

# GENESIS

## CORPORATE CENTER

5938 PRIESTLY DRIVE, CARLSBAD, CA 92008



**FOR SALE OR LEASE**

17,056 RSF  
2 STORY CLASS A  
OFFICE BUILDING

HIGHLY IMPROVED  
CAMPUS ENVIRONMENT

FIRST FLOOR  
100% LEASED

9,104 RSF AVAILABLE  
FOR LEASE ON THE  
SECOND FLOOR

**CBRE**

# HIGHLIGHTS

- / 17,056 RSF, two-story, Class “A” office building
- / First Floor:
  - Approximately 7,985 RSF (100% Leased)
- / Second Floor:
  - Approximately 9,104 RSF vacant, nicely improved office space
- / Located within the prestigious Carlsbad Research Center
- / Highly improved campus environment with walking path and outdoor seating areas. Within walking distance to dining amenities.
- / Prominent floor to ceiling glass inie with operable windows

- / Terra-cotta sandstone façade
- / Elevator served
- / Abundant surface parking: 4.0/1,000
- / Easy access to property off El Camino Real and Palomar Airport Road
- / Visibility to El Camino Real (33,847 cars/day)
- / Close proximity to McClellan Palomar Airport
- / Lease rate: \$1.99/SF + Electricity
- / Sale Price: \$4,595,000

## OWNER/USER PURCHASE ANALYSIS:

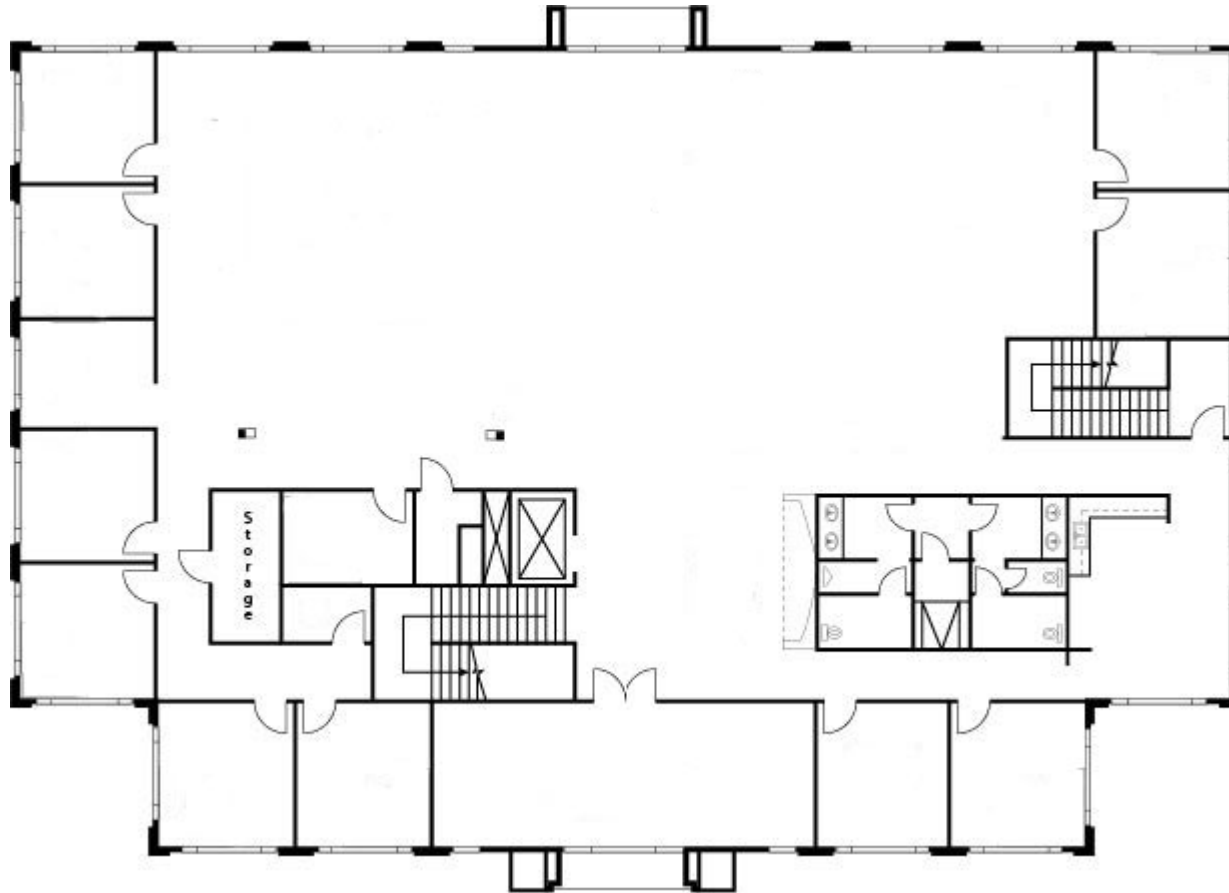
Annual Income	\$216,513	Loan	\$4,140,000
(Existing Tenants)		Amort	25
Annual Expenses	(\$147,263)	Rate	6.8%
Interest Cost	(\$279,510)	Payment	(\$28,735)
		1st Yr Interest	(\$279,510)
Cost of Ownership	(\$210,259) /yr		
	(\$17,521.59) /mo		
<b>OCCUPY 9,104 SF</b>		<b>(\$1.92) /SF/MO</b>	



# FLOOR PLAN

2<sup>ND</sup> FLOOR

FULL FLOOR OPPORTUNITY | 9,104 RSF  
AVAILABLE NOW



# LOCATOR MAP



# GENESIS

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For more information,  
please contact:

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**2 STORY OFFICE**  
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**FIRST FLOOR**  
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