

5900-5950

La Place Ct. | Carlsbad, CA 92008

# LA PLACE COURT

'HEADING TO THE OFFICE' THE CALIFORNIA WAY

Premier Class 'A' Office Space in Coastal Carlsbad



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## Availability

5900 -2nd Floor

Approx. 21,934 SF *\*divisible*

5900 -Suite 120

Approx. 5,023 SF

AVAILABLE JULY 2022

5950 - Suite 101

Approx. 4,481 SF *\*divisible*

5950 - Suite 210

Approx. 3,539 SF



Upgraded interiors  
and lighting

## Property Highlights

- Located within the prestigious 560+ acre Carlsbad Research Center.
- Designer finished interior and exterior updates just completed
- Recently upgraded to include Class “A” amenities: atrium lobbies, abundant parking, shower and locker room facilities, and wireless internet throughout.
- On-site deli with close proximity to Island Foodcourt, hotels, business services and the McClellan-Palomar Airport.
- Spacious courtyard connecting the two office buildings -- great for lunch and corporate events.
- State-of-the-art HVAC energy management, ENERGY STAR labeled.
- Immediate access to El Camino Real and Palomar-Airport Road, with connections to CA-78 and I-5.
- High visibility signage on both East and West Building facade



# SPECS

LA PLACE COURT

|                      |  |
|----------------------|--|
| <b>Property Type</b> | Professional Office  |
| <b>Property Size</b> | 81,068 SF<br>Building I - 40,987 SF<br>Building II - 40,534 SF |
| <b>Parking</b>       | 4/1,000 SF   |
| <b>Lease Rate</b>    | \$2.75/SF Modified Gross                                       |



# Site Plan



DELI

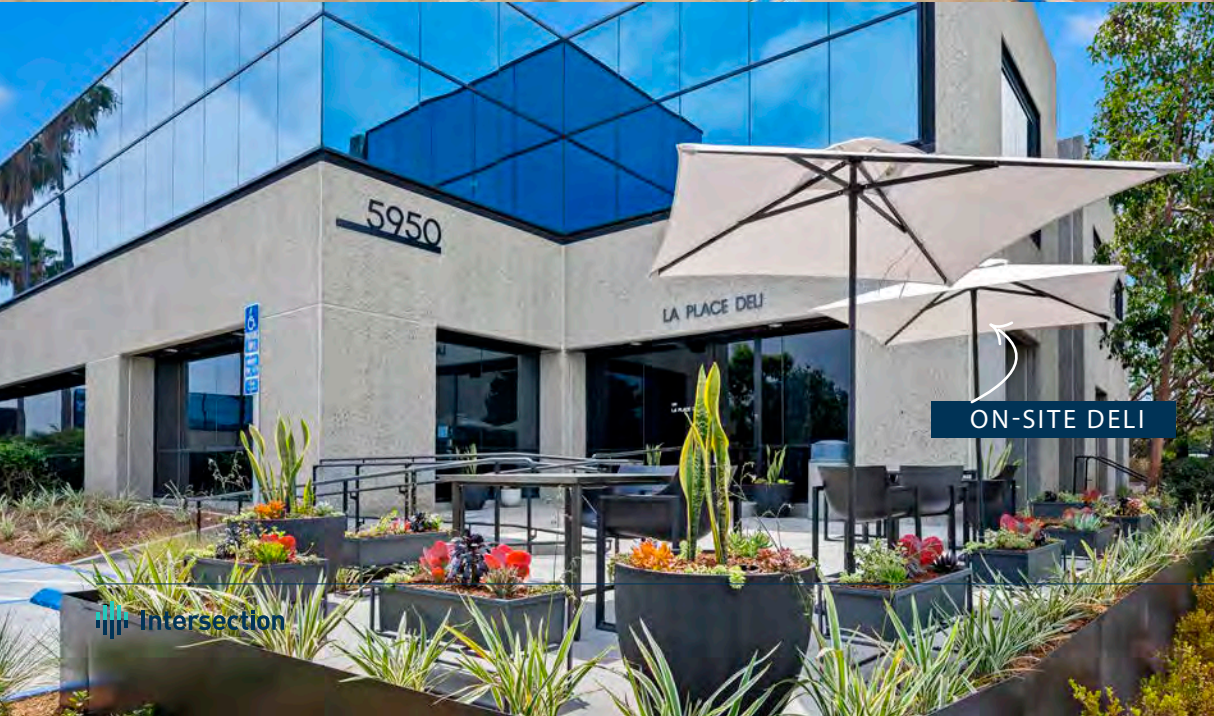


COURTYARD





EXPANSIVE PAVED WALKWAYS



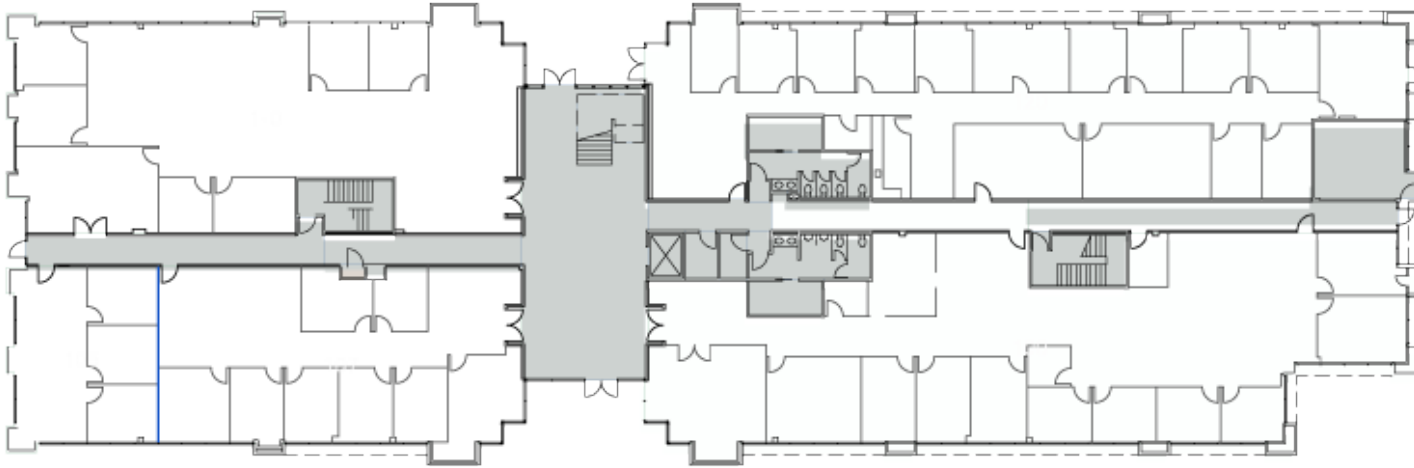
ON-SITE DELI



# Floor Plan(s) - 5900

■ AVAILABLE ■ COMMON AREA

## FIRST FLOOR



## Availability

First Floor  
Suite 120

July 2022

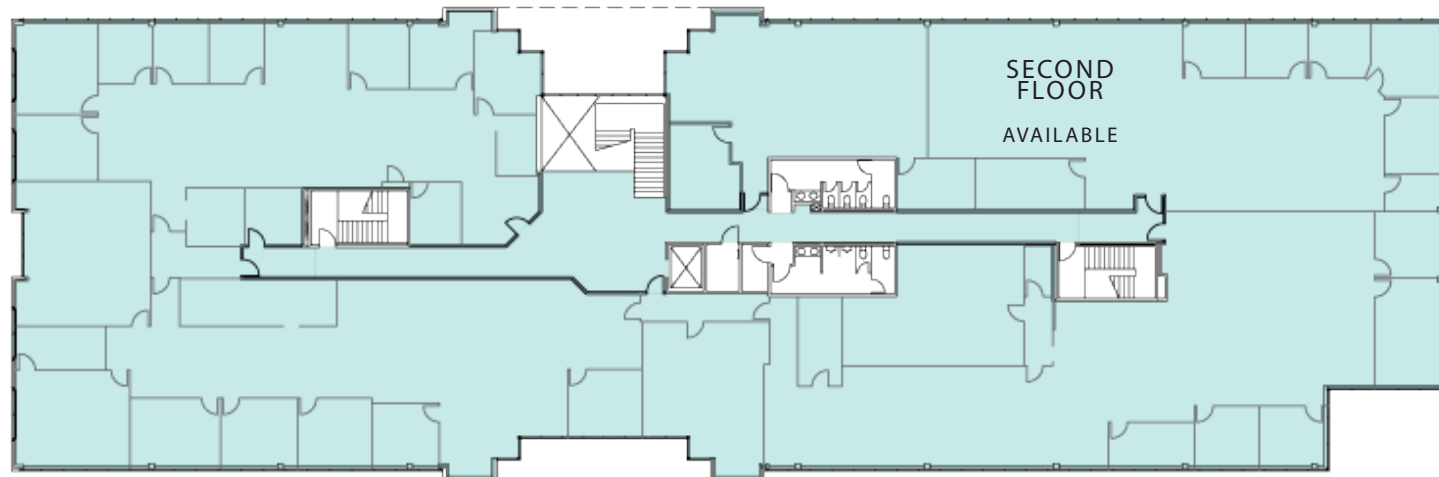
Approx. 5,023 SF

Second Floor

Available

Approx. 21,934 SF

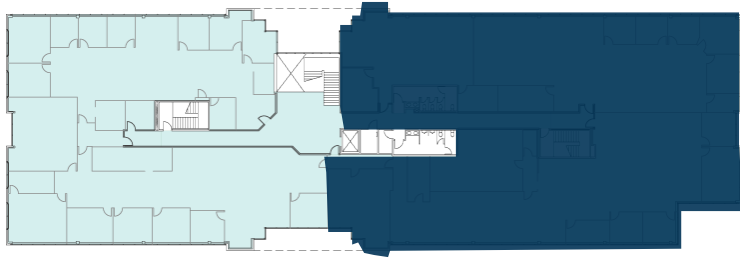
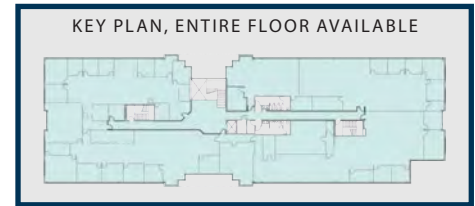
## SECOND FLOOR



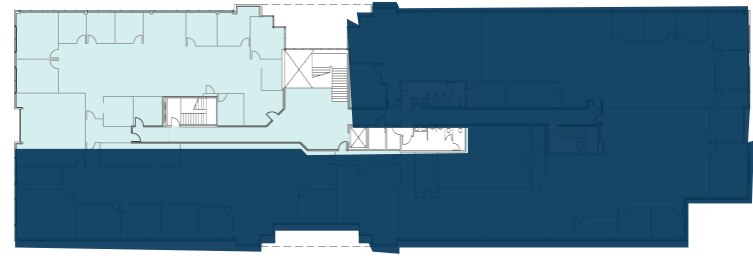
FULL FLOOR MATTERPORT TOUR

# 5900-Entire 2nd Floor

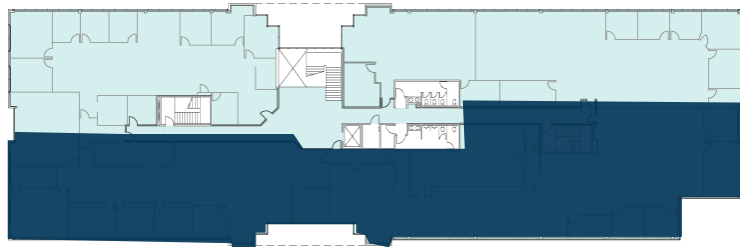
AVAILABLE PROPOSED FLOOR PLAN



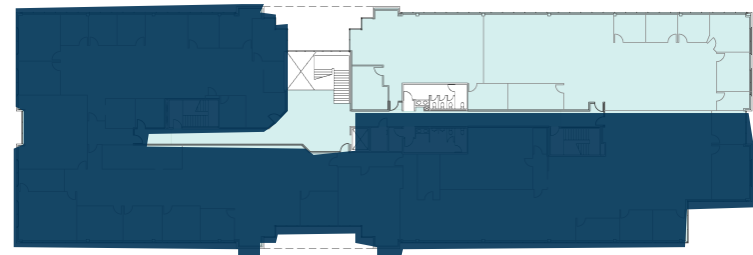
PROPOSED DIVISIBLE PLAN 1



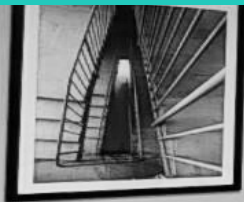
PROPOSED DIVISIBLE PLAN 2



PROPOSED DIVISIBLE PLAN 3



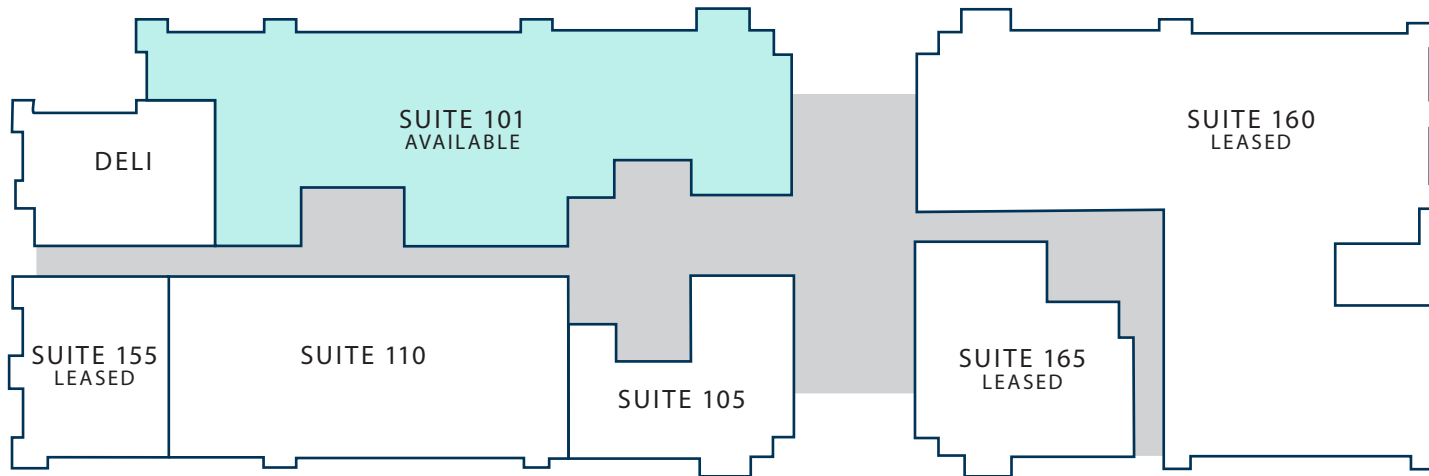
PROPOSED DIVISIBLE PLAN 4



# Floor Plan(s) - 5950

AVAILABLE COMMON AREA

## FIRST FLOOR

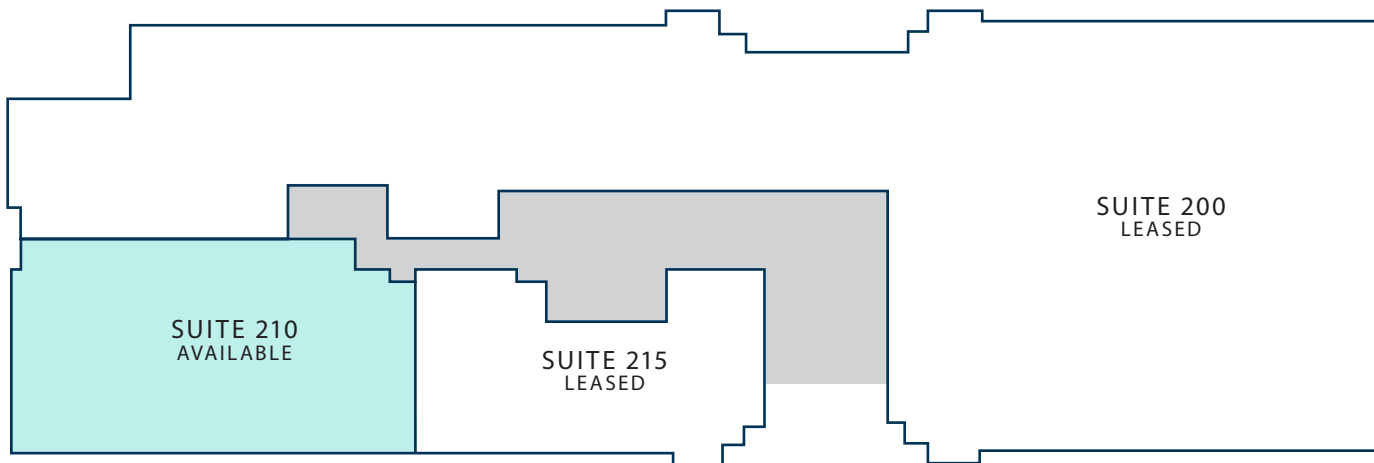


## Availability

First Floor  
Suite 101  
Available  
Approx. 4,481 SF

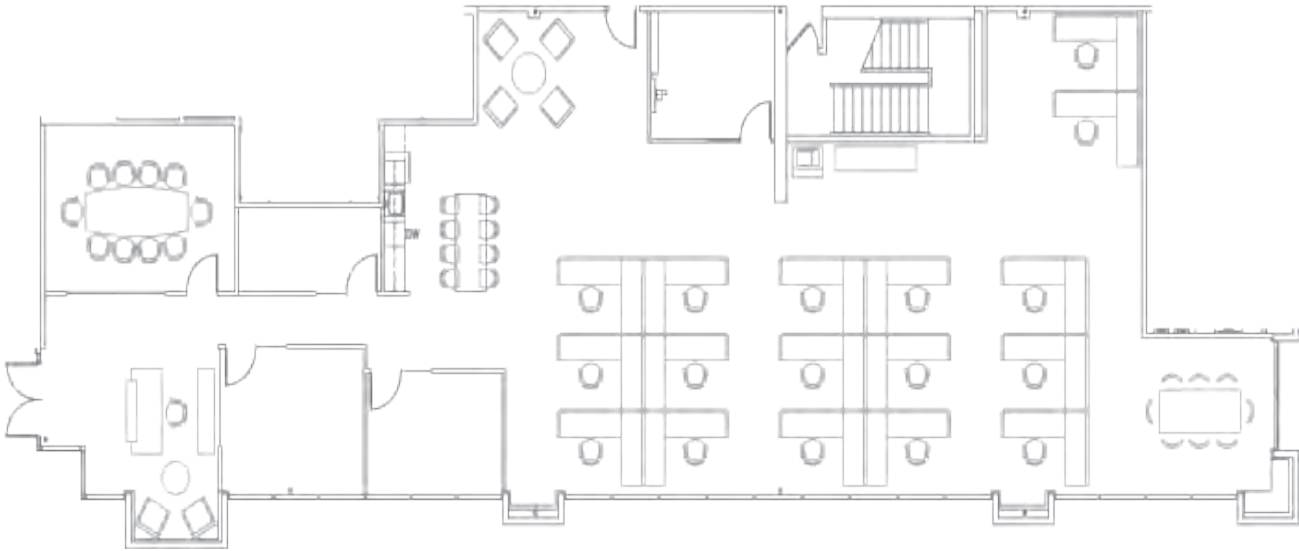
Second Floor  
Suite 210  
Available  
Approx. 3,539 SF

## SECOND FLOOR





# 5950-Suite 101



## Features - 1,412 SF



Reception area



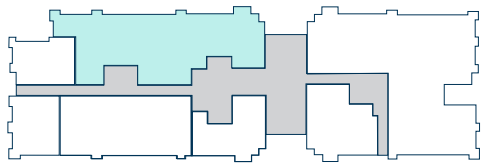
(3) Private Offices



Conference Room



Open Kitchen



FLOOR PLATE



# Featured Suite

5950 SUITE 101, DIVISIBLE WITH MODERN FINISHES



OPEN COMMUNAL KITCHEN



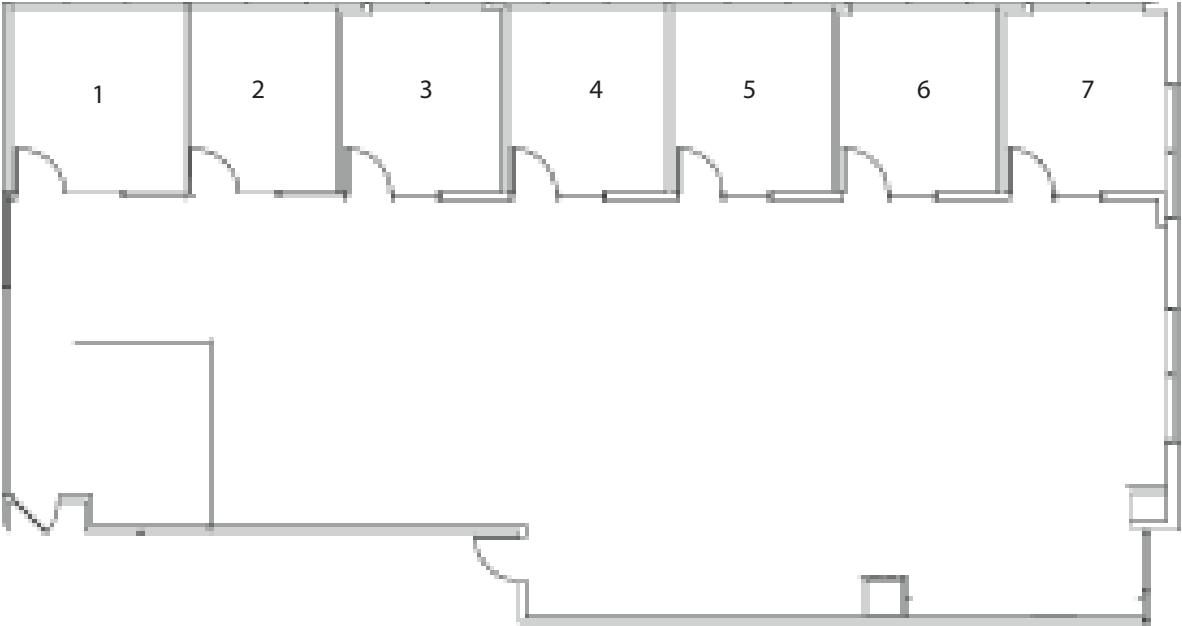
DIRECT OUTSIDE ACCESS



# 5950-Suite 210

CONCEPTUAL

SEVEN OFFICES



## Features - 3,539 SF



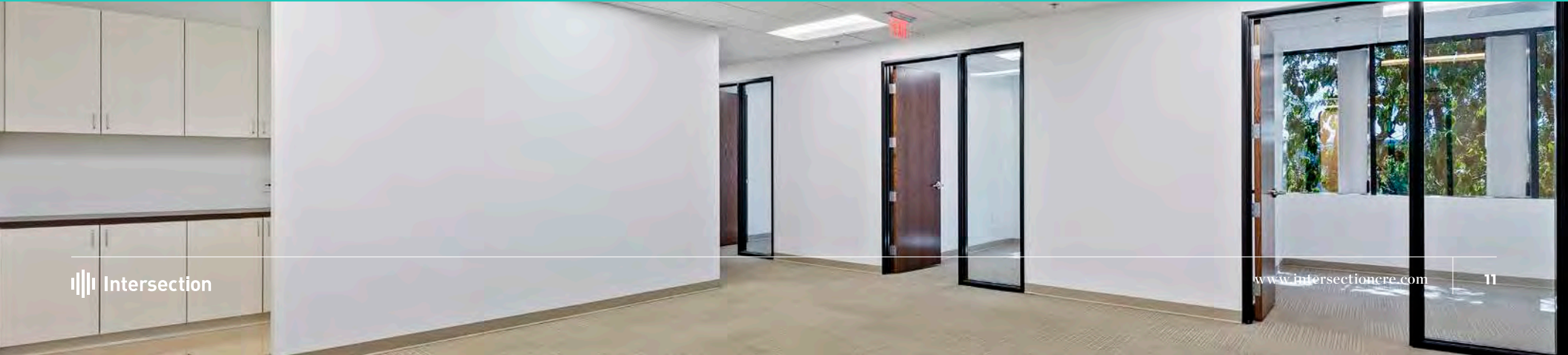
Reception area



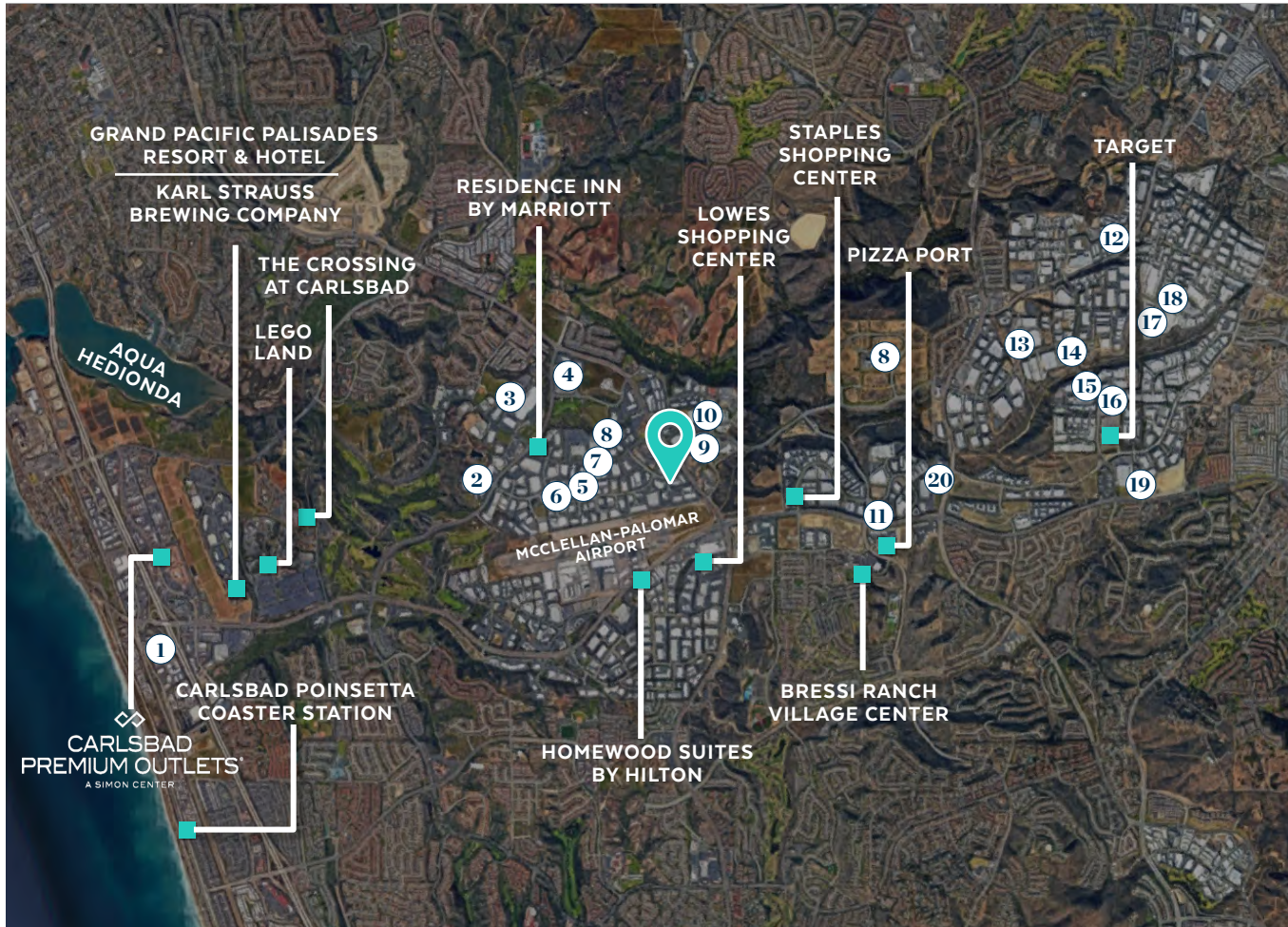
(7) Private Offices



Open Work Area



# Location Details



## Top Carlsbad HQ's

1. Medtronic Inc.
2. Cobra Puma Golf
3. Thermo Fisher Scientific
4. TaylorMade Golf
5. Mercedes Benz Design
6. Callaway Golf Co.
7. Abbott Labs
8. IONIS Pharmaceuticals, Inc.
9. Alphatec Spine Inc.
10. Beckman Coulter Inc.
11. Titleist | Acushnet Co.
12. Applied Membranes Inc.
13. Watkins Manufacturing Corp.
14. US Foods
15. Leidos, Inc.
16. DJO Global
17. J&D Labs Pharma Manufacturing
18. Zodiac Pool Systems, Inc.
19. Denso Wireless Systems America
20. Cisco

# Demographics



PRIME LOCATION



NEAR MAIN SHOPPING & DINING

## CARLSBAD

102k

AVERAGE HHI

20+

MAJOR  
HQ OFFICES

20k

TRAFFIC COUNT,  
CPD EL CAMINO REAL

115k

DAYTIME  
POPULATION

### Drive Time To

9min.  
OCEANSIDE

10min.  
VISTA

20min.  
ESCONDIDO

35min.  
DOWNTOWN  
SAN DIEGO

# INQUIRE TODAY.

SCHEDULE AN EXCLUSIVE TOUR WITH OUR EXPERTS



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## Disclosure

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