

CARLSBAD

5924 BALFOUR COURT  
SUITE 100

CARLSBAD, CA 92008

**FOR SUBLEASE**

**GARRETT FENA, SIOR**  
Senior Vice President, Partner  
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gfena@voitco.com

***Voit***  
REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100  
La Jolla, California 92037  
858.453.0505 | 858.408.3976 Fax  
Lic #01991785 • [www.VoitCo.com](http://www.VoitCo.com)

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## SUBLEASE RATE

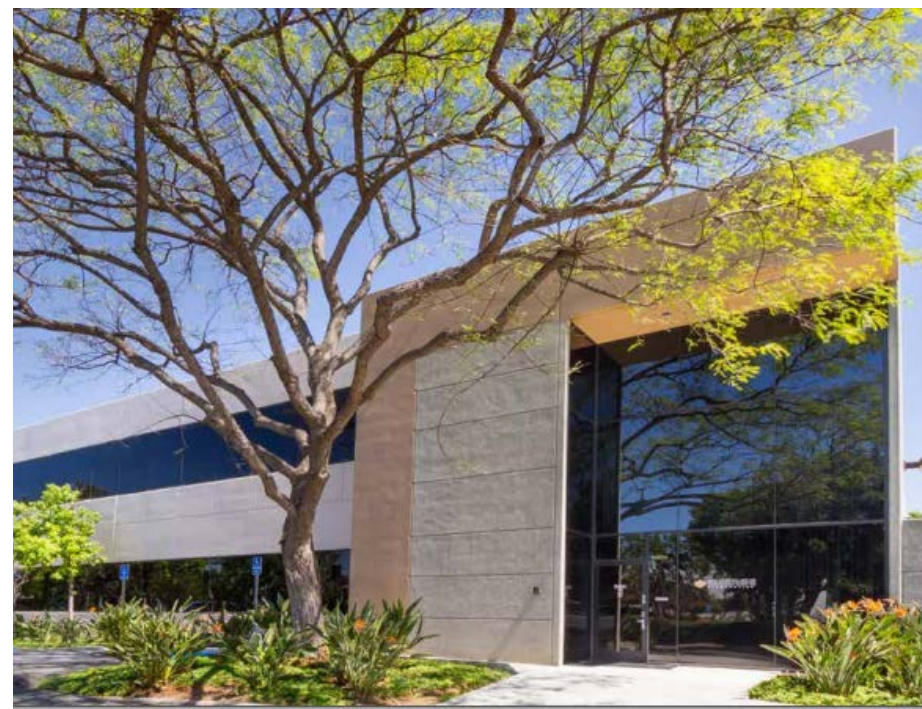
**\$2.25 +**

**ELECTRICAL & JANITORIAL**

**5924 Balfour Court**, offers a ground floor Biotech/Lab suite for sublease in the highly desirable Carlsbad Submarket. The unit is a rare opportunity in a quiet and well maintained Flex building.

### PROPERTY HIGHLIGHTS

- Great Location in the Carlsbad Submarket
- Excellent Access to the I-5 Corridor
- 3/1,000 SF Parking Ratio
- Close Proximity to Retail Amenities
- Located in the heart of Carlsbad Research Center
- Traditional Biotech/Lab space with office & HVAC warehouse



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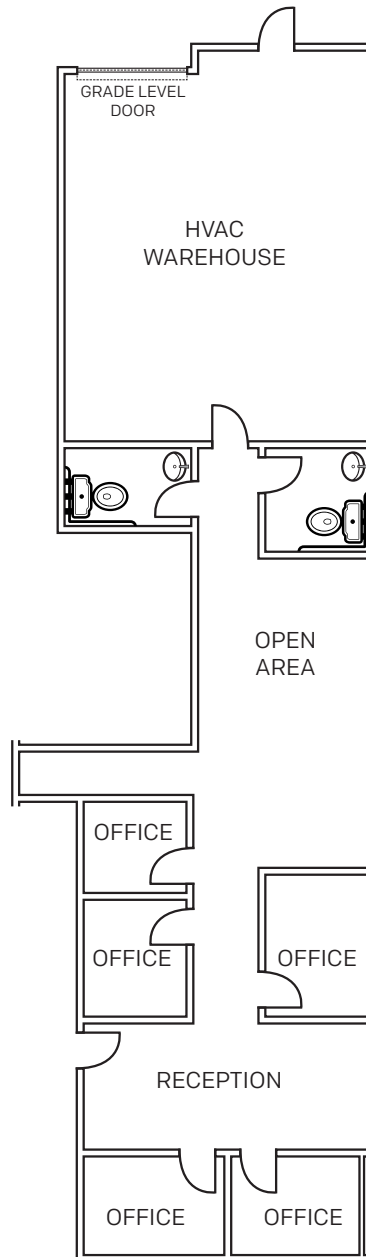
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## SUITE 100

- 2,690 Square Foot Biotech suite
- Ground floor unit
- Five (5) private offices
- Open area
- HVAC serviced warehouse
- Sublease expires November 30, 2028

\*Please inquire about the existing lab & office furnishings that can be made available.



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