



OFFICE & CORPORATE HEADQUARTERS CAMPUS

ON-SITE AMENITIES

MOVE-IN READY SPEC SUITES

THE CAMPUS CARLSBAD

5962 LA PLACE COURT
CARLSBAD, CA 92008



The Campus Carlsbad...Delivering the Needs of an Organization and its Employees

The Campus Carlsbad (TCC) is comprised of three professional office and corporate headquarter buildings in a park like setting strategically located within the Carlsbad Research Center and the beautiful seaside community of Carlsbad, California. TCC is located within close proximity to a wealth of retail, recreation and entertainment options. The overall project design and numerous amenities within are designed to increase job satisfaction, productivity and performance while improving the overall ability for employers to attract and retain employees. Ultimately, all of this translates to the bottom line.

Key Features



Free Public Wifi



High Speed Fiber



Access to Airport



Close to Freeway



Nearby Amenities



EXCEPTIONAL AMENITIES & ACCESS



Travel Distances



Downtown
San Diego
34.4 miles



Carlsbad
Village
7.0 miles



San Diego Intl'
Airport
35.3 miles



Carlsbad McClellan
Reg.
Airport
2.1 miles



Interstate 5
3.4 miles



Highway 78
4.9 miles



Carlsbad Beach
4.0 miles

SPECIFICATIONS

- 46,833 SF, 2-story office building
- 3.61/1,000 SF parking ratio.
- Multi-tenant office space & Corporate Headquarters / R&D / Tech+Creative Space
- Located within the prestigious Carlsbad Research Center.
- Adjacent to McClellan-Palomar Airport with easy access to I-5 via Palomar Airport Road & Cannon Road.
- Close proximity to retail, restaurants, fitness center, library and housing.
- The courtyard has been transformed into an Asian Fusion inspired botanical garden.
- Exterior kitchen/barbeque facilities.
- AT&T High-Speed Fiber Optic Connectivity.
- On-site cafe (www.campuscafeonline.com).
- Shower and locker facilities.
- 24 hour card key access system.
- Energy efficient.
- Shared kitchens for qualified suites in office building.
- New quality tenant improvements with additional tenant improvement dollars available for efficient, customized improvements.



LEASE AVAILABILITY

Base Year Lease Rate: \$2.45 + E

BLDG-SUITE	SIZE (RSF)	AVAILABLE	CONDITION
5962-185	1,338 RSF	Now	BUILT-OUT
5962-210	2,150 RSF	Now	BUILT-OUT
5962-215	1,509 RSF	Now	BUILT-OUT
5962-220	1,454 RSF	Now	BUILT-OUT
5962-265	1,668 RSF	Now	BUILT-OUT

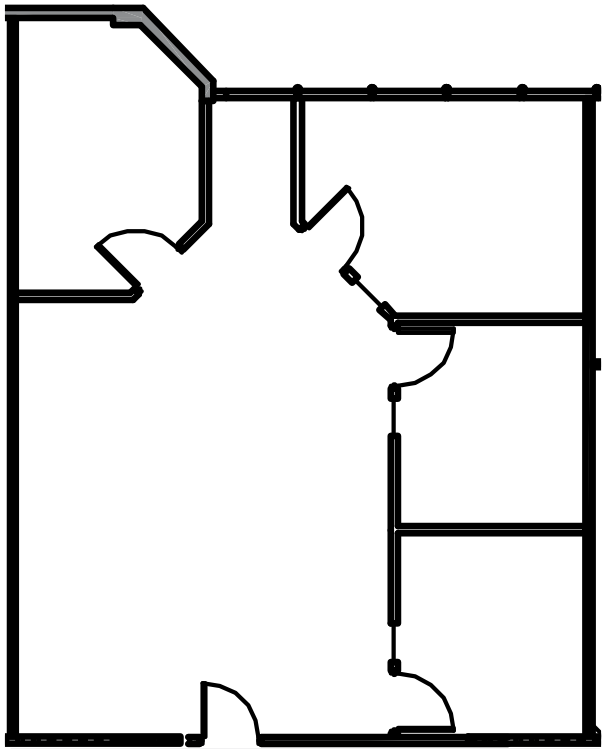
*Negotiable tenant improvement allowance. Includes 5 day per week janitorial service. Tenant pays prorata share of electricity. Rates, availability and terms are subject to change without notice. Furniture shown for demonstration purposes only and is not included with the lease of the space. Tenant to verify dimensions and that space is equipped to fit their needs.

AVAILABILITY & FLOOR PLANS



5962 La Place Court | Suite 185 | 1,338 RSF

Reception area, 3 private offices, conference room, open office area and file/copy area.



5962 LA PLACE COURT | 1ST FLOOR



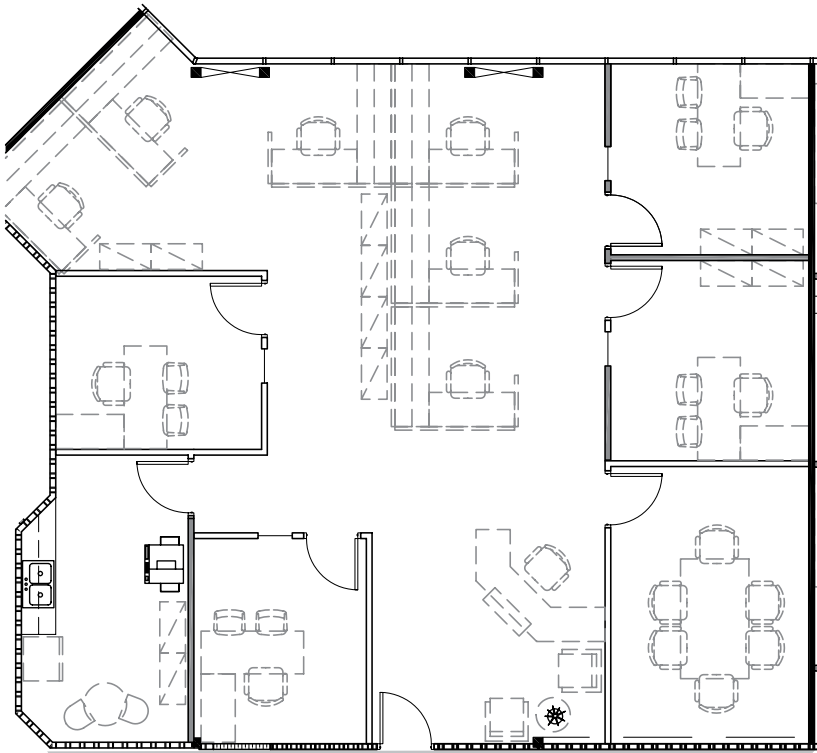
**Tenant to verify dimensions and that space is equipped to fit their needs.*

AVAILABILITY & FLOOR PLANS

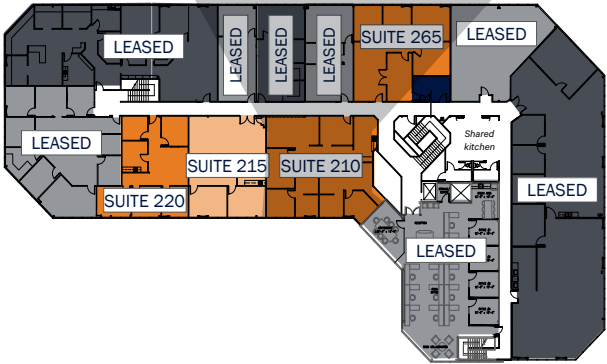
5962 La Place Court | Suite 210 | 2,150 RSF

Reception area, 4 private offices, conference room, open office area and break room.

**Furniture shown for demonstration purposes only and is not included with the lease of the space. Tenant to verify dimensions and that space is equipped to fit their needs.*



5962 LA PLACE COURT | 2ND FLOOR

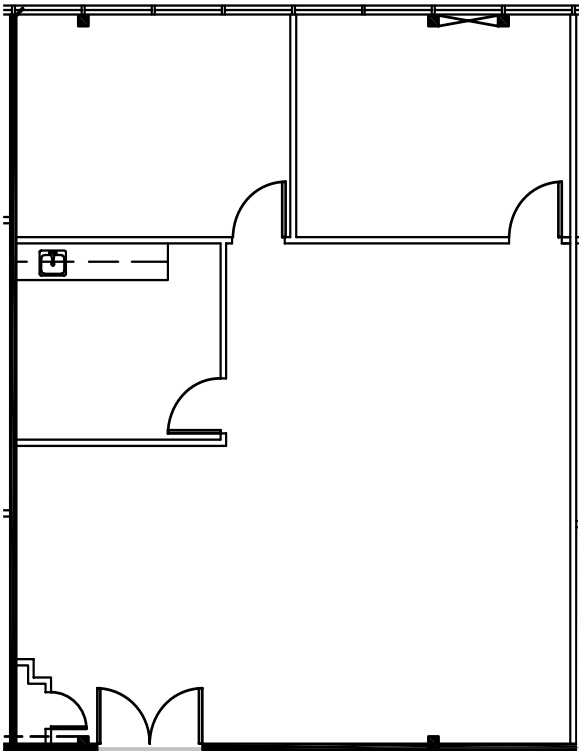


AVAILABILITY & FLOOR PLANS



5962 La Place Court | Suite 215 | 1,509 RSF

Reception, open office area, 2 private offices and kitchen.



5962 LA PLACE COURT | 2ND FLOOR



**Tenant to verify dimensions and that space is equipped to fit their needs.*

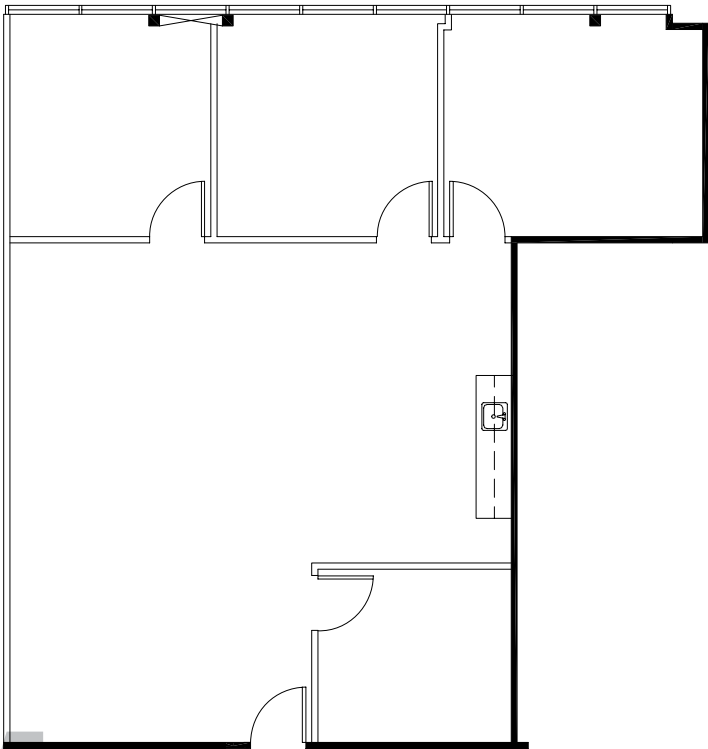


AVAILABILITY & FLOOR PLANS



5962 La Place Court | Suite 220 | 1,454 RSF

Open office area, 4 private offices, conference room, and kitchen.



5962 LA PLACE COURT | 2ND FLOOR



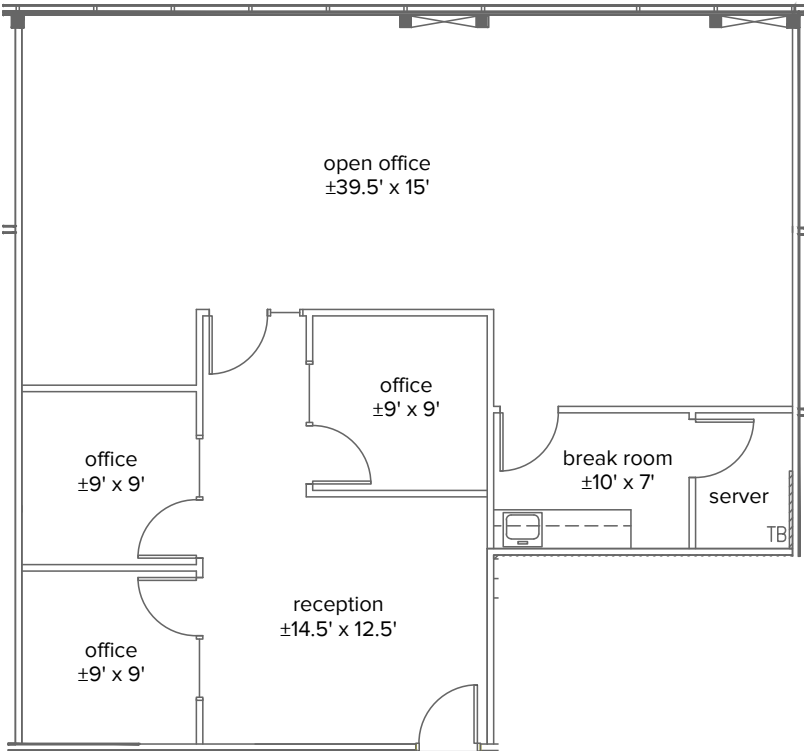
**Tenant to verify dimensions and that space is equipped to fit their needs.*



AVAILABILITY & FLOOR PLANS

5962 La Place Court | Suite 265 | 1,668 RSF

Reception, 3 private offices, open office area, break room, server room and use of second floor shared kitchen.



5962 LA PLACE COURT | 2ND FLOOR



**Tenant to verify dimensions and that space is equipped to fit their needs.*

THE CAMPUS CARLSBAD



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