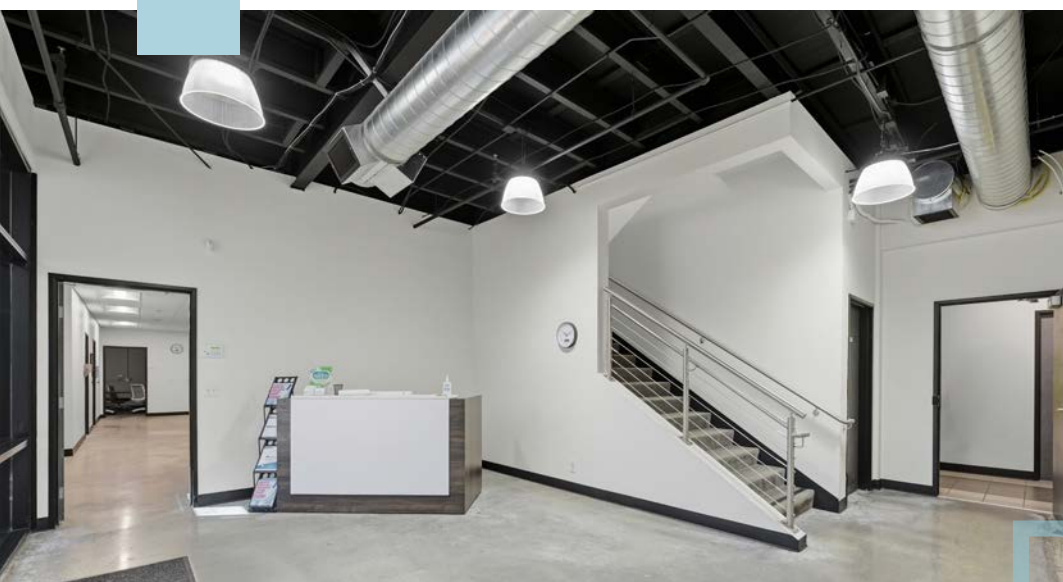




**5919**  
farnsworth court

**21,436 SF**  
**FREESTANDING FLEX BUILDING**

**CBRE**



**LEASE RATE: \$1.50/SF NNN**

## O V E R V I E W

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



**LOADING**  
4 grade level doors



**CEILING HEIGHT**  
24' minimum



**PARKING**  
3.0/1,000 (64 stalls)



**ZONING**  
PM Zone;  
CRC Specific Plan



# 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



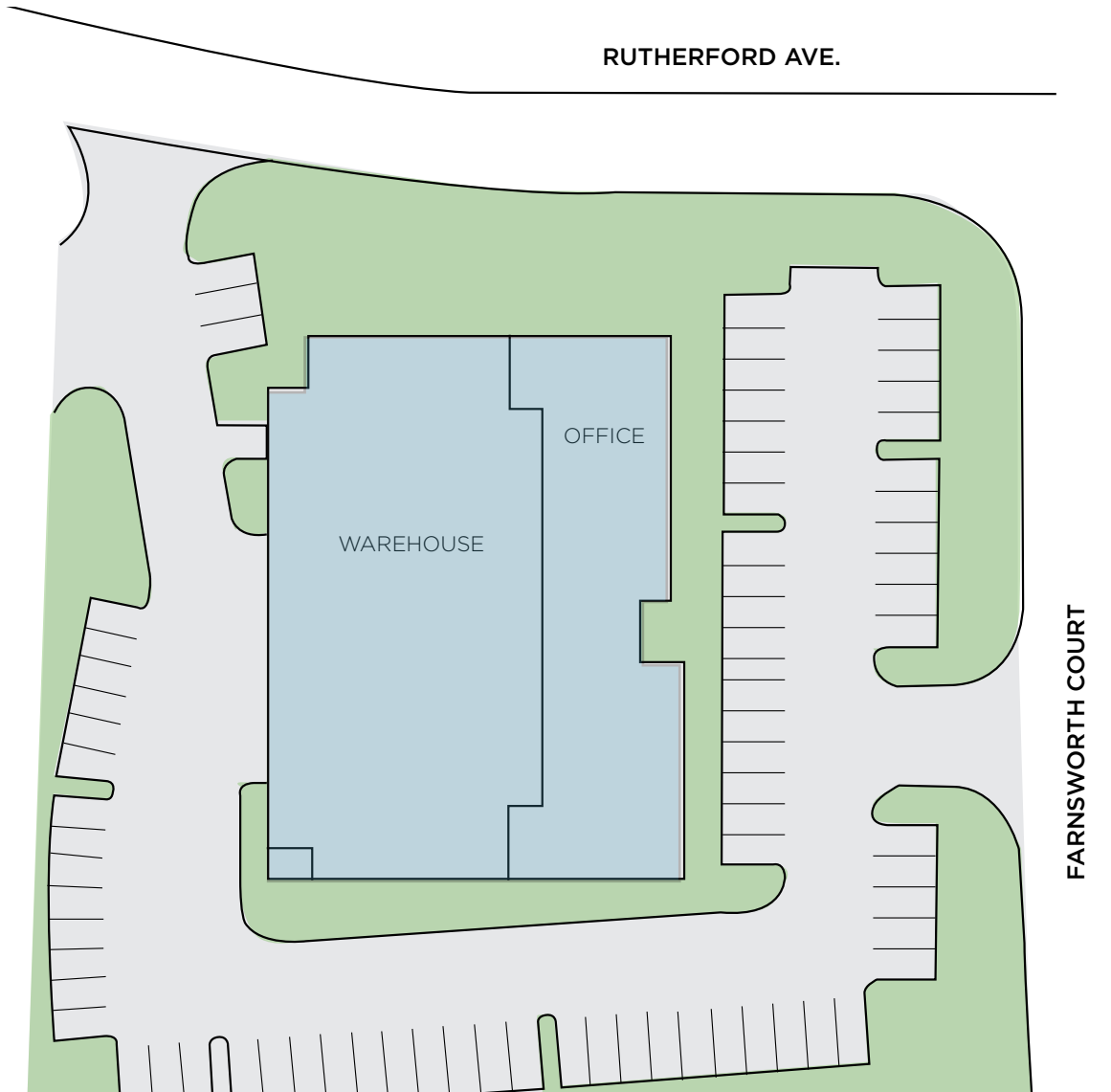
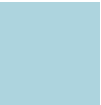
Renovated lobby with open ceiling/wood beams



Concrete flooring & LED lighting



S I T E P L A N

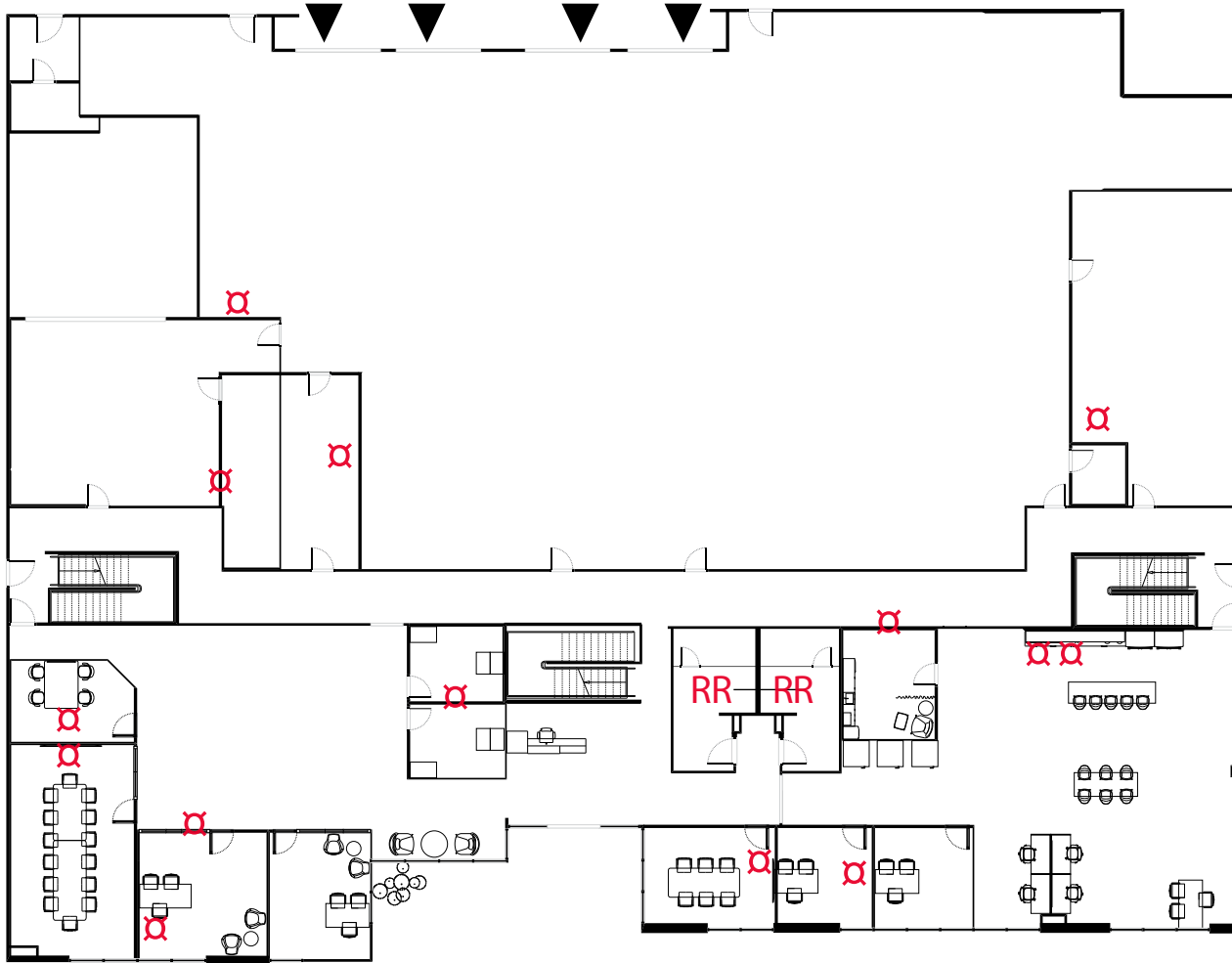


RUTHERFORD AVE.

FARNSWORTH COURT

# 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

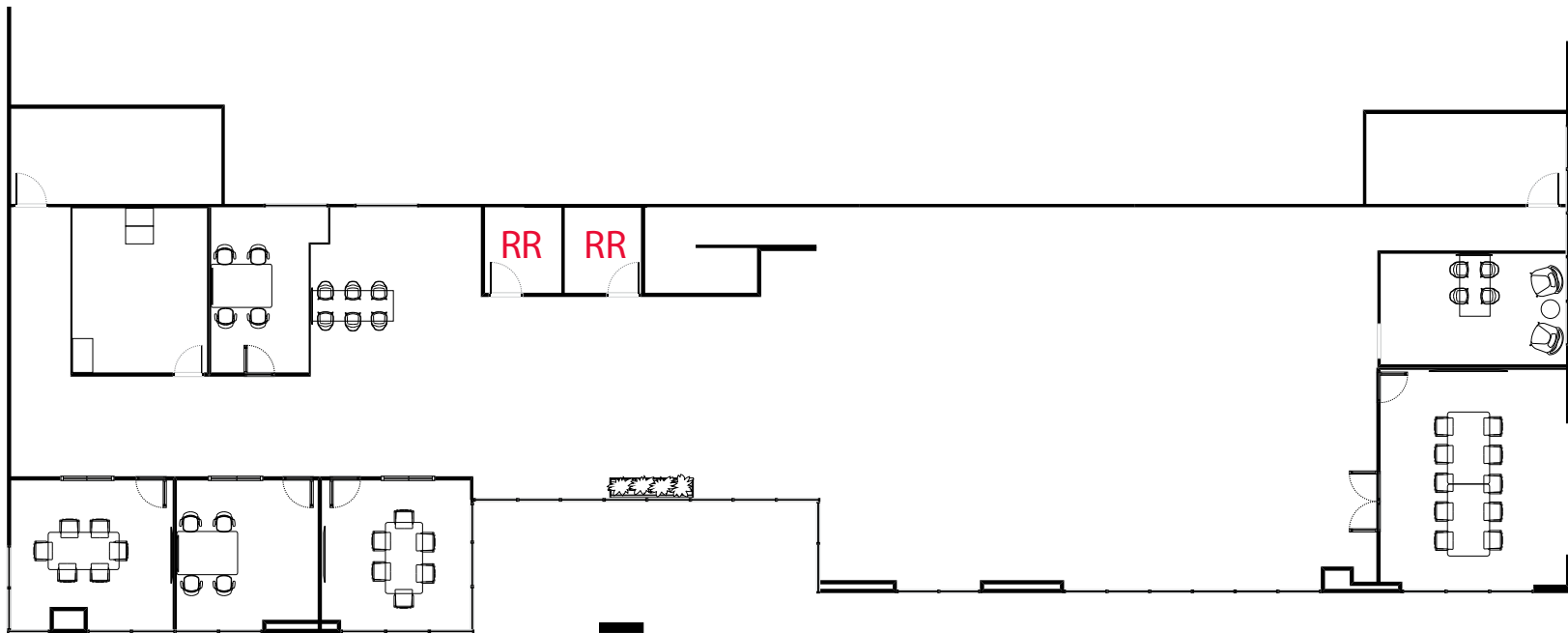


## Collaborative Spaces Provided

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

## Support + Wellbeing Spaces Provided

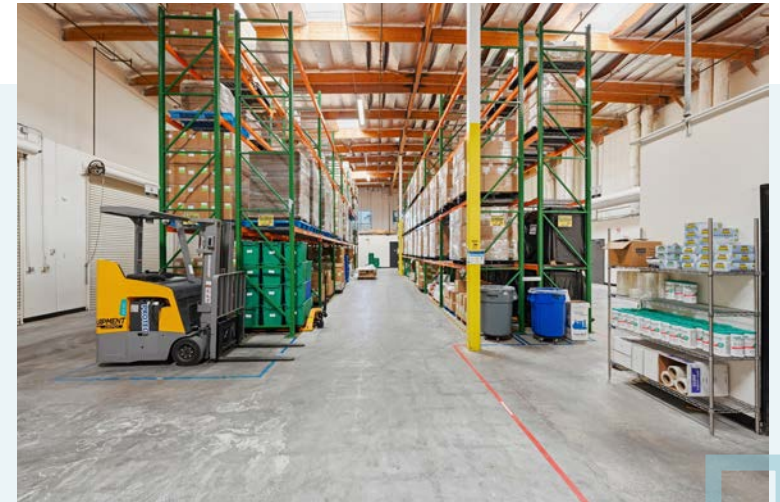
Lounge	4
Cafe	1
IDF Room	1



# 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**
  - BJs 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
  - Wetzels 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**  
farnsworth court



L E A S I N G  
C O N T A C T S

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