

# FLIGHT

CARLSBAD

*Powered by Gray Matter*

2051 PALOMAR AIRPORT ROAD

## AVAILABLE NOW

47,156 SF OF SPEC LAB/OFFICE SUITES

73,957 SF OF 24' CLEAR, WARM SHELL SPACE WITH BRAND NEW LAB INFRASTRUCTURE

NEW LIFE SCIENCE SPACE

217,692 SF LIFE SCIENCE CAMPUS  
±127,745 SF AVAILABLE FOR LEASE

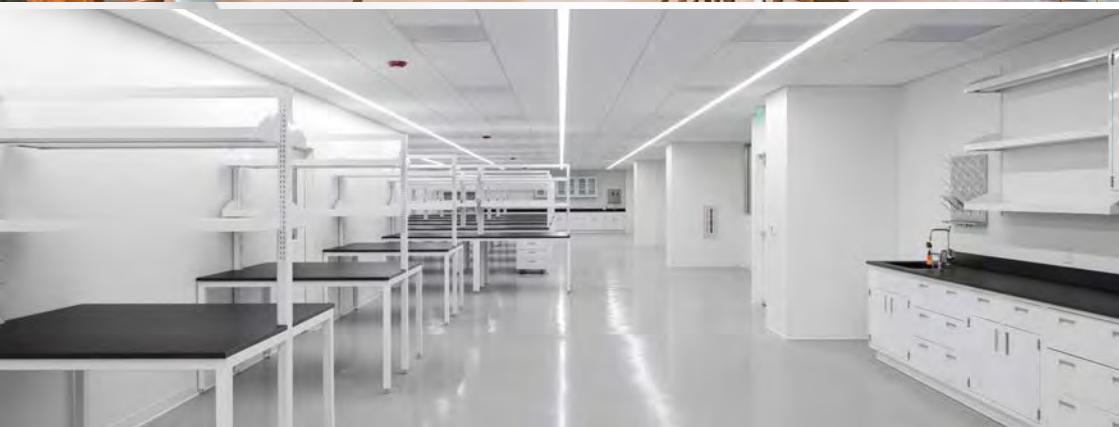


**FLIGHTCARLSBAD.COM**

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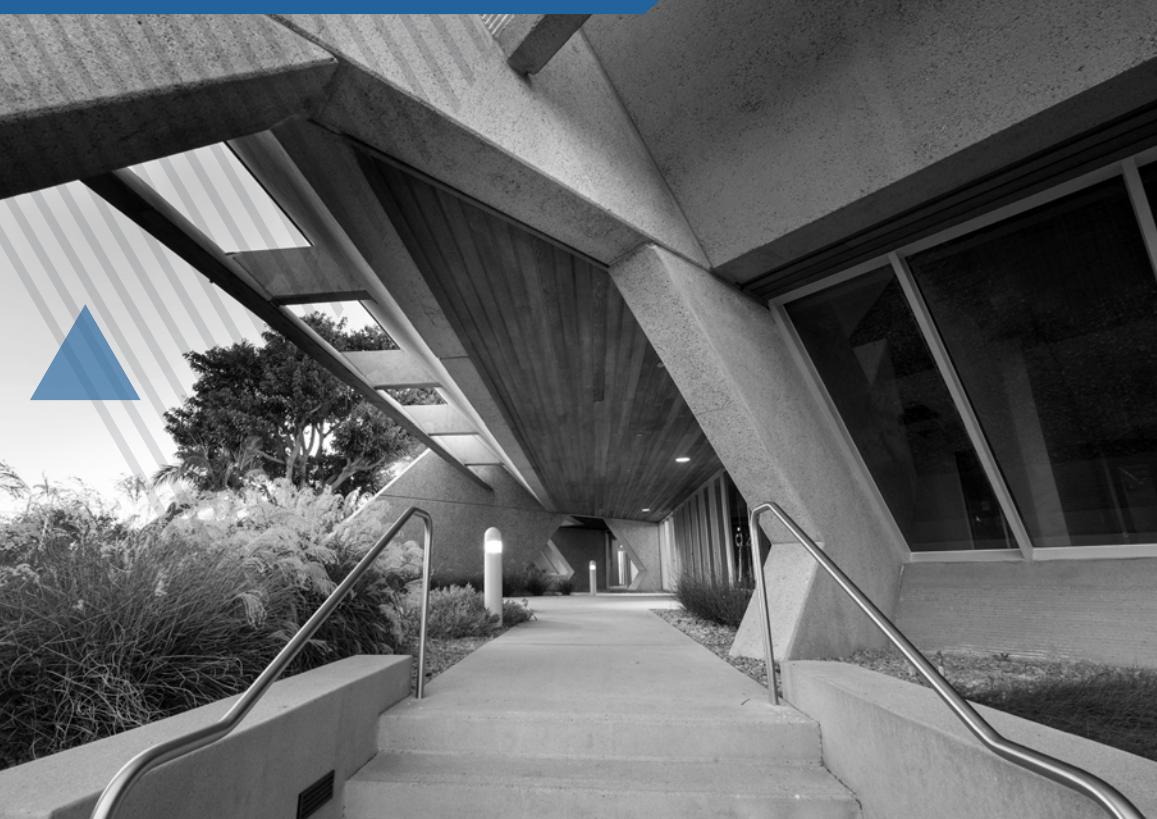
## ▼ INTRODUCING ▼ CARLSBAD'S NEWEST ▼ LIFE SCIENCE ▼ CAMPUS.

An innovative space that pushes forward exploration and development.

### Property Features

- **217,692 SF State-of-the-Art Life Science Facility**
- Located in the 3rd **LARGEST LIFE SCIENCE HUB IN THE NATION**, San Diego – Carlsbad
- **HIGHLY FUNCTIONAL R&D FEATURES**, 7,000 AMPS of Power, 24' Clear Heights, Dock & Grade-Level Loading, Outdoor Mechanical Storage
- **NEWLY RENOVATED CREATIVE CAMPUS**, Featuring Modernized Common Area, Two-Story Expansive Lobby, Full-Service Gym, Onsite Bistro, Expansive Outdoor Patio with Hammocks, Fire Terrace, Lounge Areas and Banquet Seating
- **FULLY SPEC OFFICE/LAB** for Suites E & F and Lab Ready Mechanical for Suites D & G

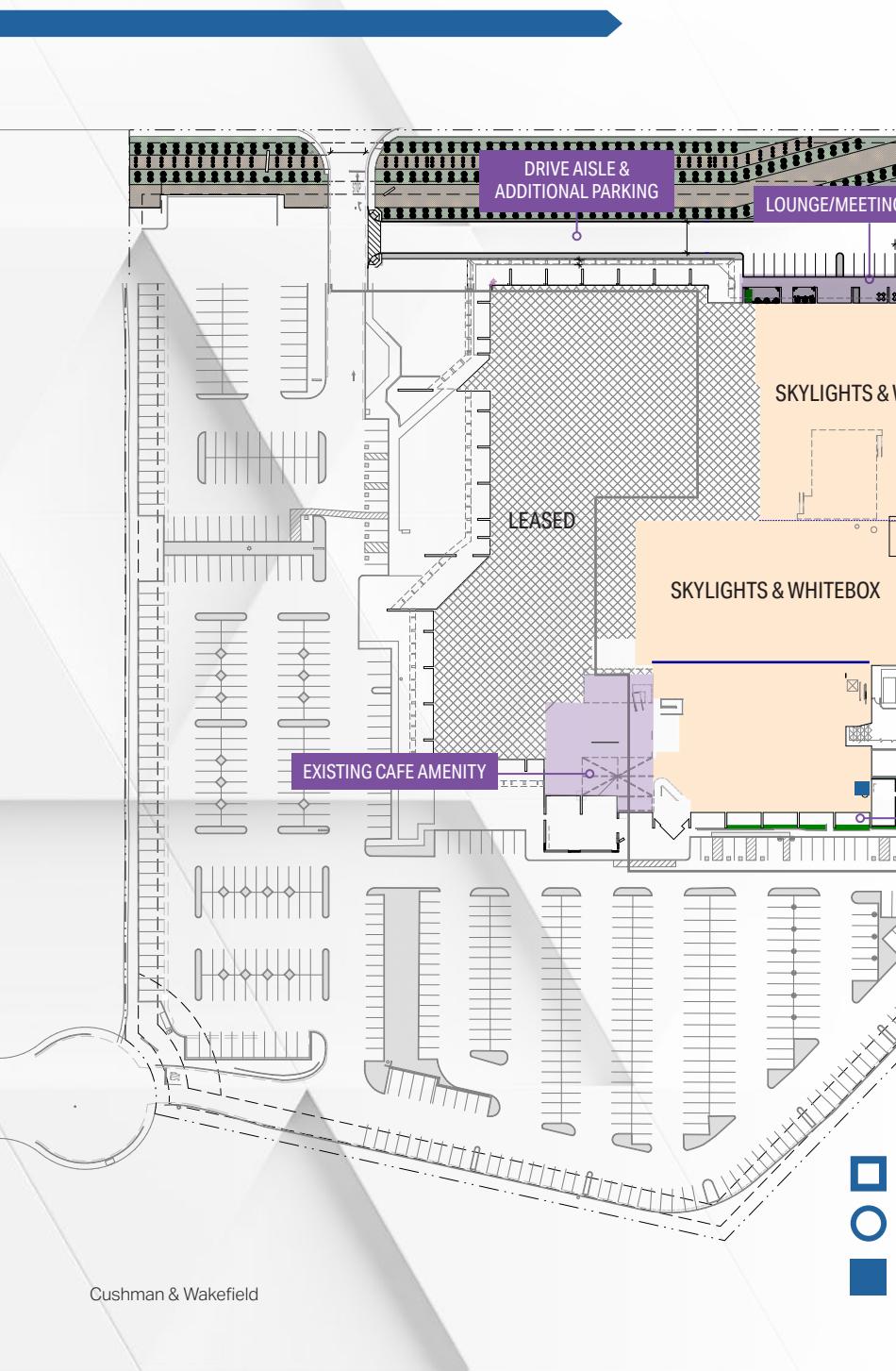
# HISTORY



## ▼ TO HELP THE ▼ BRIGHTEST SHINE

When **FLIGHT** originally opened in the 1980s, those walking through its doors worked for the research and development division of the Hughes Aircraft Corporation, one of the most storied American companies in the fields of aviation and space exploration. It was designed with those men and women in mind — not only to attract them, but to inspire them to deliver their best. Today, it stands as a monument to the innovation and creation that's gone on within its walls.

# SITE PLAN

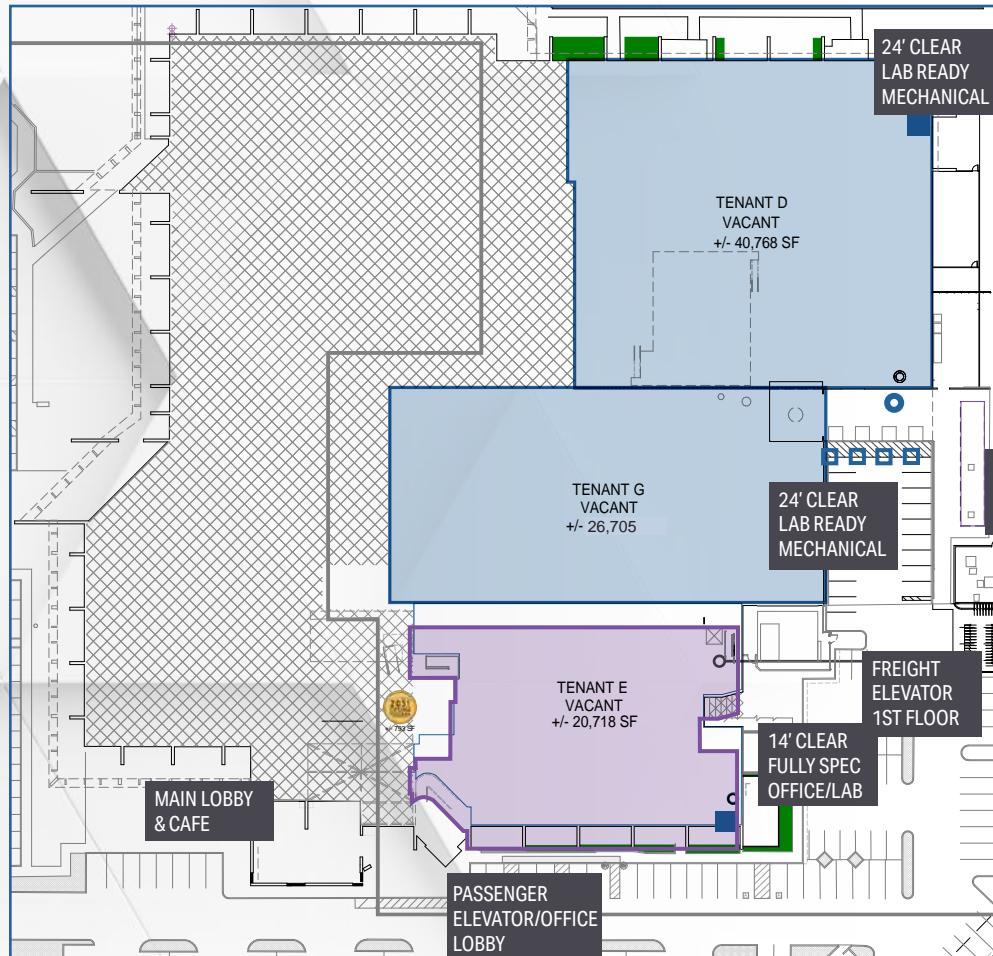


## Property Overview

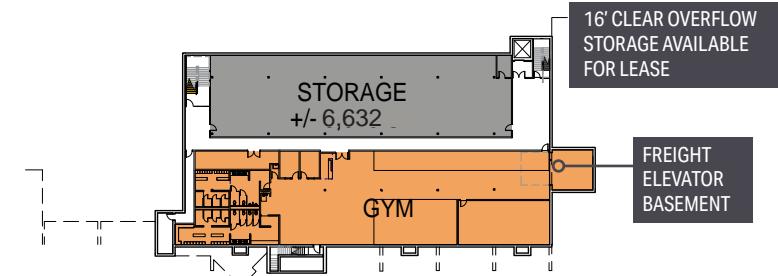
<b>Address</b>	2051 Palomar Airport Road Carlsbad, CA 92011
<b>Submarket</b>	Carlsbad
<b>Square Feet</b>	217,692
<b>Year Built / Renovated</b>	1981/2021
<b>Available for Lease</b>	±127,745
<b>Stories</b>	2 (Partial Only)
<b>Parking</b>	4/1,000
<b>Lot Size</b>	13.07 Acres
<b>Clear Height</b>	14' - 24'
<b>Power</b>	7,000 AMPS 277/408v
<b>Grade-Level Glass Roll-up Door</b>	2
<b>Dock-High Loading</b>	4
<b>Grade-Level Loading</b>	1
<b>Elevator Served</b>	Freight & Passenger
<b>LEASED</b>	
<b>AVAILABLE FOR LEASE</b>	

# FLOOR PLANS

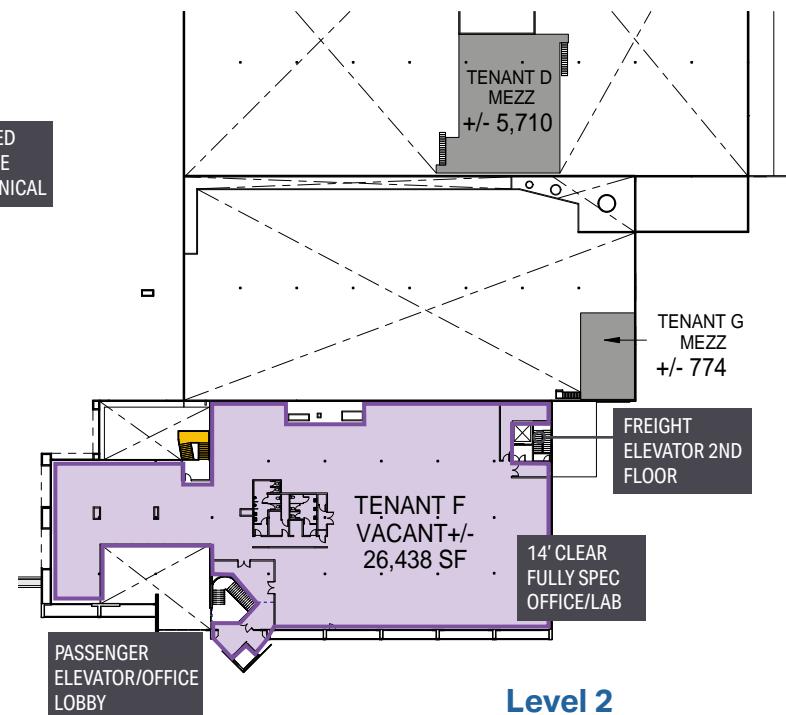
24' CLEAR, WARM SHELL SPACE WITH BRAND NEW LAB INFRASTRUCTURE  
 FULL SPEC OFFICE/LAB AVAILABLE TODAY



Level 1



Level 0



Level 2

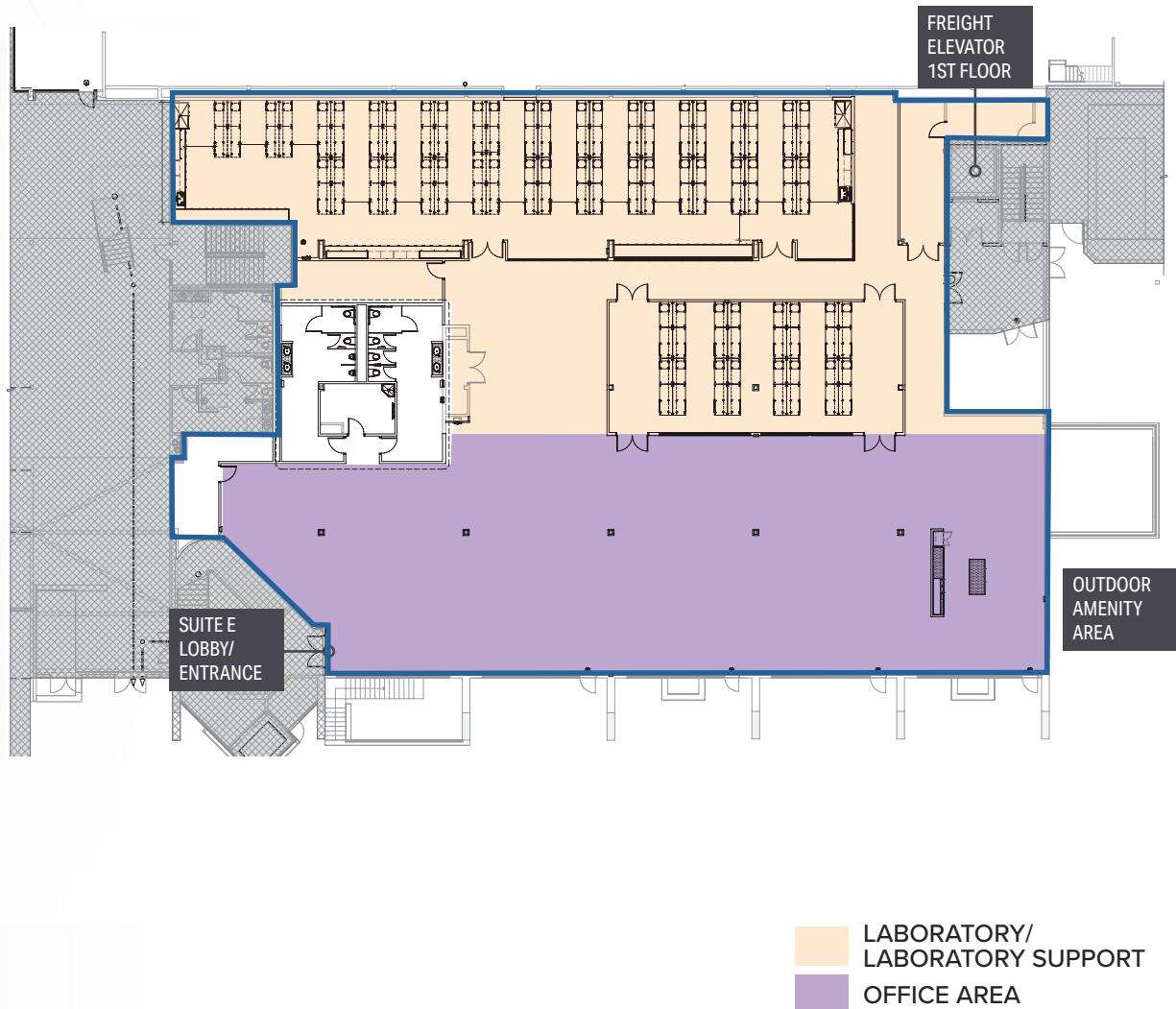
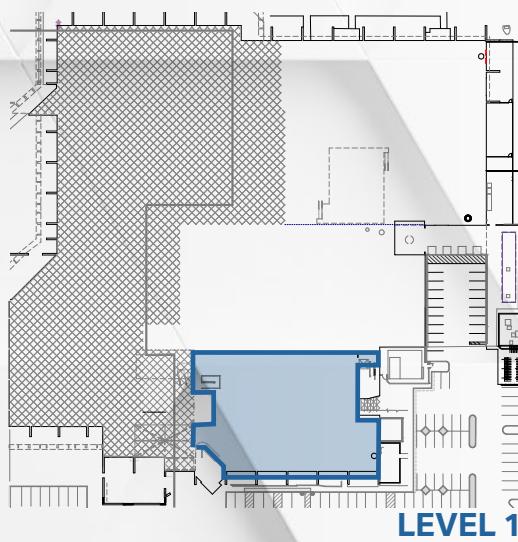
# SUITE E

**Size: ±20,718 SF**

**Available Now**

## Fully Spec Office/Lab

- DOAS Units Supplying 100% Outside Air to the Labs
- High Plume Exhaust Fans Exhausting 100% of the Lab Air
- 10-14 Air Changes Per Hour in the Lab Spaces
- Finished Ceiling Heights 9' Above the Finish Floor in the Lab Spaces
- Freight Elevator Access
- Emergency Generator Provided by Landlord
- Indoor/Outdoor Break Area and Amenity Space



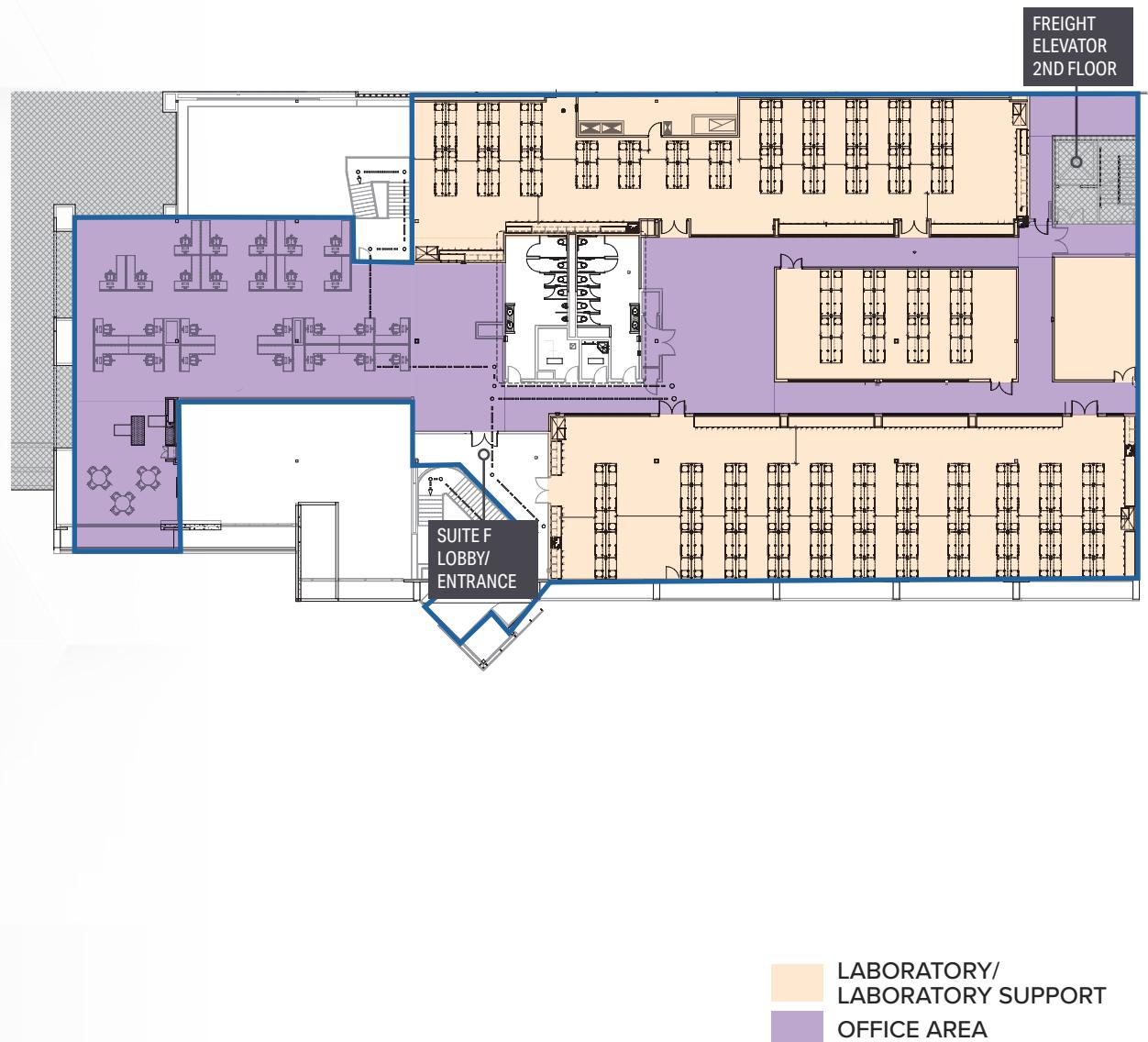
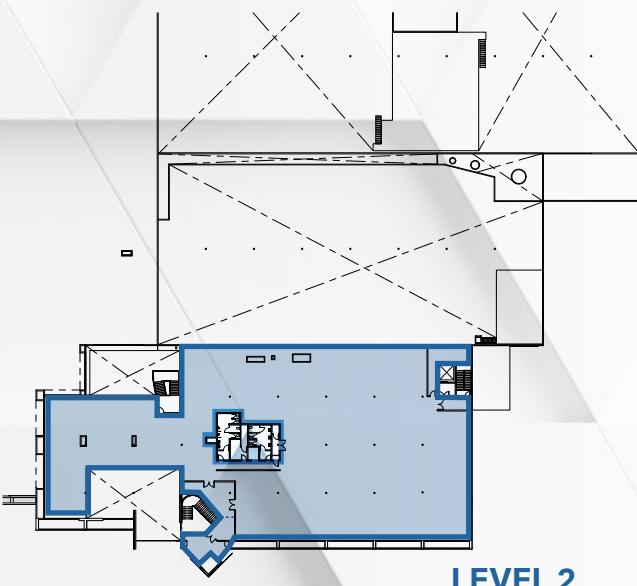
# SUITE F

**Size: ±26,438 SF**

**Available Now**

**Fully Spec Office/Lab**

- DOAS Units Supplying 100% Outside Air to the Labs
- High Plume Exhaust Fans Exhausting 100% of the Lab Air
- 10-14 Air Changes Per Hour in the Lab Spaces
- Finished Ceiling Heights 9' Above the Finish Floor in the Lab Spaces
- Freight Elevator Access
- Emergency Generator Provided by Landlord



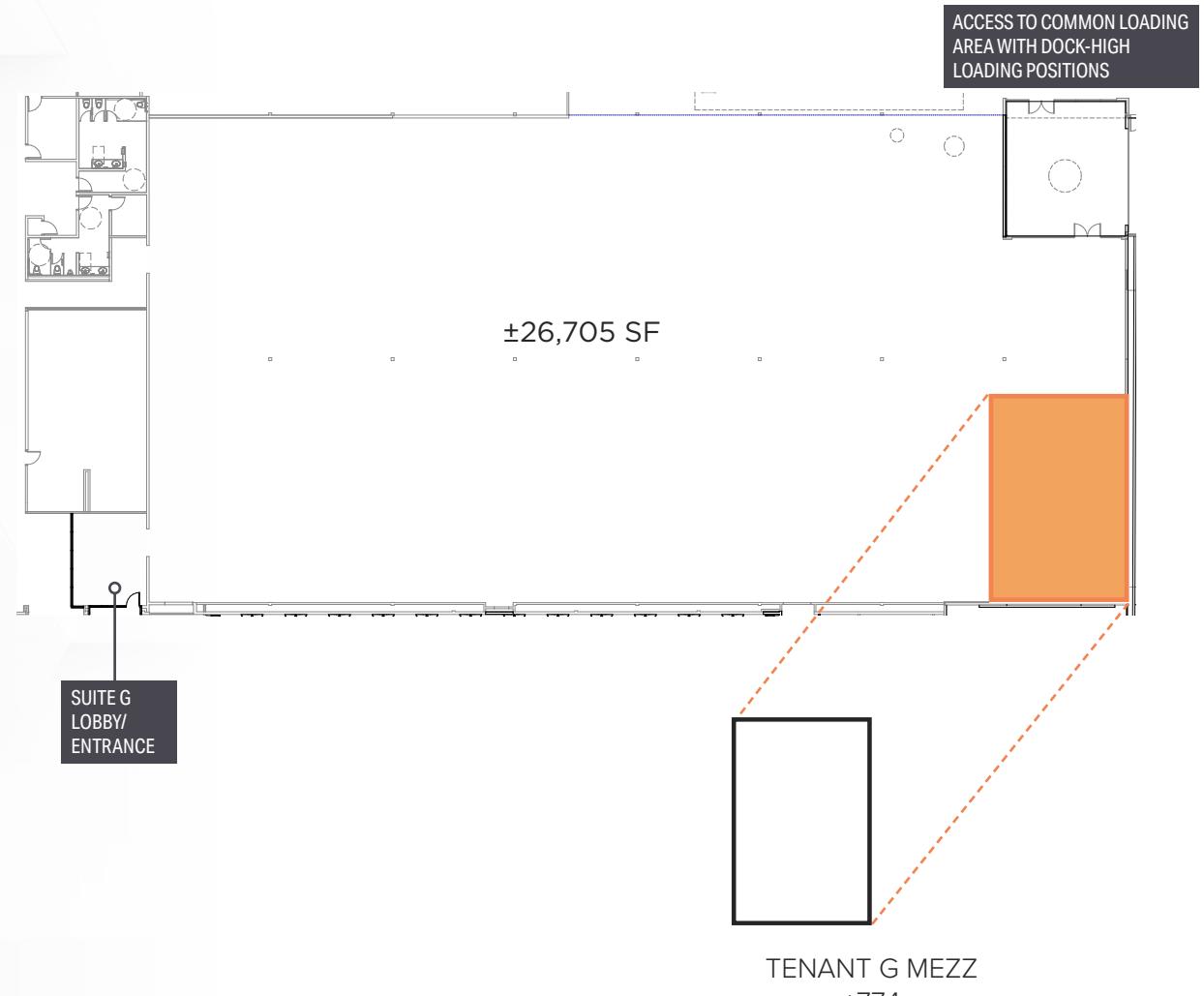
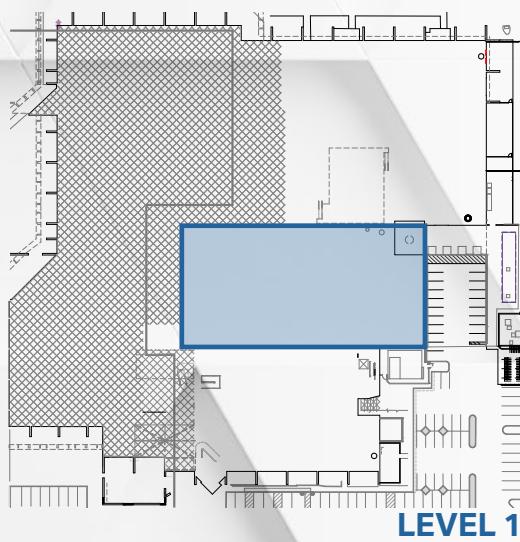
# SUITE G

**Size:  $\pm 27,479$  SF**

**Available Now**

## **Lab Ready Mechanical**

- 24' Clear Height
- Warm Shell Space with Brand New Lab Infrastructure
- Emergency Generator Provided by Landlord
- Dock and Grade-Level Loading



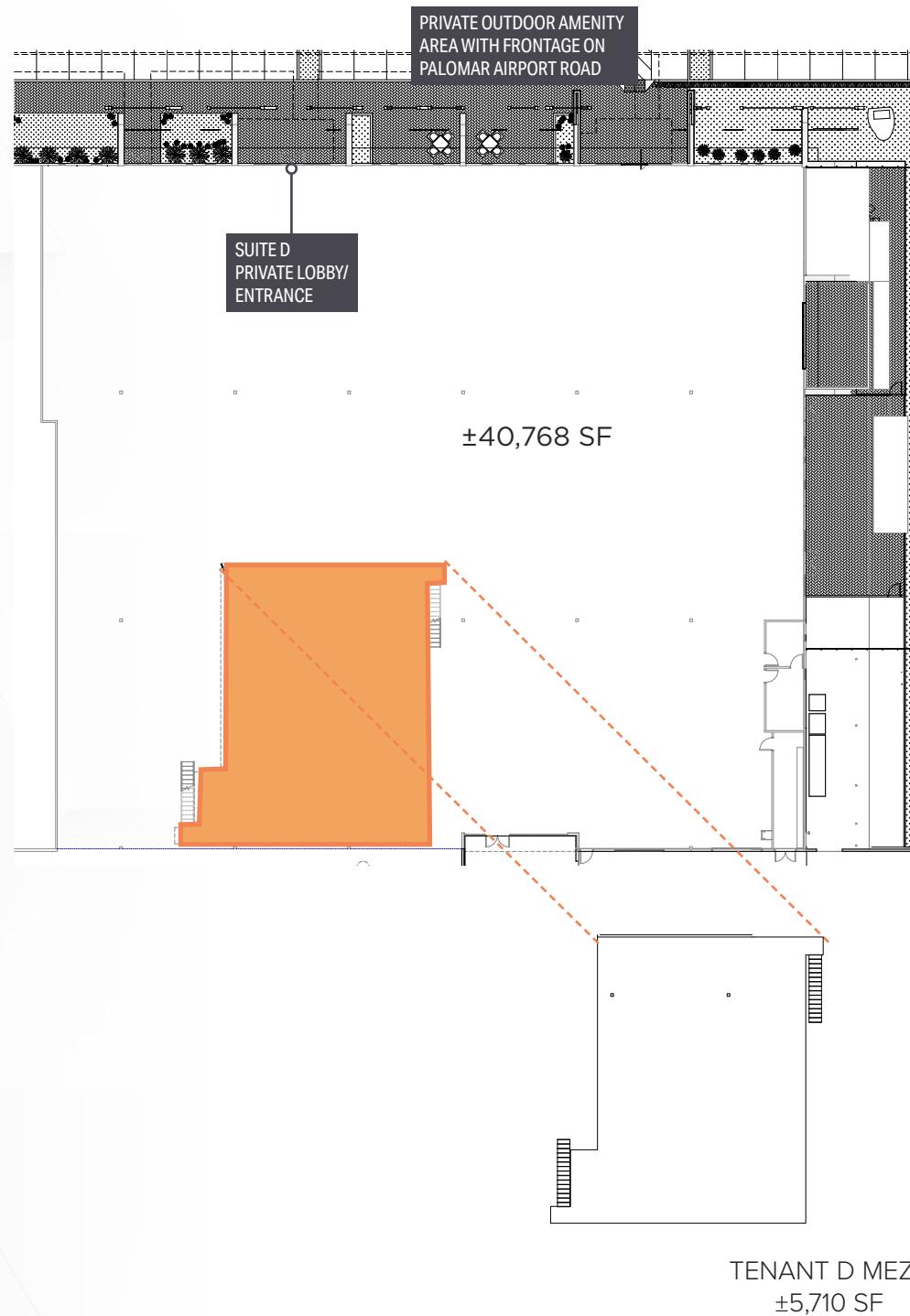
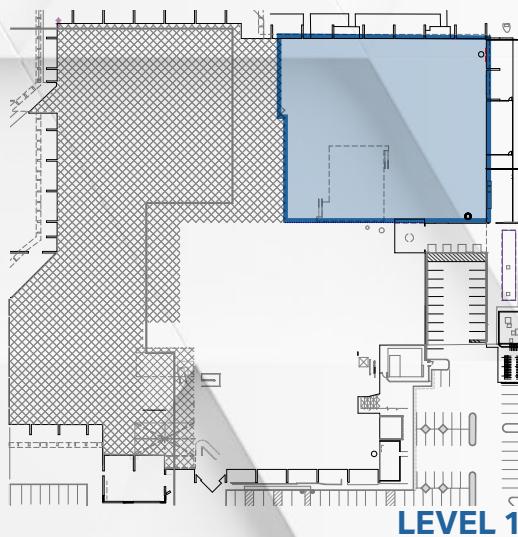
# SUITE D

**Size:  $\pm 46,478$  SF**

**Available Now**

**Lab Ready Mechanical**

- 24' Clear Height
- Warm Shell Space with Brand New Lab Infrastructure
- Emergency Generator Provided by Landlord
- Dock and Grade-Level Loading



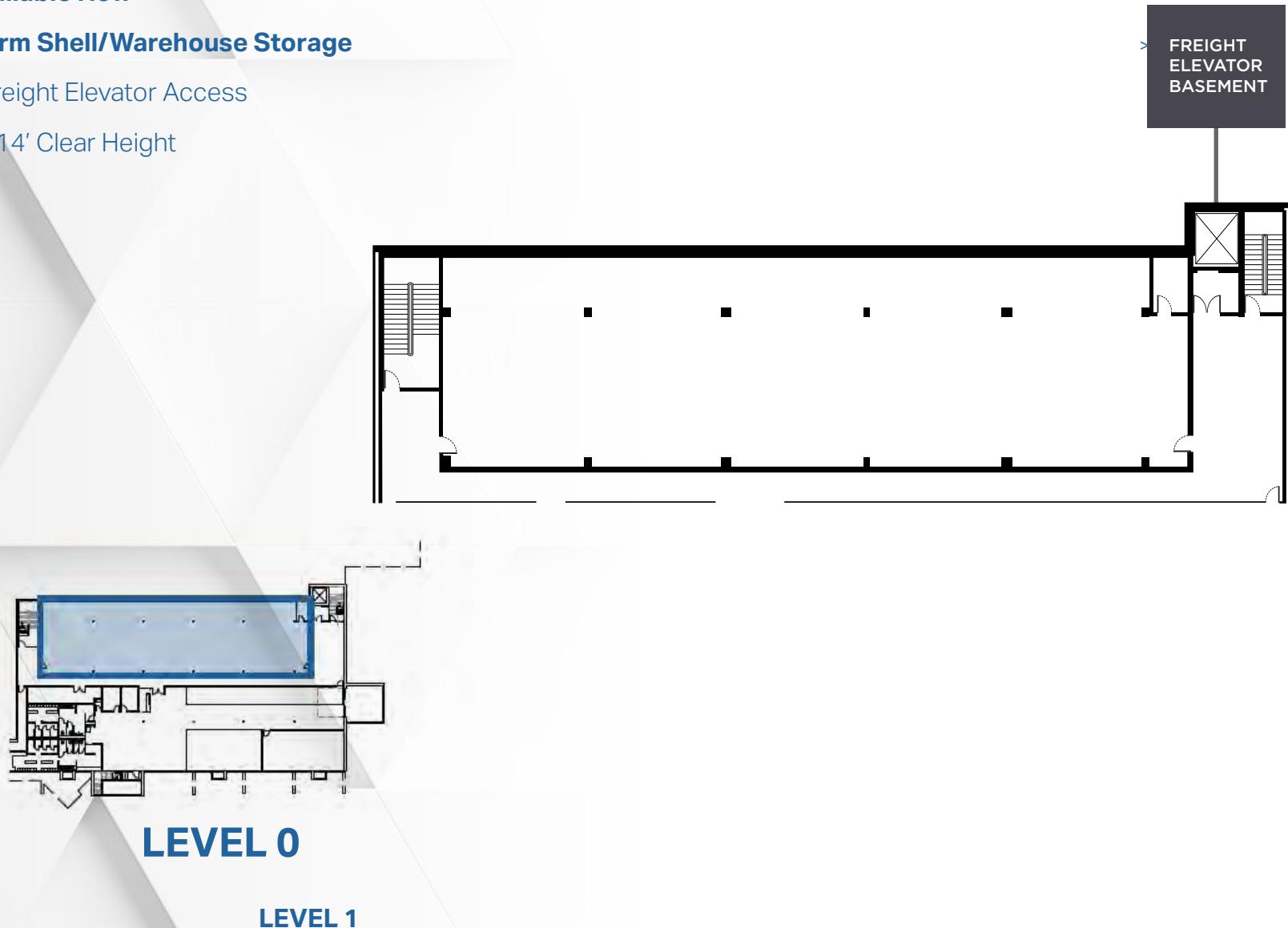
# BASEMENT STORAGE

**Size: ±6,632 SF**

**Available Now**

## Warm Shell/Warehouse Storage

- Freight Elevator Access
- ±14' Clear Height



# IMAGES

LAB



OUTDOOR PATIO



OPEN OFFICE



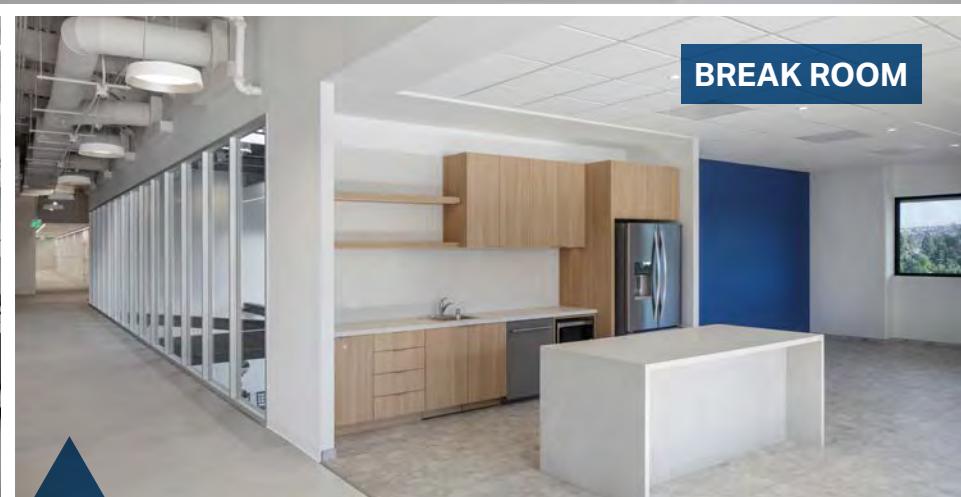
LAB



BREAK ROOM



LAB



# IMAGES

SUITE F



SUITE E



SUITE E



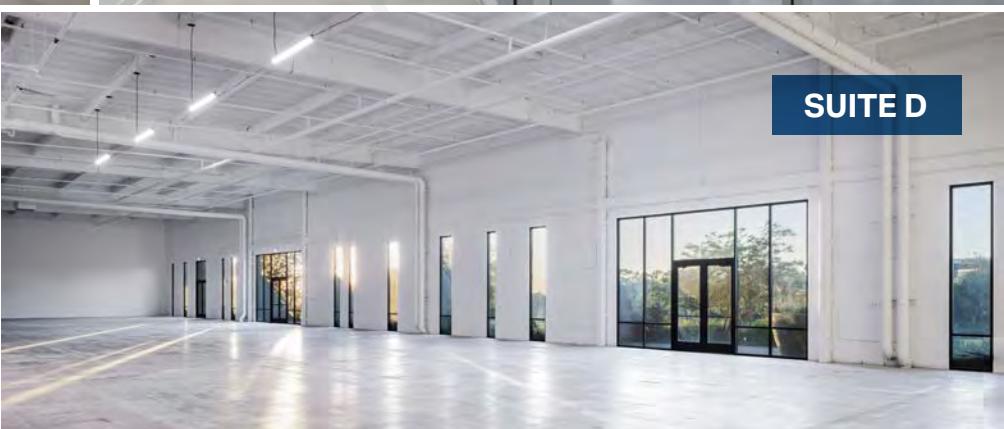
LAB



SUITE G

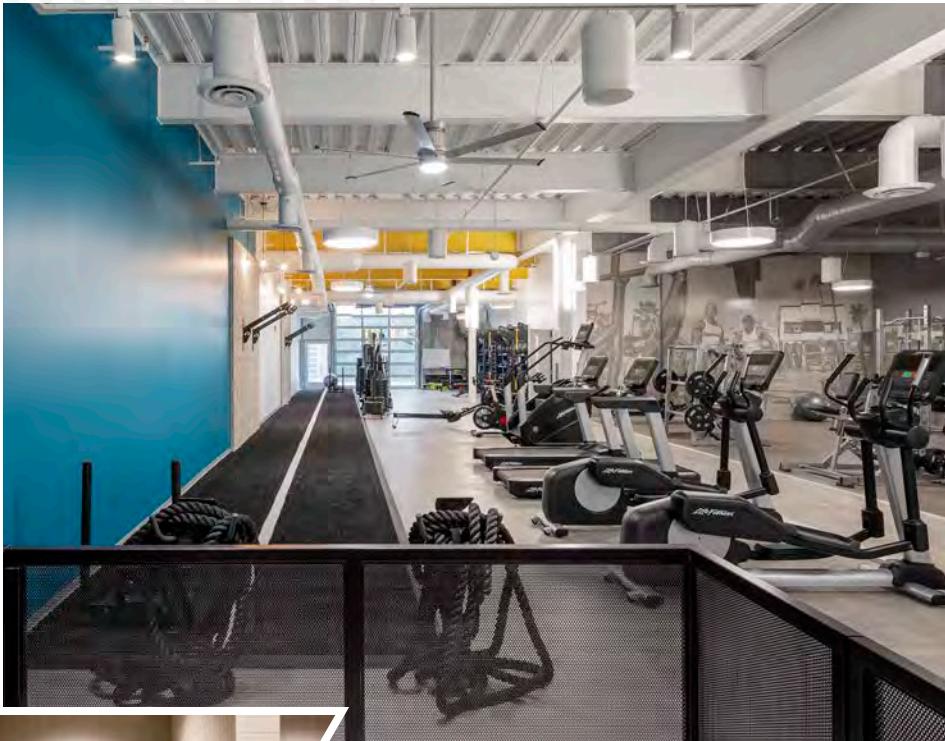
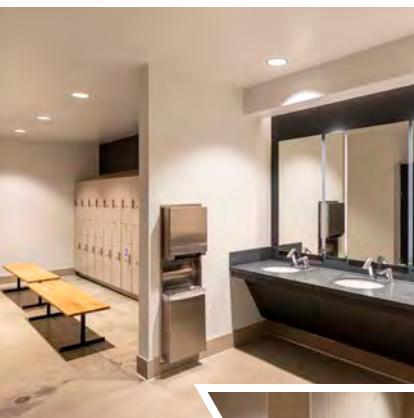


SUITE D



# ONSITE FITNESS CENTER

- TOWEL SERVICE
- SHOWERS/LOCKERS
- FITNESS CLASSES/YOGA CLASSES

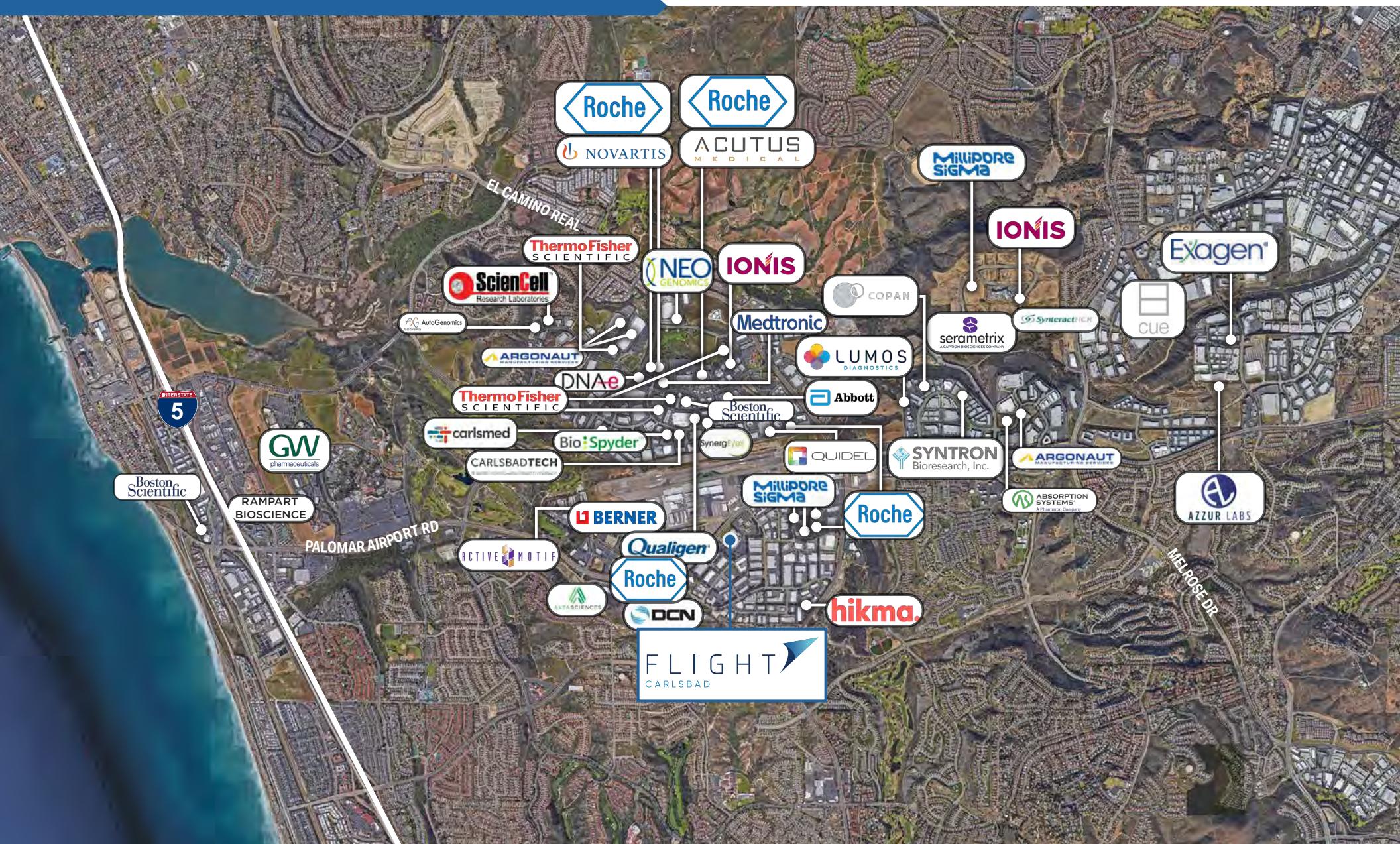


# ONSITE CAFE - 2051 CUCINA ITALIANA

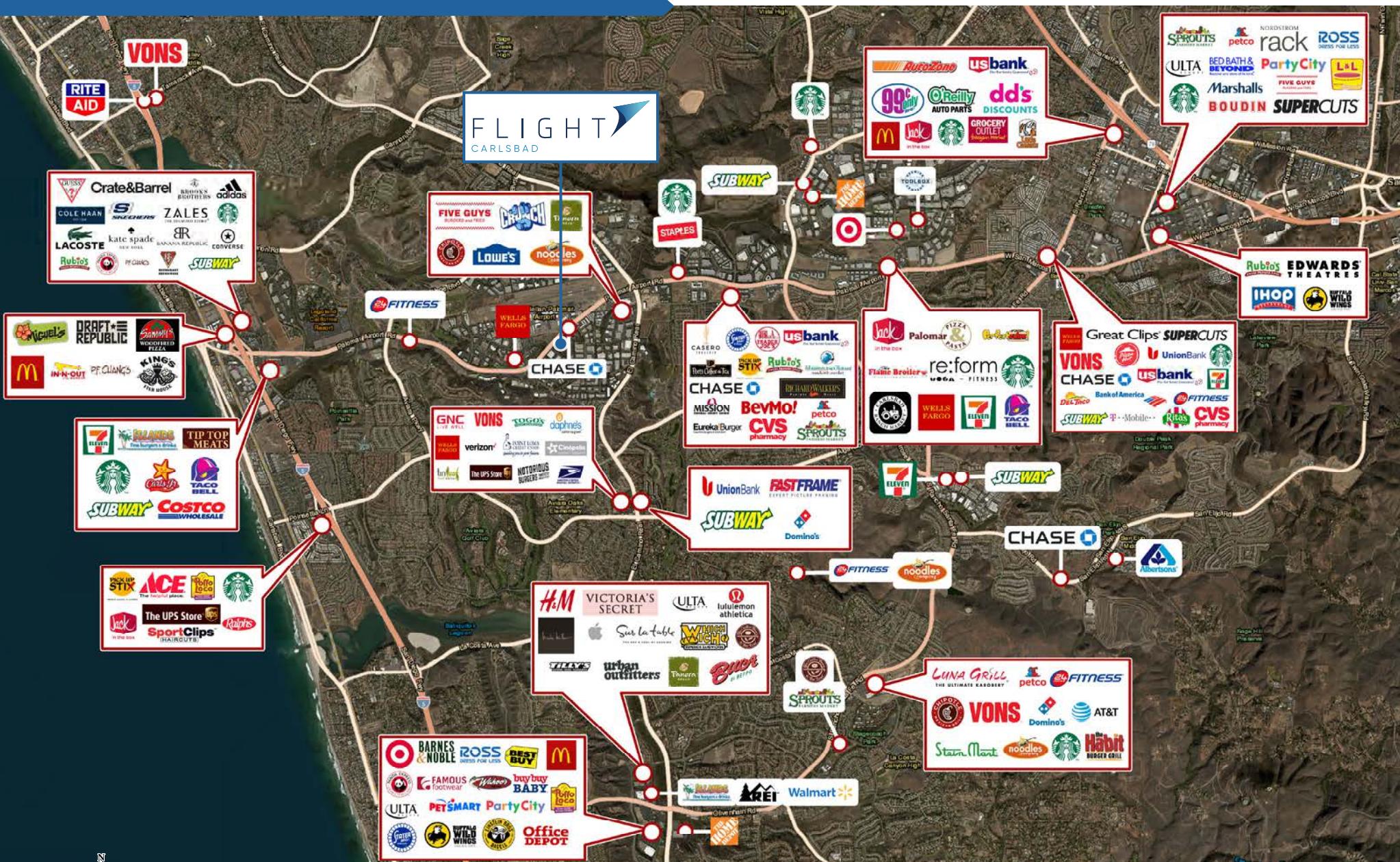
- AWARD WINING UPSCALE ITALIAN CUISINE
- BREAKFAST/LUNCH/DINNER
- SIT DOWN AND TO-GO OPTIONS



# LIFE SCIENCE IN CARLSBAD



## RETAIL AMENITIES



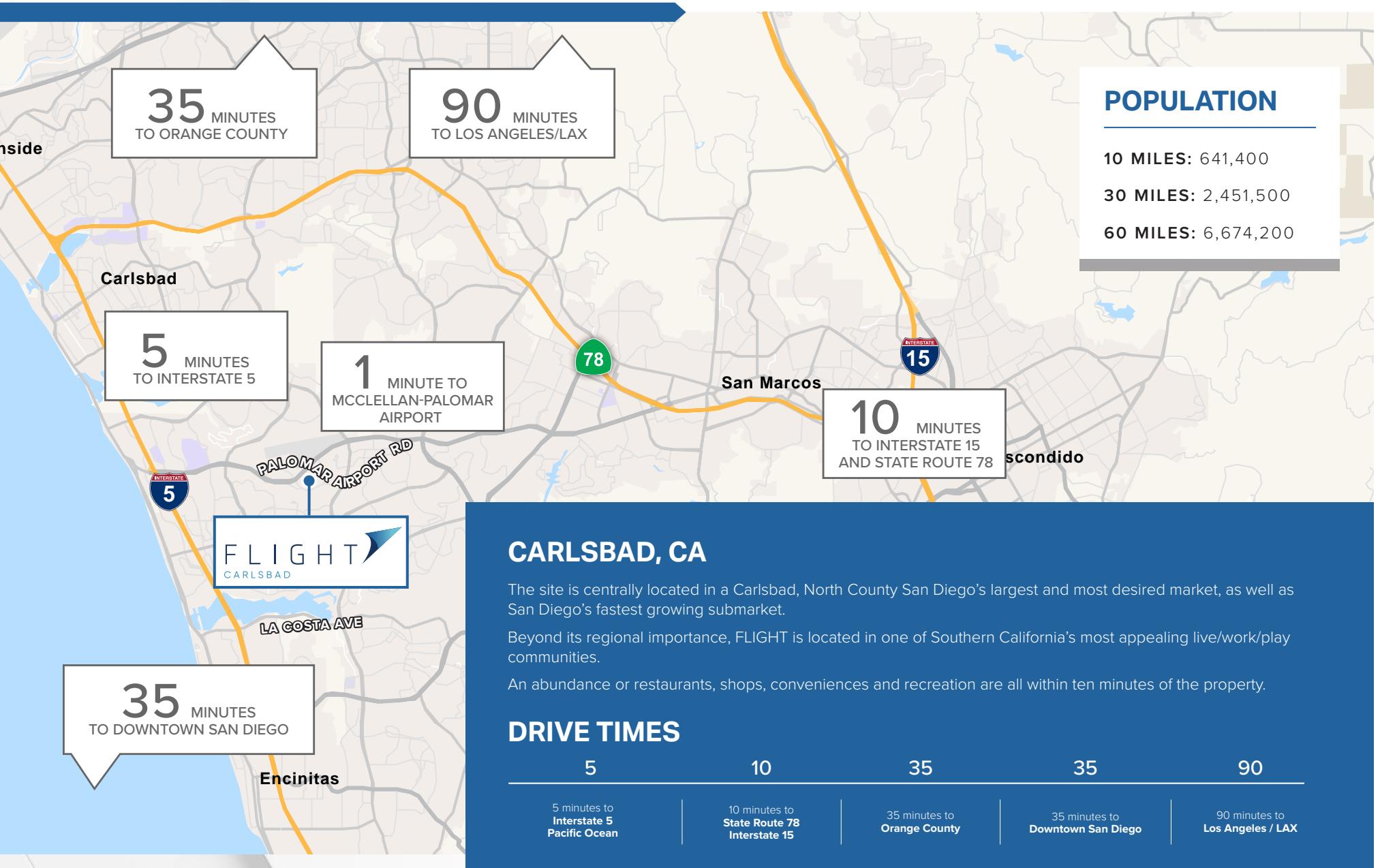
# AMENITIES - BRESSI RANCH



# WALKABLE AMENITIES



# DRIVE TIMES



# AERIAL



NEW LIFE SCIENCE SPACE

±127,745 SF AVAILABLE FOR LEASE

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