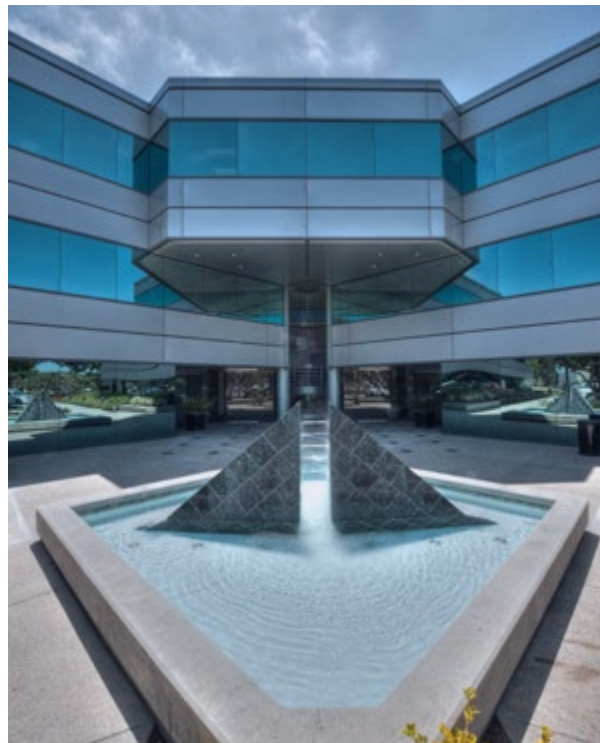




AIRPORT PLAZA
5963
LA PLACE CT
CARLSBAD, CA 92008

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



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OWNED BY:





AIRPORT PLAZA

5963

LA PLACE CT

CARLSBAD, CA 92008

PROPERTY FEATURES

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

62,674 SF Class "A" office project with convenient access to Interstate-5 via Palomar Airport Road or Cannon Road

Located in master planned Carlsbad Research Center with close proximity to restaurants and business services

Monument and building signage available

Shower & lockers facilities

Stylish atrium lobby, spacious balconies, airport views, park-like eating areas & ample parking

Walking distance to three delis

After hours security access system

State-of-the-art HVAC energy management

Cable Service provided by Time Warner Cable

Award winning management team for Service Excellence located on-site



MANAGED BY: **PROVIDIEN**
Property Management

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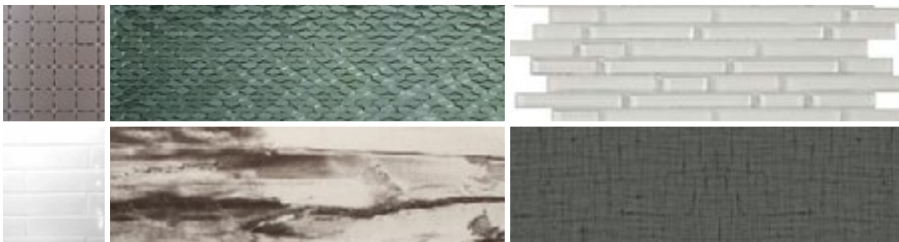


OWNED BY:

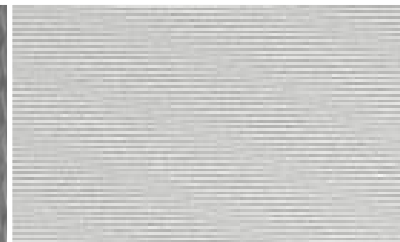
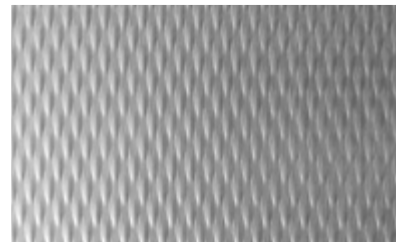


EXTENSIVE RENOVATIONS UNDER WAY & BRAND NEW SPEC SUITES COMING SOON!

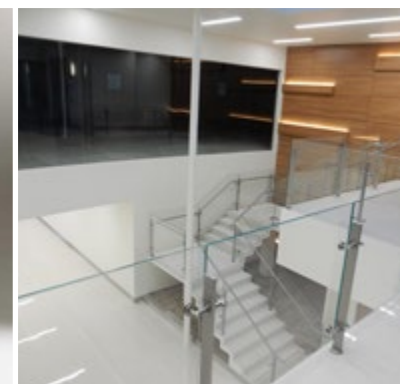
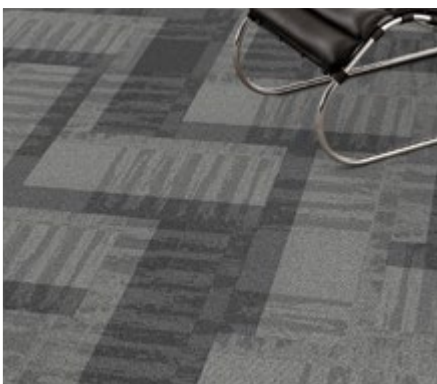
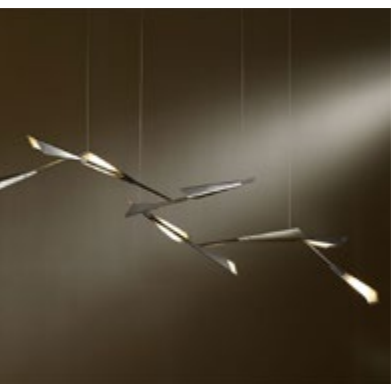
Renovations include modern upgrades to:



RESTROOMS & SHOWERS



ELEVATOR CAB FINISHES



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.



AIRPORT PLAZA

5963

LA PLACE CT

CARLSBAD, CA 92008

AVAILABILITY

Lease rate: \$2.30/RSF + Electricity

NEW SPEC SUITES COMING SOON!

FLOOR	SUITE #	SQUARE FEET	AVAILABILITY	CONDITION
1 st	105/107	5,013 RSF	now	open ceiling creative office spec suite
1 st	105	3,216 RSF (divisible option)	now	open ceiling creative office spec suite
1 st	107	1,797 RSF (divisible option)	now	open ceiling creative office spec suite
1 st	110	2,760 RSF	now	open ceiling creative office spec suite
1 st	105/107/110	Up to 7,773 RSF (contiguous option)	30 days'	open ceiling creative office spec suite
1 st	111	889 RSF	now	built-out
3 rd	300	8,411 RSF	now	built-out
3 rd	306	3,748 RSF	now	built-out
3 rd	312	1,043 RSF	now	built-out
3 rd	314	1,731 RSF	now	built-out
3 rd	312/314	2,774 RSF	now	contiguous option

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

For more information, contact:

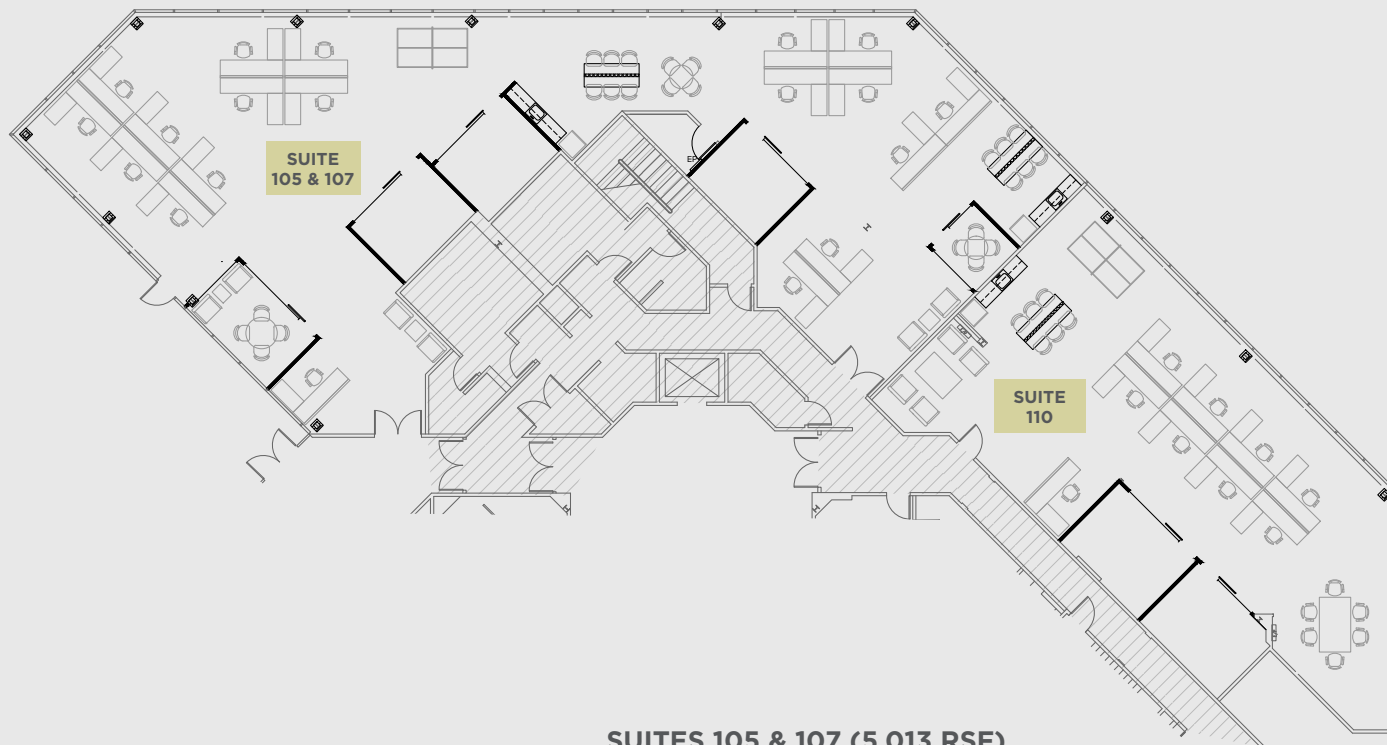
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Carlsbad, CA 92011
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F: +1 760 454 3869
www.cushmanwakefield.com





SUITES 105 & 107 (5,013 RSF)

BRAND NEW CREATIVE OPEN CEILING SPEC SUITE

Reception with double door entry off the ground floor lobby
 3 private offices
 Conference room, Huddle/meeting room
 Open office and collaboration areas
 Open kitchen and storage

SUITE 110 (2,760 RSF)

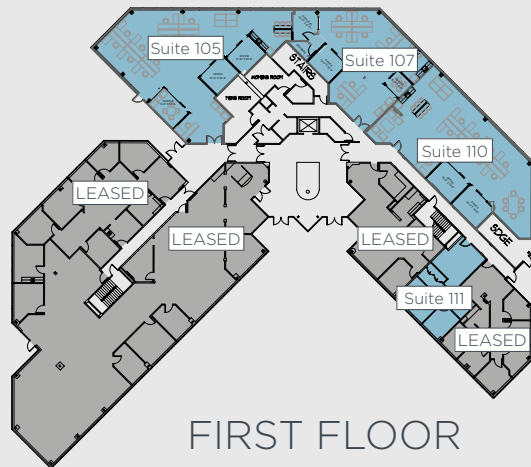
BRAND NEW CREATIVE OPEN CEILING SPEC SUITE

Reception
 2 private offices
 Conference room
 Open kitchen
 Open office & collaboration areas

SUITES 105, 107 & 110 (7,773 RSF)

BRAND NEW CREATIVE OPEN CEILING SPEC SUITE

contiguous option



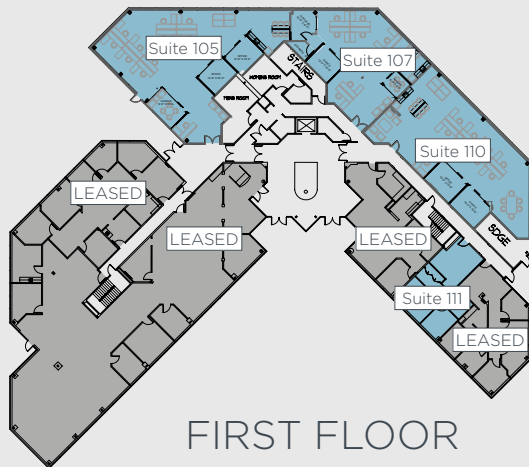
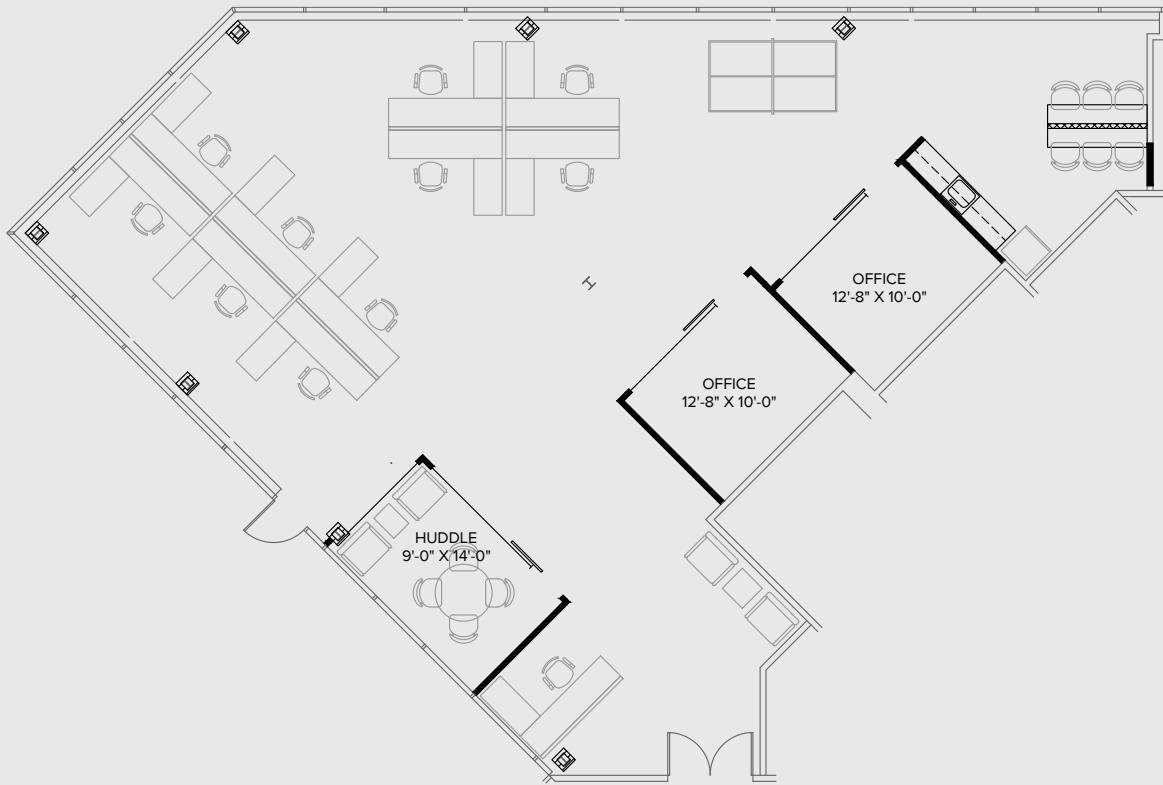
FIRST FLOOR



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SUITE 105 (3,216 RSF)

Divisible option

BRAND NEW CREATIVE OPEN CEILING SPEC SUITE

Reception with double door entry off the ground floor lobby

2 private offices

Conference room, huddle/meeting room

Open kitchen

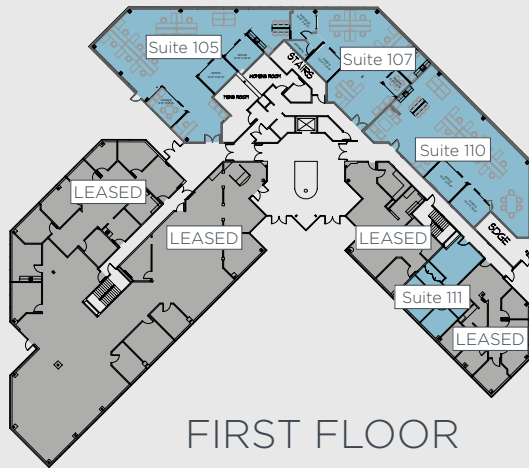
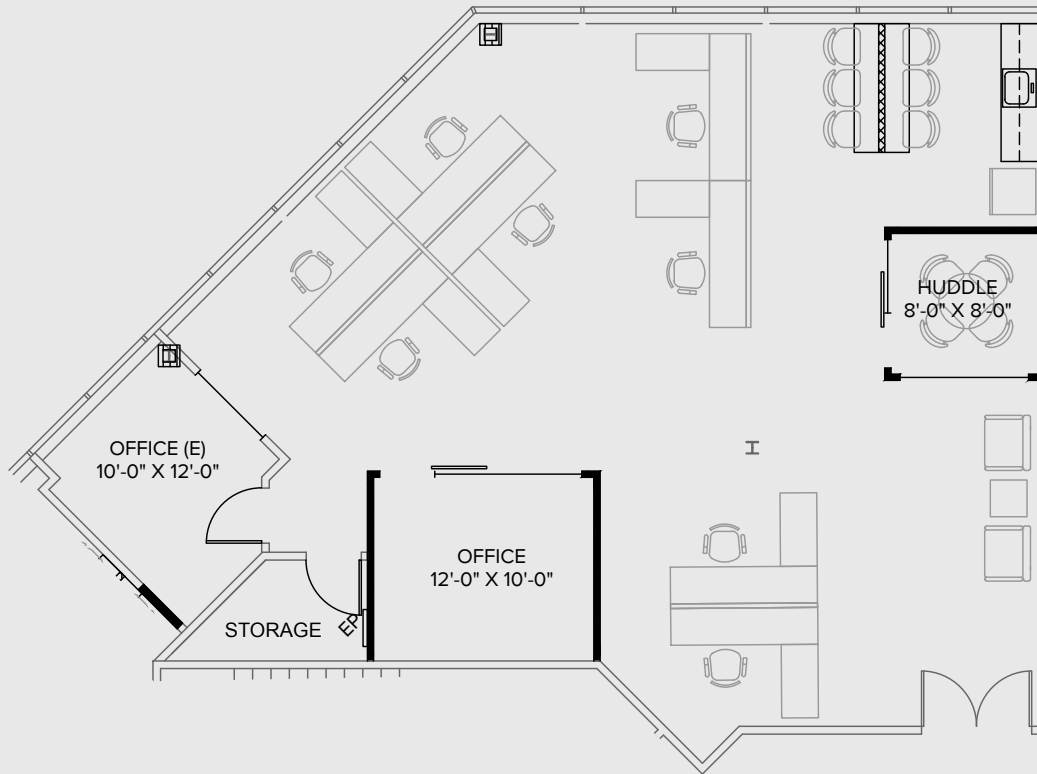
Open office and collaboration areas



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SUITE 107 (1,797 RSF)

Divisible option

BRAND NEW CREATIVE OPEN CEILING SPEC SUITE

Reception with double door entry off the ground floor lobby

2 private offices

Open kitchen

Huddle/meeting room

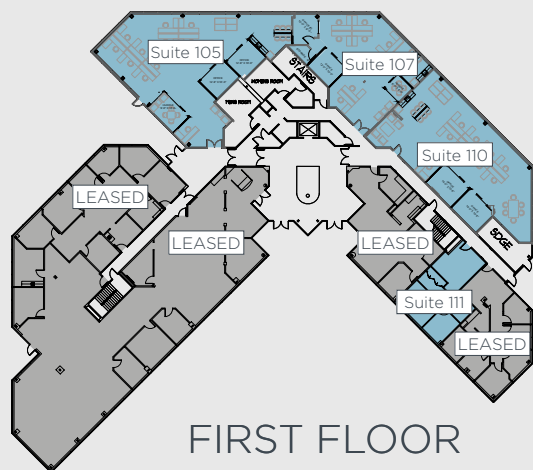
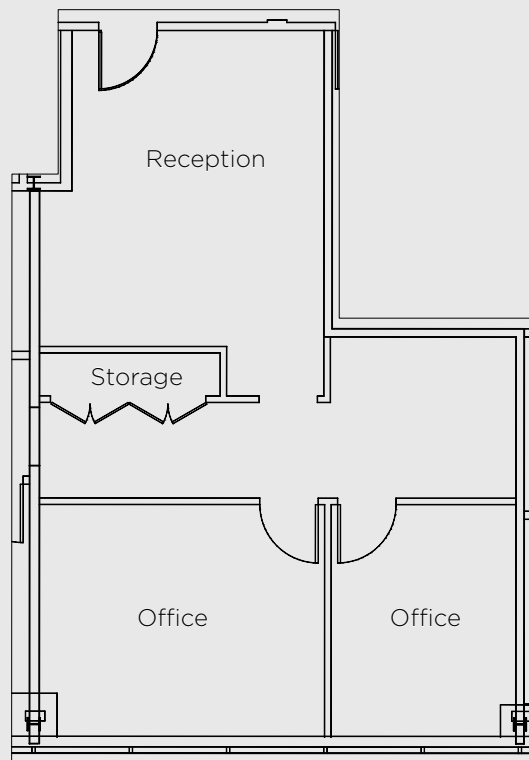
Storage



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SUITE 111 (889 RSF)

Reception

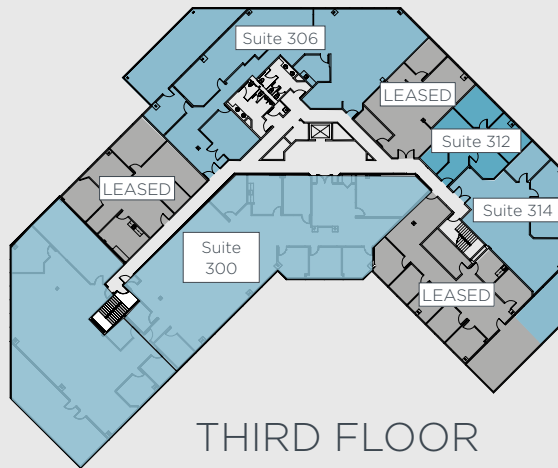
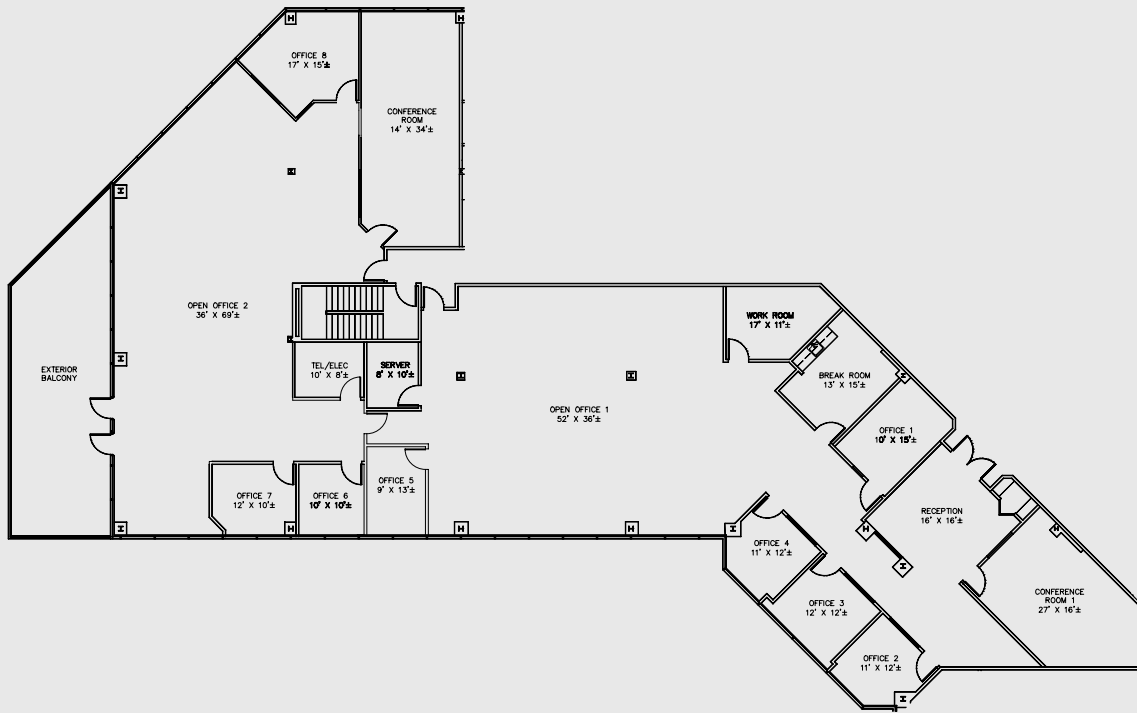
2 private offices

Storage



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SUITE 300 (8,411 RSF)

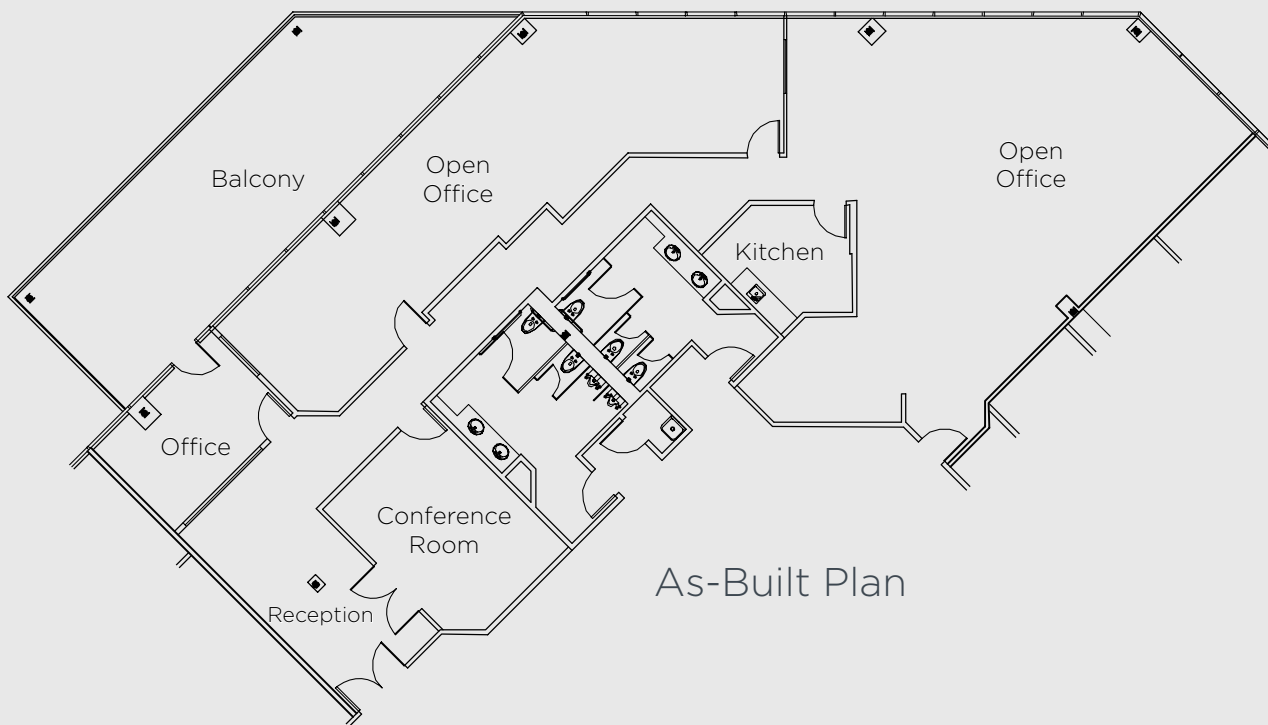
Divisible to 3,500 RSF

Reception
 8 private offices
 2 open office areas
 2 conference rooms
 Work room
 Server room
 Tele/elec. room
 Kitchen / break room
 Private balcony access

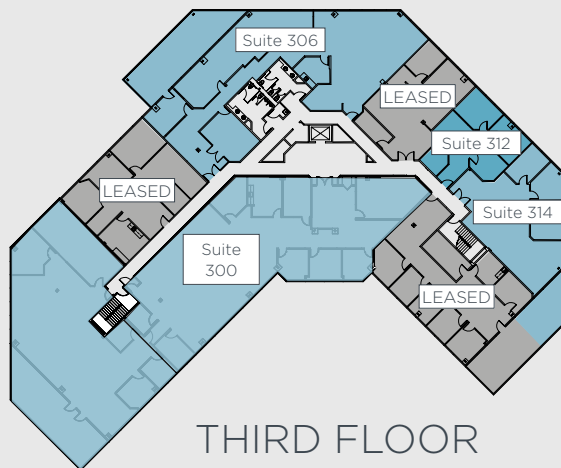


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As-Built Plan

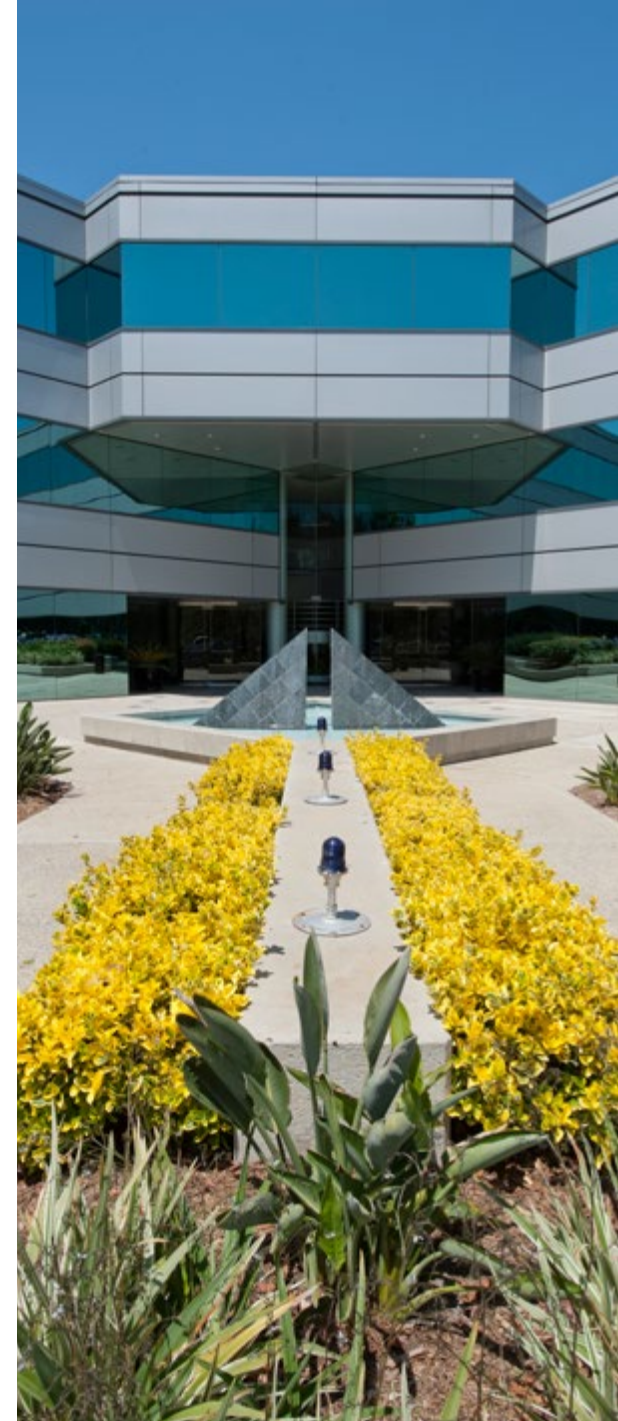


THIRD FLOOR

SUITE 306 (3,748 RSF)

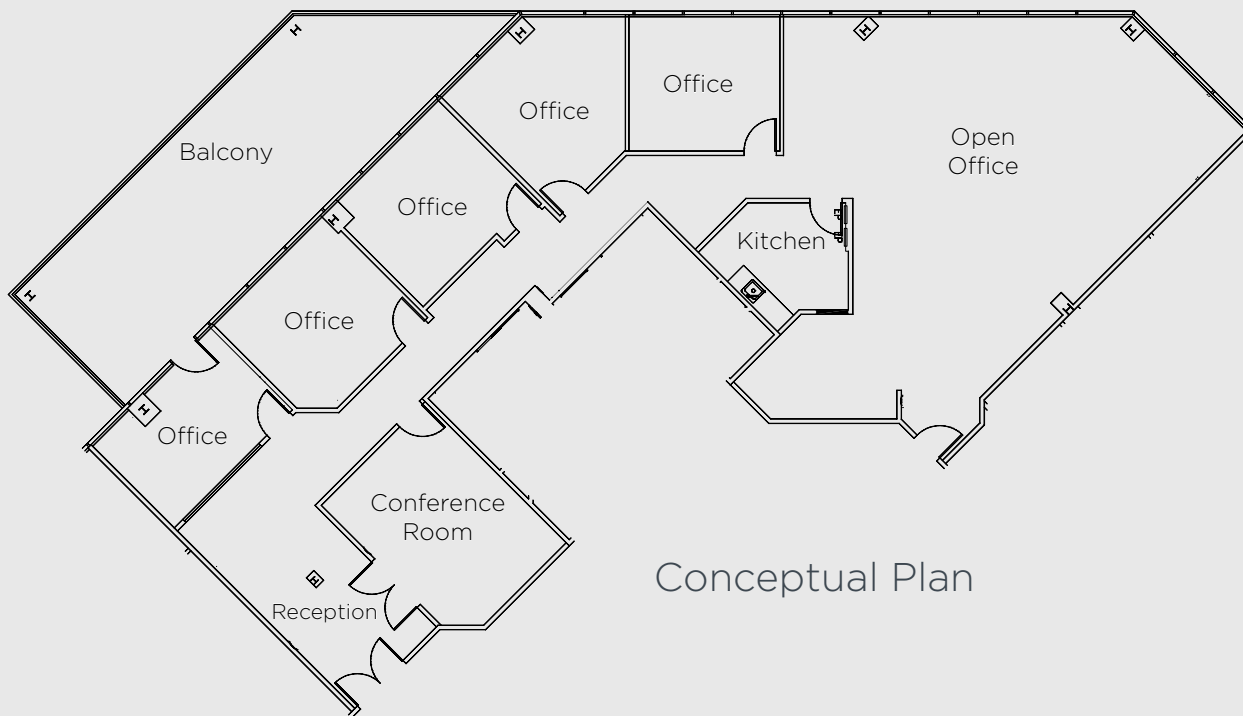
Reception with double door entry
 Conference room
 1 private office
 Open office
 Kitchen / break room
 Private balcony access

CONCEPTUAL PLAN >>

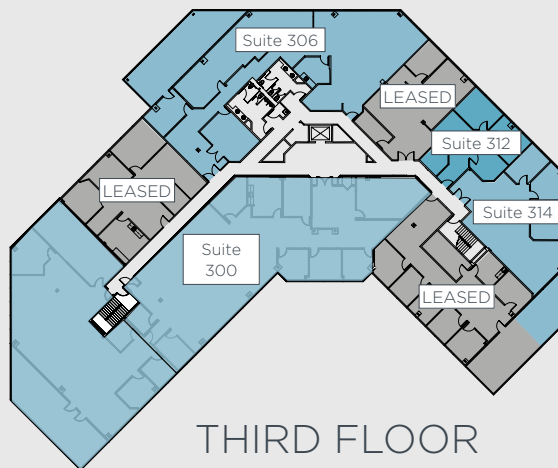


EXCLUSIVELY MARKETING BY:





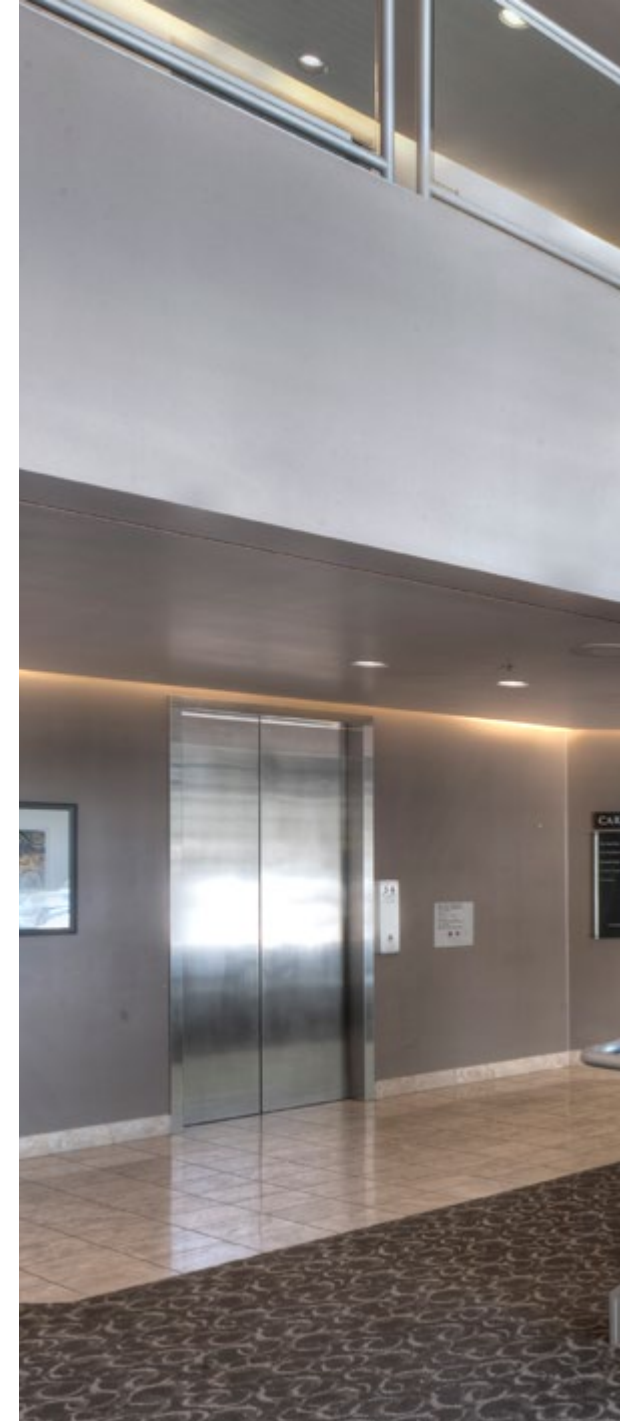
Conceptual Plan



SUITE 306 (3,748 RSF)

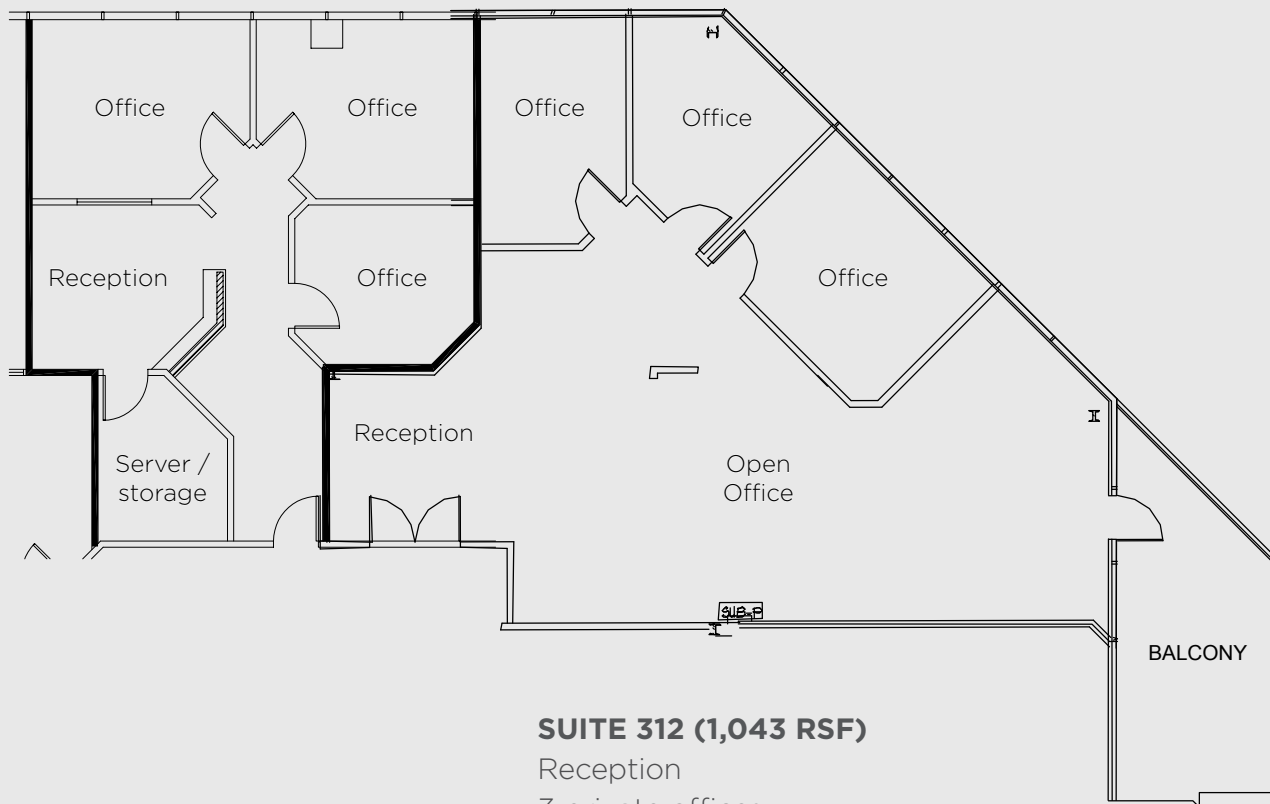
Reception with double door entry
 Conference room
 5 private offices
 Open office area
 Kitchen
 Private balcony access

<< **AS-BUILT PLAN**



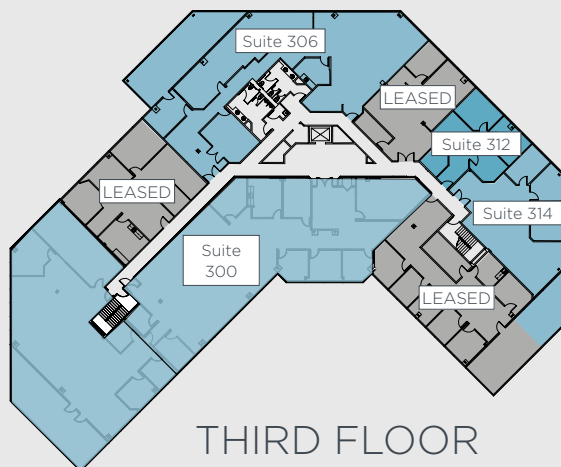
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SUITE 312 (1,043 RSF)

Reception
3 private offices
Storage / server room

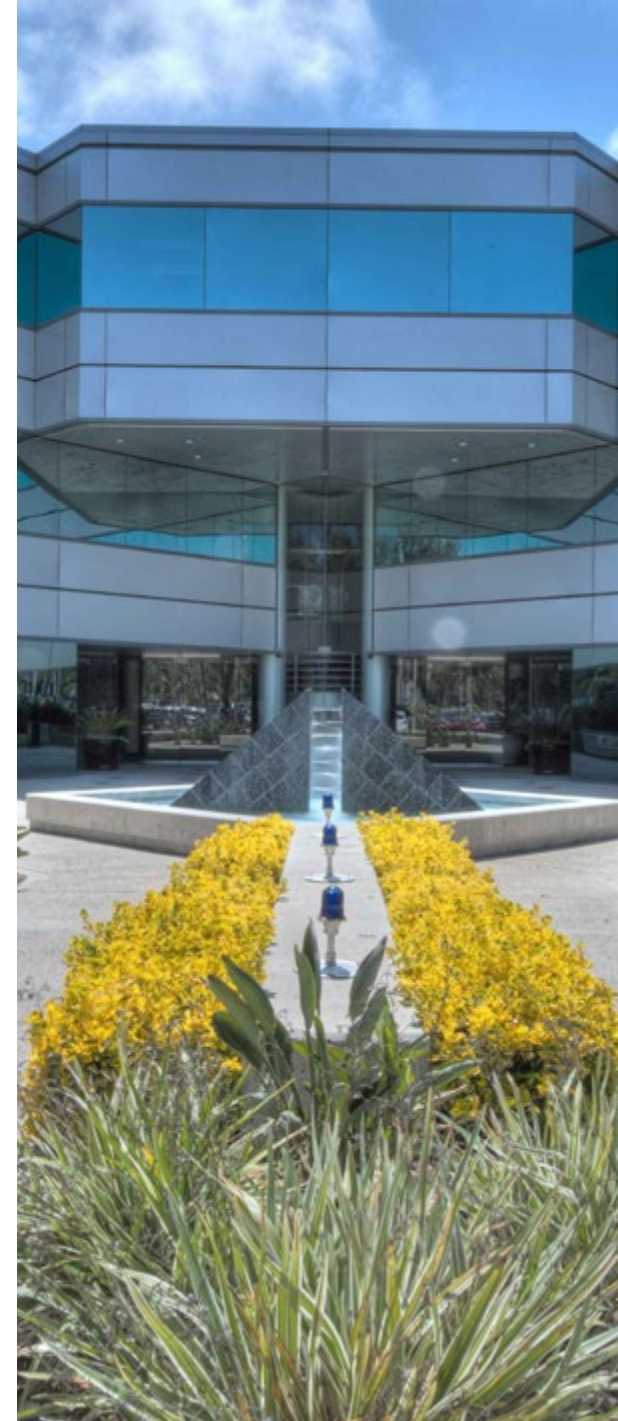


SUITE 314 (1,731 RSF)

Reception with double door entry
3 private offices
Shared balcony access

SUITE 312 / 314 (2,774 RSF)

Contiguous option ~ Contact for conceptual plan



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CARLSBAD, CALIFORNIA



CARLSBAD
AIRPORT
PLAZA



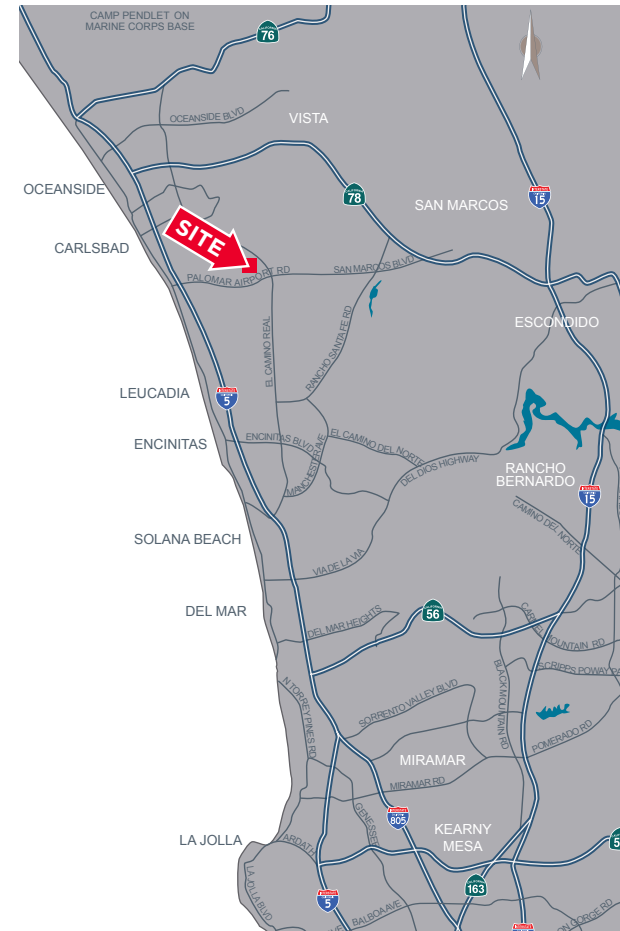
PRIESTLY DR.

FARADAY AVE.

LA PLACE CT.

EL CAMINO REAL

AIRPORT PLAZA 5963 LA PLACE CT CARLSBAD, CA 92008



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OWNED BY:





AIRPORT PLAZA

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CARLSBAD, CA 92008

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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 Carlsbad Airport Plaza 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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