





PROJECT HIGHLIGHTS



CLASS "A" OFFICE BUILDING

3-Story, 64,817 SF



ACTIVE OUTDOOR

Patio Areas



CRC LOCATION

Premier Corporate Environment



MODERNIZED

Lobby, Corridors, Restrooms, Shower + Locker Facilities



CREATIVE + TRADITIONAL

Suites



BALCONIES

Exclusive Balconies Available with Select Spaces



ABUNDANT Parking



NEARBY AMENITIES

Walking Distance to 3 Delis



EXPERIENCECARLSBAD

The neighborhood is home to daily amenities, like fitness, restaurants and services.



AMENITIES



THE ISLAND AT CARLSBAD

5806-5814 Van Allen Way, Carlsbad Croutons Punjabi Tandoor Juice Stop Sourdough & Co Carlsbad Pizza



BRESSI RANCH VILLAGE CENTER

2629 Gateway Rd, Carlsbad Trader Joe's Luna Grill Boad & Brew Rubio's Fish District Tommy V's Eureka Burger Peet's Coffee



THE SQUARE AT BRESSI RANCH

2622-2674 Gateway Rd, Carlsbad Sprouts Mendocino Farms Casero Taqueria WR Kitchen & Bar Panini Kabob Grill Bird Rock Coffee Roasters Yoga6 Pizza Port



PALOMAR COMMONS

2505 Palomar Airport Rd, Carlsbad Chipotle Noodles and Company Jersey Mike's Five Guys Panera Bread



LOKER BUSINESS CENTER

2708 Loker Ave West, Carlsbad BofA Starbucks Staples Los Primos



PLAZA PASEO REAL

6941-6985 El Camino Real Tin Leaf Black Rail Kitchen & Bar Beach Plum Kitchen Notorious Burgers La Costa Roasting Orange Theory Fitness Cinepolis

7.

POINSETTIA VILLAGE

7130 Avenida Encinas, Carlsbad Pelly's Starbucks El Pollo Loco Ramen Factory Pick-up Stix Jersey Mike's



CARLSBAD PREMIUM OUTLETS

5620 Paseo Del Norte, Carlsbad Windmill Food Hall King's Fish House PF Chang's BJ's Pizza Starbucks Blaze Pizza Jersey Mike's Rubios



PALOMAR PLACE

961 Palomar Airport Rd, Carlsbad Costco Karl Strauss Brewing Co Burger Lounge Starbucks Island's Carlsbad Ranch Market Subway



THE NEIGHBORHOOD

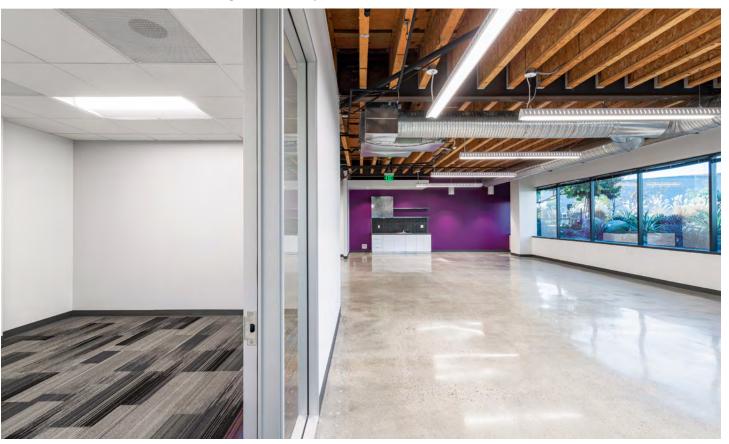




PROJECT AVAILABILITY

Suite	RSF	Available	Comment
100	6,613	Now	**New Spec Suite, including new flooring, new lighting/ceiling tiles, open café-style break area** Prominent double-door entry off main lobby. Extensive window line.
101	2,219	Now	Newly renovated spec suite. Extensive window line. Reception, private office, break room/kitchenette, conference room, open office area.
302	5,530	Now	**High End Creative Office Suite** reception, conference, 5 private offices, open office area, large break area, private patio with views

*Suites 100 & 101 are contiguous for up to 8,832 RSF



PROJECT PHOTOS

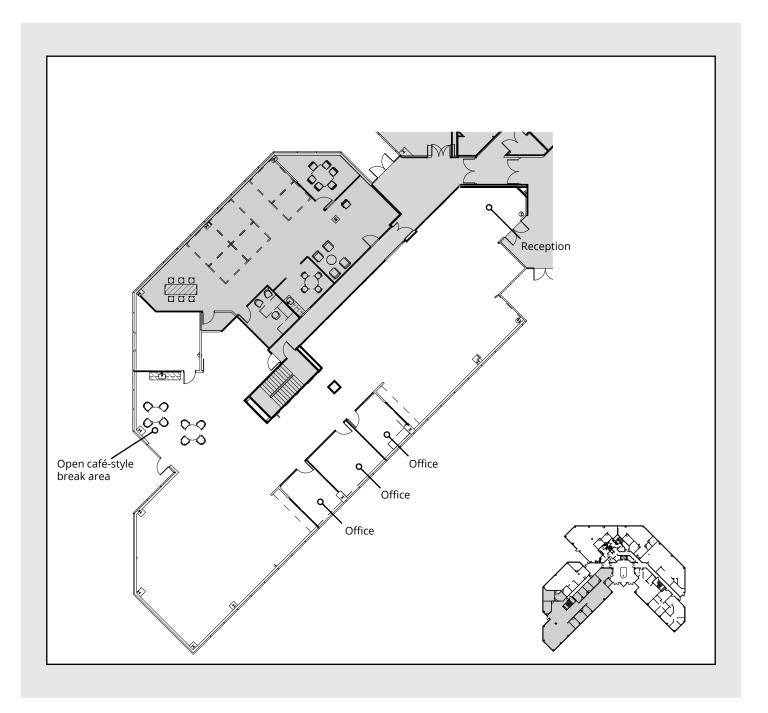












FLOOR PLAN



5963 LA PLACE COURT

Suite 100 6,613 RSF

*Suites 100 & 101 are contiguous for up to 8,832 RSF

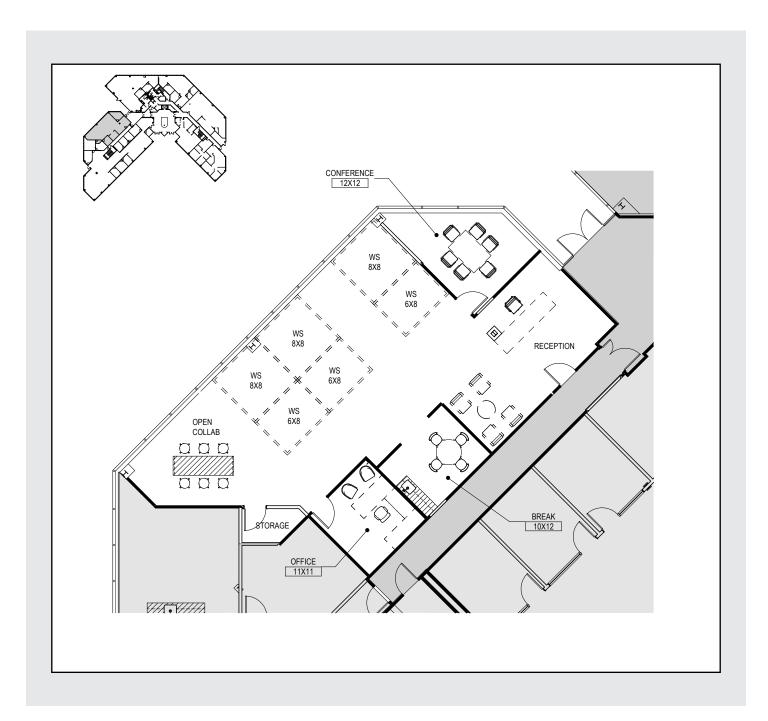


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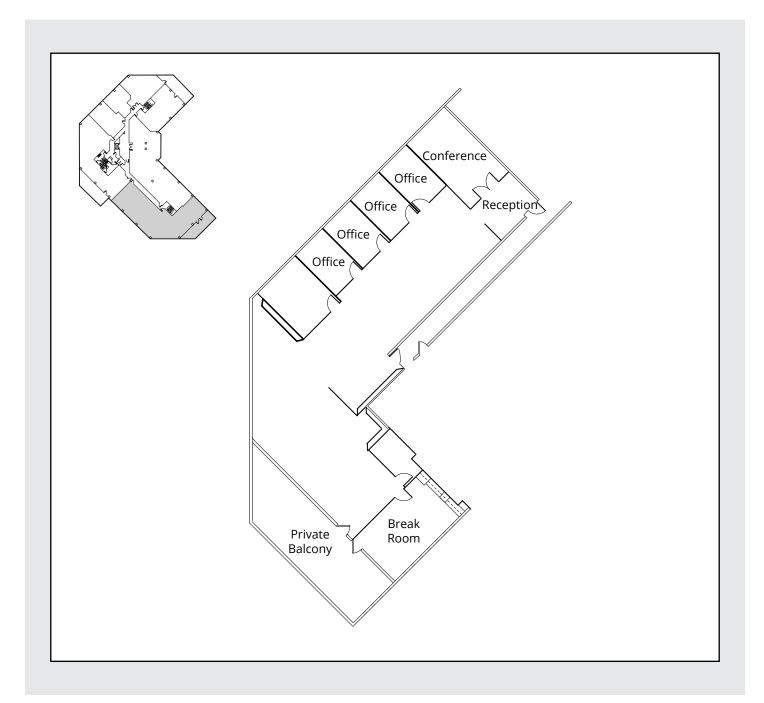
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Suite 101 2,219 RSF

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5963 LA PLACE COURT

Suite 302 **High End Creative Office Suite** Views to southeast and of McClellan-Palomar Airport runway

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