

FOR LEASE > R&D / FLEX



# 20,815 Square Feet

5931 PRIESTLY DRIVE, SUITE 101, CARLSBAD, CA 92008

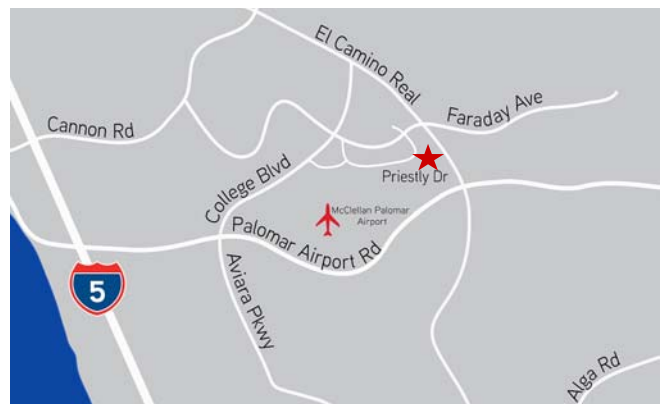


## Building Features

- > 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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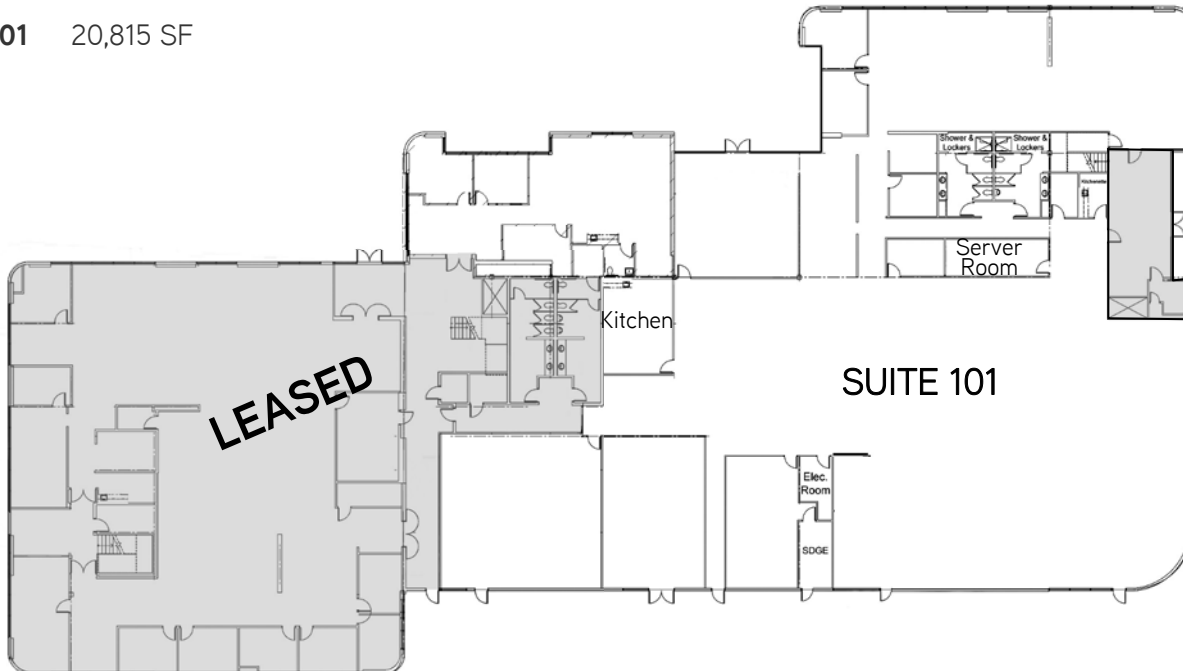




# Corporate Neighbors & Floor Plan



**Suite 101** 20,815 SF



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