



OFFICE & CORPORATE HEADQUARTERS CAMPUS

ON-SITE AMENITIES

MOVE-IN READY SPEC SUITES

THE CAMPUS CARLSBAD

5962 LA PLACE COURT
CARLSBAD, CA 92008



THE CAMPUS CARLSBAD

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



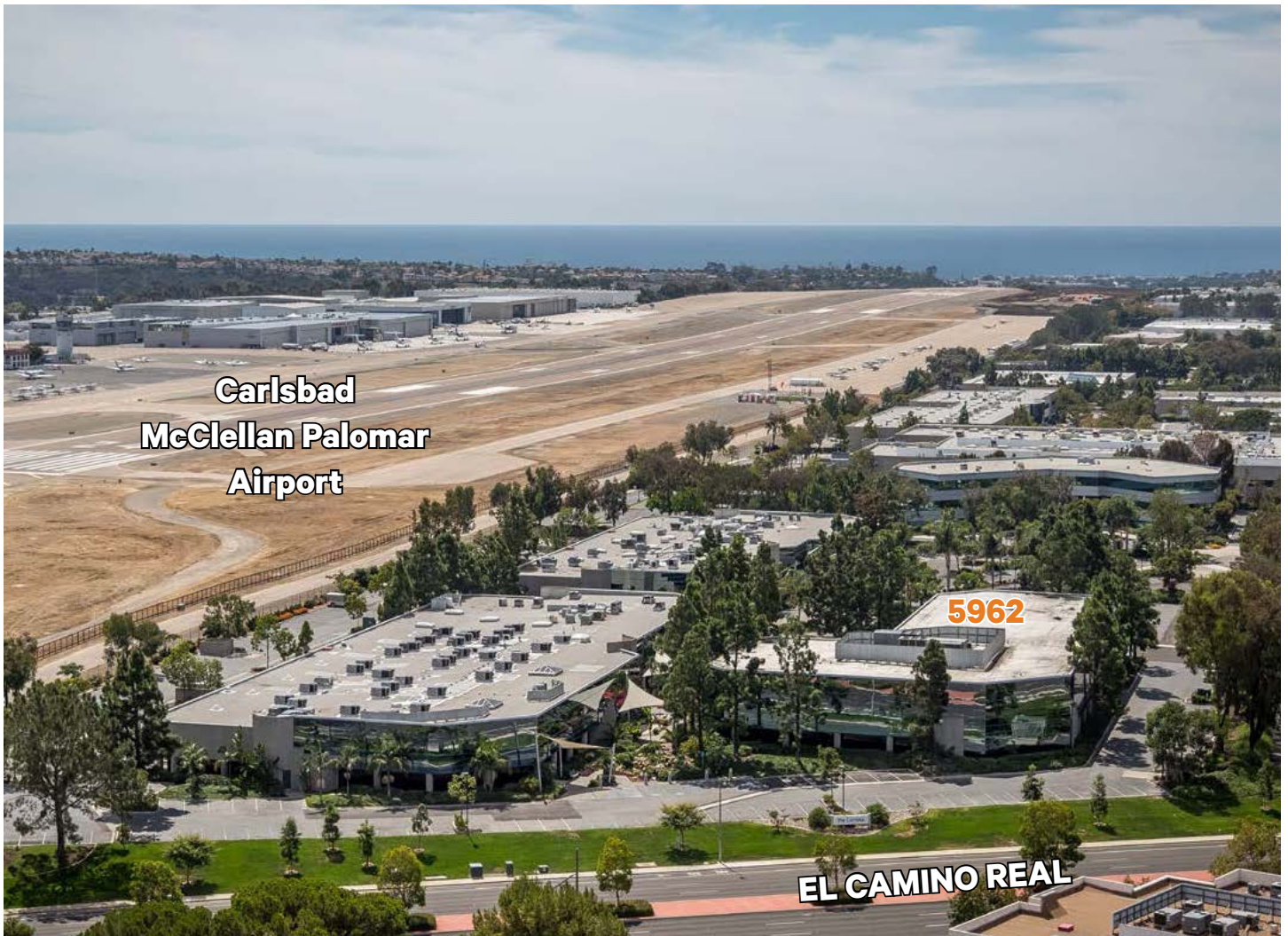
Close to Freeway



Nearby Amenities



EXCEPTIONAL AMENITIES & ACCESS



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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

SPECIFICATIONS

- 46,833 SF, 2-story office building
- 3.61/1,000 SF parking ratio.
- Multi-tenant office space & Corporate Headquarters / R&D / Tech+Creative Space
- 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.
- On-site cafe (www.campuscafeonline.com).
- Shower and locker facilities.
- 24 hour card key access system.
- Energy efficient.
- Shared kitchens for qualified suites in office building.
- New quality tenant improvements with additional tenant improvement dollars available for efficient, customized improvements.



LEASE AVAILABILITY

Base Year Lease Rate: \$2.45 + E

| <i>BLDG-SUITE</i> | <i>SIZE (RSF)</i> | <i>AVAILABLE</i> | <i>CONDITION</i> |
|-------------------|-------------------|------------------|------------------|
| 5962-185 | 1,338 RSF | Now | BUILT-OUT |
| 5962-210 | 2,150 RSF | Now | BUILT-OUT |
| 5962-215 | 1,509 RSF | Now | BUILT-OUT |
| 5962-230 | 2,404 RSF | Now | BUILT-OUT |
| 5962-245 | 1,260 RSF | Now | BUILT-OUT |
| 5962-260 | 927 RSF | Now | BUILT-OUT |
| 5962-270 | 1,493 RSF | Now | BUILT-OUT |

*Negotiable tenant improvement allowance. Includes 5 day per week janitorial service. Tenant pays prorata share of electricity. Rates, availability and terms are subject to change without notice. Furniture shown for demonstration purposes only and is not included with the lease of the space. Tenant to verify dimensions and that space is equipped to fit their needs.

Leasing Information



Justin Halenza
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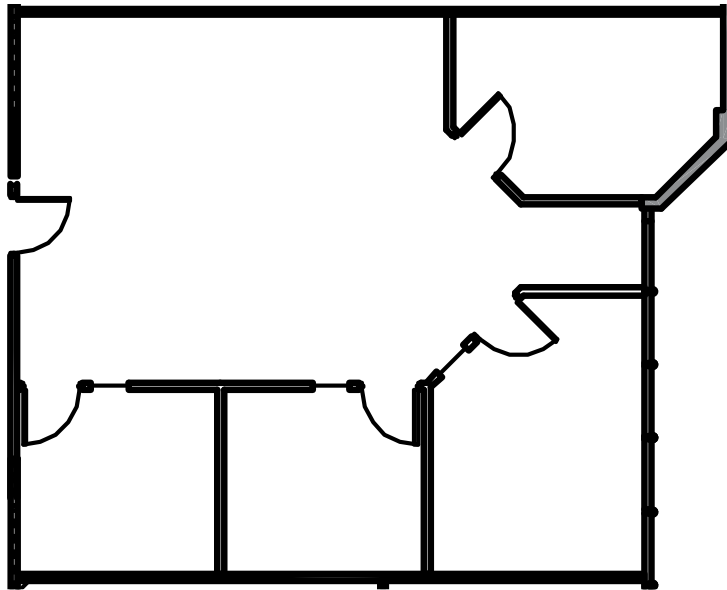
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AVAILABILITY & FLOOR PLANS



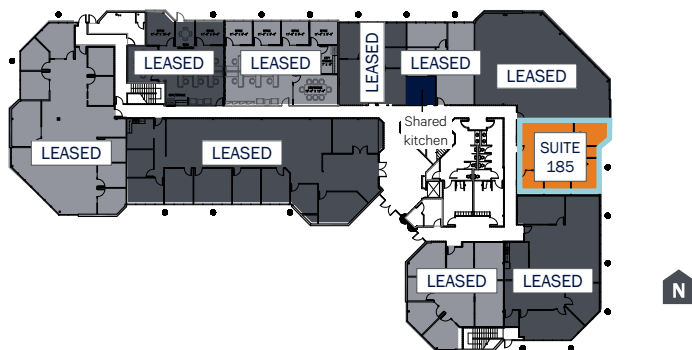
5962 La Place Court | Suite 185 | 1,338 RSF

Reception area, 3 private offices, conference room, open office area and file/copy area.



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

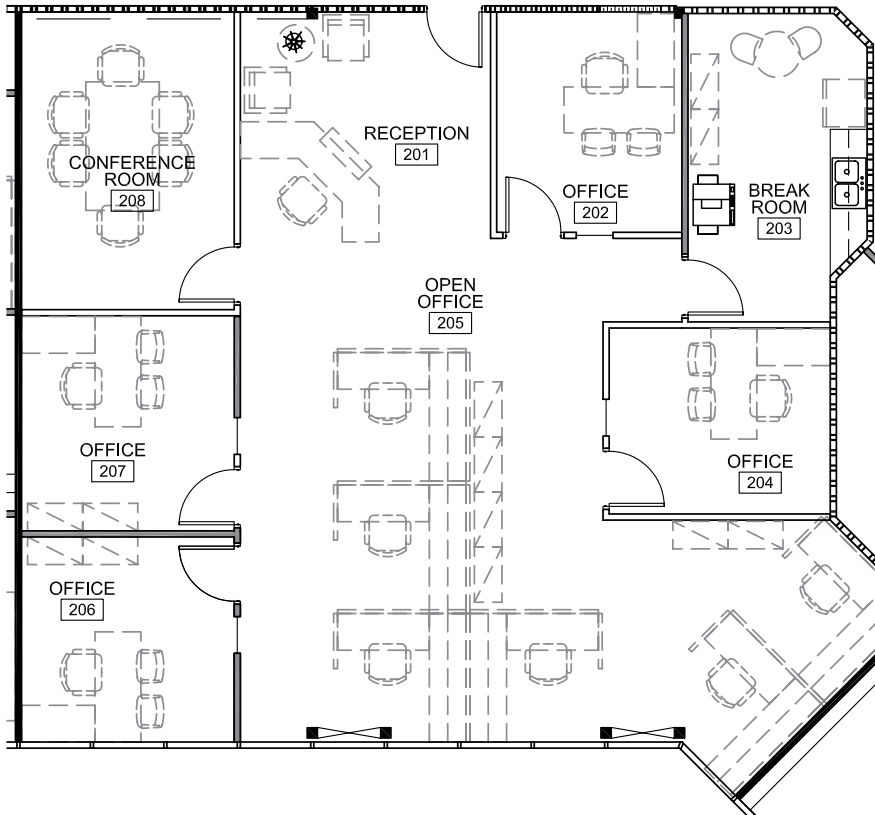
5962 LA PLACE COURT | 1ST FLOOR



AVAILABILITY & FLOOR PLANS

5962 La Place Court | Suite 210 | 2,150 RSF

Reception area, 4 private offices, conference room, open office area and break room.



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

5962 LA PLACE COURT | 2ND FLOOR

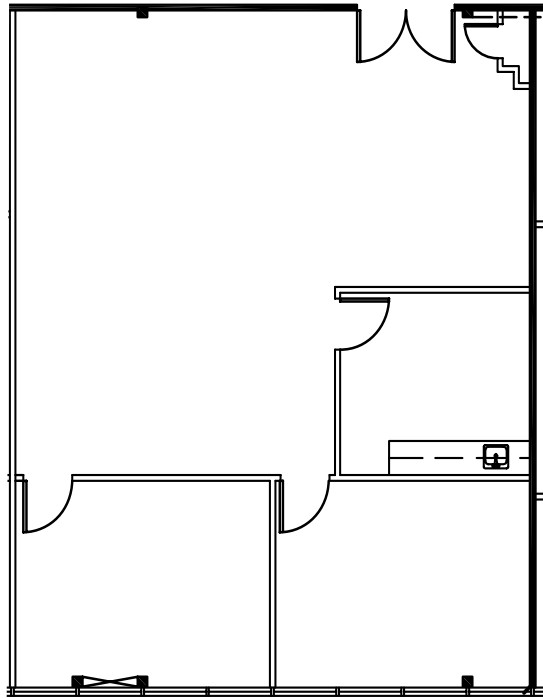


AVAILABILITY & FLOOR PLANS



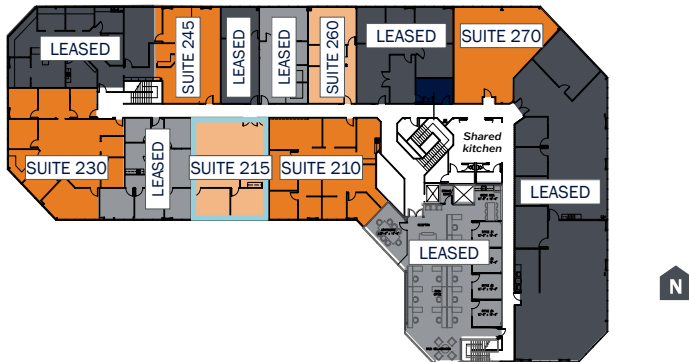
5962 La Place Court | Suite 215 | 1,509 RSF

Open office area, 4 private offices, conference room, and kitchen.



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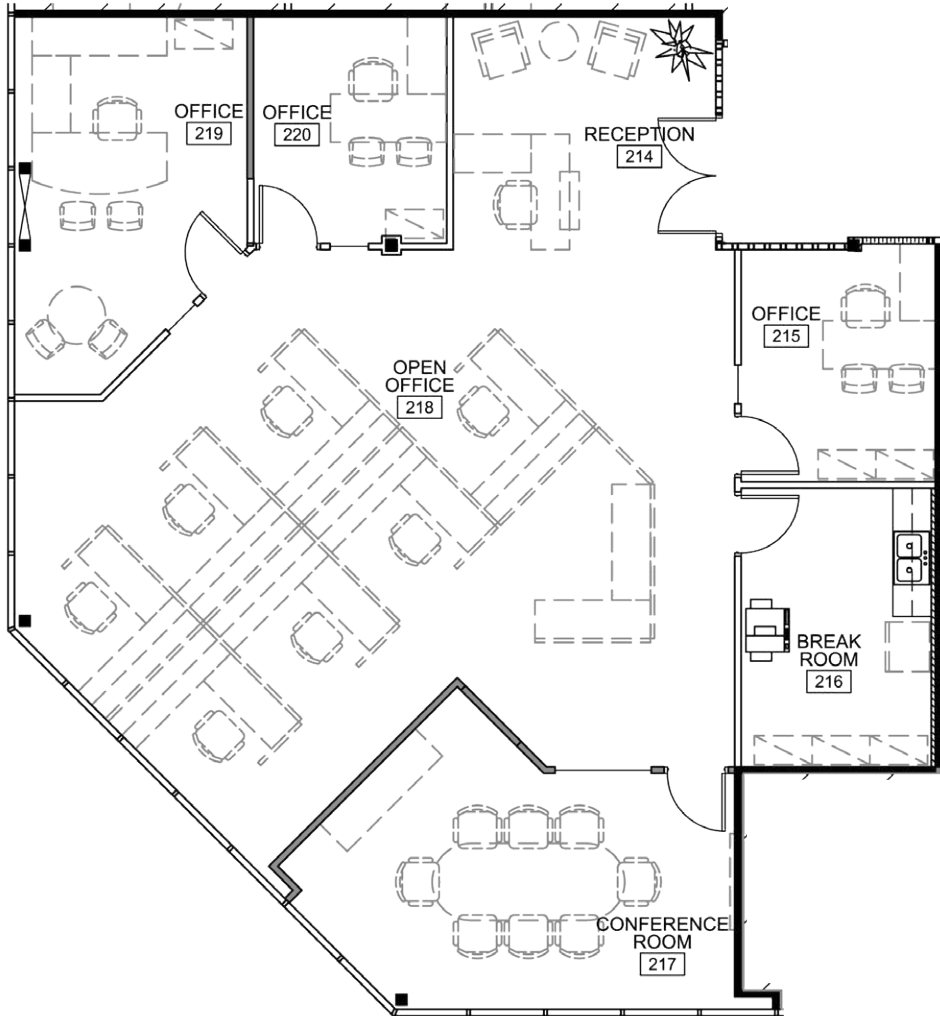
5962 LA PLACE COURT | 2ND FLOOR



AVAILABILITY & FLOOR PLANS

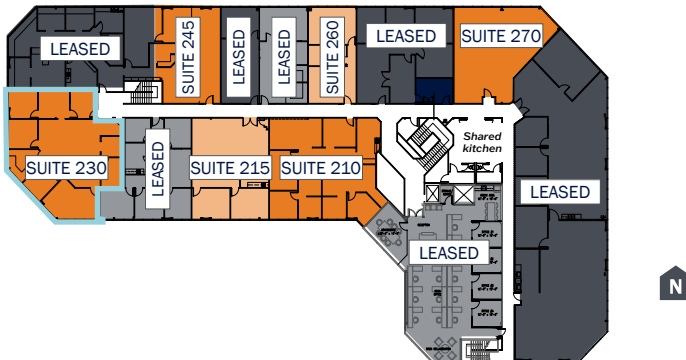
5962 La Place Court | Suite 230 | 2,404 RSF

Reception with double-door entry, 2 private offices, conference room, open office area and break room.



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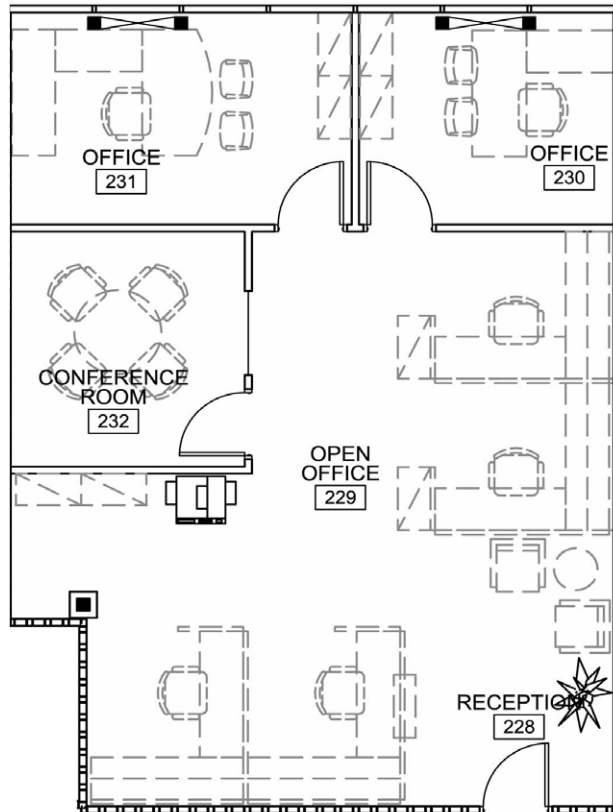
5962 LA PLACE COURT | 2ND FLOOR



AVAILABILITY & FLOOR PLANS

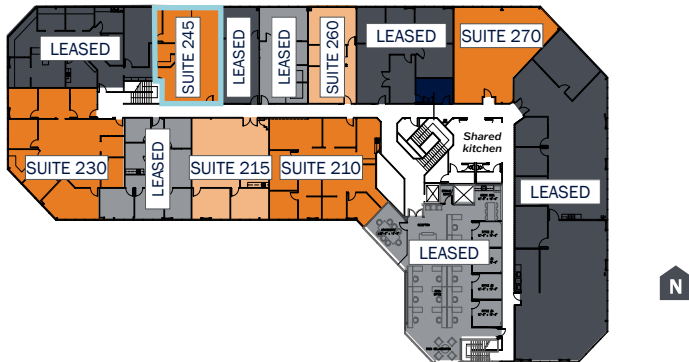
5962 La Place Court | Suite 245 | 1,260 RSF

Reception, 2 private offices, conference room and open office area.



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

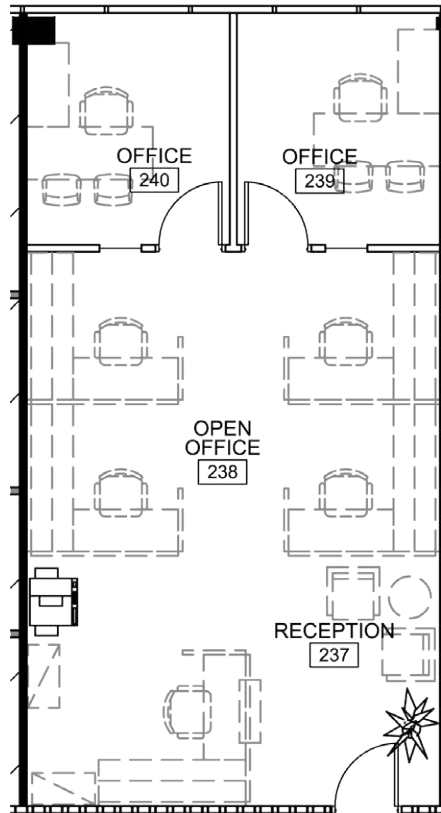
5962 LA PLACE COURT | 2ND FLOOR



AVAILABILITY & FLOOR PLANS

5962 La Place Court | Suite 260 | 927 RSF

Reception, 2 private offices, open office area and use of second floor shared kitchen.



Furniture shown for demonstration purposes only and is not included with the lease of the space. Tenant to verify dimensions and that space is equipped to fit their needs.

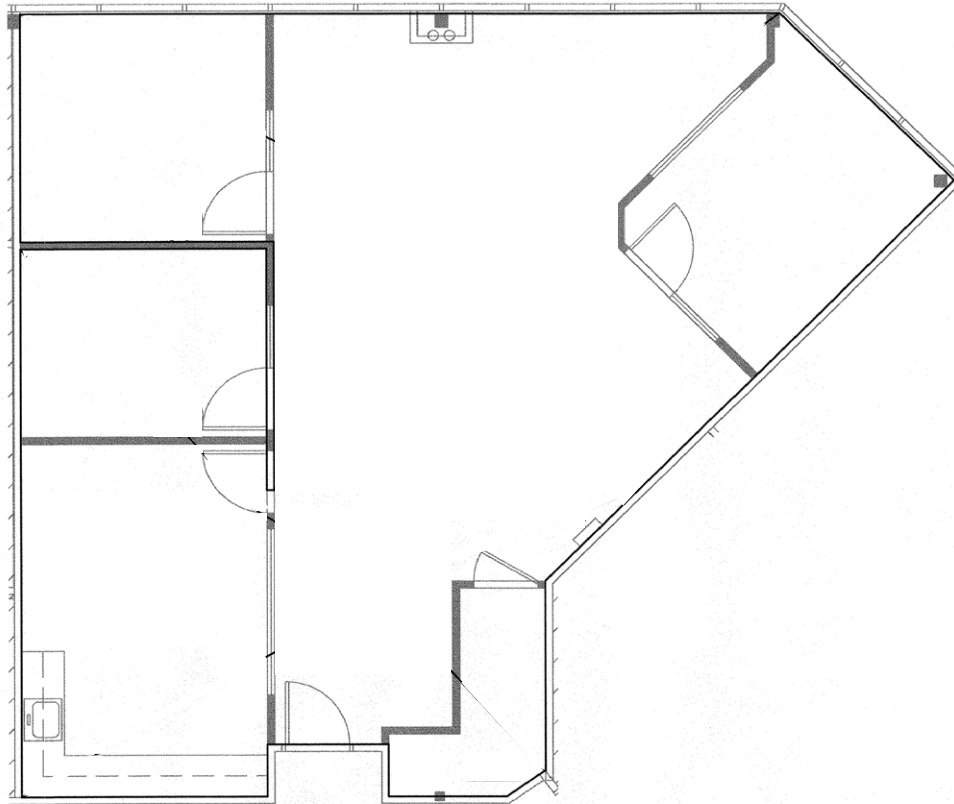
5962 LA PLACE COURT | 2ND FLOOR



AVAILABILITY & FLOOR PLANS

5962 La Place Court | Suite 270 | 1,493 RSF

Reception area, 3 private offices, break area, open office area, server / storage room and use of second floor shared kitchen.



Furniture shown for demonstration purposes only and is not included with the lease of the space. Tenant to verify dimensions and that space is equipped to fit their needs.

5962 LA PLACE COURT | 2ND FLOOR



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Leasing Information

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 Brookwood

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