



LA PLACE COURT  
5900-5950  
LA PLACE CT  
CARLSBAD, CA 92008

**Under New Ownership  
Extensive Renovations  
& Brand New Spec Suites  
COMING SOON!**



EXCLUSIVELY MARKETING BY:



OWNED BY:







# LA PLACE COURT

## 5900-5950

### LA PLACE CT

CARLSBAD, CA 92008

#### PROPERTY FEATURES

**EXTENSIVE PROJECT RENOVATIONS AND  
BRAND NEW TRADITIONAL & CREATIVE  
SPEC SUITES COMING SOON!**

Awarded 2015 U.S. Environmental Protection Agency's (EPA) ENERGY STAR® certification for superior energy efficiency

Class "A" management services and amenities at an affordable rate

81,747 RSF project, located in master planned Carlsbad Research Center

Close proximity to restaurants, hotels, business services and McClellan Palomar Airport

Atrium lobbies and abundant parking

Shower & locker room facilities

Spacious courtyard for lunch and corporate events

Deli on-site

Wireless Internet throughout

Internet available with Time Warner, AT&T and Airband

Fiber connectivity available through Time Warner

Monument Signage available

State-of-the-art HVAC energy management

Award winning management team  
for Service Excellence



MANAGED BY: **PROVIDIEN**  
Property Management

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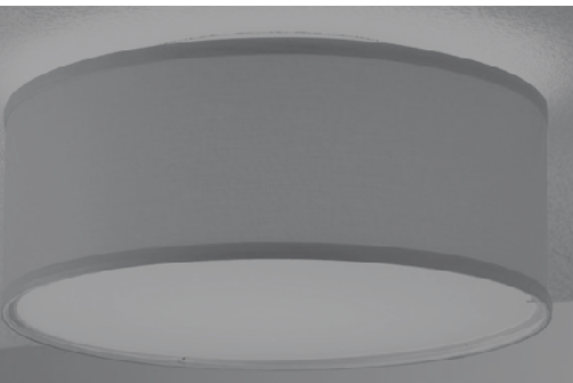


## EXTENSIVE RENOVATIONS UNDER WAY & BRAND NEW SPEC SUITES COMING SOON!

Renovations include modern upgrades to:



RESTROOMS & SHOWERS



LOBBIES & COMMON CORRIDORS, COMMON AREA LOUNGES AND OUTDOOR WORK & REST AREAS

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*NOTE: The renderings shown and included above are for illustrative purposes only and are not intended as a warranty or representation by the owner. The owner hereby disclaims any representation, warranty or assurance to a prospective tenant regarding any improvement to be constructed on the project as depicted in this brochure and reserves the right to substitute the materials and finishes.*



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#### AVAILABILITY

Lease rate: \$2.20/RSF + Electricity

**NEW SPEC SUITES COMING SOON!**

BUILDING	SUITE #	SQUARE FEET	AVAILABILITY	CONDITION
5950	101	4,481 RSF	now	built-out
5950	110	2,998 RSF	January 1, 2017	built-out
5950	155	1,101 RSF	now	built-out
5950	165	1,686 RSF	now	creative open-ceiling spec suite

*Rate & availability are subject to change without notice. Please contact the listing broker for current rate & availability.*

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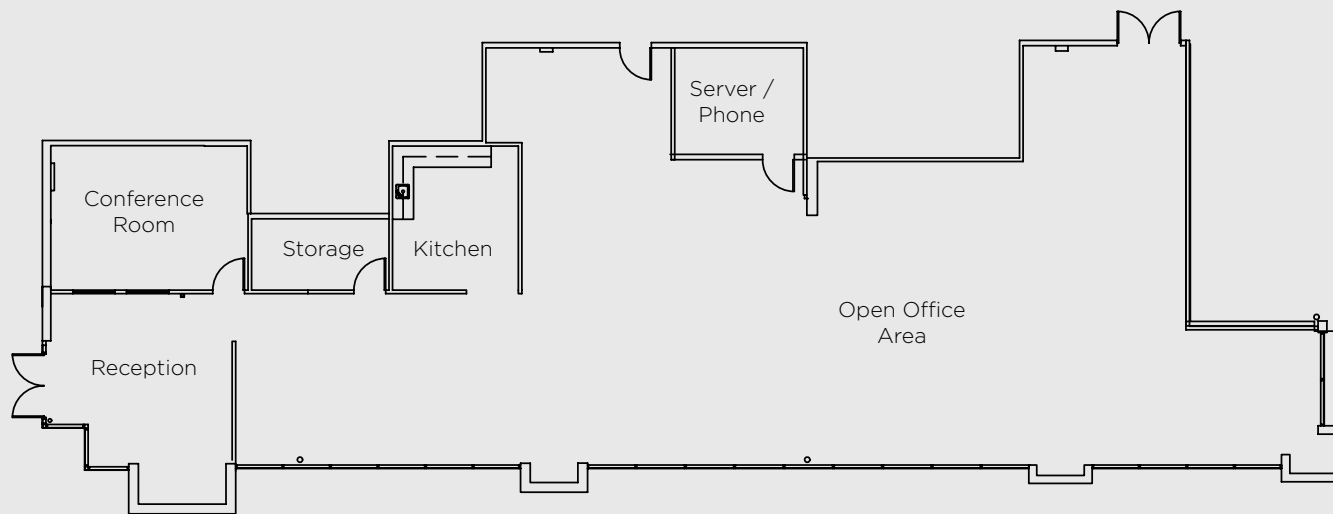
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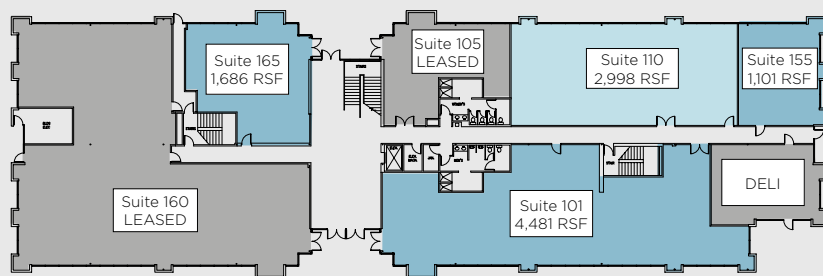
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www.cushmanwakefield.com





As-Built Plan



5950 BUILDING — FIRST FLOOR

**SUITE 101 (4,481 RSF)**

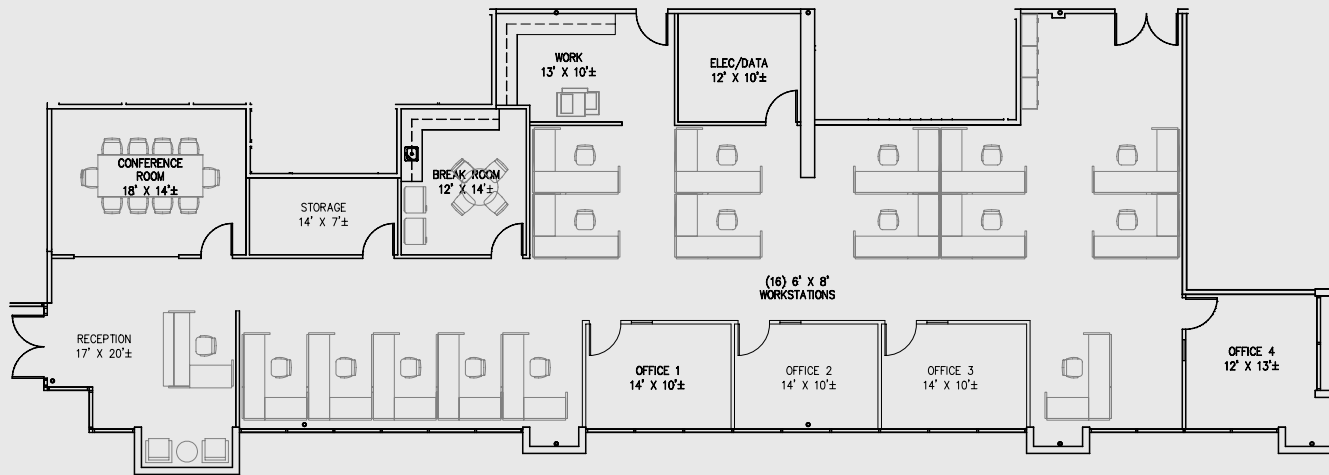
Reception with double door entry  
 Conference room  
 Storage  
 Kitchen  
 Server/phone room  
 Open office area

**CONCEPTUAL PLAN >>**

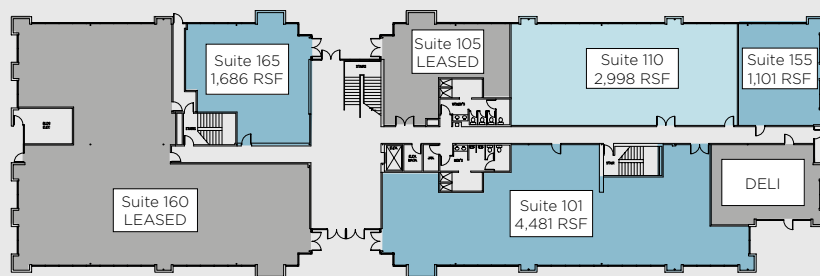
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Conceptual Plan



5950 BUILDING — FIRST FLOOR

#### SUITE 101 (4,481 RSF)

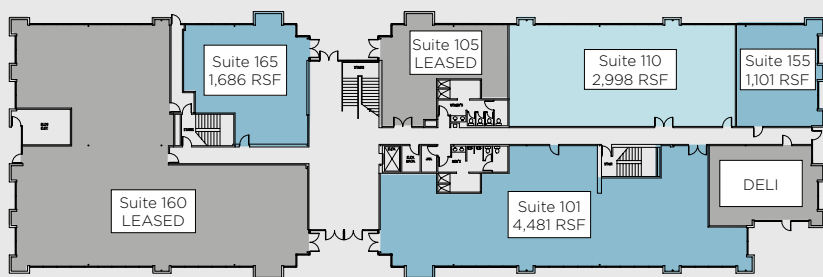
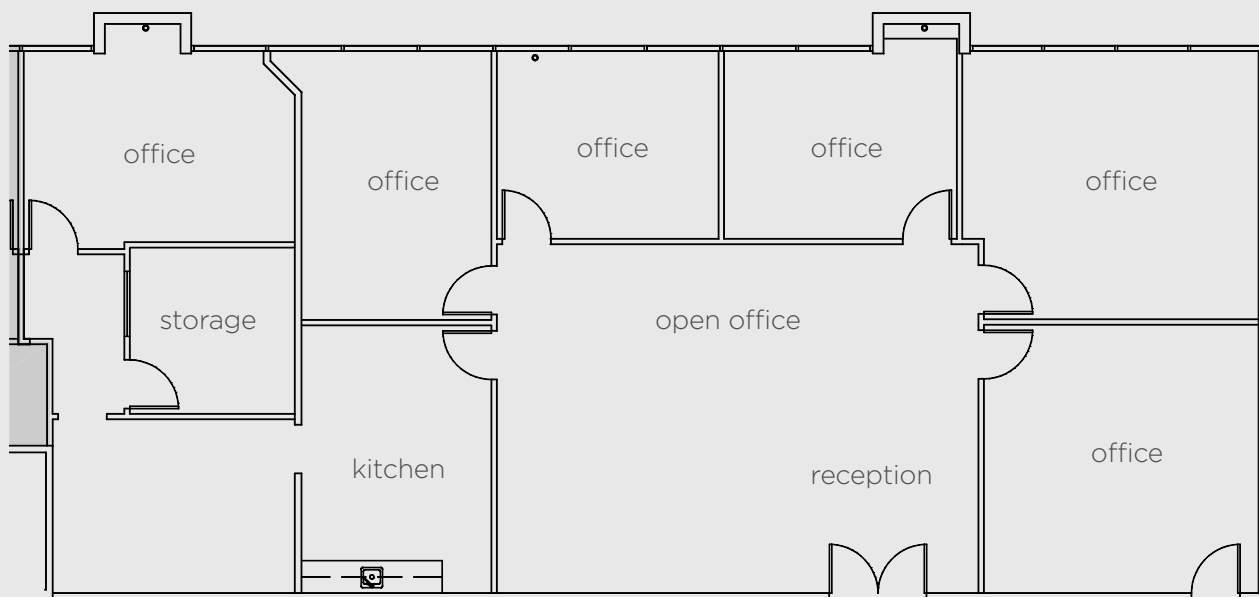
Reception area with double door entry  
Conference room  
Storage  
Kitchen  
Server/phone room  
Open office

<< AS-BUILT PLAN



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5950 BUILDING — FIRST FLOOR

### SUITE 110 (2,998 RSF)

Available January 1, 2017

Reception area with double door entry

6 private offices

Open office

Kitchen

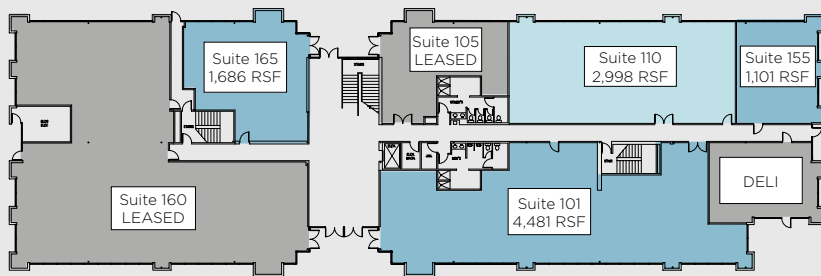
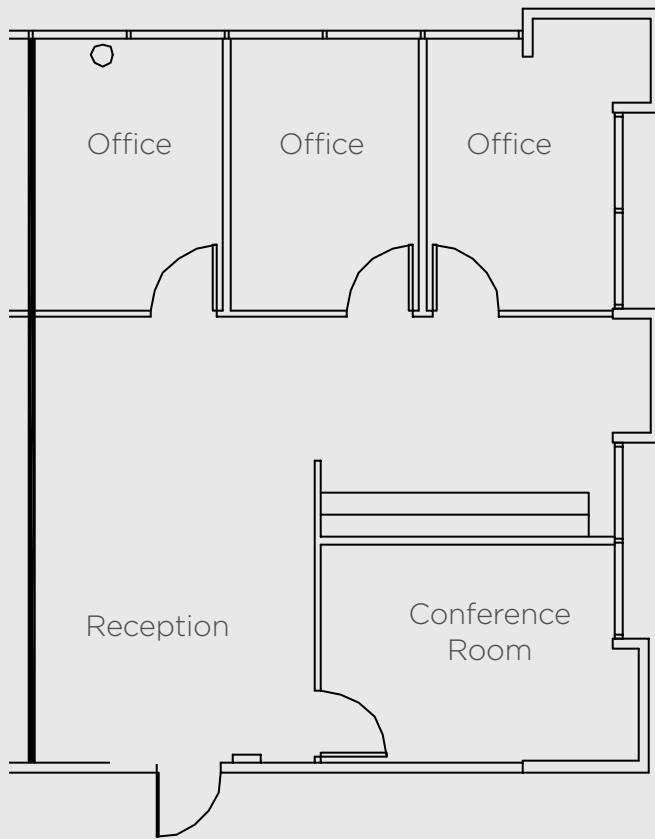
Storage

<< AS-BUILT PLAN



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5950 BUILDING — FIRST FLOOR

**SUITE 155 (1,101 RSF)**

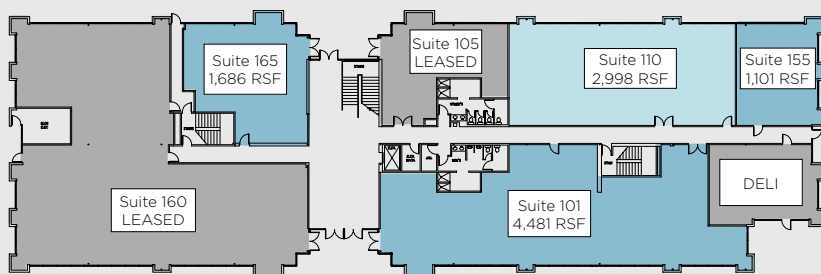
- Reception
- 3 private offices
- Conference room
- Work area



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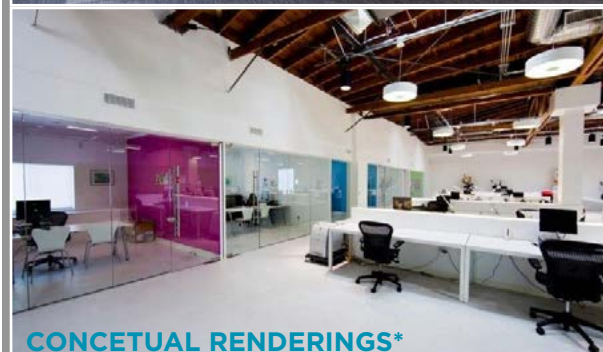
5950 BUILDING — FIRST FLOOR

### SUITE 165 (1,686 RSF)

#### BRAND NEW CREATIVE OPEN-CEILING OFFICE SPEC SUITE

- Reception with exterior building double door entry
- 2 private offices
- Open office and collaboration areas

### SPEC SUITE FINISHES



CONCETUAL RENDERINGS\*

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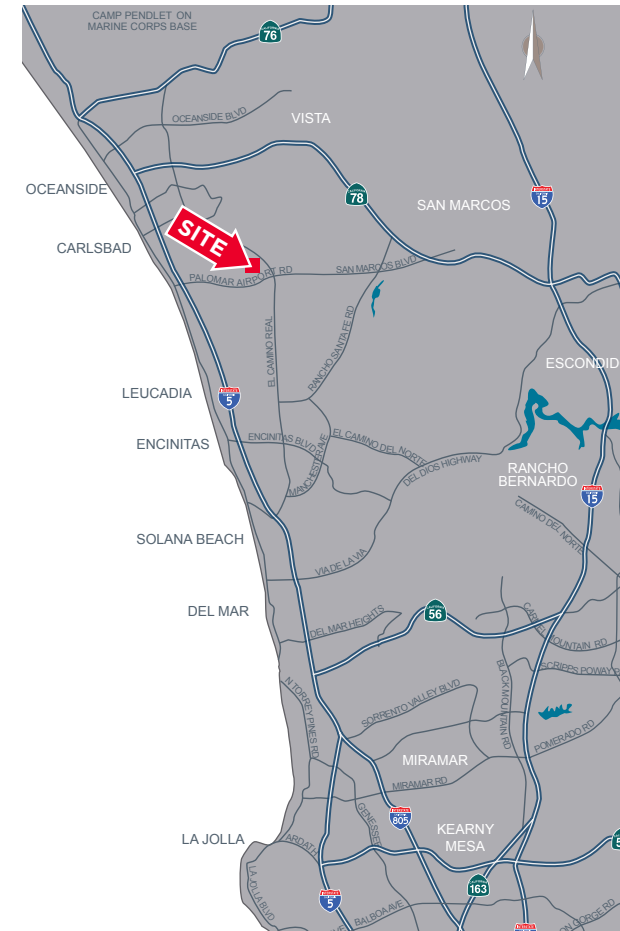
CARLSBAD, CALIFORNIA

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## ABOUT OWNERSHIP

Swift Real Estate Partners (“Swift”) is an independent and vertically integrated real estate investment firm. Swift Estate acquired the property in December 2015. Renovation plans are in place to make La Place Court attractive to tenants in the market that desire a high quality feel without paying a rent premium for new construction in the submarket. Some of the capital improvements include upgrades to the façade and lobby; adding outdoor amenities, and conducting landscaping and identity improvements.

Swift selectively acquires and repositions office and industrial assets in select West Coast markets. Swift identifies unique opportunities and executes well-defined business plans while providing real-time, day-to-day oversight for each investment. Swift’s professionals bring experience encompassing all aspects of real estate investment and management, including acquisition, financing, leasing, disposition, and construction management. Swift was founded in 2010 and is headquartered in San Francisco.

For more information please visit their website at: <http://www.swift-rp.com>

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