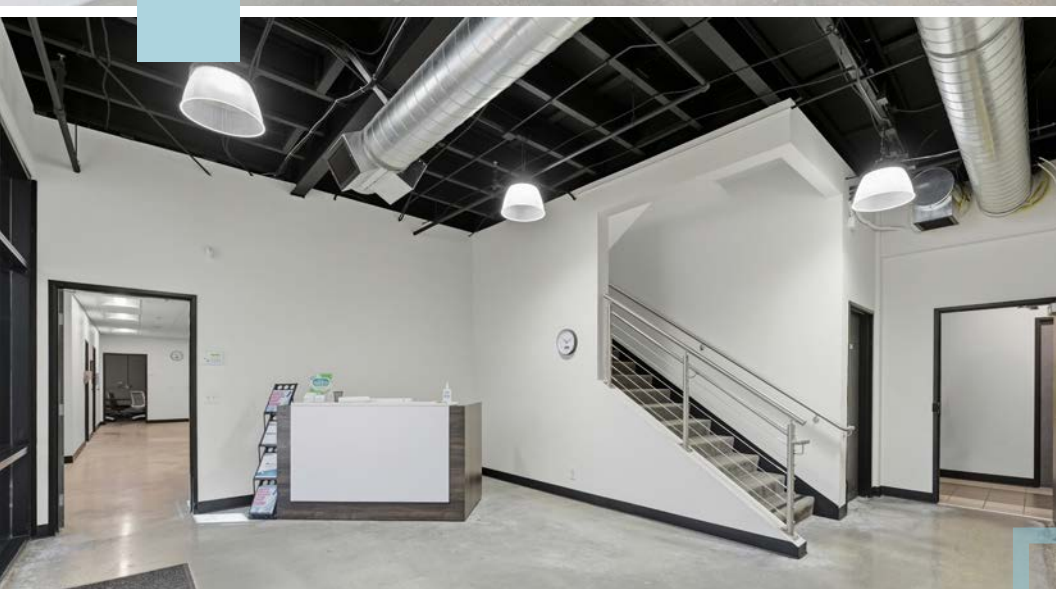


5919
farnsworth court

21,436 SF
FREESTANDING FLEX BUILDING

CBRE



LEASE RATE: \$1.45/SF NNN

OVERVIEW

This prime flex industrial building in the prestigious Carlsbad Research Center is immediately available for occupancy. Ideal for R&D, life science, manufacturing, or industrial users, 5919 Farnsworth Ct. features completed exterior renovations, a spec office, a creative lobby, and a modernized interior. Benefitting from a strong flex/R&D submarket, it offers walkable amenities like a food court and Emerald Lake retail, along with a new modern drop ceiling and LED lighting throughout the office space.

PROPERTY DETAILS

BUILDING SIZE

21,436 sf

LOT SIZE

1.48 acres



POWER

800 amps, 277/480v



LOADING

4 grade level doors



CEILING HEIGHT

24' minimum



PARKING

3.0/1,000 (64 stalls)



ZONING

PM Zone;
CRC Specific Plan



**Do not disturb tenant*

COMPLETED RENOVATIONS



Modern office & restroom finishes



Renovated & remodeled kitchen and break room



New flooring & finishes throughout



Heavy electrical, water & floor drains located throughout premises



New modern drop ceiling throughout



New exterior building paint



Modern stairs with cable handrails & skylight feature



Drought tolerant landscaping



Renovated lobby with open ceiling/wood beams



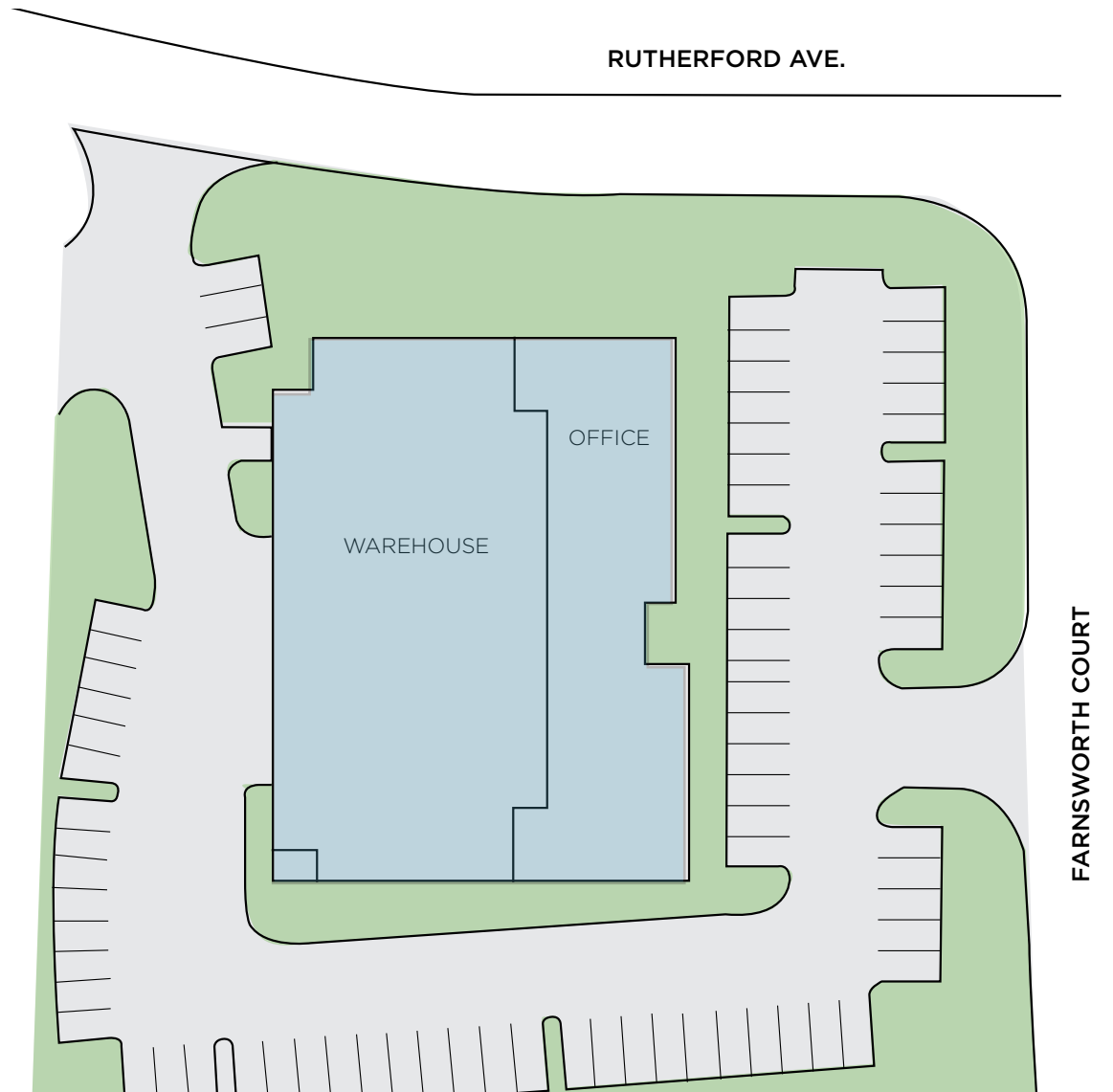
Concrete flooring & LED lighting



**Do not disturb tenant*



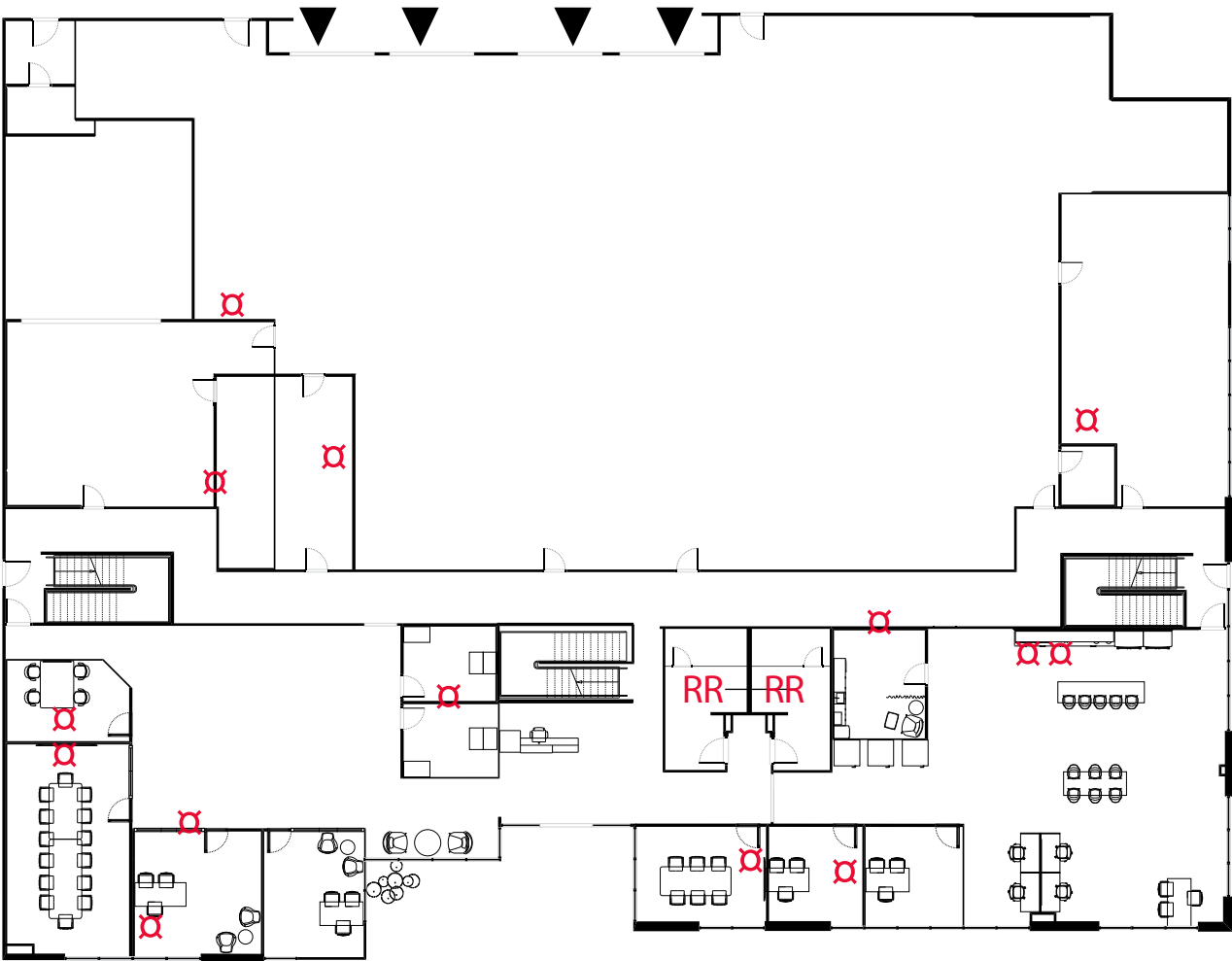
S I T E P L A N



5919 FARNSWORTH CT.

FLOOR PLAN

FIRST FLOOR | 16,060 SF



Individual Spaces	Seat Count
Workstations 5FT	12
Enclosed Office	5

Collaborative Spaces	Provided
Huddle Room-4P	1
Meeting Room-6P	1
Meeting Room-14P	1
Perch-6P	1

Support + Wellbeing Spaces	Provided
Lounge	1
Phone Booth-1P	3
Cafe	1
Concierge/Greeting	1
IDF Room	1
MDF Room	1
Copy-Print-Supply Point	2

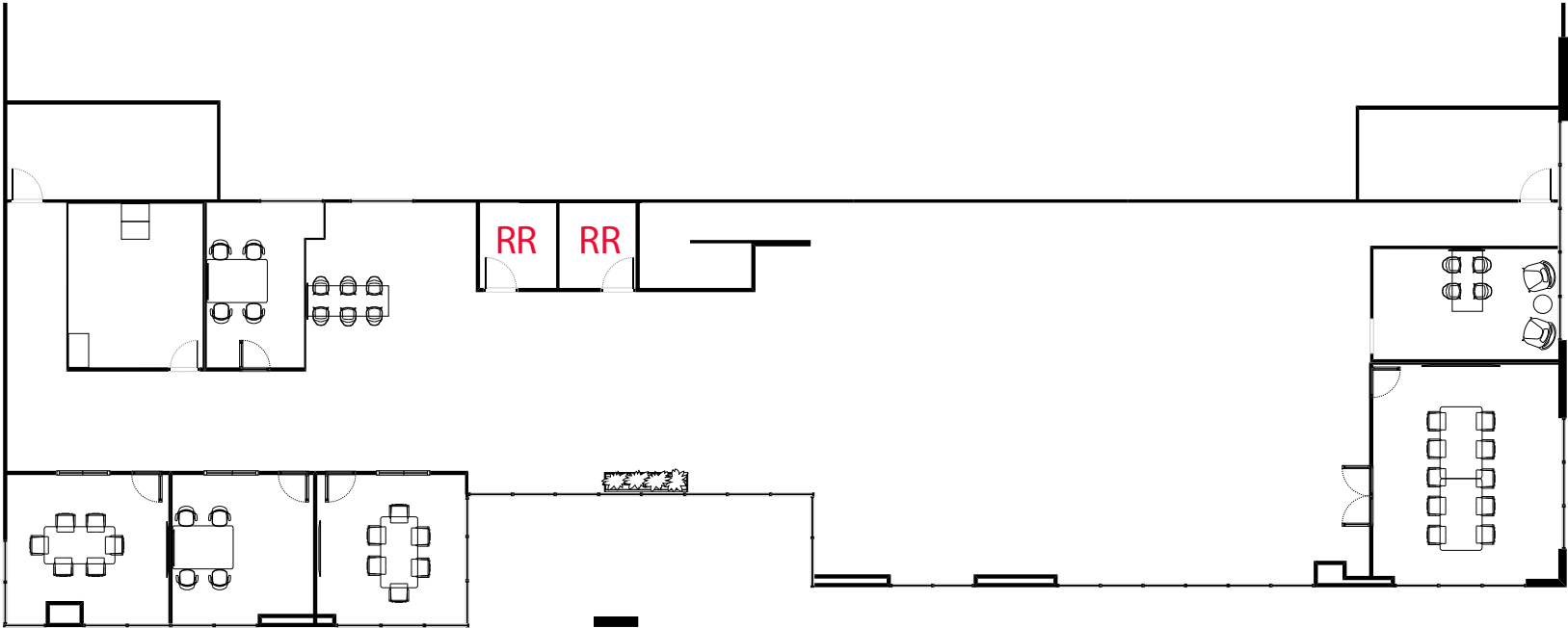
- ▼ grade level doors
- ✕ existing floor drains & plumbing

FLOOR PLAN

SECOND FLOOR | 5,376 SF

Collaborative Spaces	Provided
Huddle Room-4P	3
Meeting Room-6P	4
Meeting Room-10P	1
Perch-6P	2

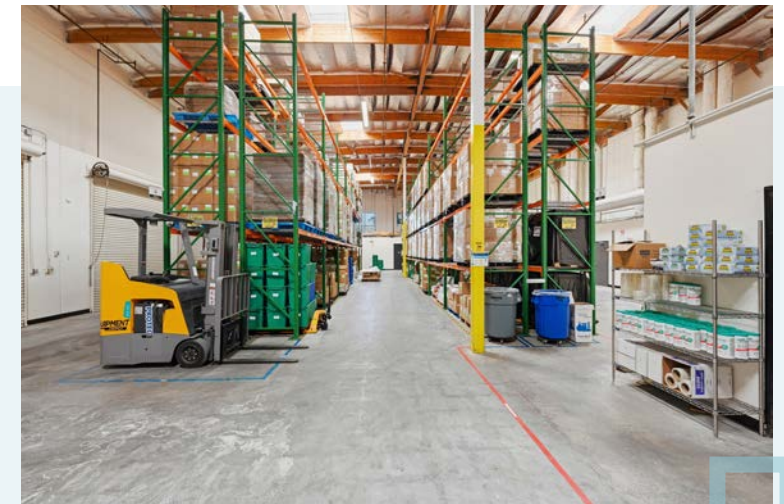
Support + Wellbeing Spaces	Provided
Lounge	4
Cafe	1
IDF Room	1



OFFICE PHOTOS



WAREHOUSE PHOTOS



LABORATORY PHOTOS



EXTERIOR PHOTOS



C A R L S B A D A M E N I T I E S

5919
farnsworth ct.



- 1 NEC Avenida Encinas / Canon Rd**
 - Bistro Seven
 - Westmart
- 2 Car Country Carlsbad**
- 3 Paseo Del Norte Restaurant Row**
 - BJ's Brewhouse
 - P.F. Chang's
 - King's Fish House
- 4 Paseo Carlsbad**
 - Corner Bakery
 - Road Runner Sports
 - The Fit Mill
 - Color Nails & Spa
- 5 Carlsbad Premium Outlets**
 - Blaze pizza
 - Haagen Dazs
 - Jersey Mike's
 - Rubio's Coastal Grill
 - Moto Japanese Grill
 - Oasis Tacos
 - Panda Express
 - Ruby's Diner
 - Starbucks Coffee
 - Wetzel's Pretzels
 - Tea Monks
- 6 NEC Palomar Airport & Paseo Del Norte**
 - Windmill Food Hall
 - Carlsbad by the Sea Resort
 - Chevron Gas Station
- 7 NEC Avenida Encinas & Palomar Airport**
 - In-N-Out Burger
 - Draft Republic
 - Miguels Cocina
 - McDonald's
 - Chick-fil-A
- 8 Hilton Garden Inn**
- 9 Palomar Shell Gas Station**
- 10 SWC Palomar Airport & Paseo Del Norte**
 - Mobil Gas Station & Car Wash
 - Islands Restaurant
 - Taco Bell
 - Jiffy Lube
- 11 SEC Palomar Airport & Paseo Del Norte**
 - 7-Eleven
 - Subway
 - Carl's Jr.
 - Garden State Bagels
 - Mainstream Bar & Grill West
- 12 Carlsbad Ranch Market**
- 13 Motel 6**
- 14 Carlsbad Poinsettia Coaster Station**
- 15 Avenida Encinas / Macadamia Drive**
 - La Quinta Inn
 - Best Western
- 16 Avenida Encinas / Raintree Drive**
 - Benihana
 - Motel 6
 - Holiday Inn
- 17 Poinsettia Village**
 - UPS Store
 - Ichitaru Ramen
 - Rite Aid / Thrifty Ice Cream
 - Primos Pizza & Pasta
 - Pelly's Fish Market
 - Jersey Mike's
 - Ralph's Grocery
 - F45 Training
 - Sport Clips
 - Chase Bank
 - Shell Gas & Food Mart
- 18 Carlsbad Flower Fields**
- 19 Grand Pacific Palisades Resort**
 - Karl Strauss Brewing Company
- 20 Legoland & Sea Life Aquarium**
 - Ocean Journey Café
- 21 Sheraton Carlsbad Resort & Spa**
 - Twenty/20 Bar & Grill
- 22 Grand Pacific MarBrisa Resort**
- 23 The Crossings at Carlsbad**
- 24 Poinsettia Community Park**
- 25 1000 Aviara Parkway**
 - Comerica Bank
 - Merrill Lynch
- 26 24 Hour Fitness**
- 27 The Island at Carlsbad**
 - 7-Eleven
 - Allen's NY Pizza
 - Carlsbad Dental
 - Croutons
 - El Cubano
 - Eye Style Optometry
 - JBox
 - Jose's Taco Shop
 - Little Zeus Greek
 - Ocean Day Spa
 - Pho Central
 - Studio Barre
- 28 Marriott Residence Inn**
- 29 California Café**
- 30 Café Sunfish**
- 31 Carlsbad Chamber of Commerce**
- 32 La Place Deli**
- 33 Campus Café**
- 34 Courtyard Carlsbad**
- 35 AM/PM Convenience Store**
- 36 Carlsbad Gateway**
 - Prager Bros Artisan Breads
 - Choice Juicery
 - Felix's BBQ with Soul
- 37 Judy's Deli**
- 38 Palomar Commons**
 - California Bank & Trust
 - Jamba Juice
 - Shell Gas & Food Mart
 - Dry Cleaners
 - Bistro Kebab
 - Panera Bread
 - Jersey Mike's
 - The UPS Store
 - Five Guys
 - Noodles & Co
- 39 SEC Palomar Airport & Yarrow Drive**
 - Homewood Suites
 - Hampton Inn
- 40 Carlsbad McClellan Palomar Airport**
 - The Landings Restaurant at Airport
- 41 San Diego County Humane Society**
- 42 Lowes Home improvement**
- 43 Chuao Chocolatier**
- 44 Burgeon Beer Company**
- 45 Carlsbad Self-Storage**
- 46 Loker Business Center**
 - Staples
 - Bank of America
 - Subway
 - Sport Clips
 - Dry Cleaners
 - Los Primos
 - Surf Brothers Teriyaki
 - Starbucks Coffee
- 47 Bressi Ranch Corporate Ctr**
 - Eureka Burger
 - Del Lusso Pizza
 - Bressi Ranch Village Center
 - Trader Joe's
 - Stater Bros
 - Board & Brew
 - Luna Grill
 - Rubio's Coastal Grill
 - Fish District
 - Verizon
 - Panda Express
 - Peet's Coffee & Tea
 - Nektar Juice
 - Postal Annex
 - Optometry
 - Boys & Girls Club of America
 - Chase Bank
 - Unleashed
 - SuperCuts
 - European Wax Center
- 48 The Square at Bressi Ranch**
 - BevMo
 - CVS Pharmacy
 - Sprouts Farmers Market
 - Bird Rock Coffee Roasters
 - F45 Training
 - Mendocino Farms
 - Richard Walker's Pancakes
 - Yoga Six
 - Mission Federal Credit Union
 - Panini Kabob Grill
 - Giaola Italian Kitchen
 - Casero Taqueria
- 49 Circle K / Shell Gas Station**
- 50 Bressi Ranch Village Ctr**
 - Trader Joe's
 - Stater Bros
 - Board & Brew
 - Luna Grill
 - Rubio's Coastal Grill
 - Fish District
 - Verizon
 - Panda Express
 - Peet's Coffee & Tea
 - Nektar Juice
 - Postal Annex
 - Optometry
 - Boys & Girls Club
 - Chase Bank
 - Unleashed
 - SuperCuts
 - European Wax Center
- 51 Pizza Port**
- 52 Bressi Ranch Pet Hospital**
- 53 La Fiesta Deli**
- 54 FedEx Shipping / Receiving**
- 55 Four Seasons Aviara**
- 56 United States Post Office**
- 57 Carlsbad City Library**
- 58 West Bluff Plaza**
 - Union Bank
 - Subway
 - Yogurt Shack
 - Chin's Gourmet
 - Valerie's Taco Shop
 - Domino's
 - U.S. Bank
- 59 Plaza Paseo Real**
 - Vons Grocery
 - Cinopolis
 - Banfield Pet Hospital
 - Beach Plum Kitchen
 - Black Rail Kitchen & Bar
 - Breathe Degrees
 - Club Pilates
 - Color Nails & Spa
 - Inglorious Bagels
 - Jersey Mike's
 - La Costa Coffee Roasting
 - Notorious Burgers
 - Orange Theory Fitness
 - Pedego Electric Bikes
 - Pure Barre
 - Slice House
 - TinLeaf Fresh Kitchen
- 60 La Costa Greens - Golf Course**

5919

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