

5928 PASCAL COURT

Carlsbad, CA 92008



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PROPERTY HIGHLIGHTS

- Asking Lease Rate: \$1.85/SF + Electricity
- High-end office building located in the Carlsbad Research Center
- Convenient access to the 5 freeway, Palomar Airport Road and El Camino Real
- Walking distance to the Island @ Carlsbad food court and multiple cafes, with close proximity to an abundance of retail/service amenities.
- Beautifully landscaped with outdoor rest / eating areas for tenants and guests
- Building and monument signage available
- Abundant parking
- Zoning: CM, Carlsbad

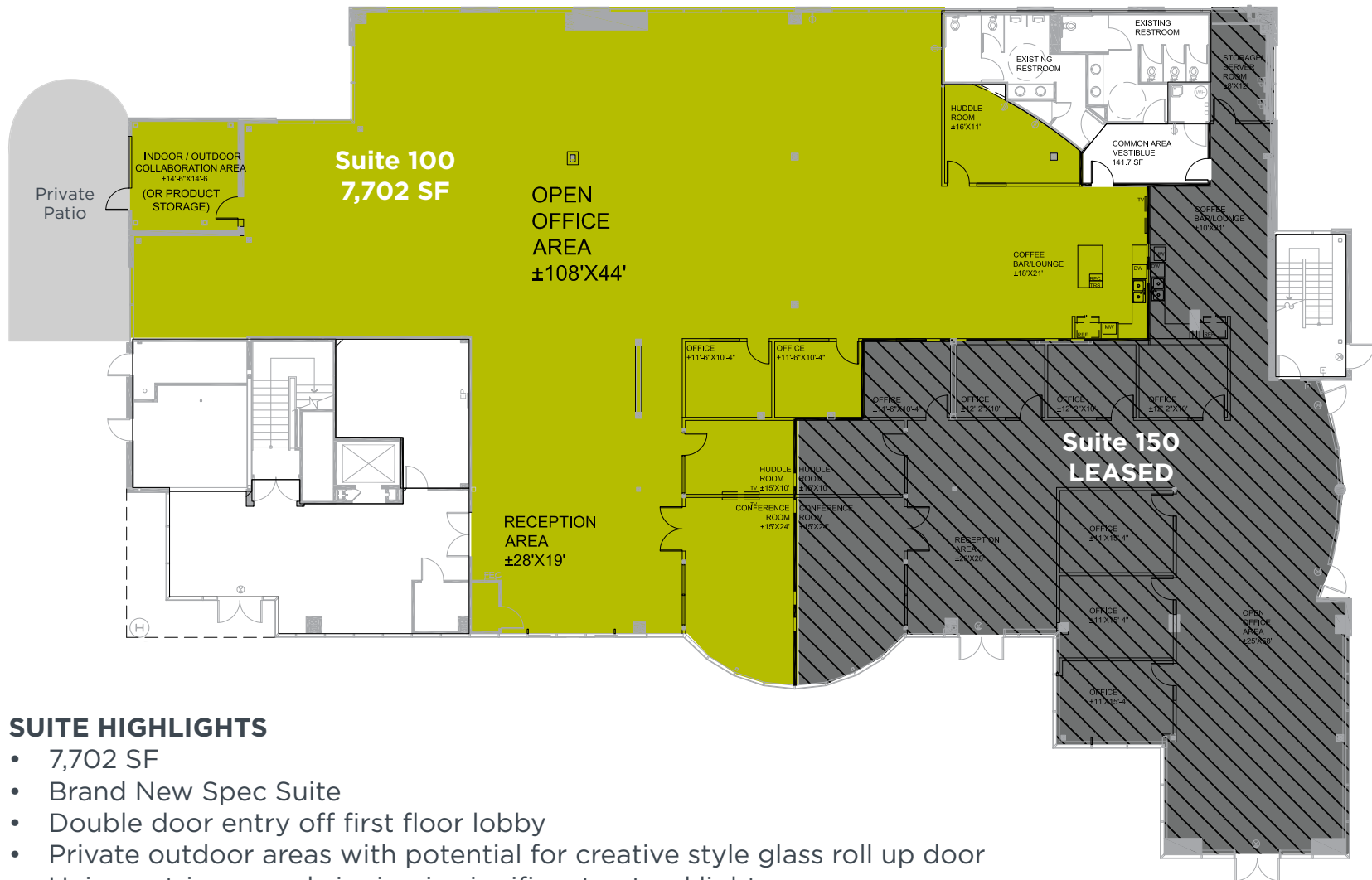


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SUITE HIGHLIGHTS

- 7,702 SF
- Brand New Spec Suite
- Double door entry off first floor lobby
- Private outdoor areas with potential for creative style glass roll up door
- Unique atrium area bringing in significant natural light
- Parking: 4.0 spaces per 1,000 square feet

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3 Miles to
I-5
6 Miles to
Hwy-78



3.6 Miles to
**McClellan
Palomar
Airport**



1 Mile to
**Island @
Carlsbad**
Retail Center &
Food Court



Close proximity to
**Lodging &
Corporate
Housing**



Close proximity to
**Crossings
@ Carlsbad
& Aviara
Golf Club**



4.7 Miles to
**Legoland
& SEA LIFE
Aquarium**



2.3 Miles to
**24 Hour
Fitness
Super Sport**



3.5 Miles to
**Pristine
Carlsbad
Beaches**

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