

CARLSBAD RESEARCH CENTER: 5,174 SF FOR LEASE

# 5927 BALFOUR COURT | SUITES 104/105

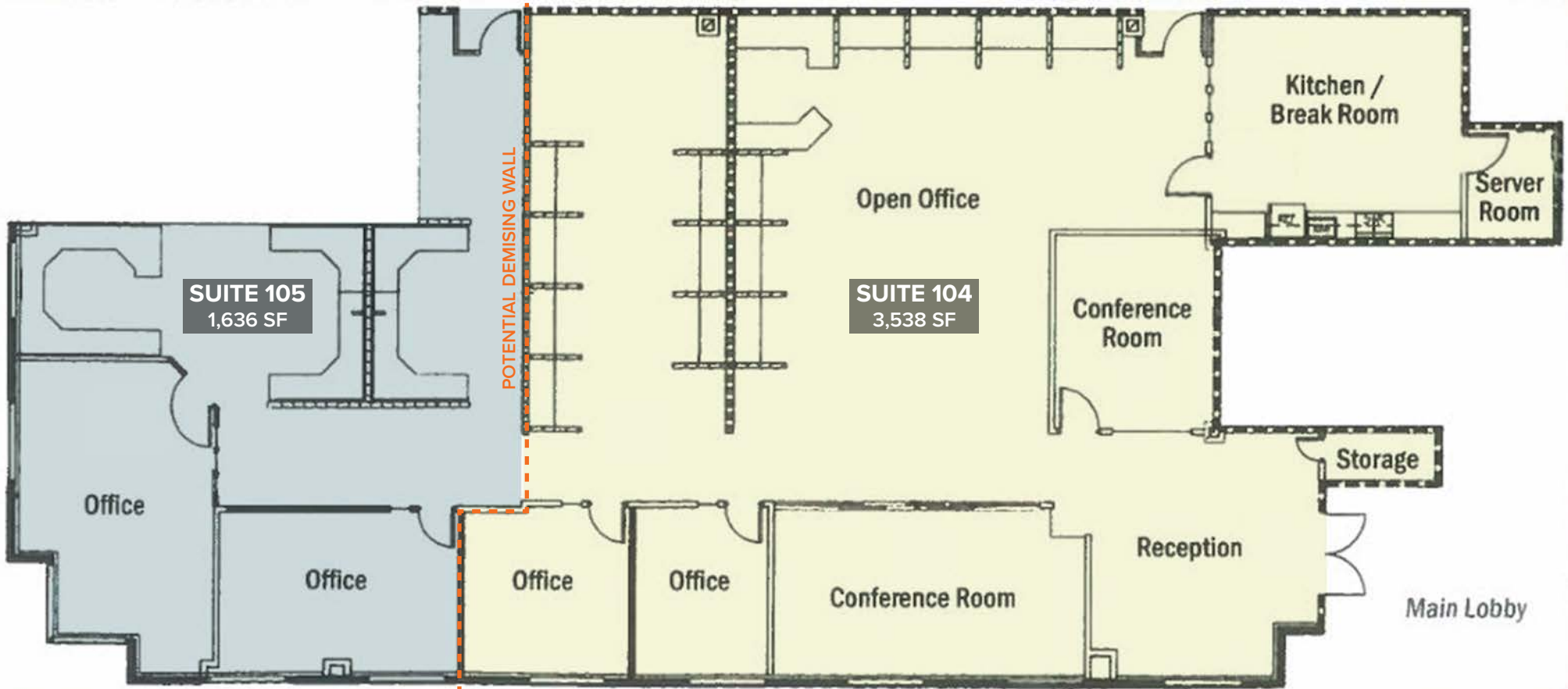
Carlsbad, CA 92008

2 separate legal parcels:  
Suite 104..... 3,538 SF  
Suite 105 ..... 1,636 SF



For more information, please contact:

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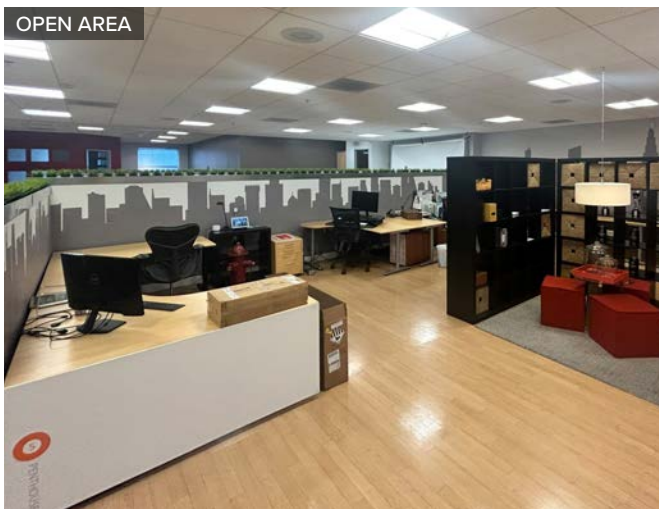
**PROPERTY HIGHLIGHTS**

- First floor suite with double door entry
- Open floor plan with 5 private offices, 1 conference room, large work areas, kitchen/break area & climate-controlled server room, plug & play
- Abundant natural light, LP privacy glass windows, auto door closures
- Restrooms have lockers & showers
- Easy access to Palomar Airport Road, El Camino Real & Interstate 5
- EV charging stations on premises
- **Lease Rate: \$1.95 plus Utilities**

CONFERENCE ROOM



OPEN AREA



RECEPTION

