

→ Only Two Suites Remaining



Centerpoint Plaza

5901 Priestly Drive • Carlsbad, CA 92008

- New 97,783 RSF, 3-Story Class "A" Office Building
- Located in the Prestigious Carlsbad Research Center
- **Reduced Lease Rate: \$2.35/SF + Utilities**
- Divisible Down to Approximately 2,500 RSF

- Negotiable Tenant Improvement Allowance
- 4.5/1,000 USF Parking (approx. 23% in secured, covered garage)
- Flexible Lease Terms
- Operating Expenses: Base Year Method

➤ Home

Project Features

Floor Plans

Location

Neighbors



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Site Plan

Project Features

- Project is owned and professionally managed by the Muller Company, who operates an on-site management office
- This project is equipped with a state-of-the-art fitness center featuring a universal gym, free weights, cardio equipment and a flat panel television.
- Centerpoint Plaza is served by two passenger elevators, each rated at 3,500 lb capacity. One elevator is equipped for temporary use as a service elevator. Both have upgraded cabs with exotic wood paneling.
- The HVAC system for Centerpoint Plaza consists of a central plant water source heat pump system located in a common mechanical yard at the rear of the site. The shielded and landscaped enclosure includes a closed circuit evaporative cooling tower, boilers, pumps, piping, valves and accessories.
- Men's and women's restrooms are located on all three floors in the building's common areas. The restrooms are upgraded with travertine floors and wall tiles, slab granite counters with stainless steel sinks and "hands free" water dispensers. Domestic water and sewer connections are located within "wet columns" conveniently located throughout the lease space of each floor to expedite future connections in each suite, if needed.
- HVAC will be controlled by a state-of-the-art and highly energy-efficient control system. Zoning will allow tenants maximum efficiency, flexibility and comfort.
- The building is powered by a 4,000 amp primary service.
- The project includes high-speed data access via fiber service by Time Warner. In addition, 4" conduits from the street to the main phone room are available for future cable providers.
- A building engineer will be available to assist tenants with their daily operational needs.
- Hours of operation will be Monday thru Friday, 7:00 a. m. to 6:00 p.m. and Saturday, 8:00 a.m. to 1:00 p.m., excluding holidays. Key code access cards will be provided to all tenants for after hour's entry.



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Home



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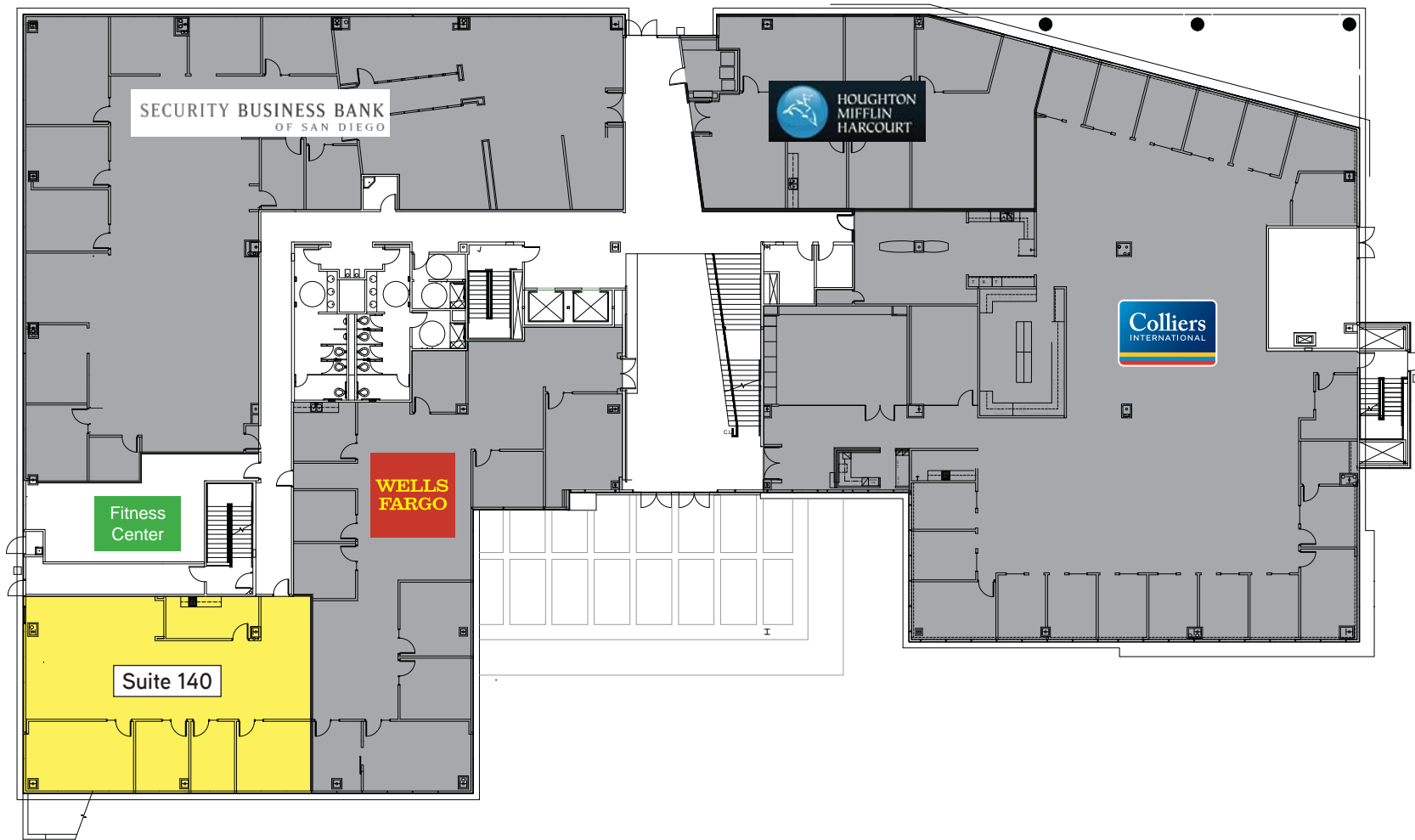
Neighbors

Ground Floor

2nd Floor (100% Leased)

3rd Floor

| Suite | Total RSF |
|-------|-----------|
| 140 | 2,590 |



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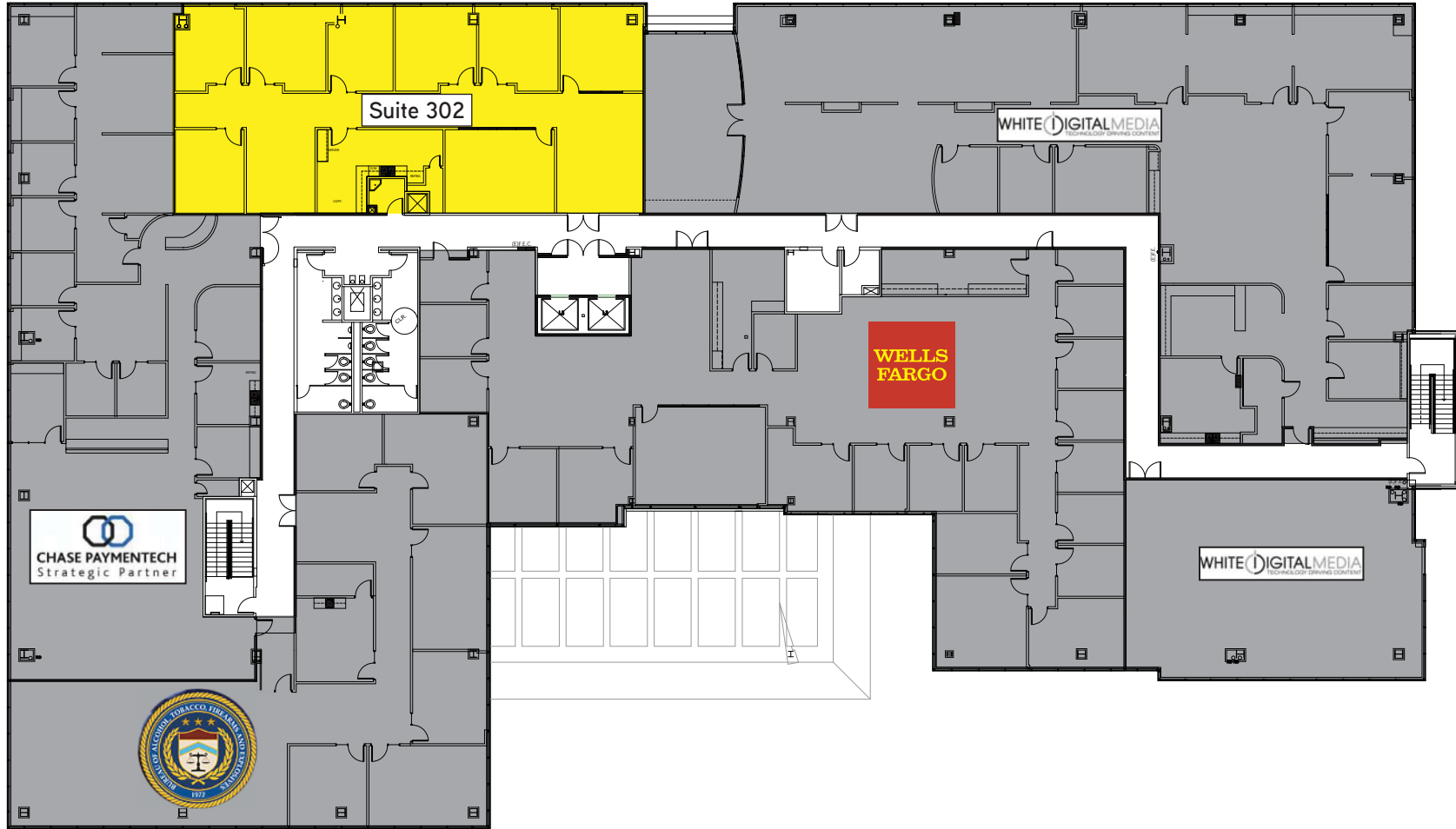
[Neighbors](#)

Ground Floor

2nd Floor (100% Leased)

3rd Floor ➤

| Available Suites | Total RSF |
|------------------|-----------|
| 302 | 4,039 |



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◀ Amenities & Location



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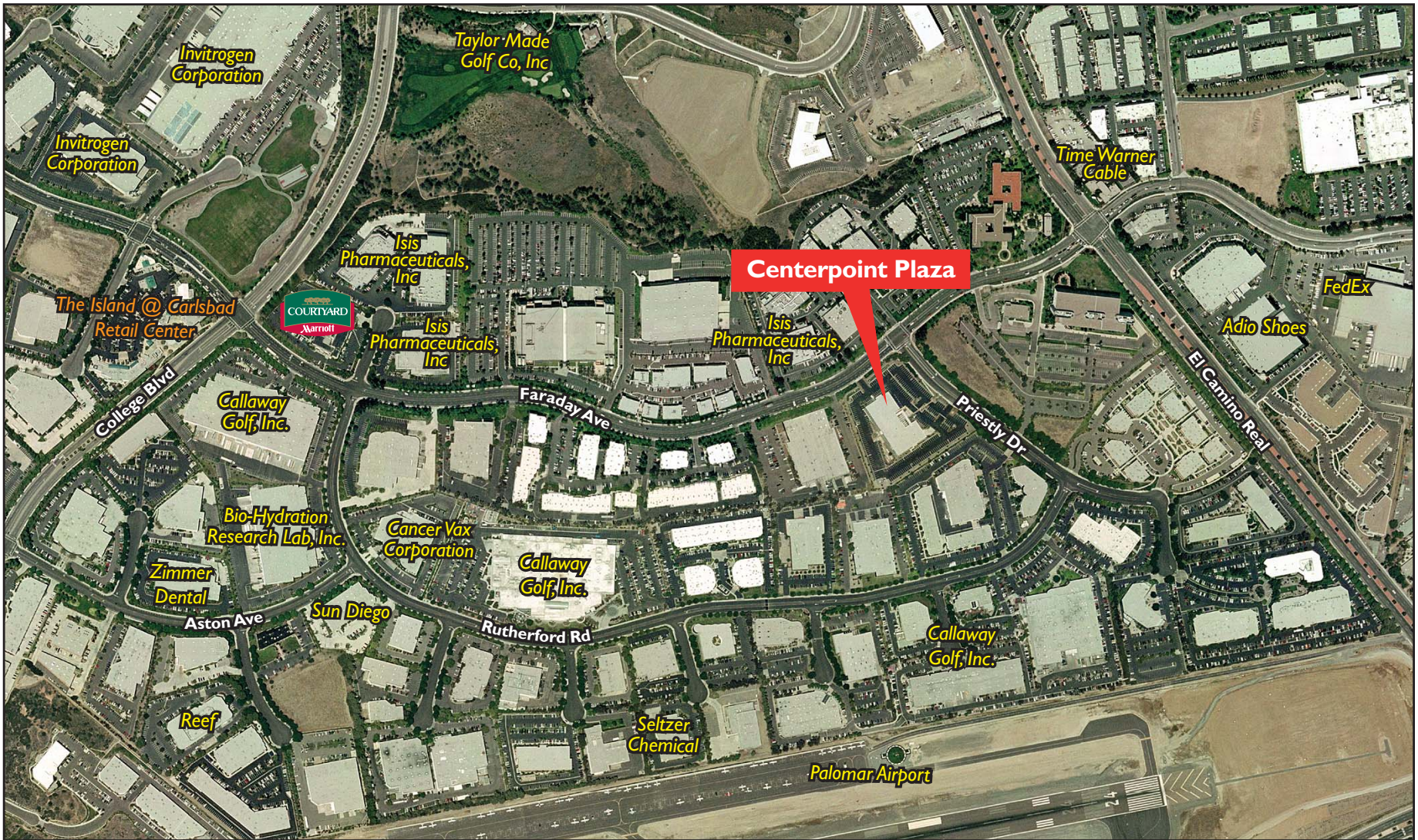
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Corporate Neighbors



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