

RUTHERFORD

CORPORATE CENTER

2260-2262 RUTHERFORD ROAD & 5925 PRIESTLY DRIVE, CARLSBAD, CA 92008

4.5% BROKER COMMISSION

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Voit

REAL ESTATE SERVICES



Rutherford Corporate Center

Located within the Carlsbad Research Center, Rutherford Corporate Center consists of 3 buildings and offers 75,240 SF of R&D, light industrial and office spaces. With units ranging between 1,632 and 13,600 SF, Rutherford Corporate Center is positioned to accommodate a variety of tenants.

The building offers a renovated lobby, attractive landscaping with a tranquil water feature, a cafe on-site and state-of-the-art fitness facility with showers and lockers.

The building is situated in a highly accessible location with proximity to Interstate 5 and McCellan-Palomar Airport with numerous amenities close by.



PROMOTE EMPLOYEE WELL-BEING
IN PARK-LIKE SETTING



STABLE LONG-TERM
OWNERSHIP



CONVENIENT LOCATION NEAR
MAJOR THOROUGHFARES



FRIENDLY PROPERTY
MANAGEMENT

high image

IDENTITY



\$0.80 - \$0.99 NNN
LEASE RATE

±\$0.47/SF
NNN CHARGES

±2,680 - 13,600 SF
SIZE AVAILABLE

NOW
AVAILABLE

±14' - 16'
CLEAR HEIGHT

GRADE
LOADING DOORS

CM
ZONING

±3.3/1,000
PARKING RATIO



Site Plan



AVAILABLE

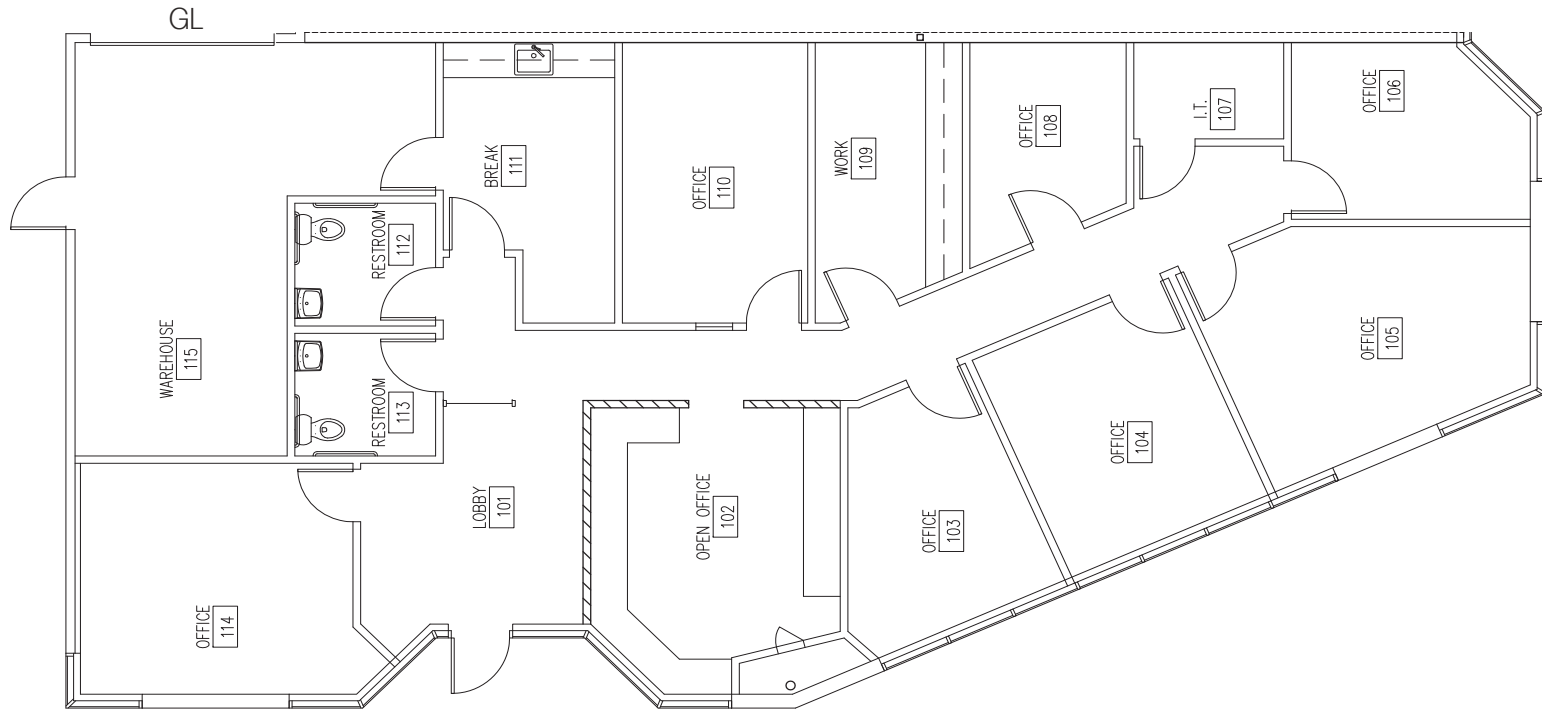
| ADDRESS | SIZE | RATE | AVAILABLE | FEATURES |
|-------------------------------|------------|--|-----------|---|
| 2260 RUTHERFORD RD, SUITE 111 | 2,680 RSF | \$0.99 NNN (± \$0.47) | Now | Reception, 7 offices , breakroom, 2 restrooms & warehouse |
| 5925 PRIESTLY DR, SUITE 101 | 13,600 RSF | PROMO RATE \$0.80 NNN (± \$0.47) | Now | Reception, 9 private offices, ample restrooms, storage, break room & warehouse; (100% HVAC); 1200 Amps, 120/208V, expandable to 2500 Amps* *to be verified |

2260 RUTHERFORD ROAD

| SUITE | SIZE | RATE | AVAILABLE |
|-------|-----------|--------------------------|-----------|
| 111 | ±2,680 SF | \$0.99 NNN (± \$0.47) | Now |

FEATURES (AS - BUILT)

- » 7 offices
- » Reception area
- » 2 restrooms
- » Breakroom
- » Warehouse
- » One (1) grade level loading door



5925 PRIESTLY DRIVE

| SUITE | SIZE | RATE | AVAILABLE |
|-------|------------|--|-----------|
| 101 | ±13,600 SF | PROMO RATE \$0.80 NNN (± \$0.47) | Now |

FEATURES (AS - BUILT)

- » 9 private offices
- » Reception area
- » Conference room
- » Ample restrooms
- » Break room
- » 100% HVAC warehouse
- » One (1) grade level loading door
- » 1200 Amps, 120/208V, expandable to 2500 Amps*

*to be verified







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