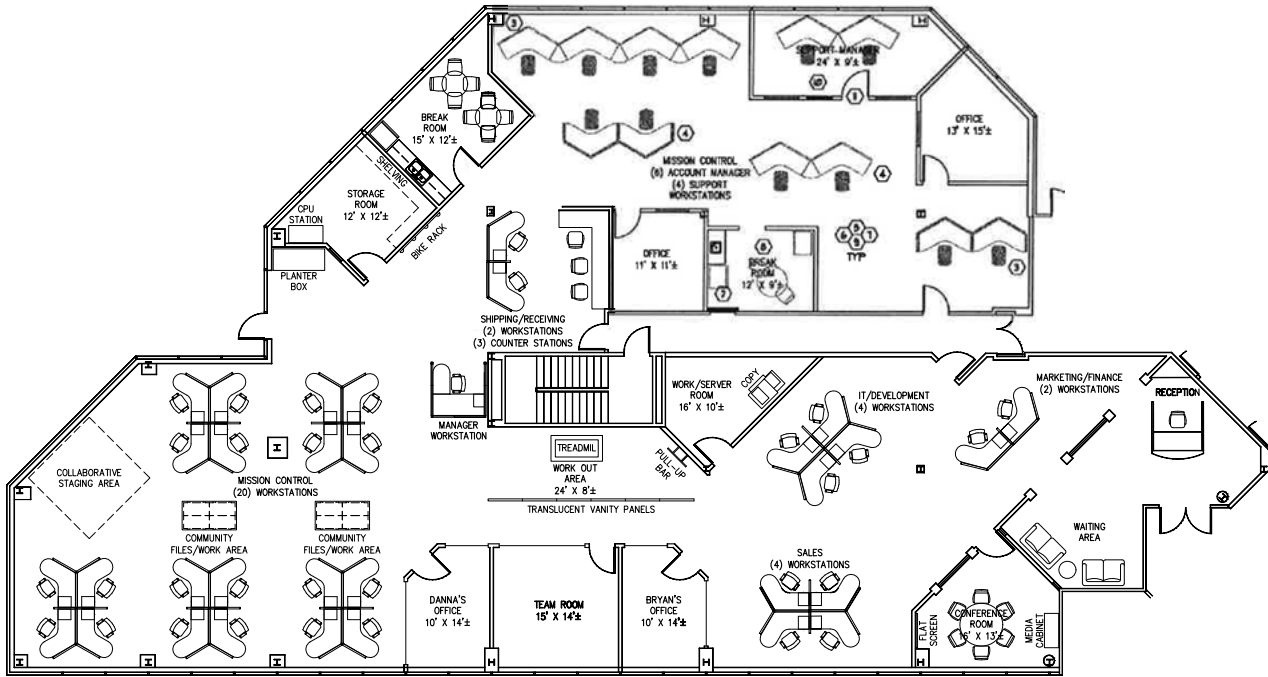
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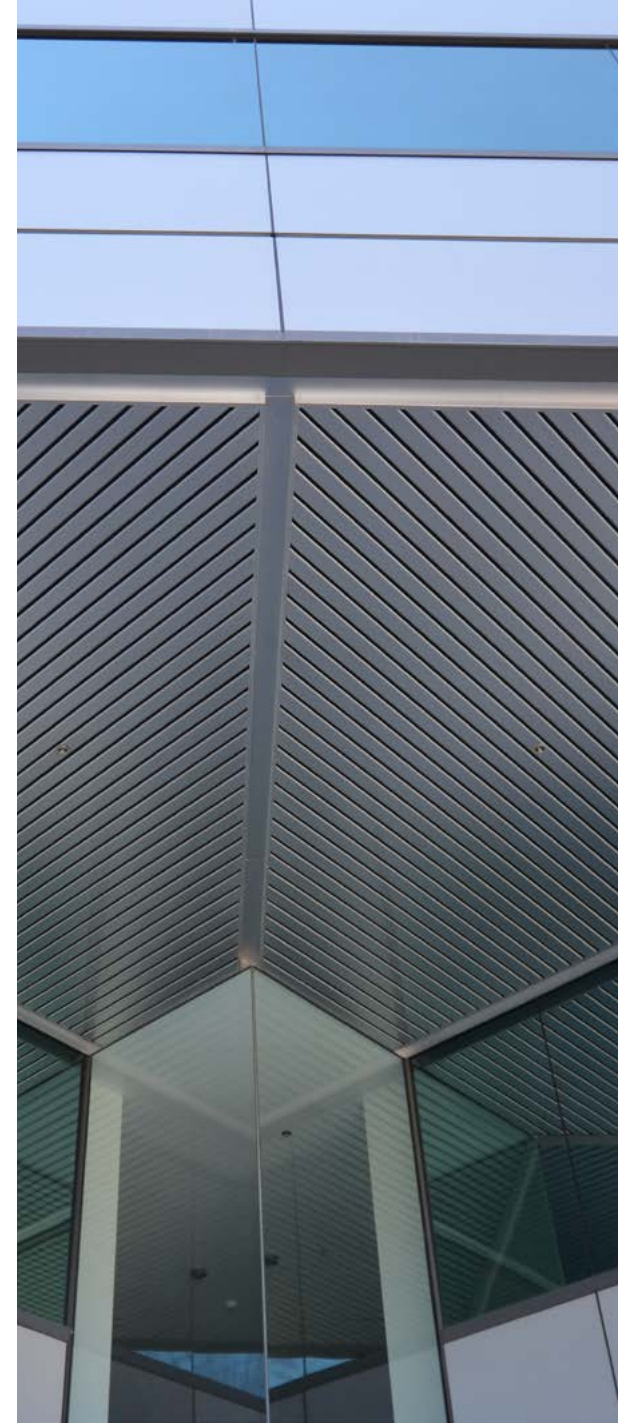
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 REALTY PARTNERS



FIRST FLOOR

SUITE 100 (8,818 RSF | Divisible to 2,000 RSF)

- Available 30 Days' Notice
- Reception area with double door entry off the ground floor lobby
- Conference room
- 6 private offices
- Open office and collaboration areas
- Storage
- Server room
- Kitchen / break room



SUITE 110 (2,762 RSF)

CREATIVE OPEN CEILING SPEC SUITE

Available July 1, 2020

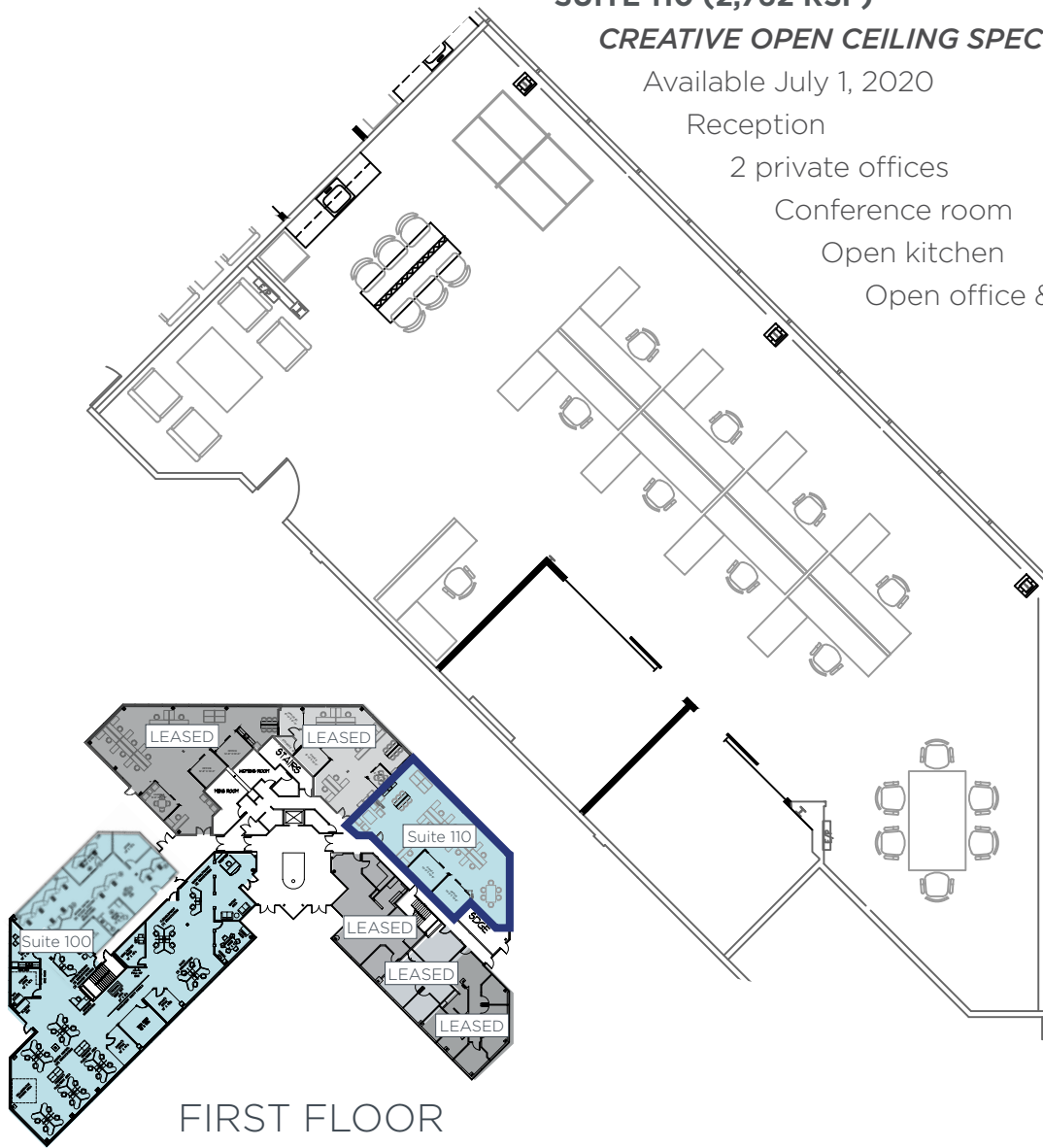
Reception

2 private offices

Conference room

Open kitchen

Open office & collaboration areas

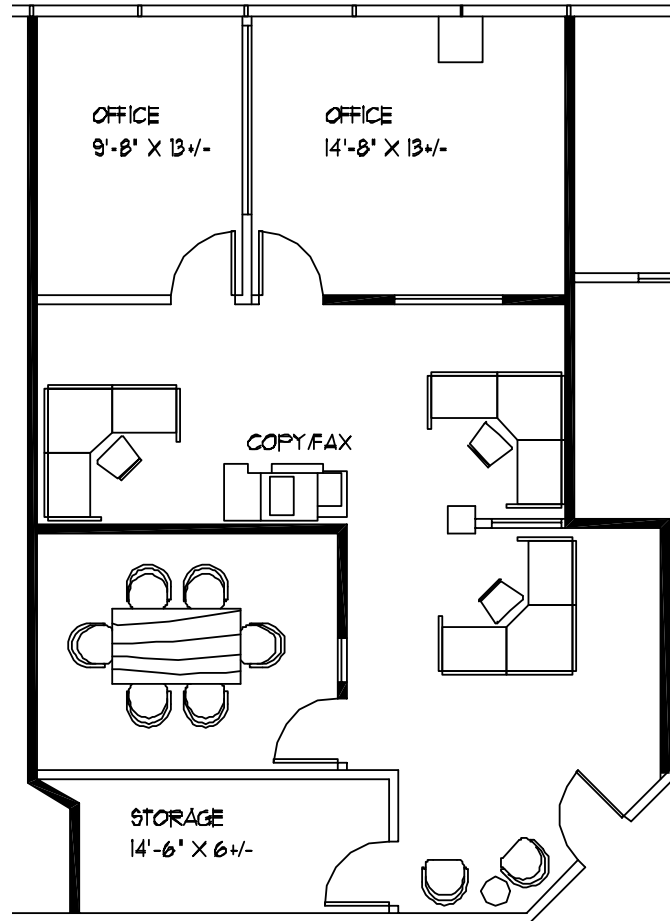
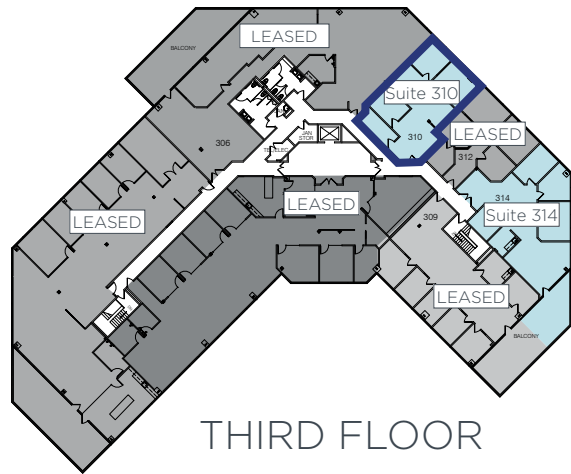


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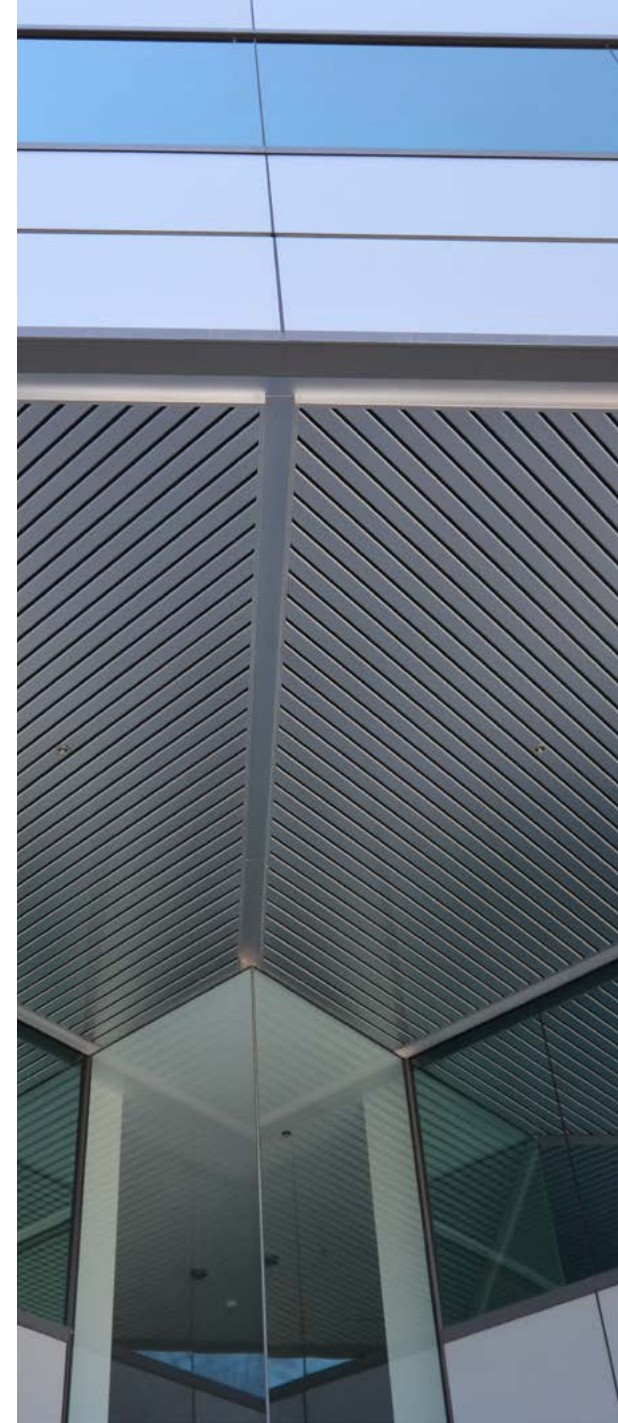
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SUITE 310 (1,249 RSF)

- Available 30 Days' Notice
- Reception
- Conference room
- 2 private offices
- Open office area
- Storage

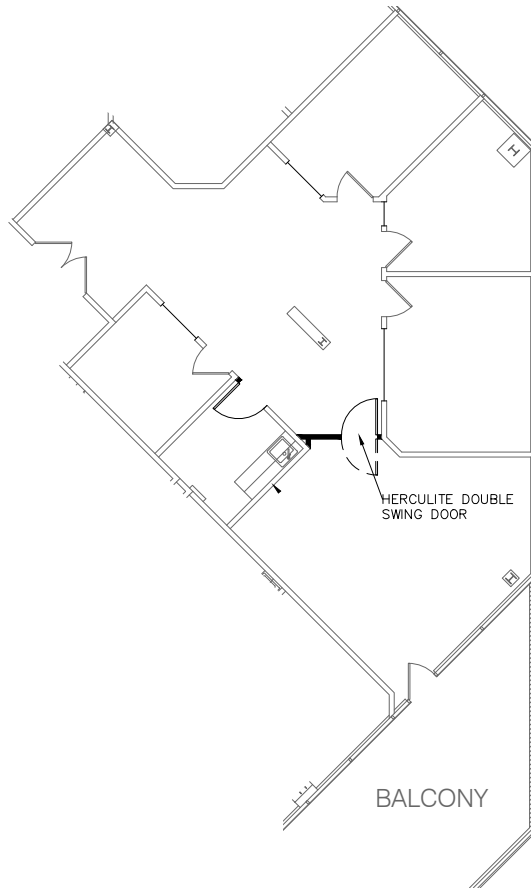


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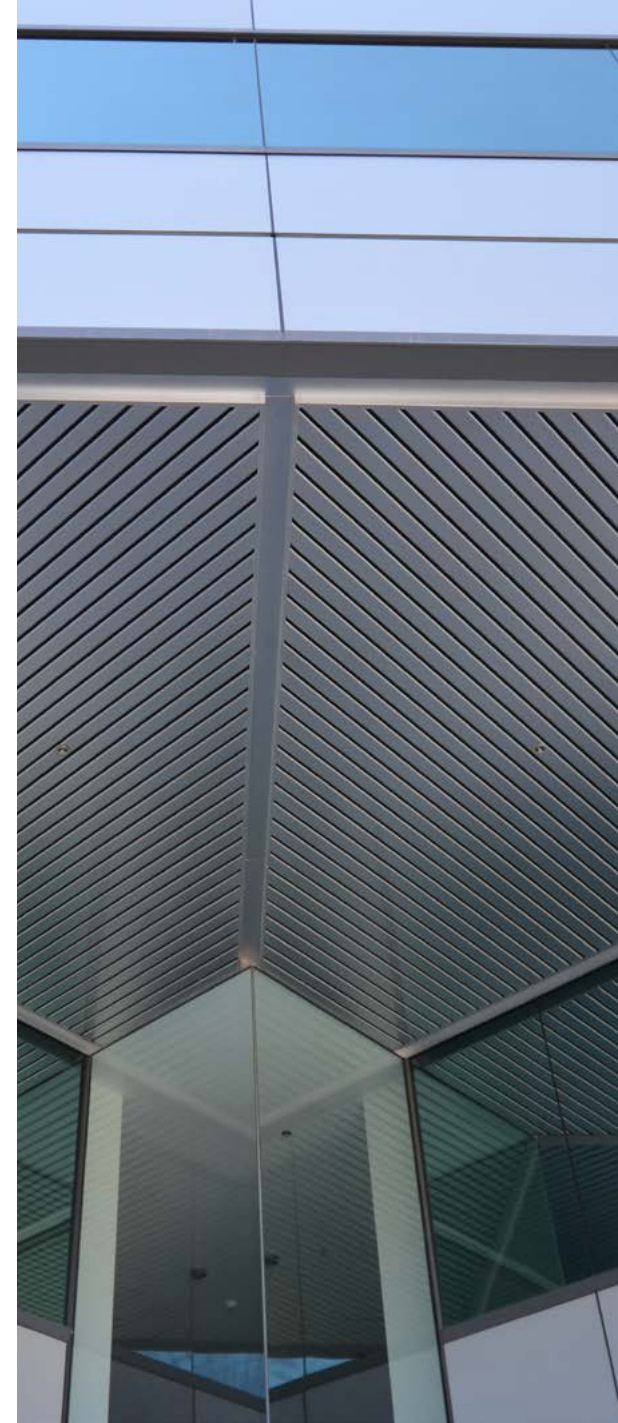
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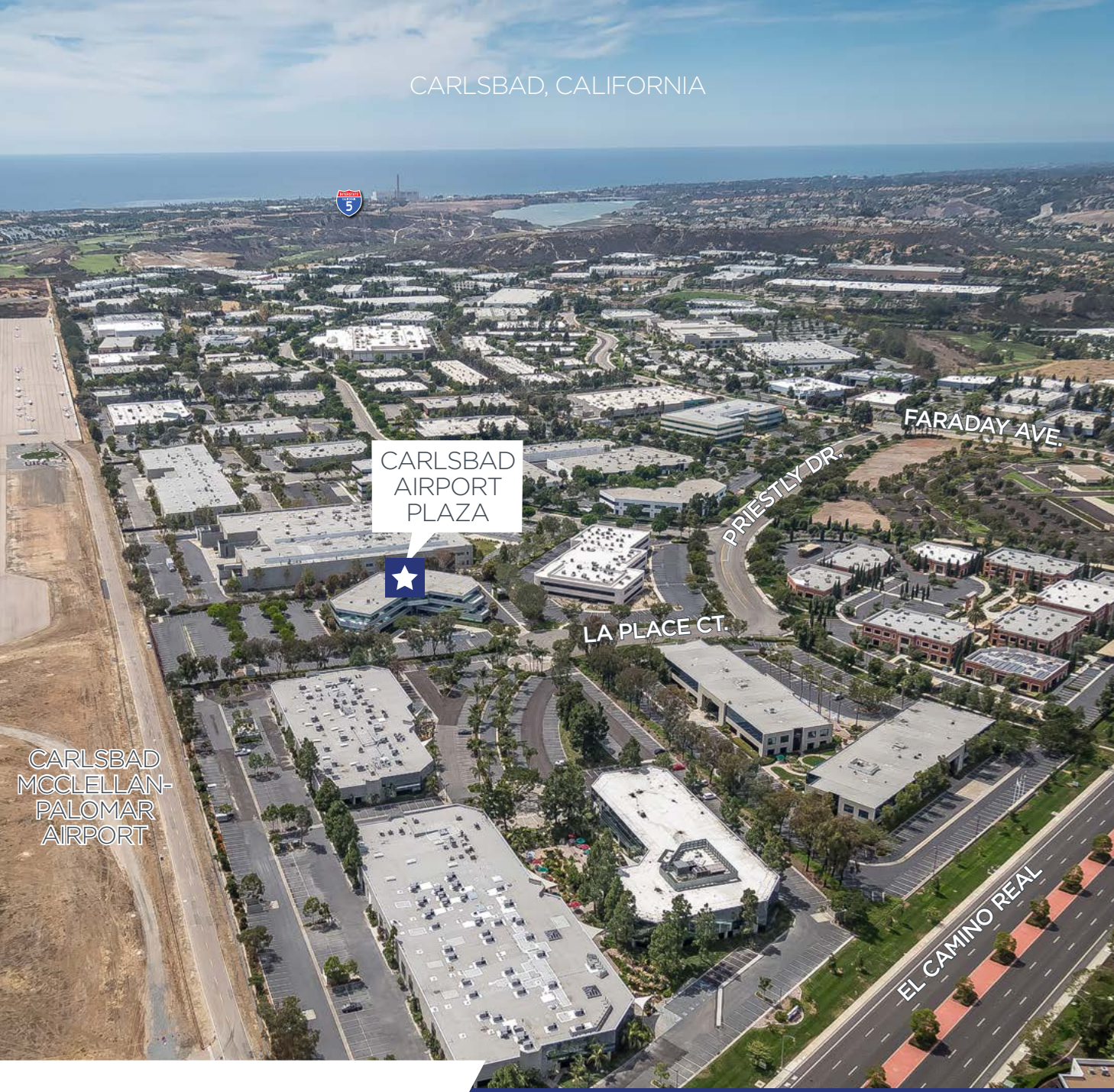


SUITE 314 (1,731 RSF)

- Available 30 Days' Notice
- Reception with double door entry
- Kitchen
- Copy/IT room
- Shared balcony access



CARLSBAD, CALIFORNIA



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ABOUT OWNERSHIP

Peregrine Realty Partners is a West Coast-based commercial real estate firm founded in 2009. In alignment with the diverse backgrounds of its principals, Peregrine Realty Partners creates and maximizes value for its private and institutional clients on many fronts. We are investors in multi-tenant office and industrial properties throughout Southern California and also specialize in asset and advisory services on behalf of individual high-net-worth investors and institutional capital partners.

For more information please visit their website at: www.peregrinerp.com

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For more information, contact:

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