

FOR SUBLEASE

5920

PASTEUR COURT

5920 PASTEUR COURT, CARLSBAD, CA 92008

36,761 SF
Available for Lease

PRICE:
NEGOTIABLE

ASKING RATE:
\$1.65 PSF/M/NNN (NETS: \$0.35 PSF)

LEASE TERM:
11/30/31 AVAILABLE WITH
30 DAYS' NOTICE

 CUSHMAN &
WAKEFIELD



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SIZE	36,761 SF (Approximately 15,015 SF of office, and 21,746 SF of warehouse)
STORIES	2 stories, with the second floor being mezzanine space
GRADE-LEVEL LOADING	Two (2) grade-level doors
DOCK-HIGH LOADING	One (1) loading dock
PARKING	3.1/1,000
CLEAR HEIGHT	26'
POWER	2,000a / 277-480v (heavy power)
OFFICE AND INDOOR AMENITIES	Window-lined offices, and open office areas on the first floor, along with shower and locker facilities, and an open bay kitchenette Window-lined offices and open office areas on the second floor
RECEPTION AREA	Beautiful Reception Area, with a two (2) story, open atrium
BUILDING USAGE	Can be used as a Manufacturing, R&D, Flex or Life Science Space

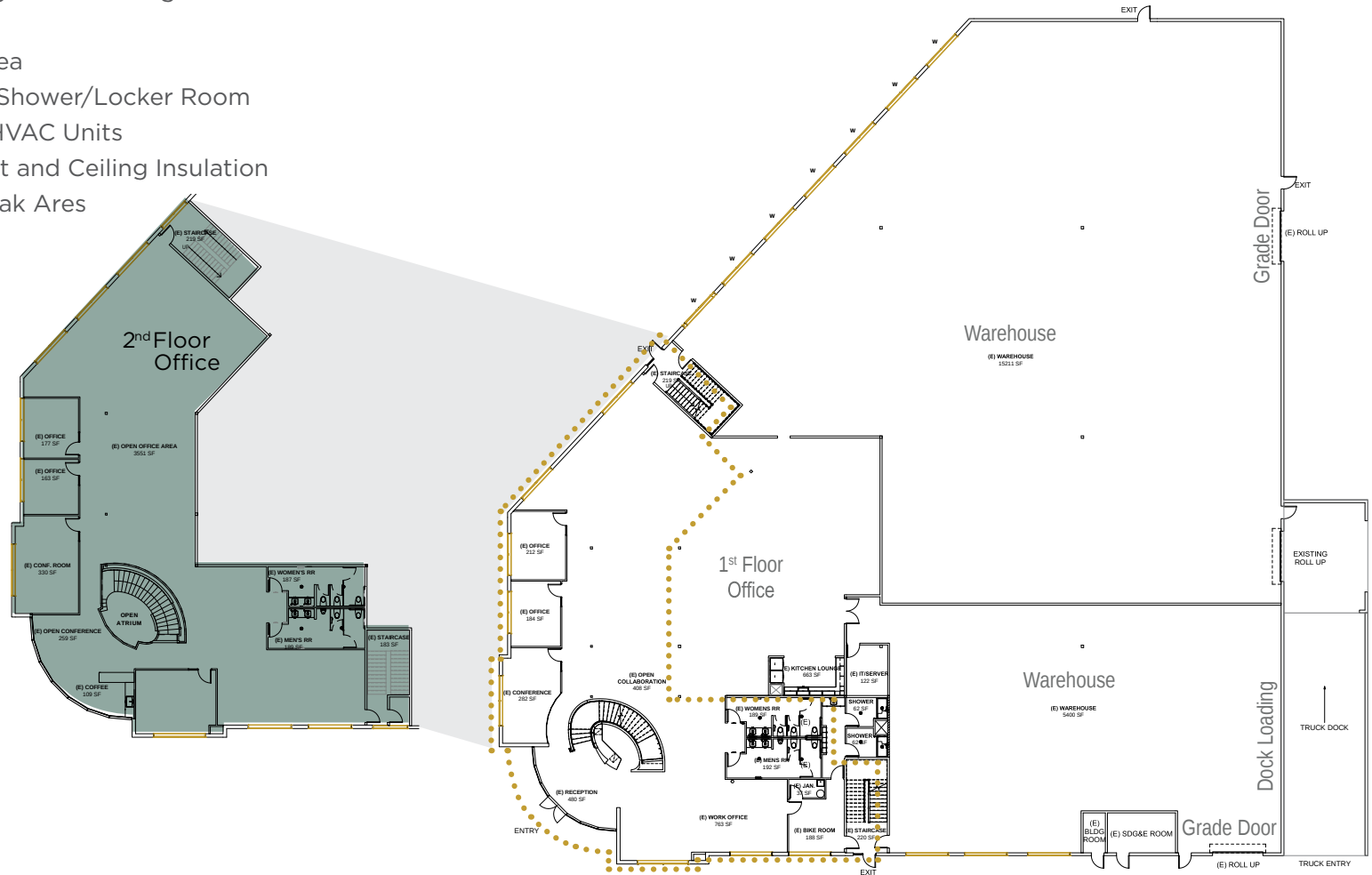
Property Features





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- 36,761 SF Flex / Industrial Corp HQ Bldg
- 15,015 SF Class A Spec Office/ 21,746 SF Warehouse
- 24' Minimum Clear Height Warehouse with 2 Grade
- Level Doors and 1 Dock High Door
- 2000 Amps, 277/480 Volt Power
- Entirely Renovated throughout Including:
 - » New Roof
 - » New Bike Storage Area
 - » New Restrooms and Shower/Locker Room
 - » New and Upgraded HVAC Units
 - » New Warehouse Paint and Ceiling Insulation
 - » New Kitchen and Break Ares



Floor Plan



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PACIFIC OCEAN



10 MINUTES
TO OCEAN

55 MINUTES
TO U.S. - MEXICO BORDER

40 MINUTES
TO DOWNTOWN

10 MINUTES
INTERSTATE 5

35 MINUTES
TO ORANGE COUNTY

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5 MINUTES
TO PALOMAR AIRPORT



MCCLELLAN
PALOMAR
AIRPORT

25 MINUTES
TO INTERSTATE 15

20 MINUTES
TO HIGHWAY 78



RUTHERFORD ROAD

COLLEGE BLVD

FARBADY AVENUE

Location

CUSHMAN &
WAKEFIELD



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Corporate Neighbors



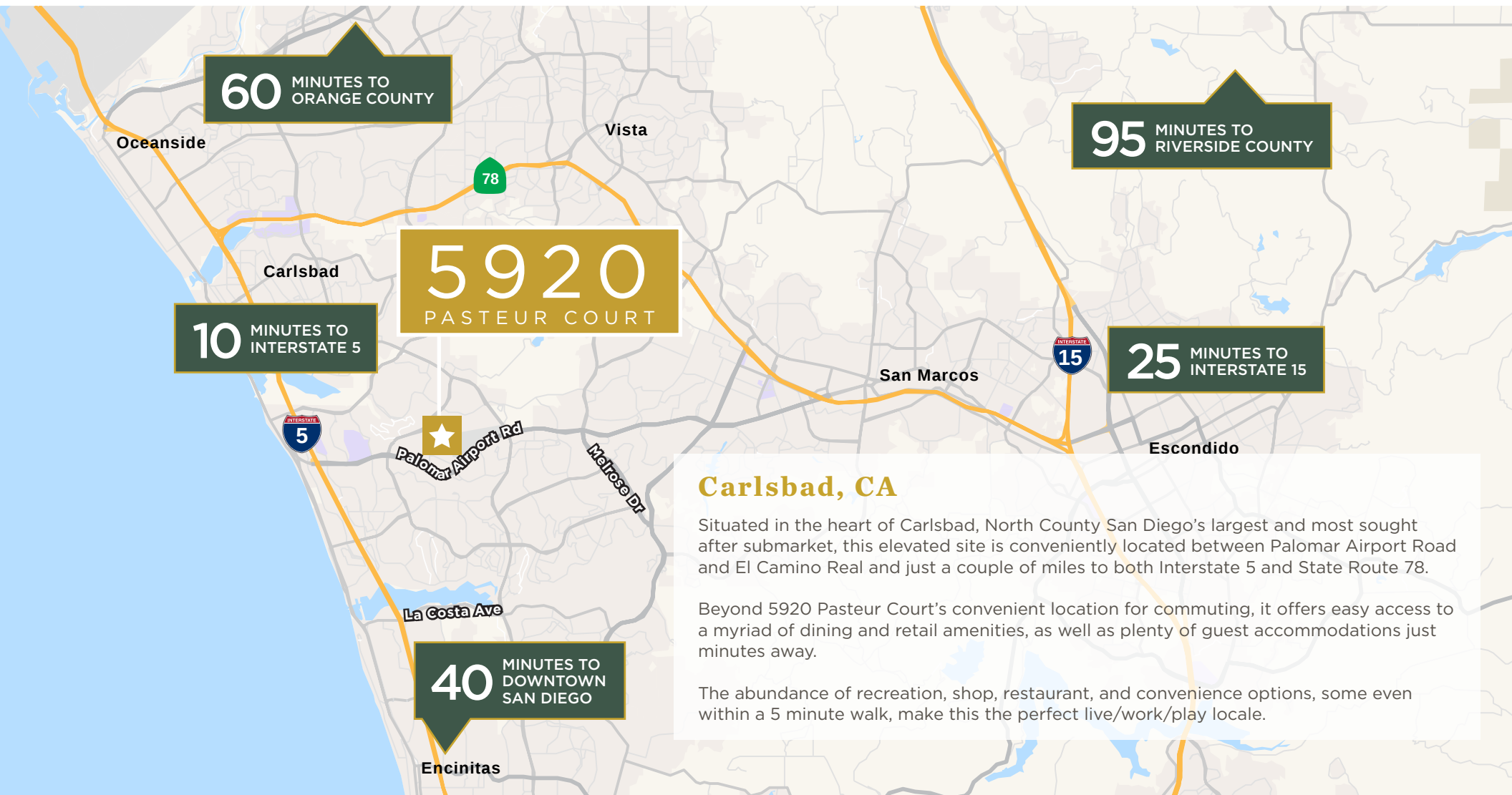
Retail Amenities





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Carlsbad, CA

Situated in the heart of Carlsbad, North County San Diego's largest and most sought after submarket, this elevated site is conveniently located between Palomar Airport Road and El Camino Real and just a couple of miles to both Interstate 5 and State Route 78.

Beyond 5920 Pasteur Court's convenient location for commuting, it offers easy access to a myriad of dining and retail amenities, as well as plenty of guest accommodations just minutes away.

The abundance of recreation, shop, restaurant, and convenience options, some even within a 5 minute walk, make this the perfect live/work/play locale.



Shower and Locker Rooms



Bike Storage



Access to Airport



Close to Freeway & Major Roads



Nearby Retail Amenities



Outdoor Patio and Eating Areas

Office Amenities

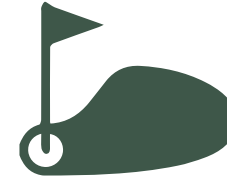


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Spanning 39 square miles, the City of Carlsbad is a scenic coastal community that lies approximately 35 miles north of Downtown San Diego and 30 miles south of Orange County. Carlsbad offers the advantages of a major metropolitan area in a suburban setting with a large concentration of executive residential communities, high quality schools and a wealth of retail, restaurants and entertainment. As the “Golf Capital of the World” and a regional leader in San Diego’s action sports manufacturing industry, Carlsbad is renowned for its abundant recreation centered on its seven miles of coastline, 46 miles of hiking trails, parks, sports facilities, and world-class golf courses.



113,725
POPULATION



GOLF
CAPITAL OF
THE WORLD



7 MILES
OF COASTLINE



150+
MANUFACTURING
PLANTS



46 MILES
OF HIKING
TRAILS



EDUCATIONAL
ATTAINMENT
42% BACHELOR'S
DEGREE OR HIGHER
2.9% PH.D



INDUSTRIES

INFORMATION &
COMMUNICATIONS
TECHNOLOGY

LIFE SCIENCES

ACTION SPORTS
MANUFACTURING

CLEAN TECHNOLOGY



RATE 3.7%
UNEMPLOYMENT

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For more information, please contact:

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