



**2544 - 2548**

*Campbell Place*

CARLSBAD CA 92009

**For Lease**

20,000 - 95,000 SF

*Two building corporate headquarters/office campus*

THE  
RMR  
GROUP

**CBRE**



# Project Highlights



## **BRESSI RANCH**

Carlsbad's most amenitized location, 23 fast casual and formal eating establishments within a mile radius



## **BUILDING FLEXIBILITY**

Highly flexible and efficient floor plates



## **SITE AMENITIES**

Generous common areas, gym, showers and lockers



## **STABLE OWNERSHIP**

The RMR Group was founded in 1986. Currently, The RMR Group has approx. 30 billion of assets under management including more than 1,400 properties



## **VISIBILITY**

Building top signage available facing Palomar Airport Road with 48,600 cars passing the buildings daily

# Building Features



**2007** Construction

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Approximately **95,000 SF**  
two building Corporate Headquarters/office campus

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Large **INDOOR/OUTDOOR** amenity area

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**398** parking stalls ( 4.2/1,000 SF )

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Lease Rate **NEGOTIABLE**

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Available **8/1/2019**

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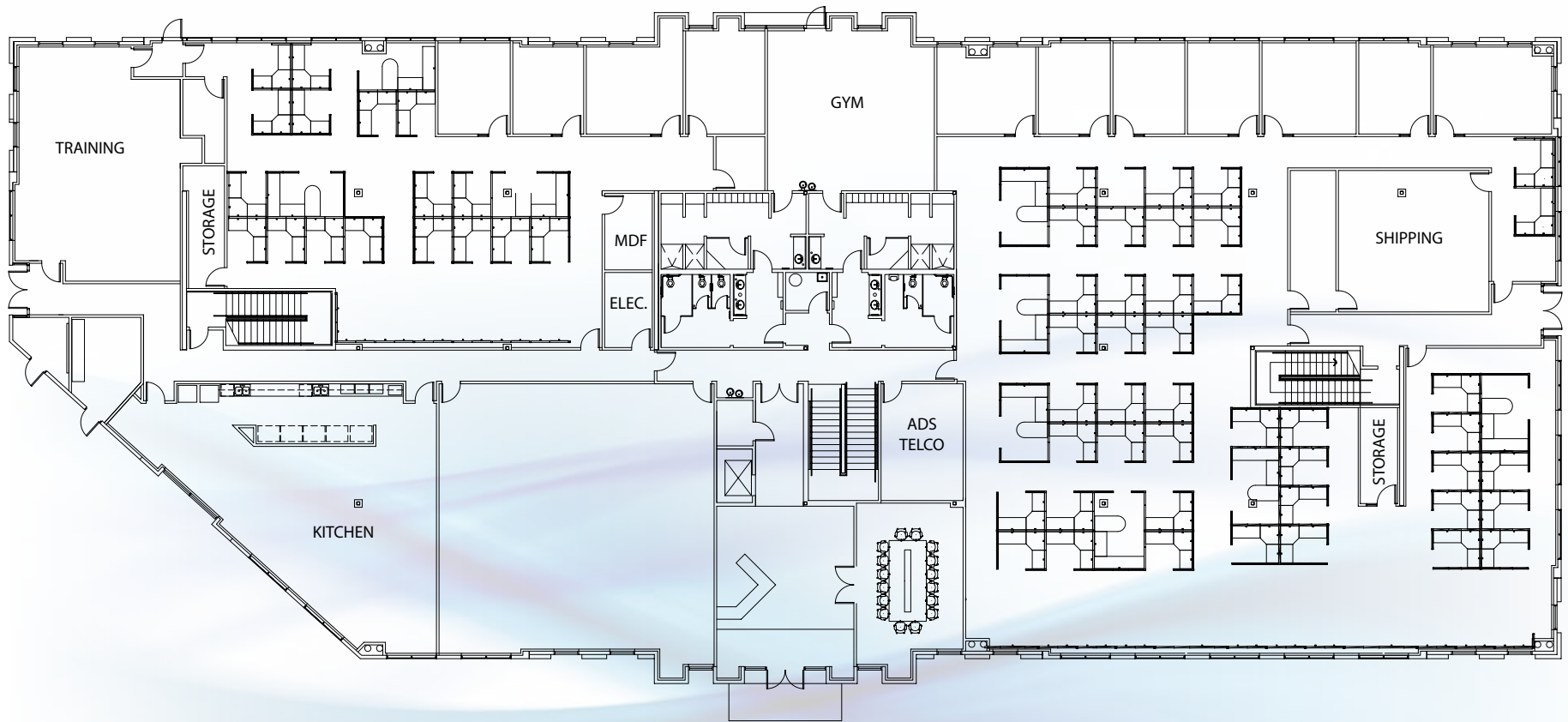
# Site Plan





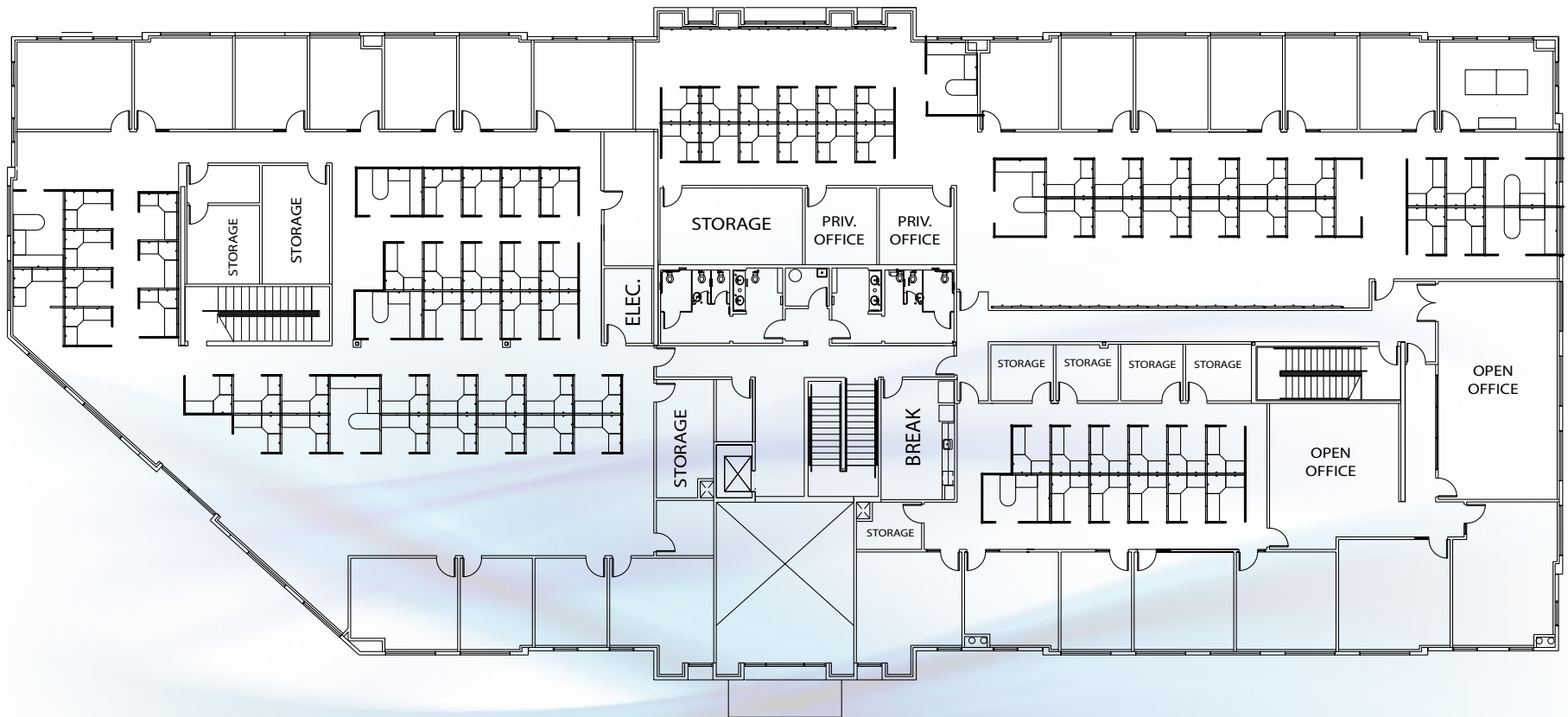
# 2544 Floor Plan

1ST FLOOR: 23,750 SF



# 2544 Floor Plan

2ND FLOOR: 23,750 SF





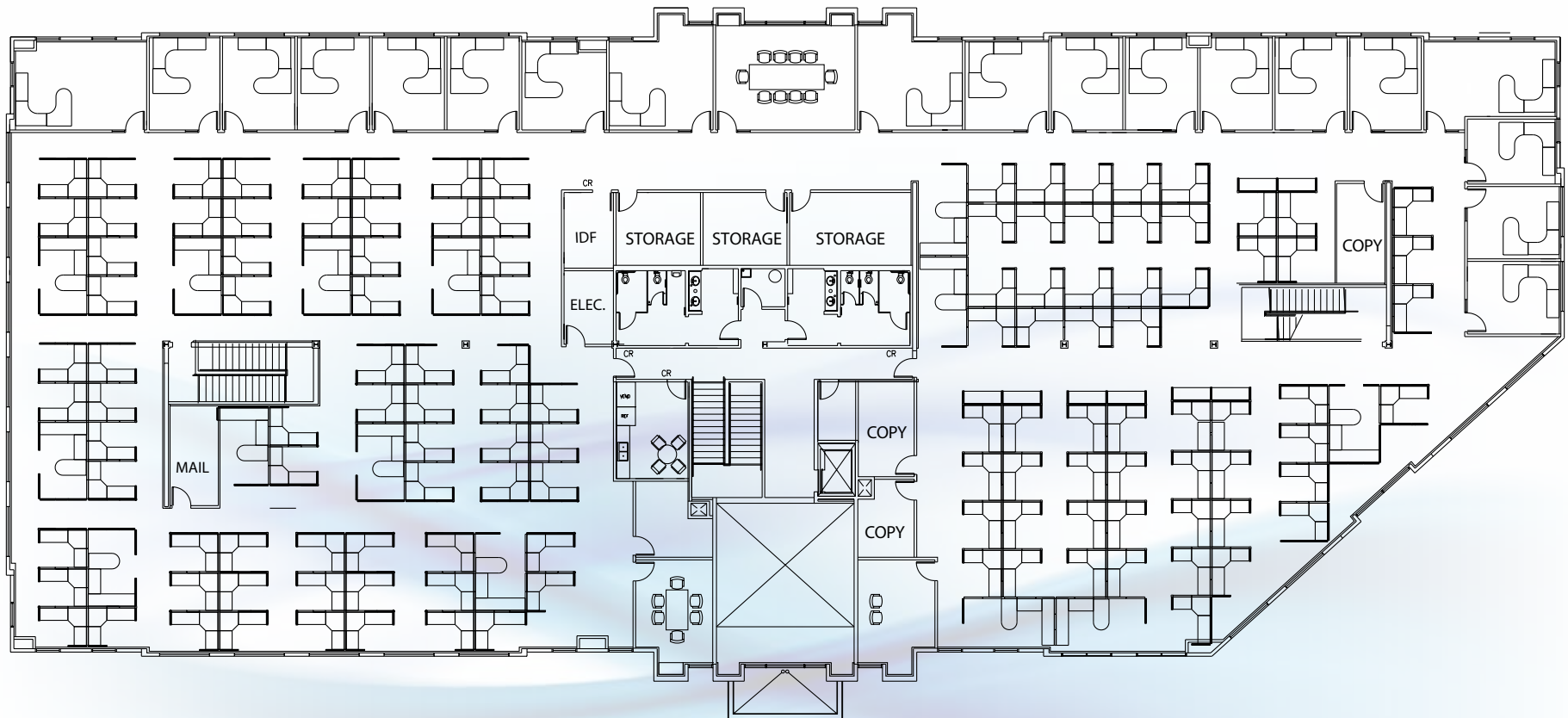
# 2548 Floor Plan

1ST FLOOR: 23,750 SF



# 2548 Floor Plan

2ND FLOOR: 23,750 SF





# Corporate Neighbors & Amenities

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- 1 Golf Course at Omni La Costa Resort & Spa



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- 2 Alga Norte Community Park

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- 9 Future Retail and Dining



# Freeway Accessibility & Drive Times



EL CAMINO REAL

GATEWAY ROAD

PALOMAR AIRPORT ROAD

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<b>DESTINATION</b>	<b>DRIVE TIME</b>
McClellan Palomar Airport	5 minutes
I-5	10 minutes
CA-78	15 minutes
I-15	20 minutes
Downtown San Diego	45 minutes
Orange County	45 minutes
Mexico Border	60 minutes
Los Angeles	75 minutes





# Why Carlsbad

## **BEST PLACE TO LIVE**

Named one of the "Best Places to Live 2016," Men's Journal, 2016

## **BUSINESS GROWTH**

#7 Top Business Hubs for Fast Growing Companies (San Diego-Carlsbad-San Marcos), Inc, 2017

## **BEST STARTUP ENVIRONMENT**

#3 Best Place to Launch a Startup in 2018 (San Diego), Rentberry, 2018

## **BEST CITY FOR JOB SEEKERS**

#4 Best City for Job Seekers in California (Carlsbad), CNBC, 2018

## **BEST FOR ZIP VENTURE CAPITAL**

#6 of the Top Ten Zip Codes for Venture Capital Investment in San Diego (Carlsbad), CityLab, 2017

# Why Carlsbad



## KEY INDUSTRIES



Action Sports



Life Sciences



Information & Communications Technology



Clean Technology

## EMERGING INDUSTRIES

Medical devices

Robotics

Hospitality and tourism

## TOP OCCUPIERS

Viasat

ThermoFisher  
SCIENTIFIC

TaylorMade

Callaway

GENOPTIX

GIA  
GEMOLOGICAL INSTITUTE OF AMERICA

Nordson

IONIS  
PHARMACEUTICALS



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THE  
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