

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**





CARLSBAD AIRPORT PLAZA
5963

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.
110	2,762	9/1/24	<i>High-End Creative Office Suite</i> 4 private offices and kitchenette.
***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.
309	2,573	Now	5 private offices, conference room, kitchenette and access to shared 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

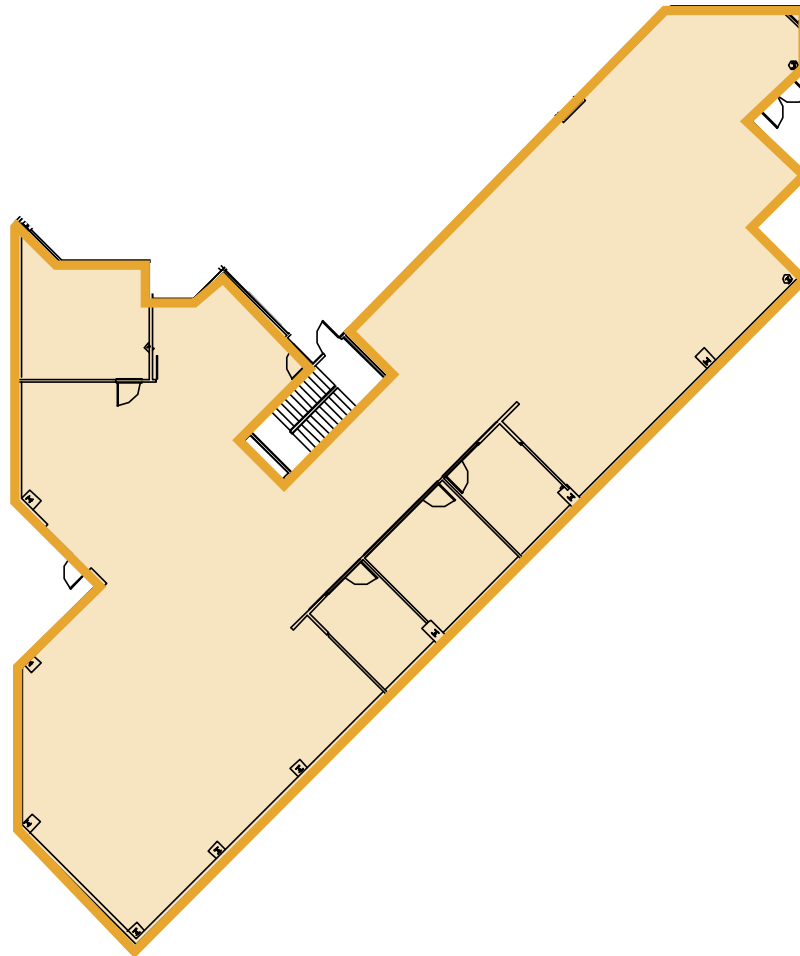
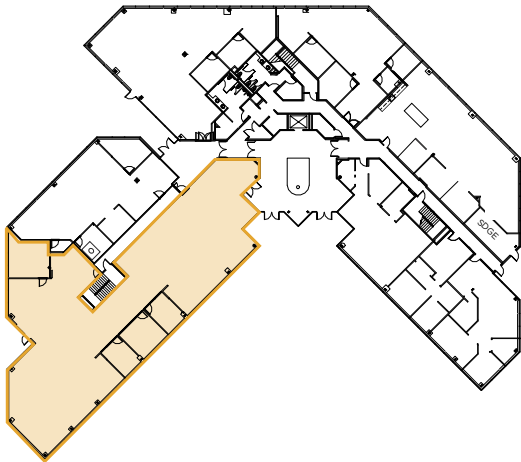


FLOOR PLANS

1ST FLOOR - SUITE 100
6,613 RSF

Available Now

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

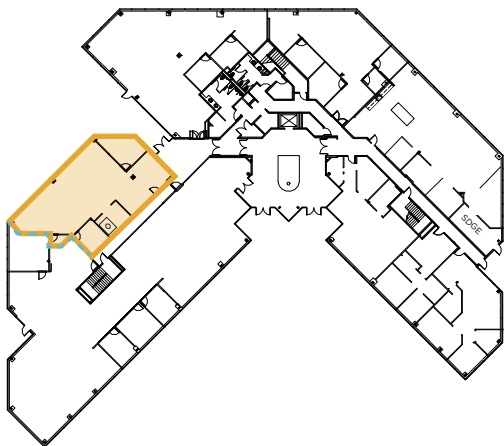
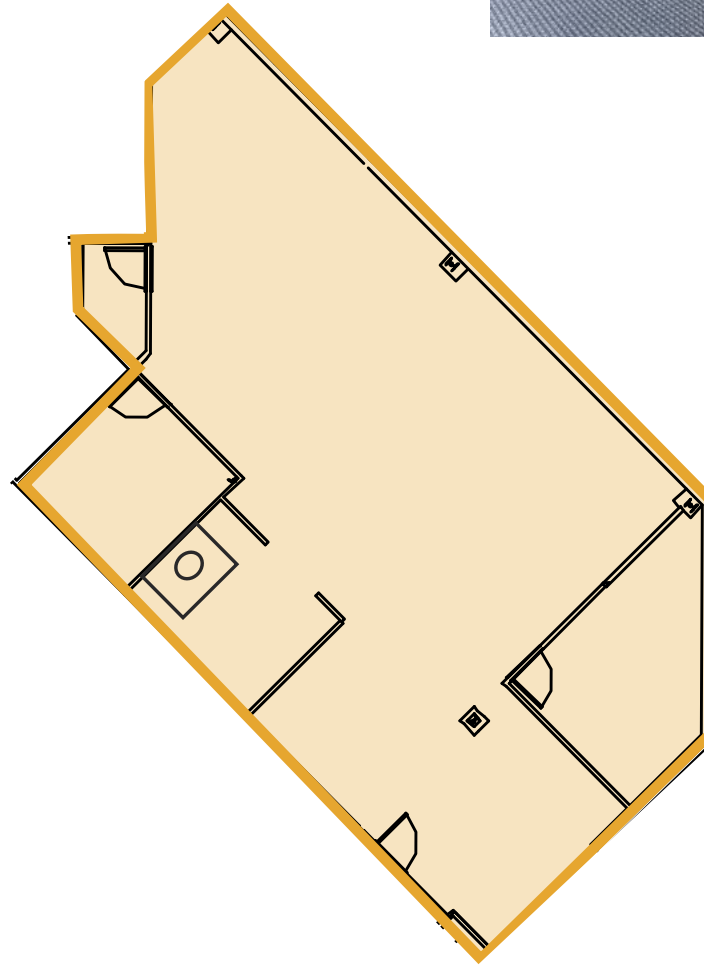


FLOOR PLANS

1ST FLOOR - SUITE 101
2,219 RSF

Available Now

- Private Office
- Conference Room
- Reception
- Kitchenette

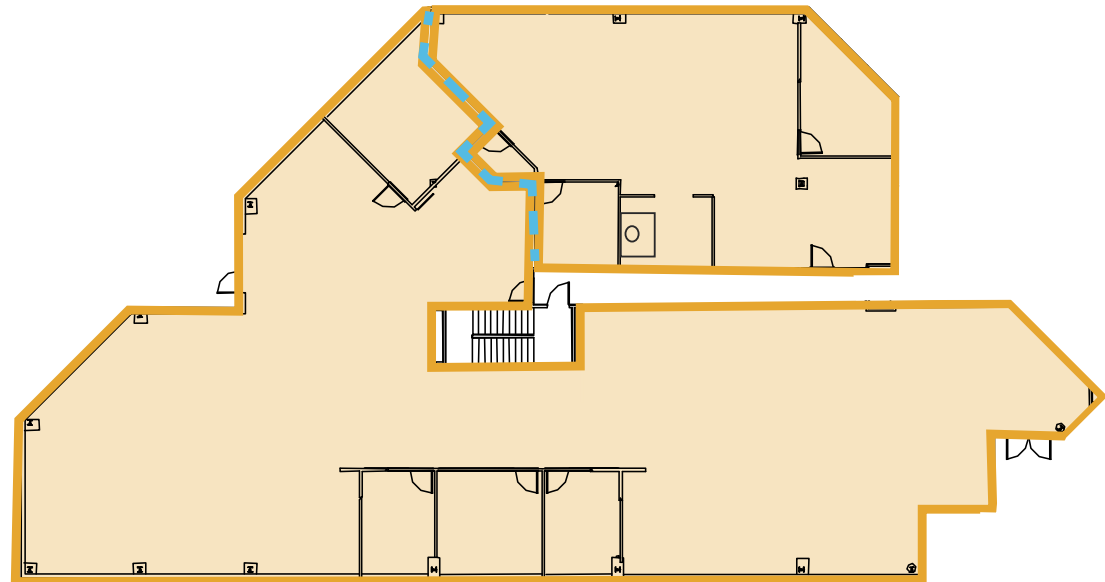
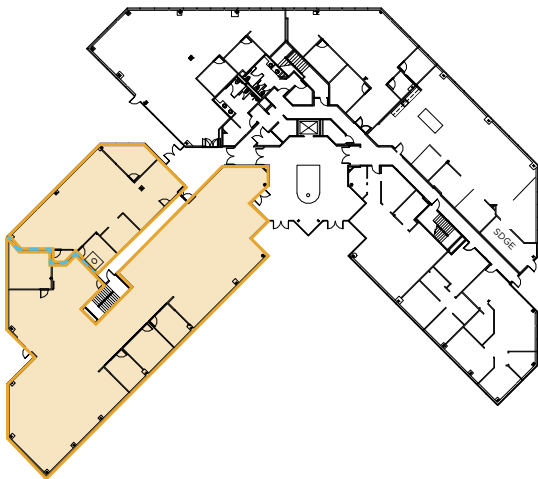


FLOOR PLANS

1ST 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

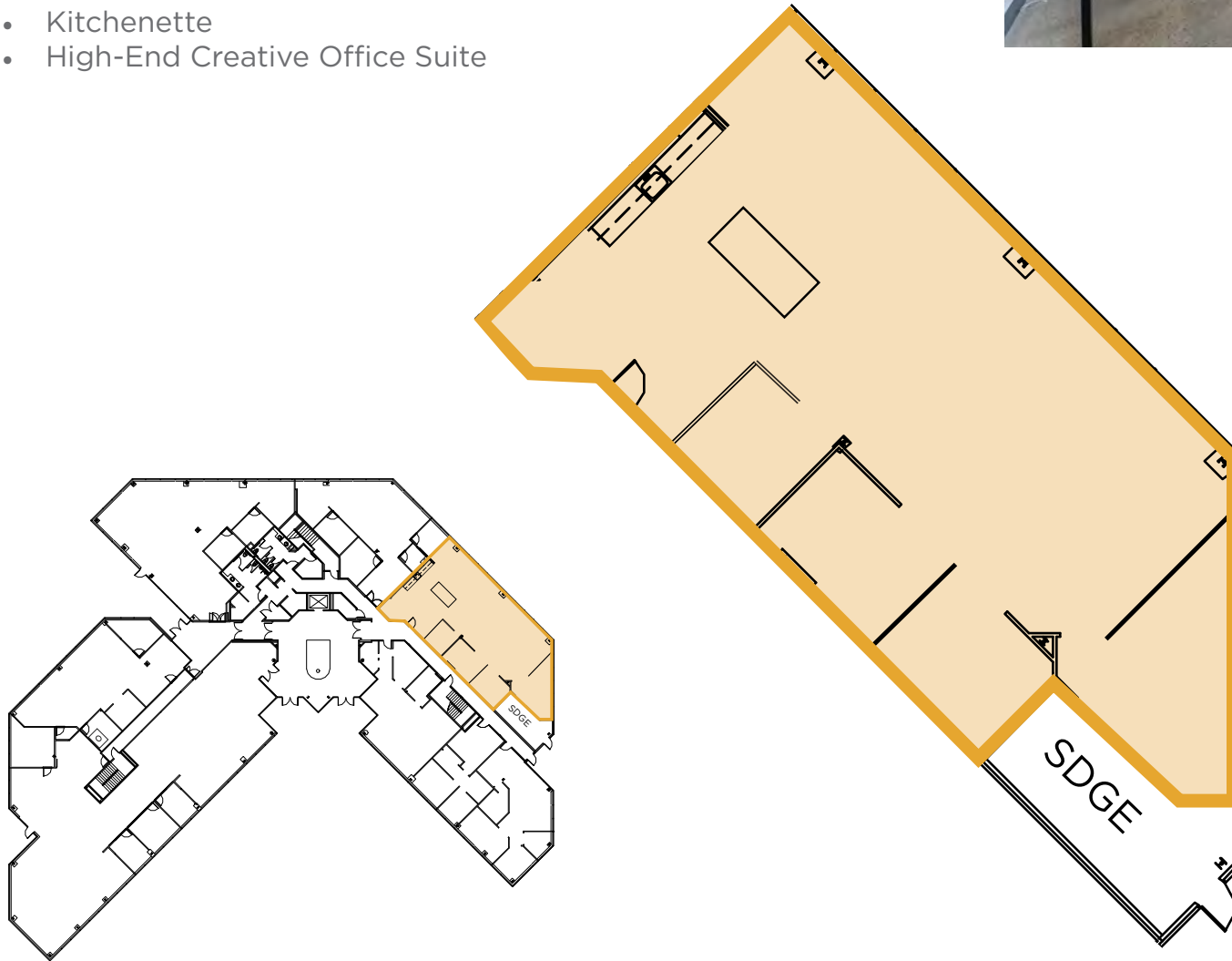


FLOOR PLANS

1ST FLOOR - SUITE 110
2,762 RSF

Available 9/1/2024

- 4 Private Offices
- Kitchenette
- High-End Creative Office Suite



FLOOR PLANS

2ND 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

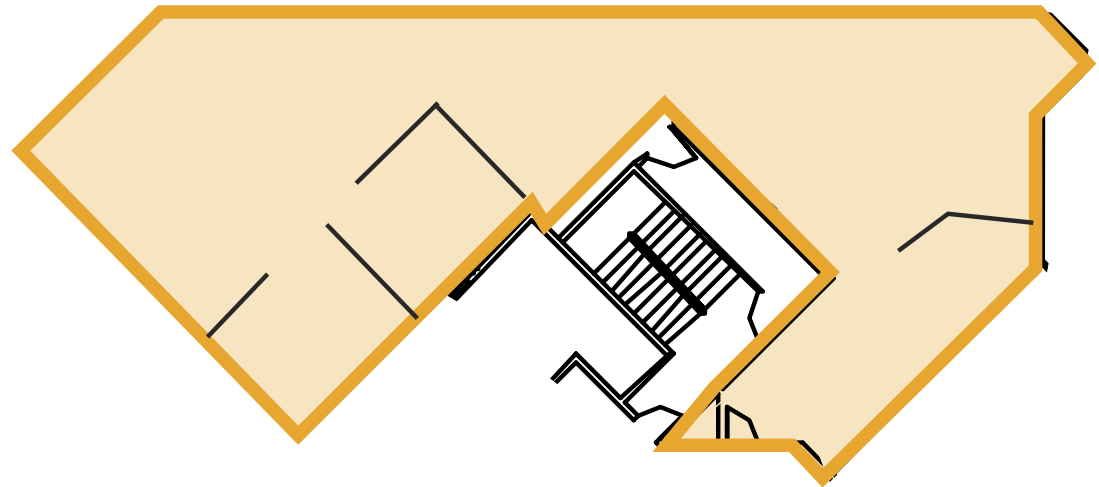


FLOOR PLANS

2ND FLOOR - SUITE 202
2,258 RSF

Available with 60 Day Notice

- 2 Private Offices
- Reception Area
- Owner Occupied



FLOOR PLANS

2ND FLOOR - SUITE 200 & 202 COMBINED 13,472 RSF

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

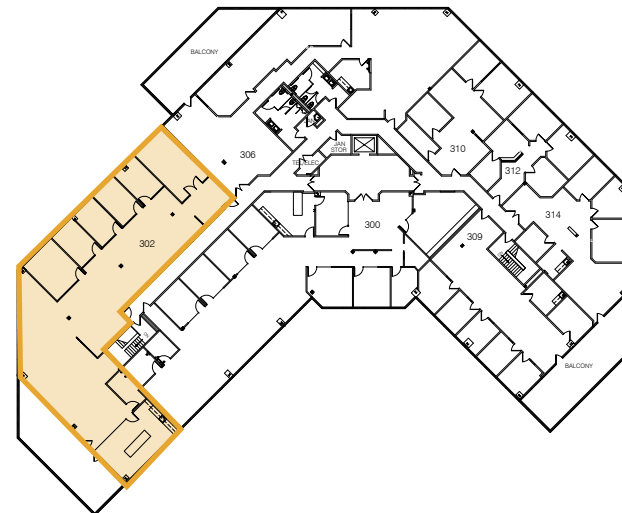
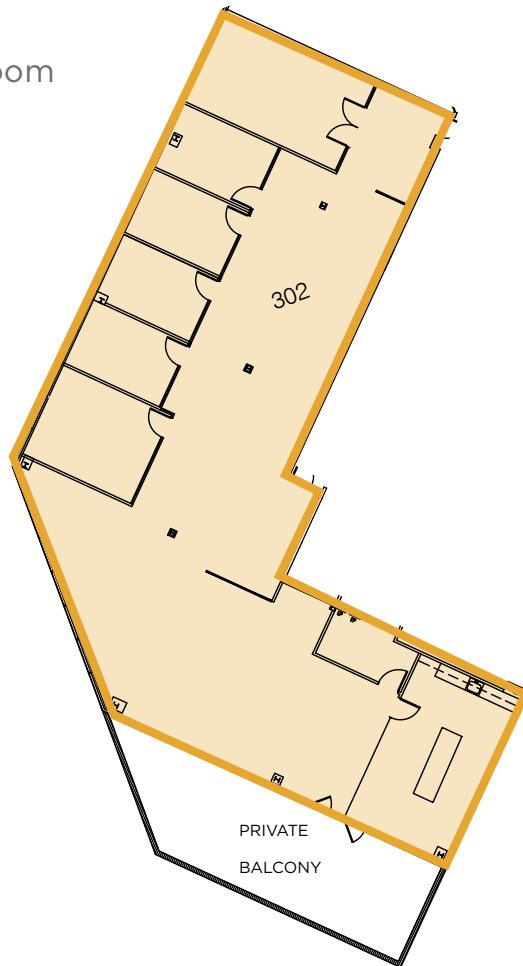


FLOOR PLANS

3RD FLOOR - SUITE 302
5,530 RSF

Available 12/13/2024

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

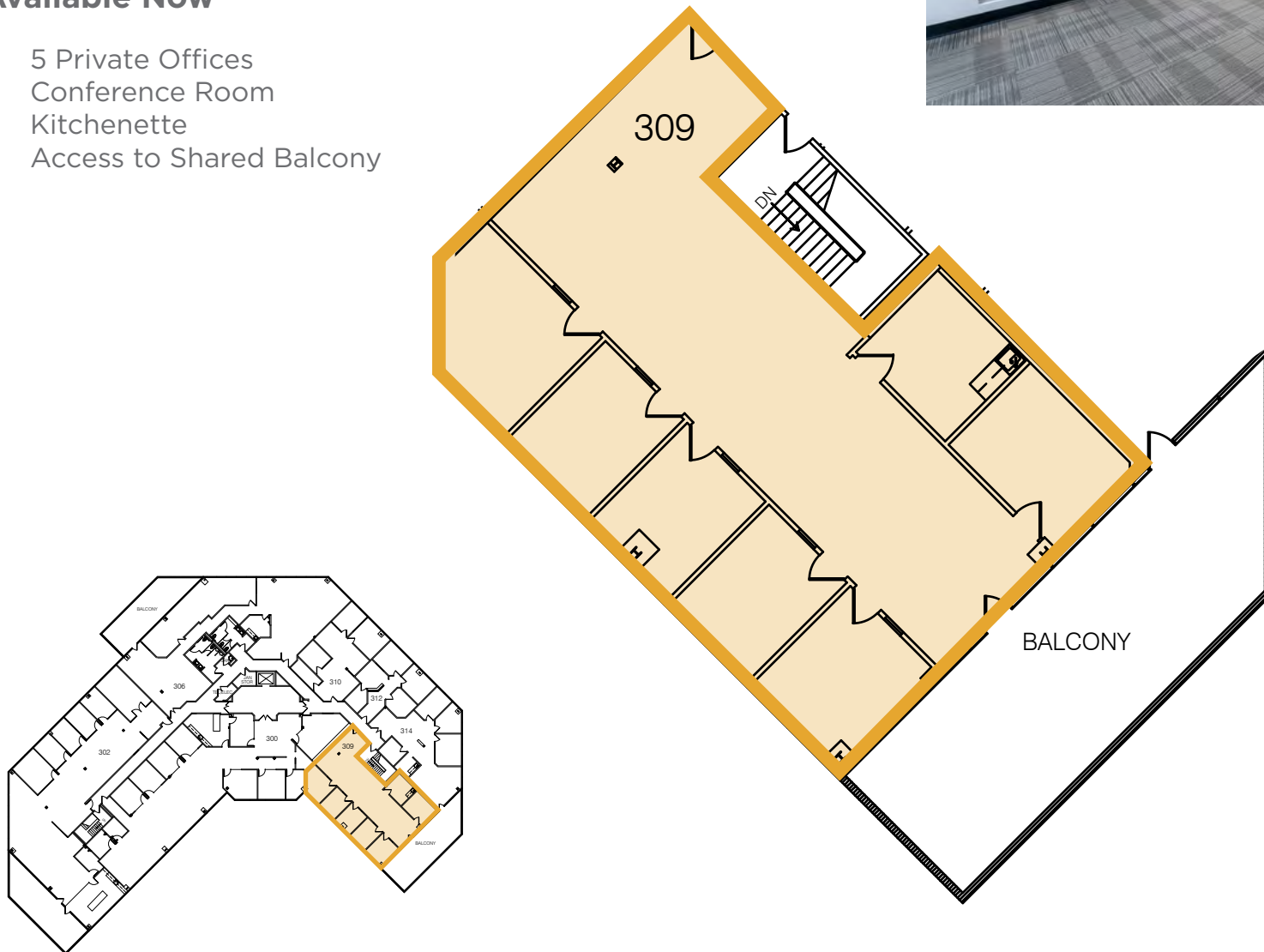


FLOOR PLANS

3RD FLOOR - SUITE 309
2,573 RSF

Available Now

- 5 Private Offices
- Conference Room
- Kitchenette
- Access to Shared Balcony



AREA OVERVIEW



MCCLELLAN-PALOMAR
AIRPORT

PACIFIC OCEAN

CARLSBAD
AIRPORT
PLAZA

EL CAMINO REAL

NEARBY AMENITIES





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