

RUTHERFORD

CORPORATE CENTER

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

4.5% BROKER COMMISSION

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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.

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 NNN
LEASE RATE

±\$0.47/SF
NNN CHARGES

±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
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); 1200 Amps, 120/208V, expandable to 2500 Amps* *to be verified

5925 PRIESTLY DRIVE

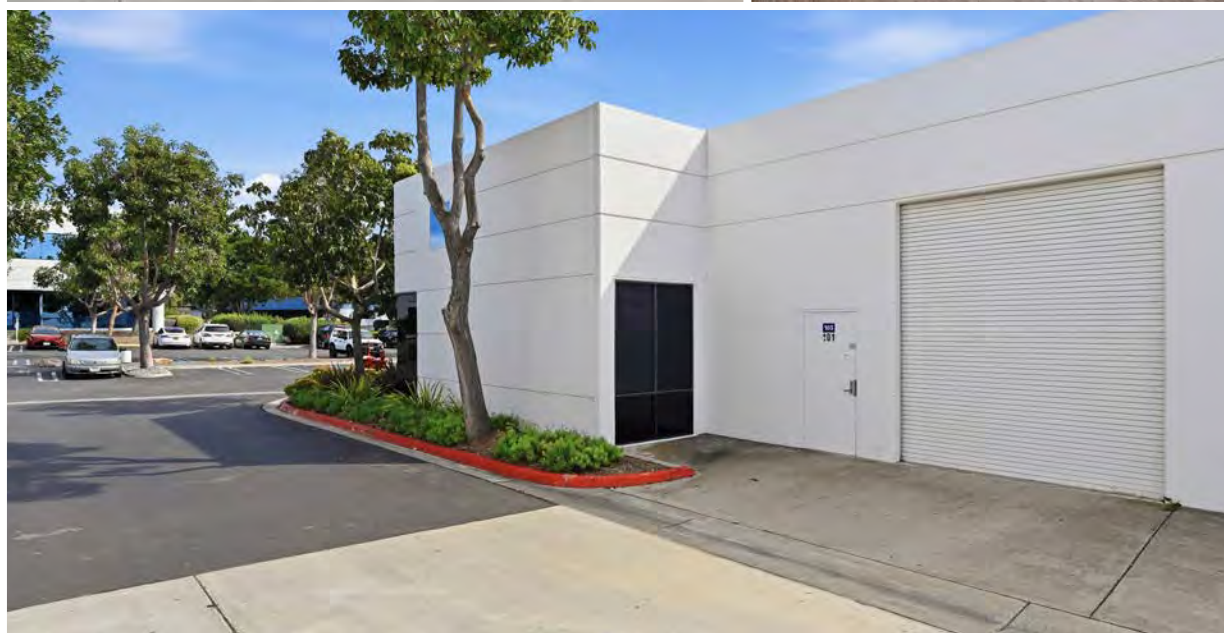
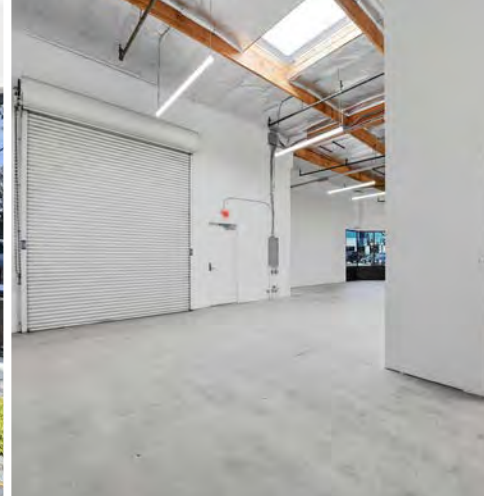
SUITE	SIZE	RATE	AVAILABLE
101	±13,600 SF	PROMO RATE \$0.80 NNN (± \$0.47)	Now

FEATURES (AS - BUILT)

- » 9 private offices
- » Reception area
- » Conference room
- » Ample restrooms
- » Break room
- » 100% HVAC warehouse
- » One (1) grade level loading door
- » 1200 Amps, 120/208V, expandable to 2500 Amps*

*to be verified







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