

INTRODUCTORY LEASE RATE: \$1.50/RSF\*



CONTEMPORARY CLASS A OFFICE SPACE AVAILABLE FOR LEASE



# CARLSBAD AIRPORT PLAZA

5963 La Place Court, Carlsbad, CA 92008

# ELEVATE YOUR WORKPLACE ENVIRONMENT!



## PROPERTY HIGHLIGHTS



**Class A Office Building**  
± 64,817 RSF

- Ample parking available
- Controlled access
- Extensive renovations recently completed



**Onsite Ownership**  
& Management

- Within walking distance to eateries and professional services
- Fantastic airport views



Located within the prestigious **Carlsbad Research Center**





# DISCOVER AN EXTENSIVE SELECTION OF ONSITE AMENITIES



- Sleek atrium lobby
- Revitalized public areas
- Outdoor gathering space
- Shower & lockers facilities
- Spacious balconies in select suites
- Upgraded outdoor seating options and landscaping enhancements

# AVAILABILITY

Lease Rate: \$2.35/RSF +E

**Introductory Lease Rate: \$1.50/RSF +E in Year 1\***

(\*Returning to \$2.35/RSF in year 2 with 3% bumps thereafter. 3 year minimum term.)

Suite	RSF	Availability	Description
**100	6,613	Now	Prominent double-door entry off main lobby. Extensive window line. 3 private offices and conference room.
**101	2,219	Now	Extensive window line. Reception, private office, break room/ kitchenette, conference room and open office area.
***200	11,214	11/1/24	Reception area, 4 private offices, 2 conference rooms, Large kitchen and break area. 2 private balconies.
***202	2,258	60 Day Notice	2 private offices and reception area. Owner occupied.
302	5,530	12/13/24	<i>High-End Creative Office Suite.</i> Reception, conference room, 5 private offices, open office area, large break area and private balcony.

\*\*Suite 100 and 101 are contiguous for up to 8,832 RSF

\*\*\*Suite 200 and 202 are contiguous for up to 13,472 RSF



SUITE 100



SUITE 302

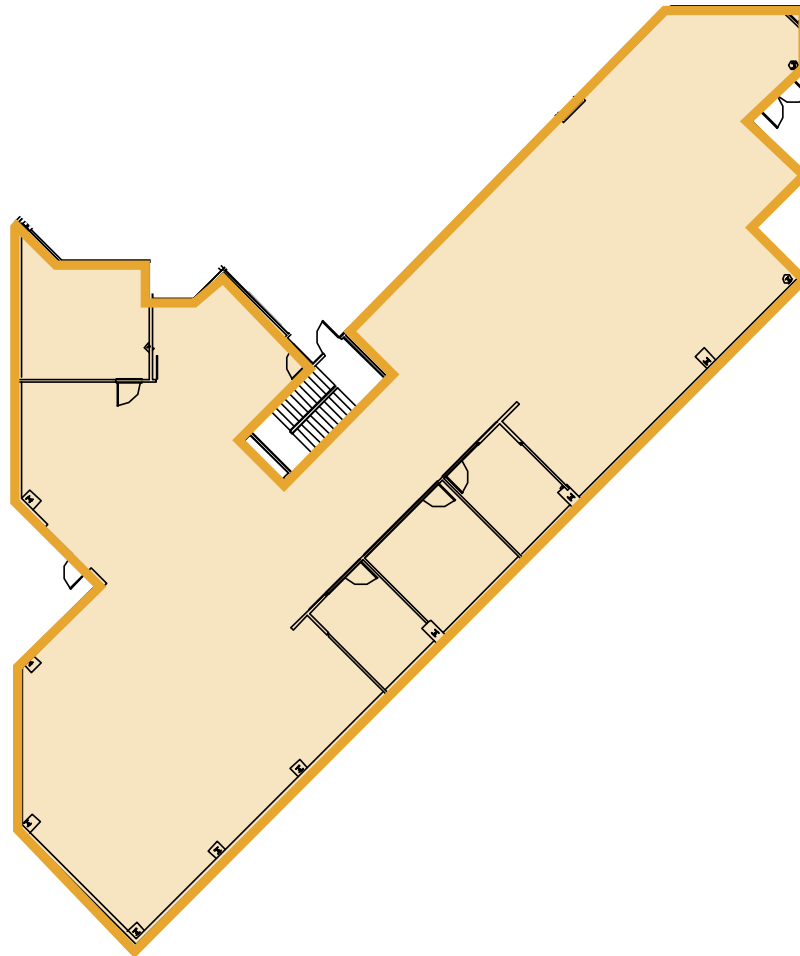
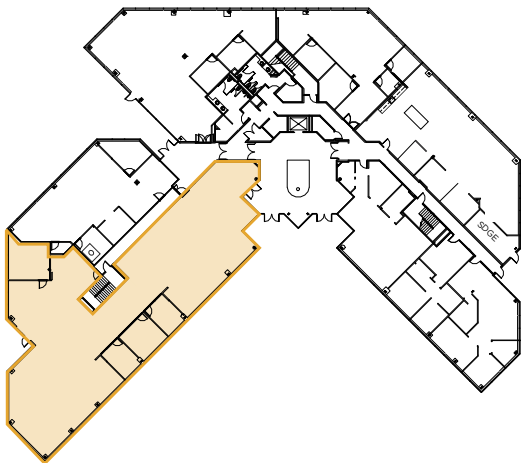


# FLOOR PLANS

1<sup>ST</sup> FLOOR - SUITE 100  
6,613 RSF

Available Now

- 3 Private Offices
- Conference Room
- Large Open Office Space

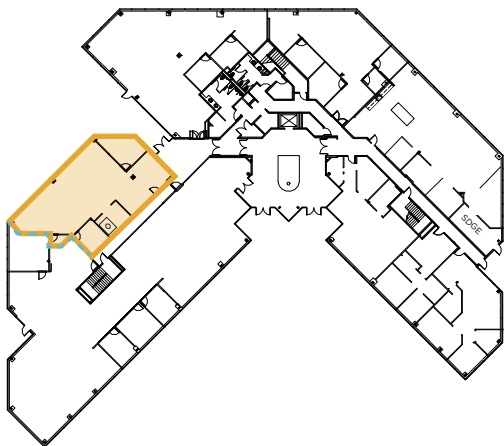
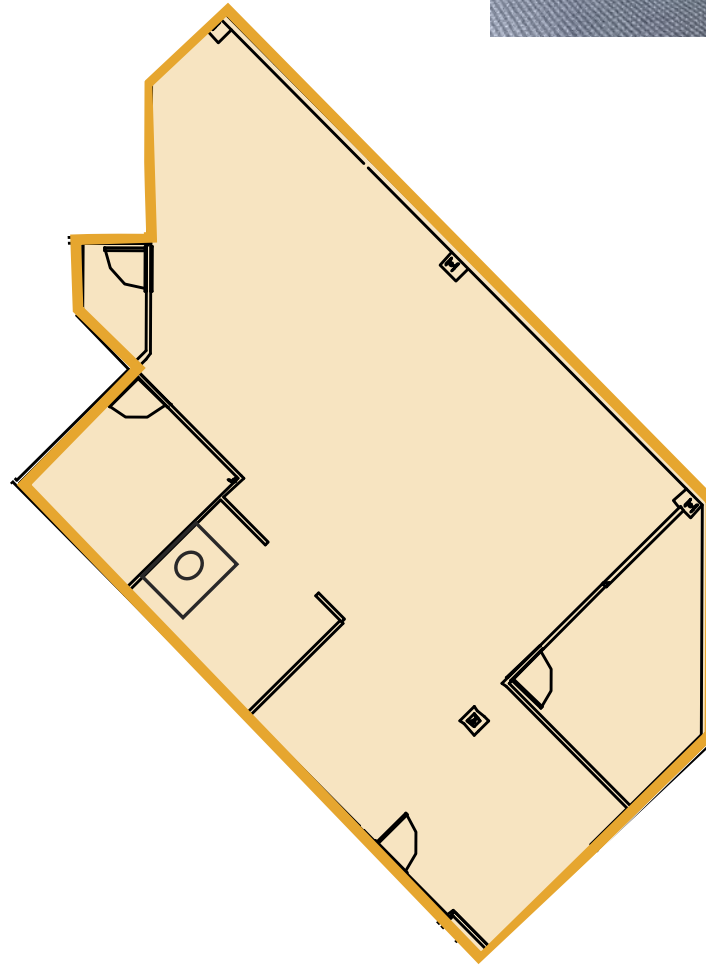


# FLOOR PLANS

1<sup>ST</sup> FLOOR - SUITE 101  
2,219 RSF

Available Now

- Private Office
- Conference Room
- Reception
- Kitchenette

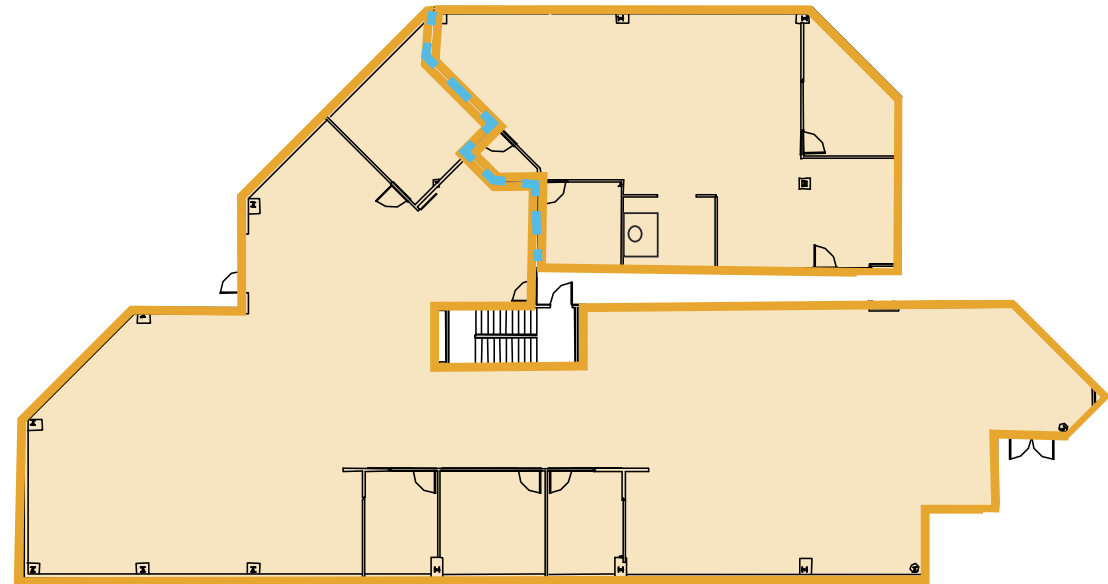
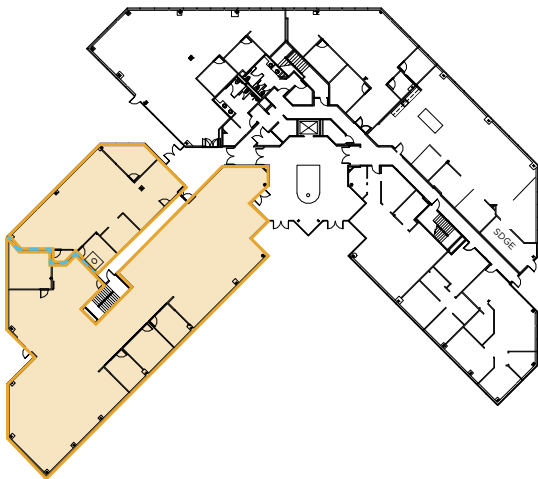


# FLOOR PLANS

1<sup>ST</sup> FLOOR - SUITES 100 & 101 COMBINED  
8,832 RSF

## Available Now

- 4 Private Offices
- 2 Conference Rooms
- Kitchenette
- New flooring, new lighting/ceiling tiles
- Prominent double-door entry off main lobby
- Extensive window line



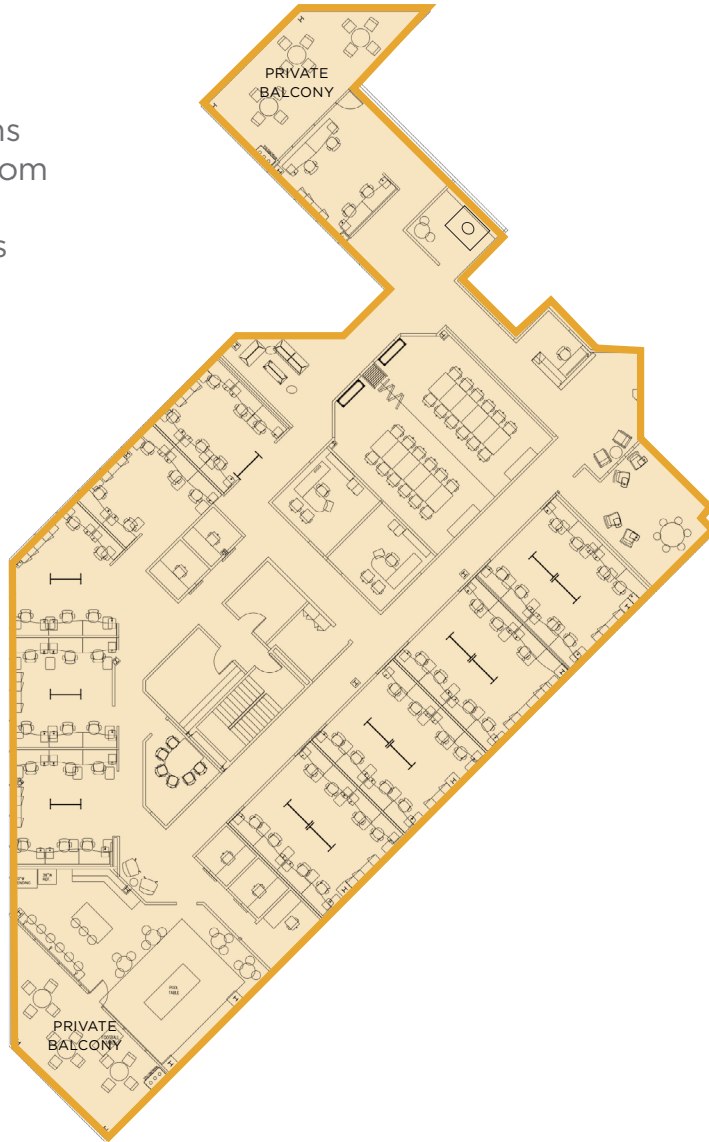


# FLOOR PLANS

2<sup>ND</sup> FLOOR - SUITE 200  
11,214 RSF

Available 11/1/2024

- 4 Private Offices
- 2 Conference Rooms
- Kitchen & Break Room
- Reception Area
- 2 Large Open Areas
- 2 Private Balconies

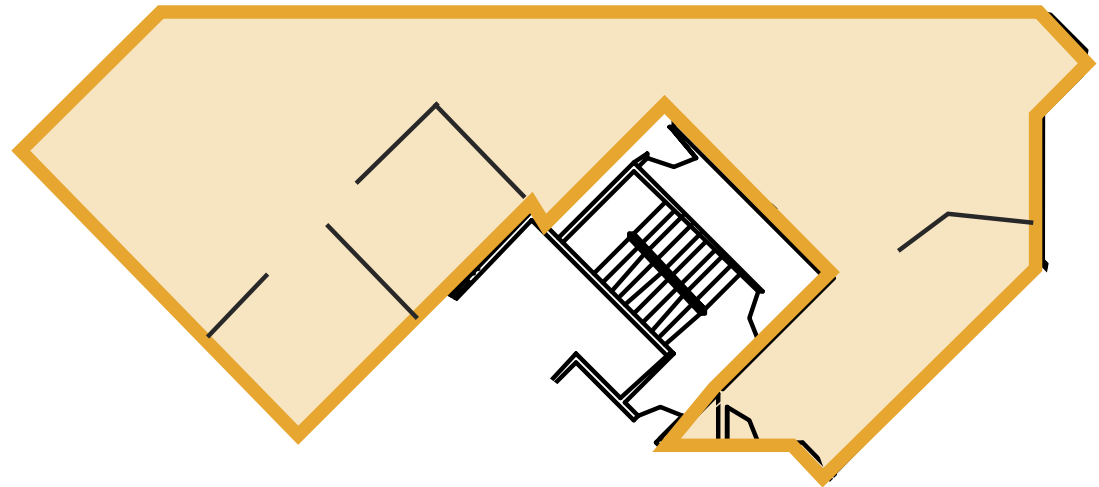


# FLOOR PLANS

2<sup>ND</sup> FLOOR - SUITE 202  
2,258 RSF

Available with 60 Day Notice

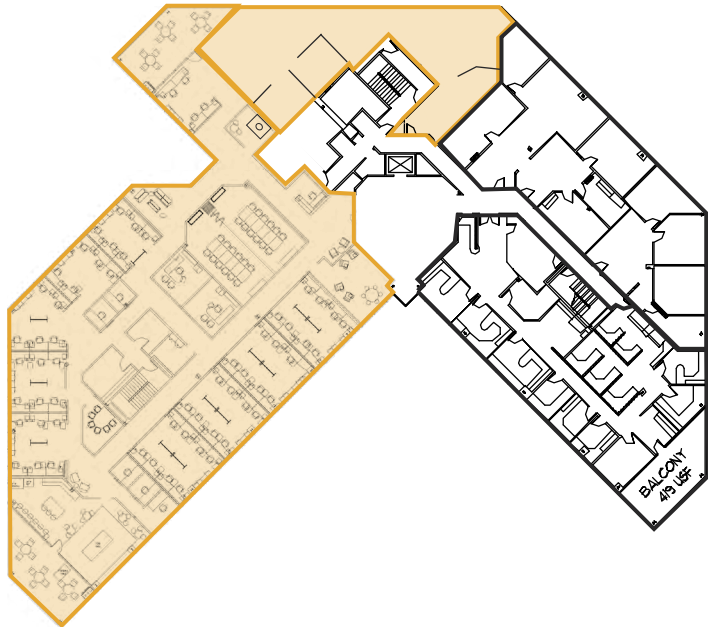
- 2 Private Offices
- Reception Area
- Owner Occupied



# FLOOR PLANS

## 2<sup>ND</sup> FLOOR - SUITE 200 & 202 COMBINED 13,472 RSF

- 6 Private Offices
- 2 Conference Rooms
- Kitchen & Break Room
- Reception Area
- 2 Private Balconies

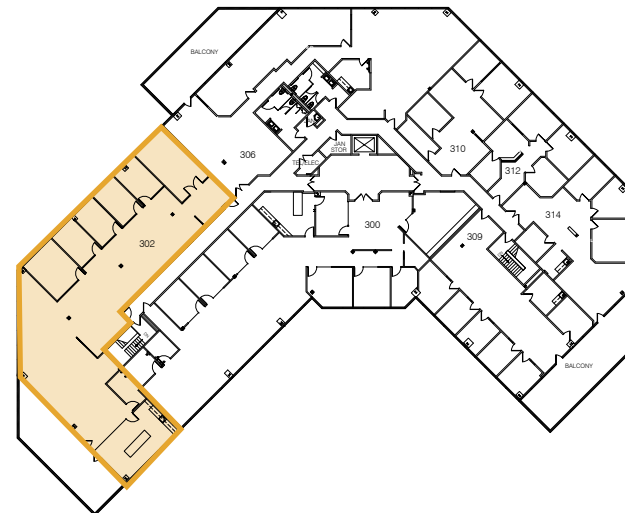
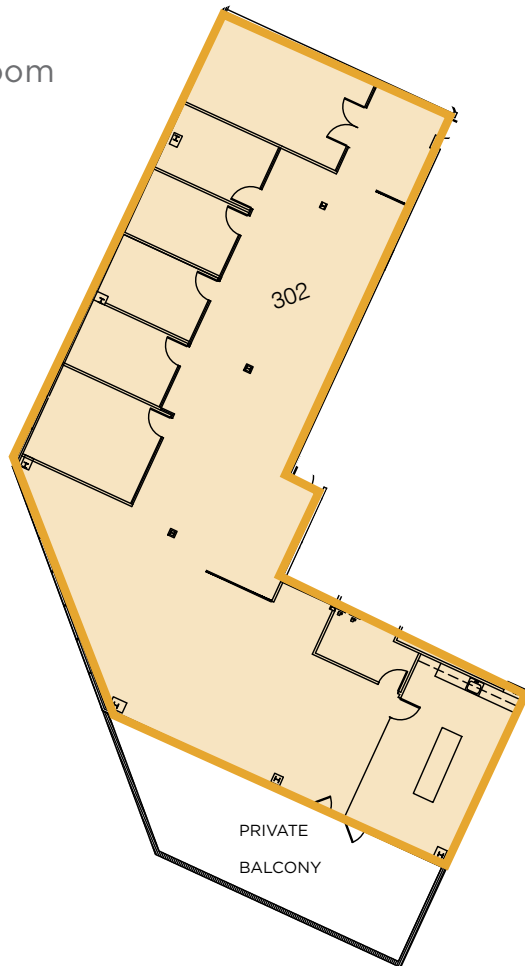


# FLOOR PLANS

3<sup>RD</sup> FLOOR - SUITE 302  
5,530 RSF

Available 12/13/2024

- 5 Private Offices
- Conference Room
- Reception Area
- Kitchen & Break Room
- Storage Closet
- Private Balcony



# AREA OVERVIEW



PACIFIC OCEAN

MCCLELLAN-PALOMAR AIRPORT

CARLSBAD AIRPORT PLAZA

EL CAMINO REAL

# NEARBY AMENITIES





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