

For Lease

# RUTHERFORD CORPORATE CENTER

*High-Image Flex/R&D Business Park Suites Available*

2260-2262 RUTHERFORD RD & 5925 PRIESTLY DR, CARLSBAD, CA 92008

KIDDER.COM

 **Kidder  
Mathews**

# RUTHERFORD CORPORATE CENTER



*Rutherford Corporate Center is a 4-building, 114K SF R&D light industrial/office, multi-tenant center in Carlsbad, with proximity to the McClellan-Palomar Airport.*

SUITES AVAILABLE	5
SUITE SIZES	1,227 - 13,656 RSF
SUITE IMPROVEMENTS	100% HVAC
DATE AVAILABLE	Now
ON-SITE AMENITIES	Deli & Day Porter
LOADING	Grade-level roll-up doors
OWNERSHIP	Stable & long-term
ZONING	CM
PARKING RATIO	3.3/1,000
LEASE TYPE	NNN, \$0.46 PRSF
LEASE RATE	\$1.30 - \$1.50 NNN (RSF/MO)

# RUTHERFORD CORPORATE CENTER



CONVENIENT  
LOCATION  
NEAR MAJOR  
THOROUGHFARES



STABLE  
LONG-TERM  
OWNERSHIP



PROMOTE  
EMPLOYEE  
WELL-BEING IN  
PARK-LIKE SETTING



NON-INSTITUTIONAL  
FRIENDLY PROPERTY  
MANAGEMENT



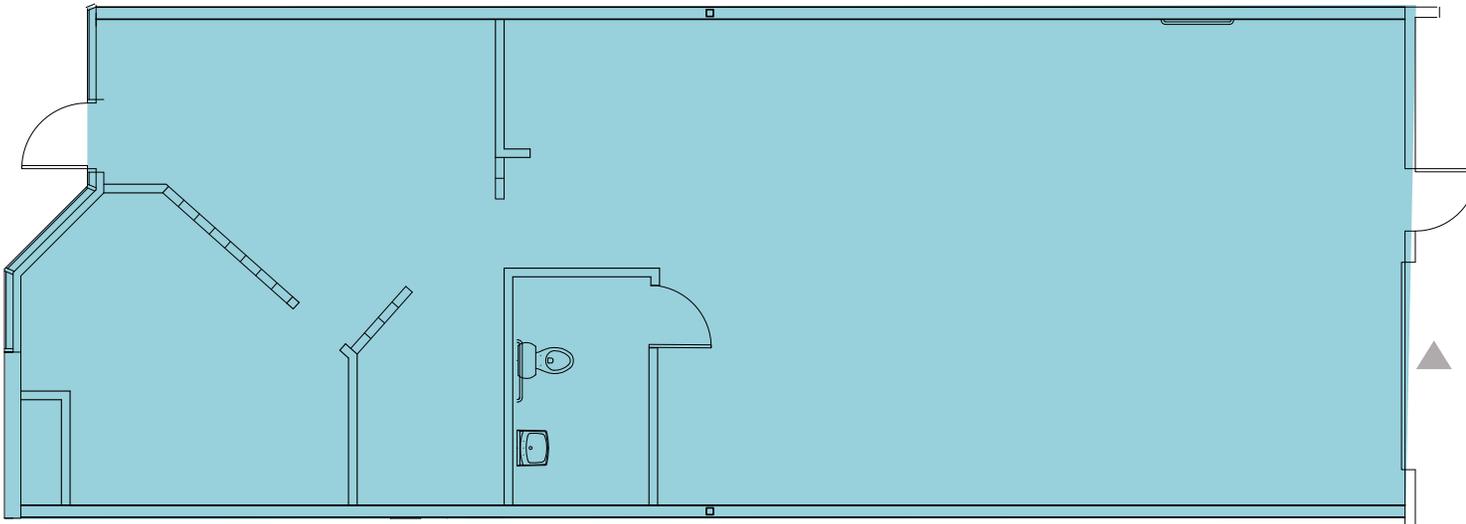
# SITE PLAN



Available	Lease Rate (RSF/MO)*	Size	Available	Features
2260 Rutherford Rd, Suite 110	\$1.50 NNN	1,632 RSF	Now	Creative office. Reception, 6 offices, 2 restrooms, data, conference, break room & warehouse
2260 Rutherford Rd, Suite 111	\$1.50 NNN	2,680 RSF	Now	Reception, office, 2 restrooms & warehouse
2262 Rutherford Rd, Suite 101-103	\$1.30 NNN	2,811 RSF	Now	Reception, 6 offices, 2 restrooms, data, conference, break room & warehouse
2262 Rutherford Rd, Suite 102	\$1.50 NNN	1,227 SF	Now	Deli space, 2nd generation
5925 Priestly Dr, Suite 101	\$1.50 NNN	13,656 RSF	Now	Reception, 9 offices, 4 restrooms, storage, utility, break room & warehouse. Full HVAC

\*NNN estimate \$0.46

# 2260 RUTHERFORD RD, SUITE 110



*1,632 RSF*

AVAILABLE

*CREATIVE*

OFFICE IMPROVEMENTS

*\$1.50 NNN*

LEASE RATE (RSF/MO) NNN=\$0.46

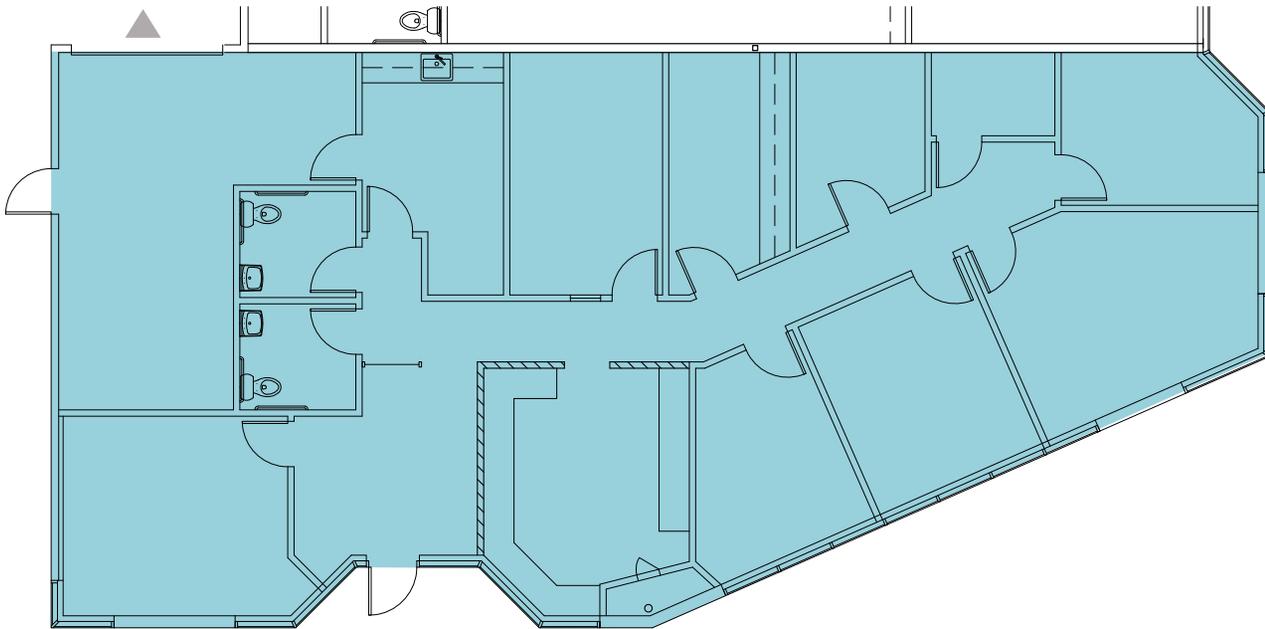
*NOW*

AVAILABLE

This warehouse/office suite features 2 offices, a reception area, an open production area, 1 restroom, & warehouse with 1 loading door.

▲ Grade level loading

# 2260 RUTHERFORD RD, SUITE 111



*2,680 RSF*

AVAILABLE

*\$1.50 NNN*

LEASE RATE (RSF/MO) NNN=\$0.46

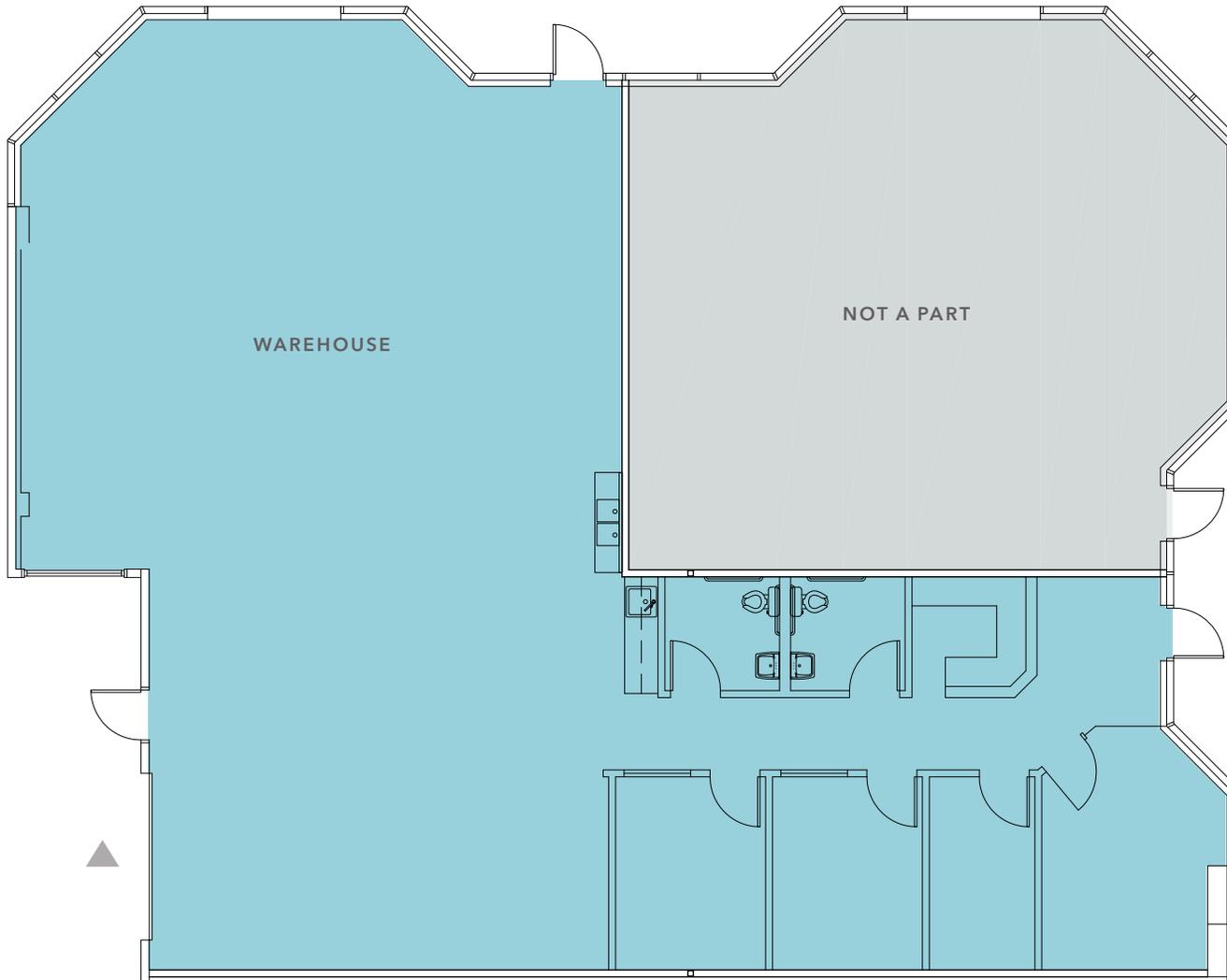
*NOW*

AVAILABLE

This suite features reception, office,  
2 restrooms & warehouse with 1  
loading door.

▲ Grade level loading

# 2262 RUTHERFORD RD, SUITES 101-103



*2,811 RSF*

AVAILABLE

*\$1.30 NNN*

LEASE RATE (RSF/MO)

*\$0.46*

NNN ESTIMATE PSF

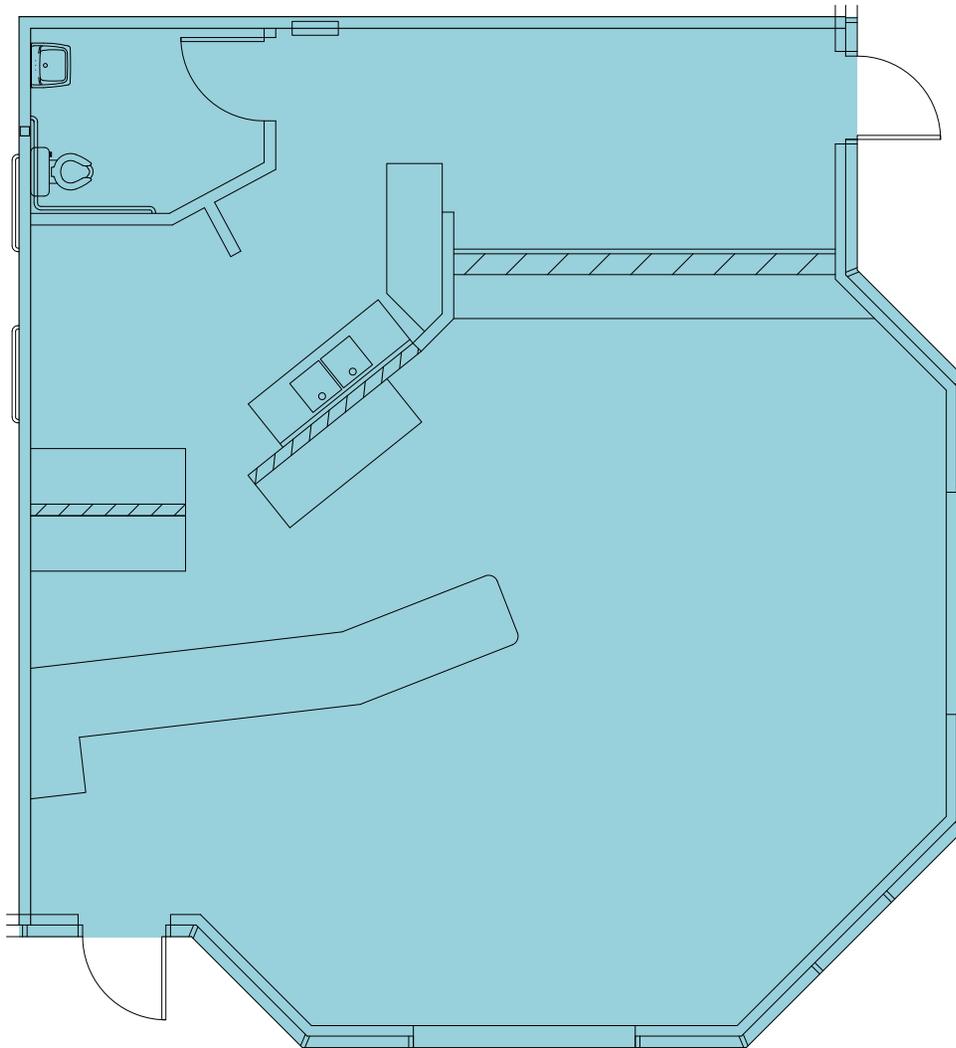
*NOW*

AVAILABLE

This warehouse/office suite features 6 offices, a reception area, 2 restrooms, data room, conference room, break room, open office area & warehouse with 1 loading door.

▲ Grade level loading

# 2262 RUTHERFORD RD, SUITE 102



*1,227 RSF*

AVAILABLE

*\$1.50 NNN*

LEASE RATE (RSF/MO)

*\$0.46*

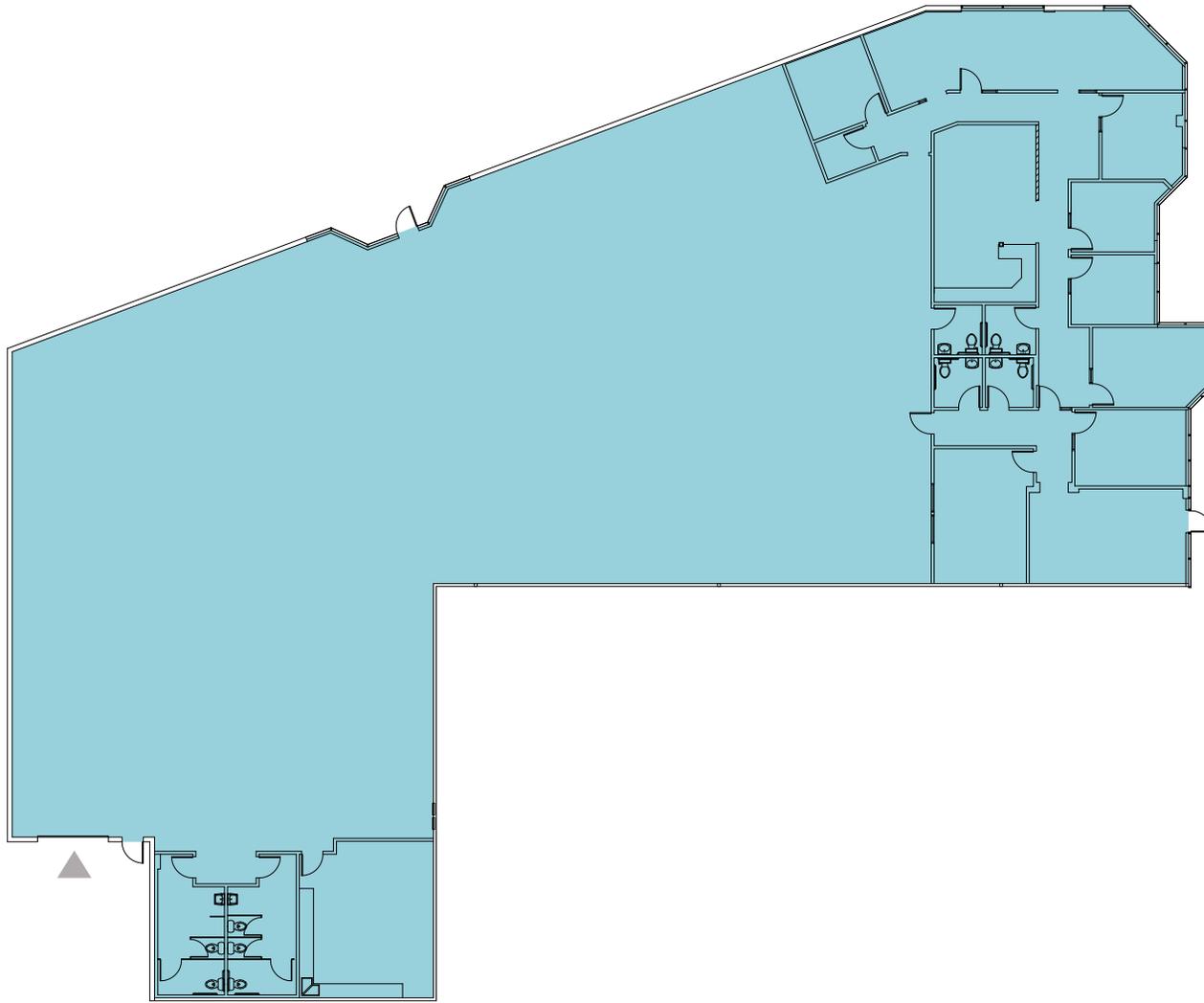
NNN ESTIMATE PSF

*NOW*

AVAILABLE

2nd generation deli space

# 5925 PRIESTLY DR, SUITE 101



*13,656 RSF*

AVAILABLE

*\$1.50 NNN*

LEASE RATE (RSF/MO)

*\$0.46*

NNN ESTIMATE PRSF

*NOW*

AVAILABLE

This R&D suite features a reception area, conference room, private offices, 2 restrooms, break room & open work equipments, full HVAC, warehouse with 1 loading door. 100% HVAC.

▲ Grade level loading

# HIGHLY- ACCESSIBLE LOCATION

Located in Carlsbad Research Center

Close to McClellan-Palomar Airport & the Crossings at Carlsbad

Conveniently located near major confluence Interstate 5 via Palomar Airport Road

Easy for visitors to locate

**5 MIN**  
MCCLELLAN-  
PALOMAR AIRPORT

**10 MIN**  
INTERSTATE 5 VIA  
PALOMAR AIRPORT RD



# RUTHERFORD CORPORATE CENTER



*Exclusively listed by*

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