

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 1,600 and 15,000 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 - \$1.30 NNN
LEASE RATE

±\$0.46/SF
NNN CHARGES

±1,632 - 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

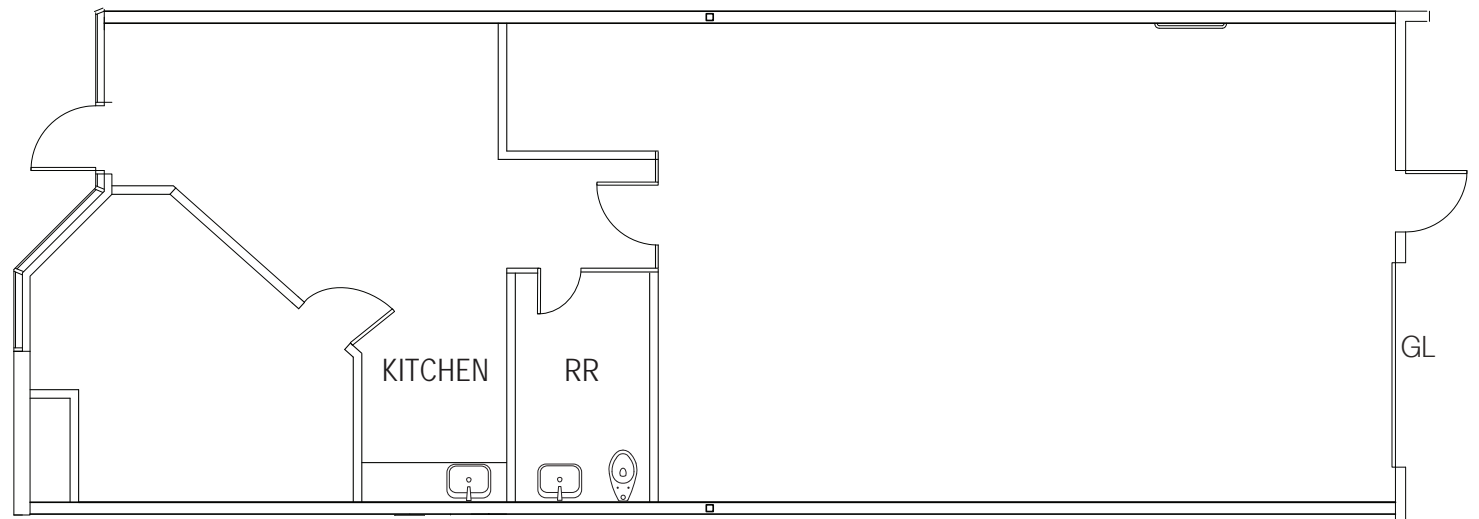
ADDRESS	SIZE	RATE	AVAILABLE	FEATURES
2260 RUTHERFORD RD, SUITE 110	1,632 RSF	\$1.30 NNN (± \$0.46)	Now	Reception, 1 office, 1 restroom, kitchen, data room & warehouse (100% HVAC)
2260 RUTHERFORD RD, SUITE 111	2,680 RSF	\$0.99 NNN (± \$0.46)	Now	Reception, 7 offices, breakroom, 2 restrooms & warehouse
2262 RUTHERFORD RD, SUITE 101-103	2,811 RSF	\$1.30 NNN (± \$0.46)	Now	Reception, 2 offices, 2 restrooms, data, conference, break room & warehouse
5925 PRIESTLY DR, SUITE 101	13,600 RSF	PROMO RATE \$0.80 NNN (± \$0.46)	Now	Reception, 9 private offices, ample restrooms, storage, break room & warehouse. (100% HVAC)

2260 RUTHERFORD ROAD

SUITE	SIZE	RATE	AVAILABLE
110	±1,632 SF	\$1.30 NNN (± \$0.46)	Now

FEATURES (AS - BUILT)

- » 1 office
- » Kitchen
- » Reception area
- » 1 restroom
- » Warehouse
- » 100% HVAC
- » One (1) grade level loading door

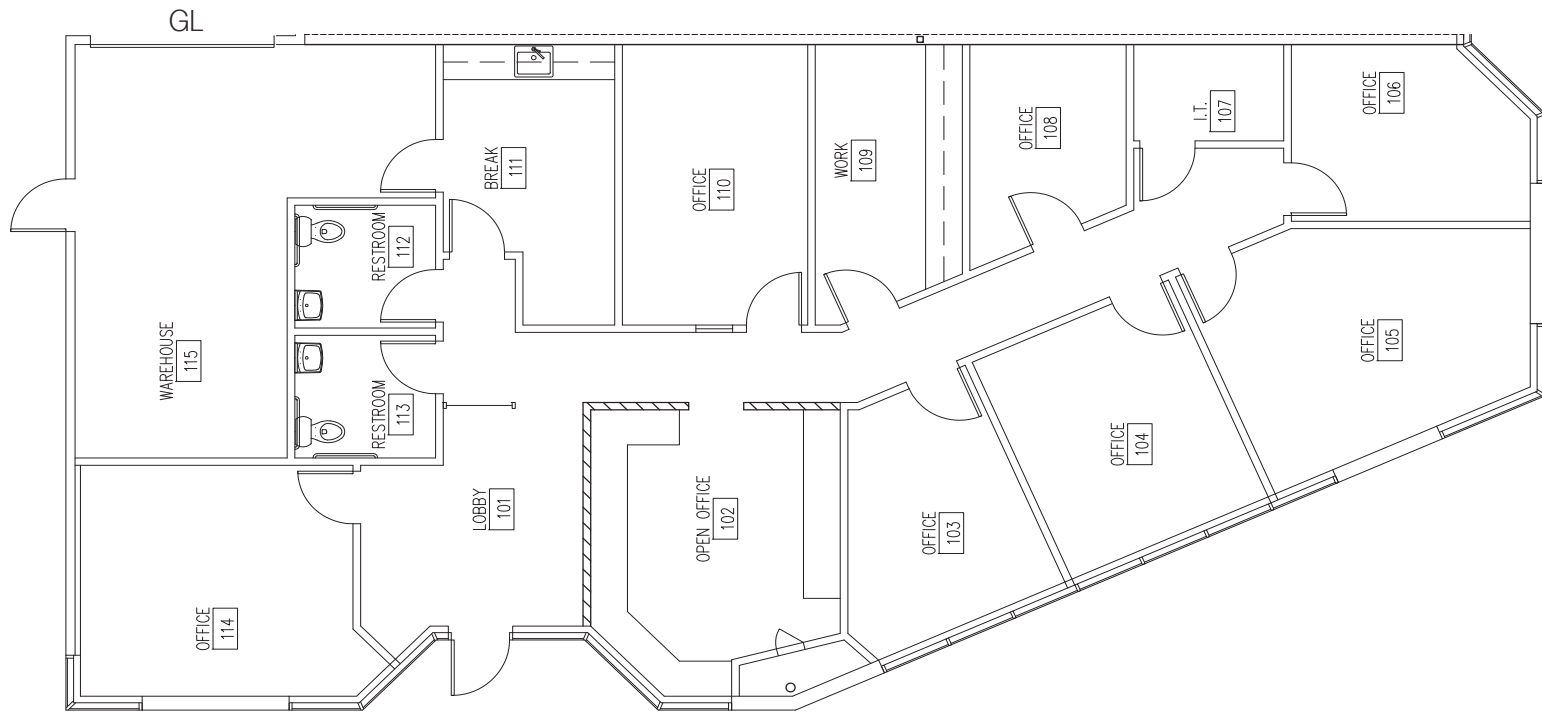


2260 RUTHERFORD ROAD

SUITE	SIZE	RATE	AVAILABLE
111	±2,680 SF	\$0.99 NNN (± \$0.46)	Now

FEATURES (AS - BUILT)

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

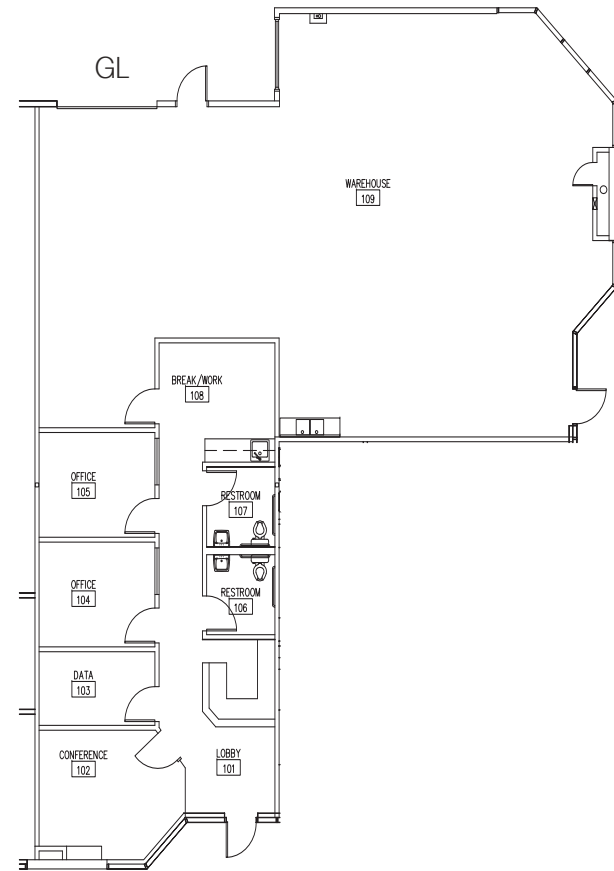


2262 RUTHERFORD ROAD

SUITE	SIZE	RATE	AVAILABLE
101 - 103	±2,811 SF	\$1.30 NNN (± \$0.46)	Now

FEATURES

- » 2 offices
- » Reception area
- » 2 restrooms
- » Conference room
- » Data room
- » Break room
- » Warehouse
- » One (1) grade level loading door

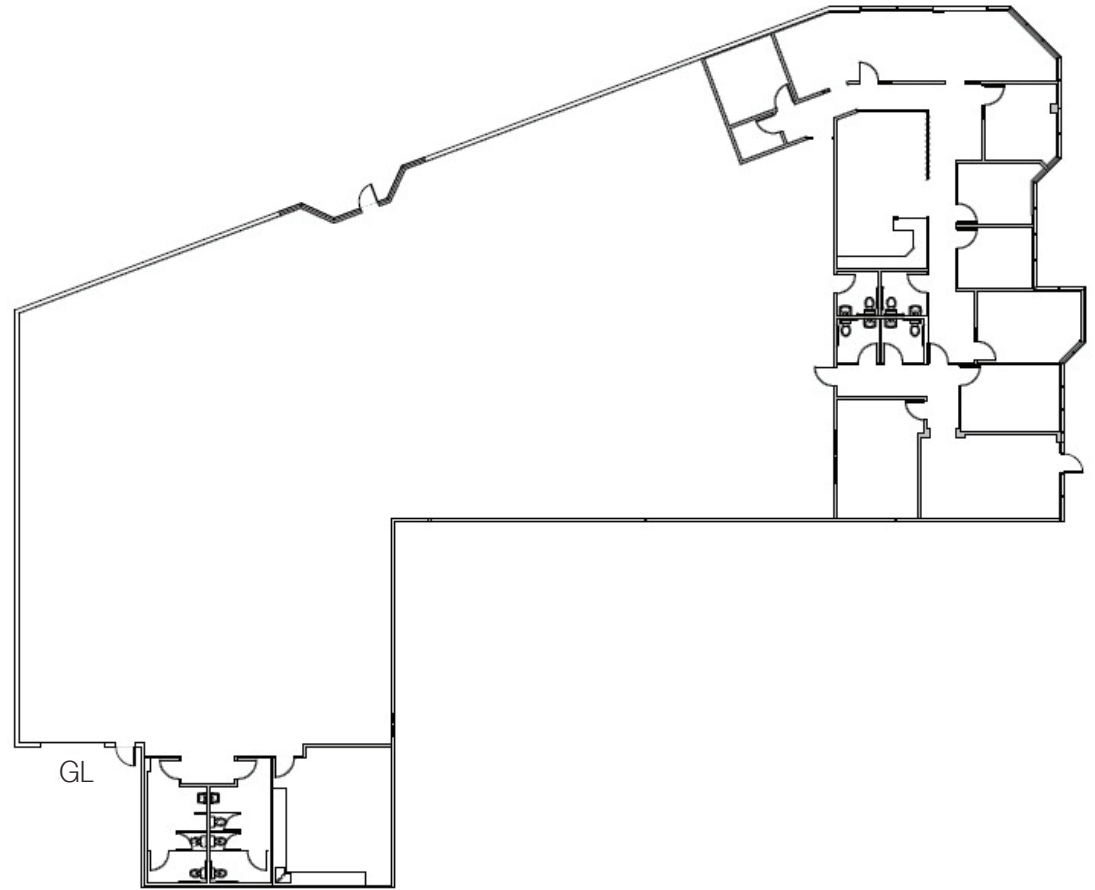


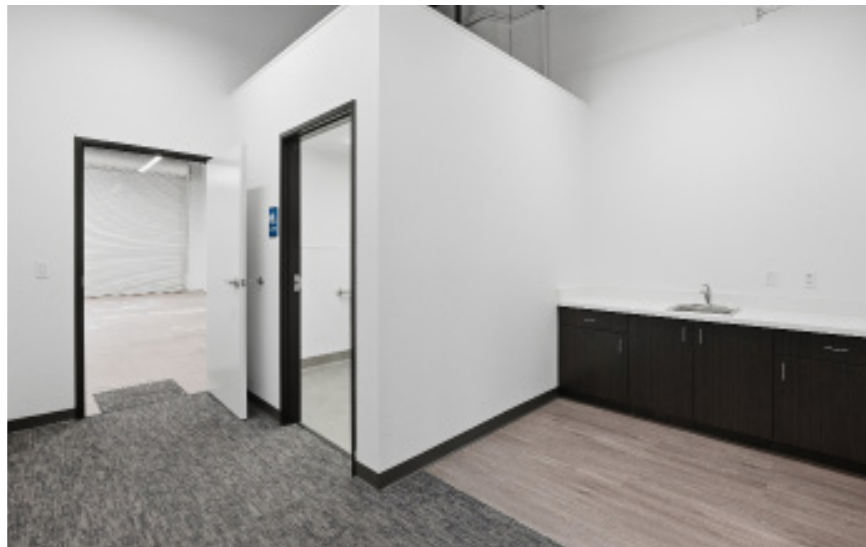
5925 PRIESTLY DRIVE

SUITE	SIZE	RATE	AVAILABLE
101	±13,600 SF	PROMO RATE \$0.80 NNN (± \$0.46)	Now

FEATURES (AS - BUILT)

- » 9 private offices
- » Reception area
- » Conference room
- » Ample restrooms
- » Break room
- » 100% HVAC warehouse
- » One (1) grade level loading door







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