

5938 PRIESTLY DRIVE, CARLSBAD, CA 92008

GENESIS

C O R P O R A T E C E N T E R

FOR SALE OR LEASE



**CUSHMAN &
WAKEFIELD**

17,056 RSF 2 STORY CLASS A OFFICE BUILDING | HIGHLY IMPROVED CAMPUS ENVIRONMENT

4,627 RSF AVAILABLE FOR LEASE ON THE FIRST FLOOR | 9,104 RSF AVAILABLE FOR LEASE ON THE SECOND FLOOR

HIGHLIGHTS

For more information, please contact:

BOB COWAN

Senior Director

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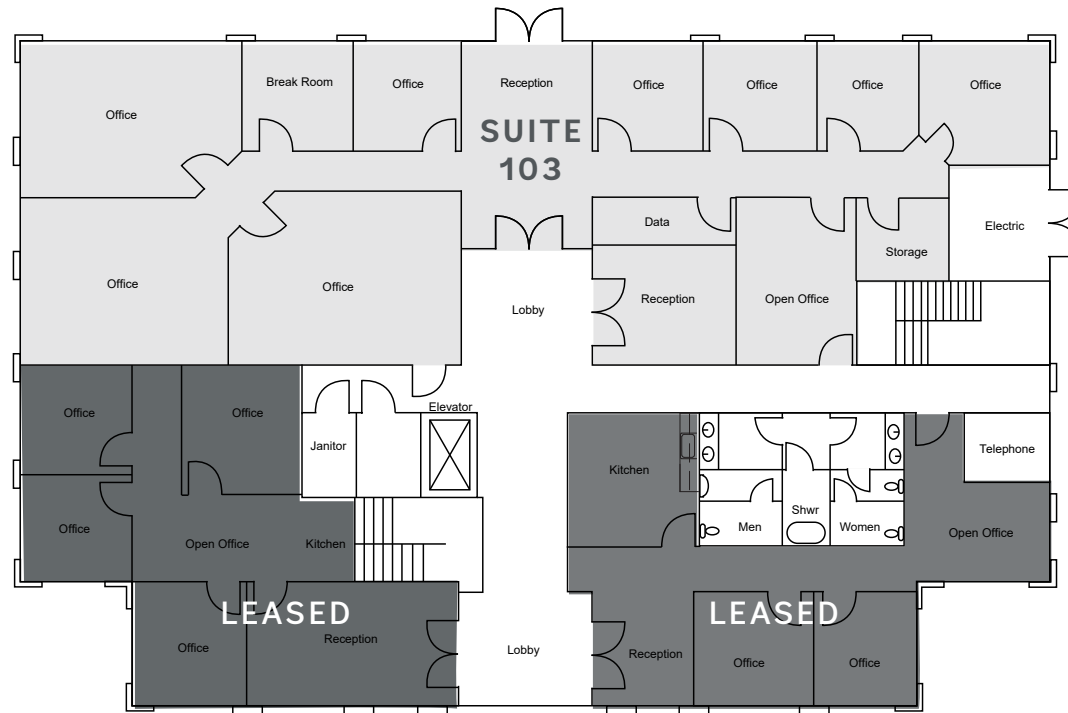


- 17,056 RSF, two-story, Class “A” office building
- First Floor: Approximately 7,985 RSF
Suite 103 (Available now) | 4,627 RSF
- Second Floor: Approximately 9,104 RSF vacant, nicely improved office space
- Located within the prestigious Carlsbad Research Center
- Highly improved campus environment with walking path and outdoor seating areas. Within walking distance to dining amenities.
- Prominent floor to ceiling glass inie with operable windows.
- Terra-cotta sandstone façade
- Elevator served
- Abundant surface parking: 4.0/1,000
- Easy access to property off El Camino Real and Palomar Airport Road
- Visibility to El Camino Real (33,847 cars/day)
- Close proximity to McClellan Palomar Airport
- **Lease rate: \$2.25/SF + Electricity**
- **Sale Price: Negotiable**

FLOOR PLAN

1ST FLOOR

SUITE 103 | 4,627 RSF | AVAILABLE NOW



CLICK
HERE
360°
LOBBY

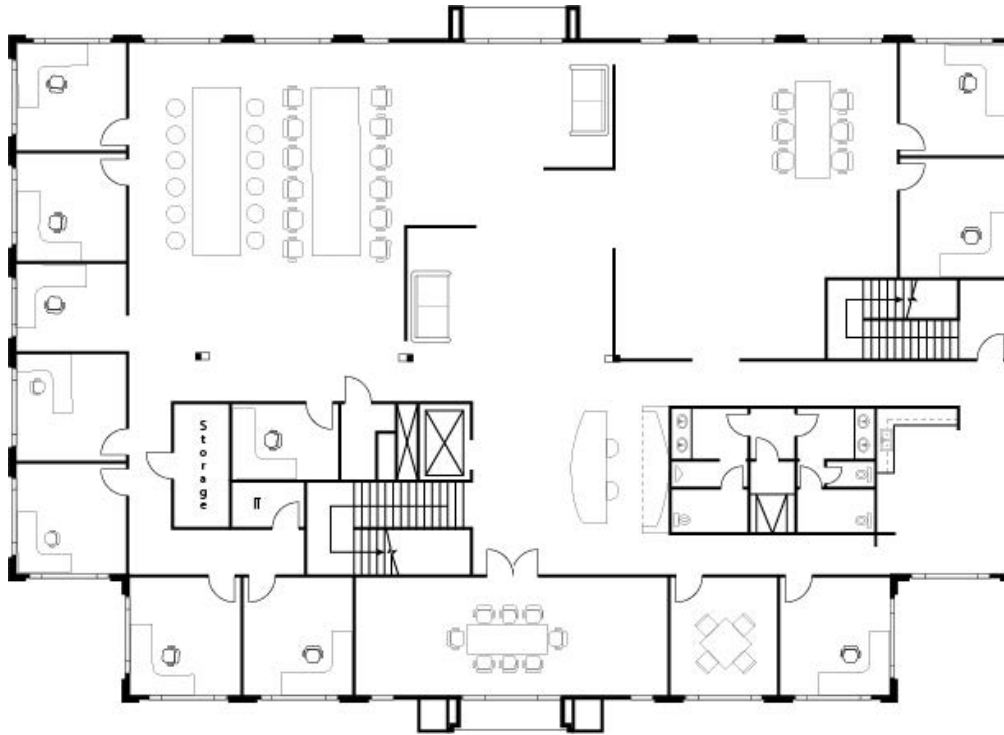


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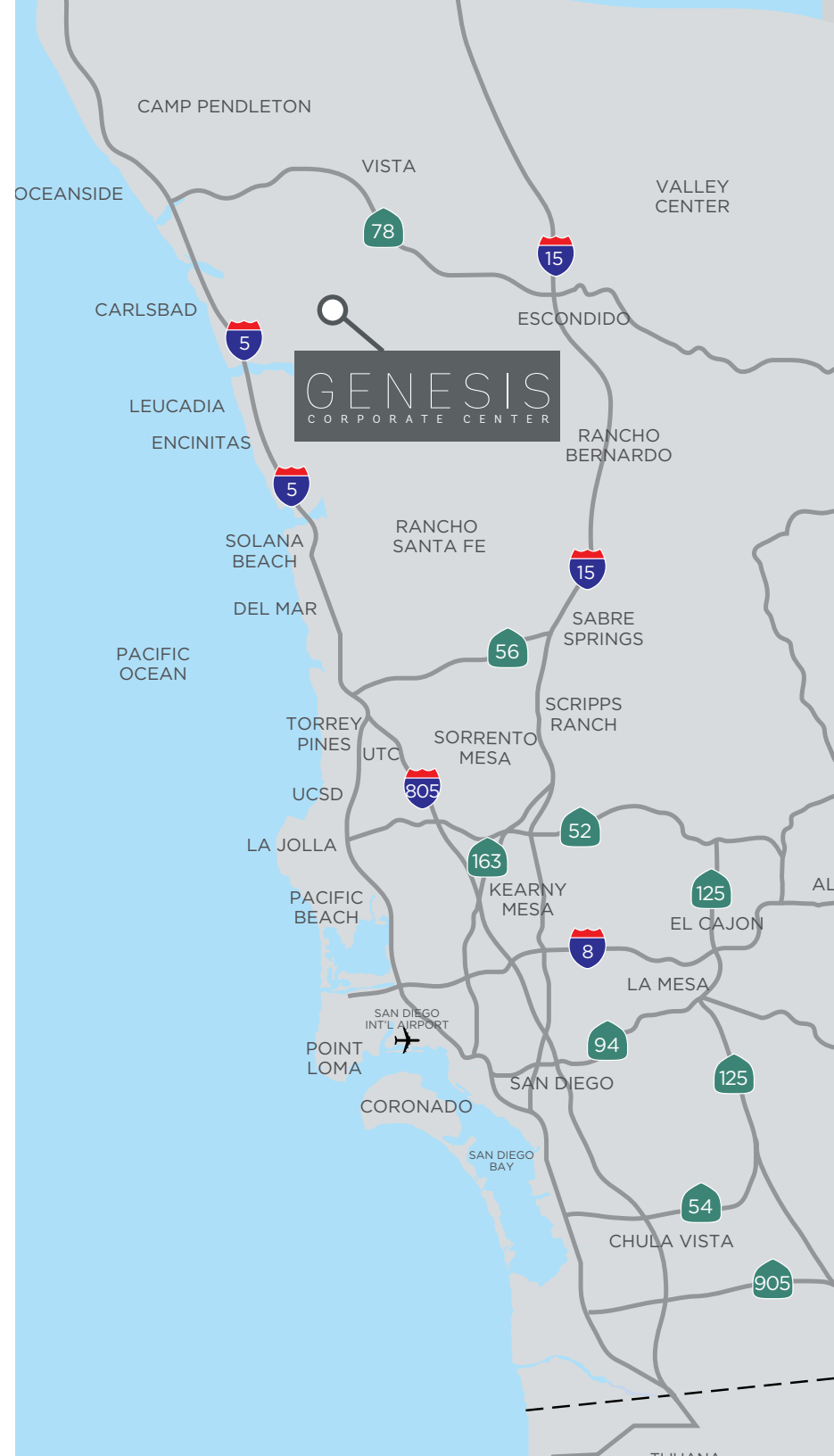
FLOOR PLAN

2ND FLOOR | AVAILABLE NOW | FULL FLOOR OPPORTUNITY
9,104 RSF

CLICK
HERE
360°



LOCATOR MAP



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[View Site Specific COVID-19 Prevention Plan](#)

