

# RUTHERFORD

## CORPORATE CENTER

2260-2262 RUTHERFORD ROAD & 5925 PRIESTLY DRIVE, CARLSBAD, CA 92008

4.5% BROKER COMMISSION

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**Voit**

REAL ESTATE SERVICES



# Rutherford Corporate Center

Located within the Carlsbad Research Center, Rutherford Corporate Center consists of 3 buildings and offers 75,240 SF of R&D, light industrial and office spaces. With units ranging between 1,632 and 13,600 SF, Rutherford Corporate Center is positioned to accommodate a variety of tenants.

The building offers a renovated lobby, attractive landscaping with a tranquil water feature, a cafe on-site and state-of-the-art fitness facility with showers and lockers.

The building is situated in a highly accessible location with proximity to Interstate 5 and McCellan-Palomar Airport with numerous amenities close by.



PROMOTE EMPLOYEE WELL-BEING  
IN PARK-LIKE SETTING



STABLE LONG-TERM  
OWNERSHIP



CONVENIENT LOCATION NEAR  
MAJOR THOROUGHFARES



FRIENDLY PROPERTY  
MANAGEMENT

*high image*  
IDENTITY



**\$0.80 - \$0.99 NNN**  
LEASE RATE

**±\$0.47/SF**  
NNN CHARGES

**±2,680 - 13,600 SF**  
SIZE AVAILABLE

**NOW**  
AVAILABLE

**±14' - 16'**  
CLEAR HEIGHT

**GRADE**  
LOADING DOORS

**CM**  
ZONING

**±3.3/1,000**  
PARKING RATIO



# Site Plan



## AVAILABLE

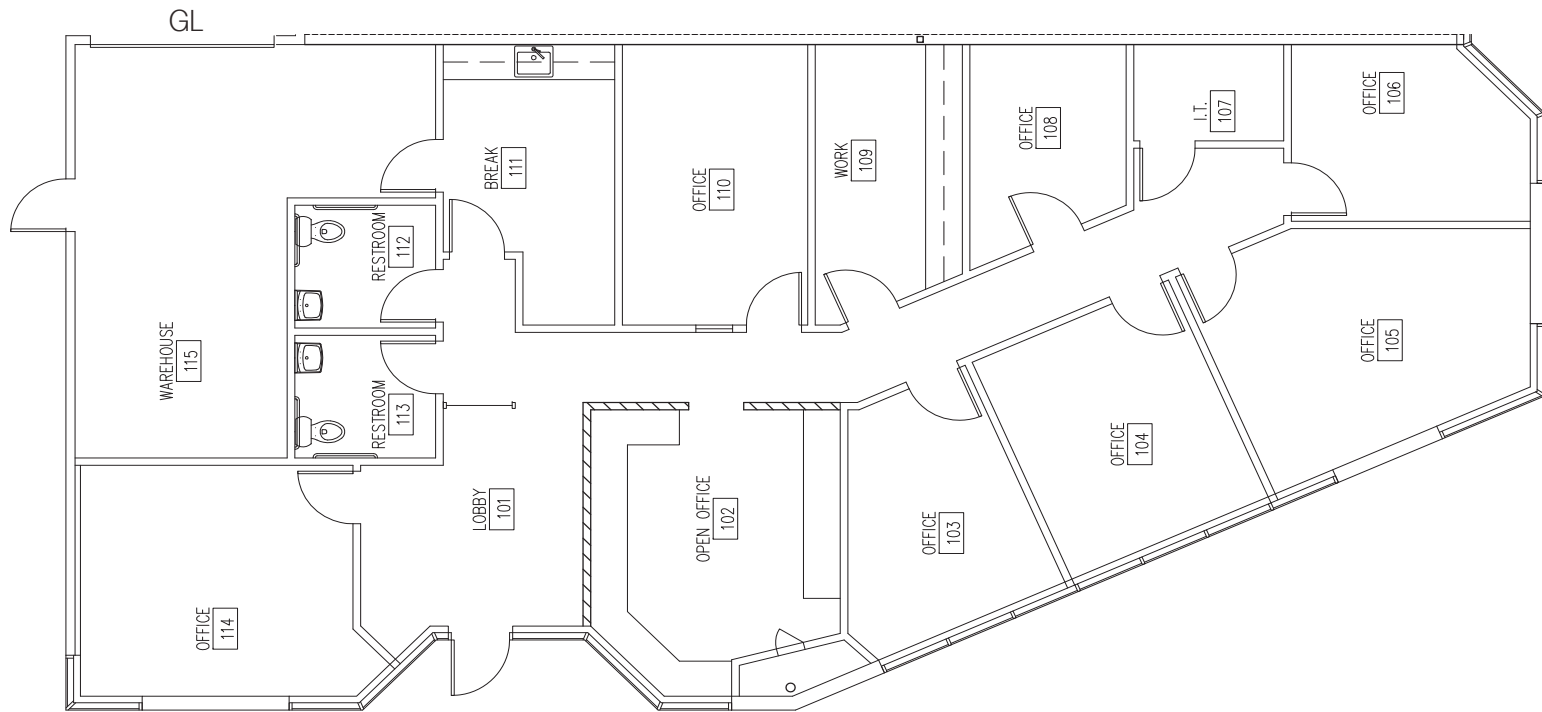
ADDRESS	SIZE	RATE	AVAILABLE	FEATURES
2260 RUTHERFORD RD, SUITE 111	2,680 RSF	\$0.99 NNN (± \$0.47)	Now	Reception, 7 offices , breakroom, 2 restrooms & warehouse
5925 PRIESTLY DR, SUITE 101	13,600 RSF	PROMO RATE \$0.80 NNN (± \$0.47)	Now	Reception, 9 private offices, ample restrooms, storage, break room & warehouse. (100% HVAC)

# 2260 RUTHERFORD ROAD

SUITE	SIZE	RATE	AVAILABLE
111	±2,680 SF	\$0.99 NNN (± \$0.47)	Now

## FEATURES (AS - BUILT)

- » 7 offices
- » Reception area
- » 2 restrooms
- » Breakroom
- » Warehouse
- » One (1) grade level loading door



# 5925 PRIESTLY DRIVE

SUITE	SIZE	RATE	AVAILABLE
101	±13,600 SF	PROMO RATE \$0.80 NNN (± \$0.47)	Now

## FEATURES (AS - BUILT)

- » 9 private offices
- » Reception area
- » Conference room
- » Ample restrooms
- » Break room
- » 100% HVAC warehouse
- » One (1) grade level loading door







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