

5791 VAN ALLEN WAY

Carlsbad, California

81,059 R.S.F.
FOR SUBLEASE

Available March 2016

Sublease through
12/31/27



81,059 r.s.f. for sublease



81,059 RSF

Project Highlights

- Class "A" Corporate HQ
- Highly upgraded building with Class A quality finishes throughout including a beautiful 2-story lobby, executive office space and large boardroom on the mezzanine.
- 100% office space with a mix of private offices, open space, conference and ancillary support areas.
- Open exposed ceilings with 30ft clear provides an open and desirable environment.
- Over 65 skylights flood the open space with natural light.
- FF&E can be included.
- Walking distance to retail amenities.
- LEED Certified (Silver) - Commercial Interiors

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AVAILABILITY

1st Floor	Available	Rent
66,934 RSF	March 2016	Negotiable
2nd Floor		
14,128 RSF	March 2016	Negotiable



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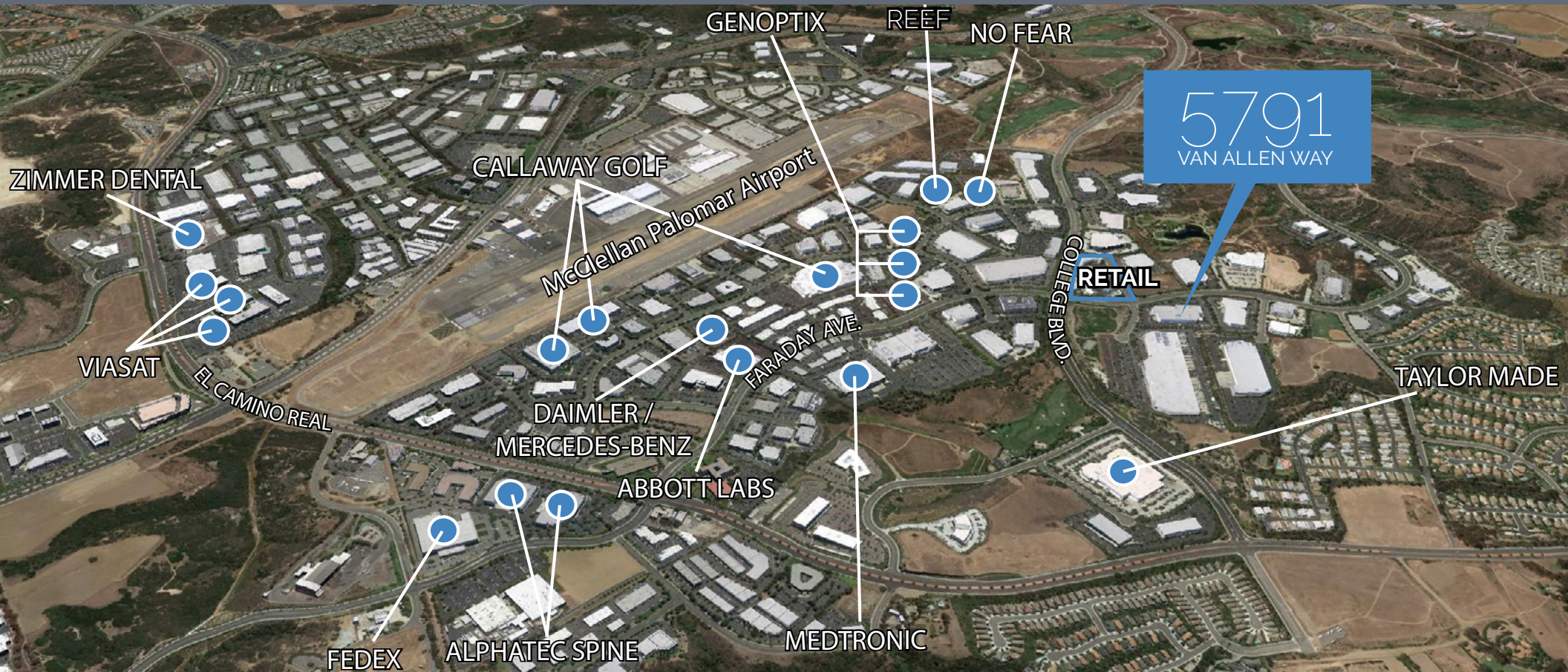
PROJECT SPECIFICATIONS

Size:	81,059 r.s.f.
First Floor:	66,931 r.s.f.
Mezzanine:	14,128 r.s.f.
Parking:	4.0/1,000 r.s.f.
Building Use:	Office/Corporate HQ
Power:	2000A, 277/480v
HVAC/Mechanical:	Rooftop mounted package units
Sprinklers:	Yes; fully sprinklered
Typical	56' W
Column Spacing:	56' D
Fiber:	Yes, fiber optic internet service
Year built:	1998/Renovated in 2007
Zoning:	M-IP
Roof:	New coating in 2016

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NEARBY NEIGHBORS

First Floor

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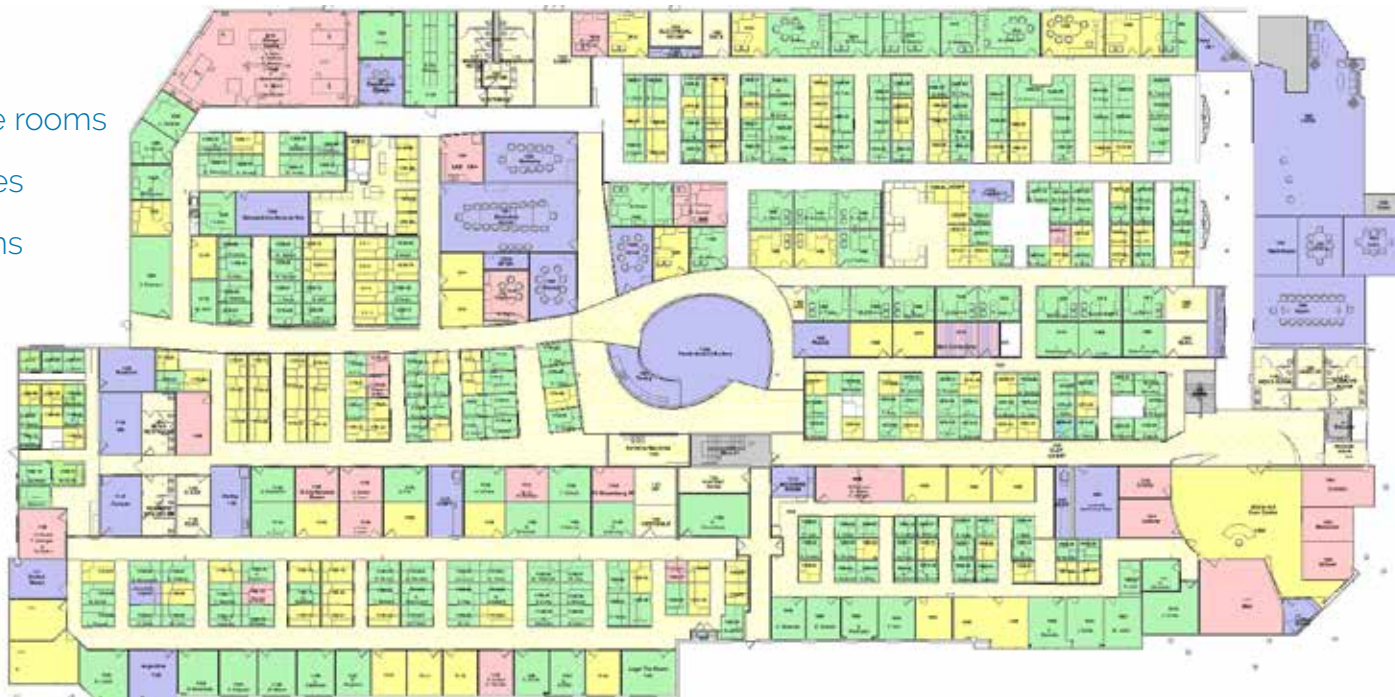
Suite 100 | 70,989 r.s.f.

Reception

Multiple large &
small conference rooms

± 80 private offices

± 300 workstations



For more information, please contact:

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FLOORPLANS

Mezzanine

Mezzanine | 10,870 r.s.f.

Boardroom

Large conference room

13 offices

5 workstations



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FLOORPLANS

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