

±6,502 RSF LAB/R&D SPACE AVAILABLE FOR LEASE

5950

PRIESTLY DRIVE

CARLSBAD, CA 92008

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**Voit**

REAL ESTATE SERVICES

# PROPERTY FEATURES

- ±6,502 RSF Second Story Lab Space Available
- Brand New Improvements
- Elevator Served
- Benching, Sinks and Fume Hood Included
- Multiple Lab Support Rooms
- VCT Flooring in Lab Area
- Access to Glassware wash station, autoclave and ice maker
- Located in Biotech Hub of Carlsbad
- Building Frontage on El Camino Real
- Close Proximity to McClellan Palomar Airport
- Exquisite Landscaping with Rose Garden and Outdoor Seating
- 4/1,000 SF Parking Ratio

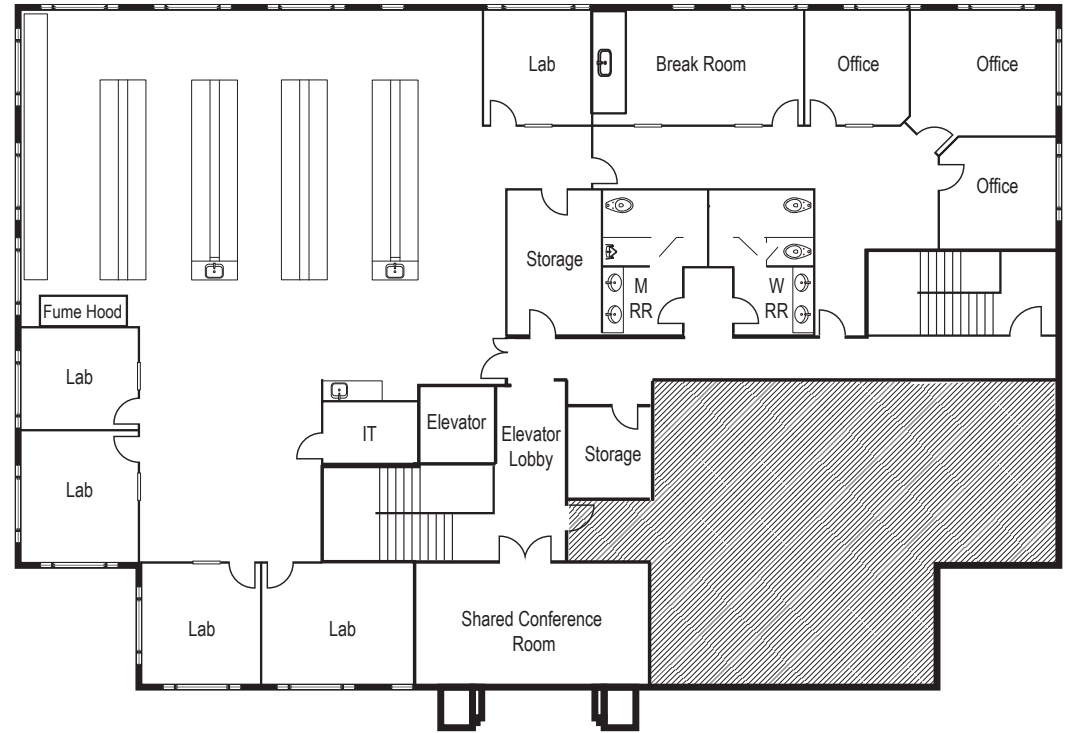


# AVAILABILITY

2 <sup>ND</sup> FLOOR		
SF	LEASE RATE	STATUS
±6,502 RSF	Negotiable	Available Immediately

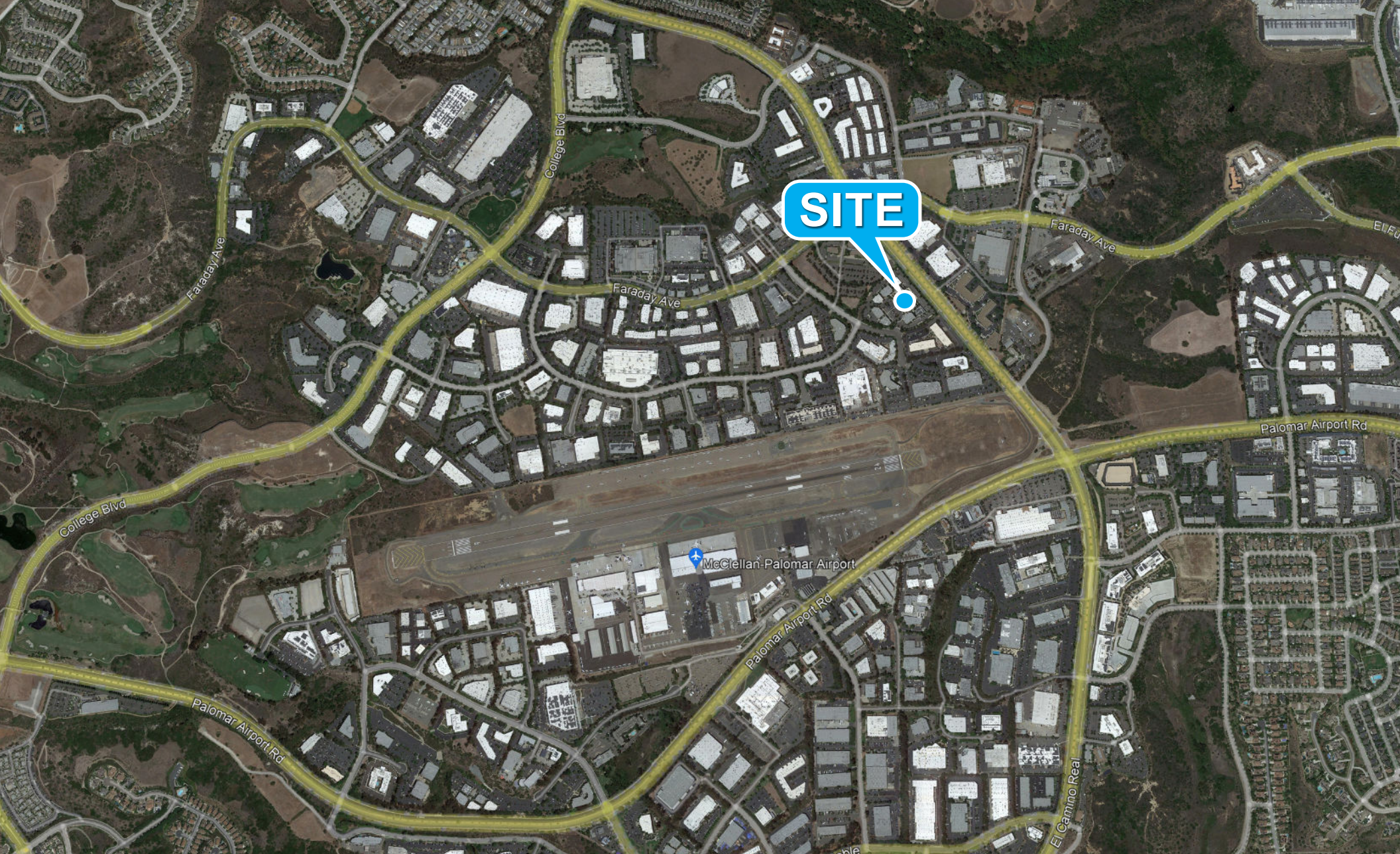
# FLOOR PLAN

2 <sup>ND</sup> FLOOR		
<b>TOTAL SF</b>	<b>LEASE RATE</b>	<b>STATUS</b>
±6,502 RSF	Negotiable	Available Immediately
<b>COMMENTS</b>		
<ul style="list-style-type: none"> <li>» 15% Office / 85% Lab</li> <li>» Benches and Fume Hood Included</li> <li>» VCT Flooring in Lab Area</li> <li>» Access to Glassware wash station, autoclave and ice maker</li> <li>» Sink and Eyewash Station</li> <li>» Extensive Glassline and Natural Light</li> </ul>		



# NEW LAB IMPROVEMENTS PHOTOS





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