

FLIGHT

CARLSBAD

Powered by Gray Matter

2051 PALOMAR AIRPORT ROAD

NEW LIFE SCIENCE SPACE

211,805 SF LIFE SCIENCE CAMPUS
±133,222 SF AVAILABLE FOR LEASE

AVAILABLE NOW

47,156 SF OF SPEC LAB/OFFICE SUITES

75,152 SF OF 24' CLEAR, WARM SHELL SPACE WITH BRAND NEW LAB INFRASTRUCTURE



JADIAN CAPITAL

CUSHMAN & WAKEFIELD



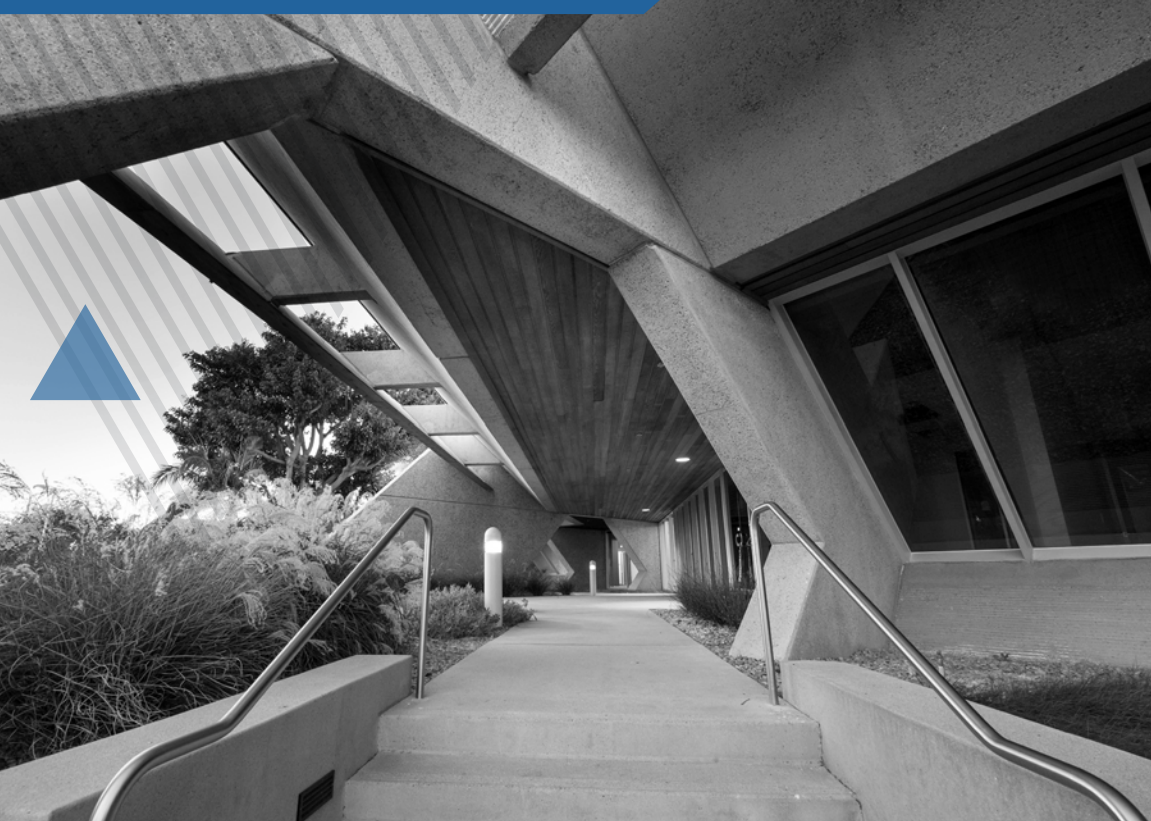
✓ INTRODUCING ✓ CARLSBAD'S NEWEST ✓ LIFE SCIENCE ✓ CAMPUS.

An innovative space that pushes forward exploration and development.

Property Features

- > **211,805 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

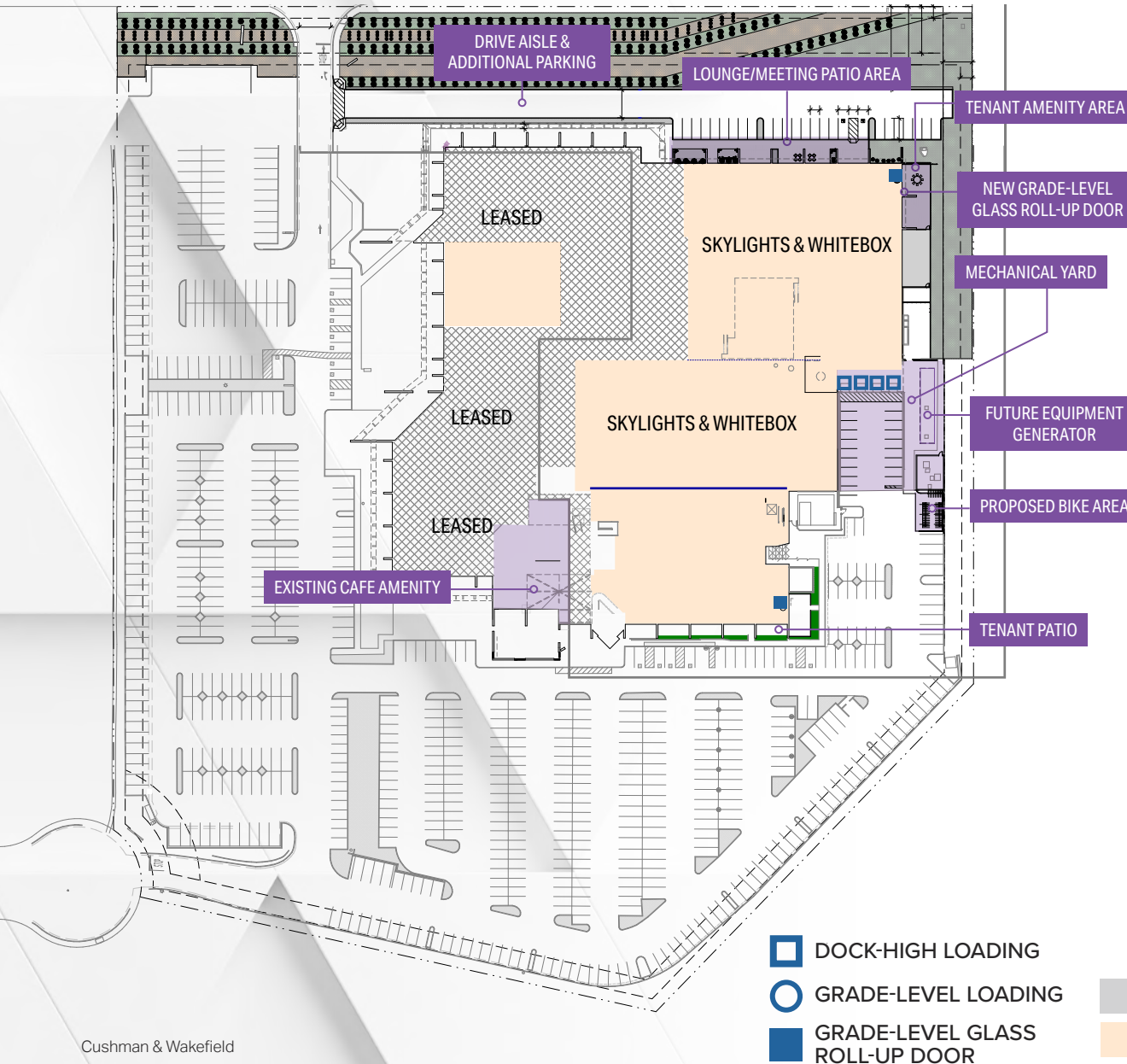


▼ TO HELP THE ▼ BRIGHTEST SHINE

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

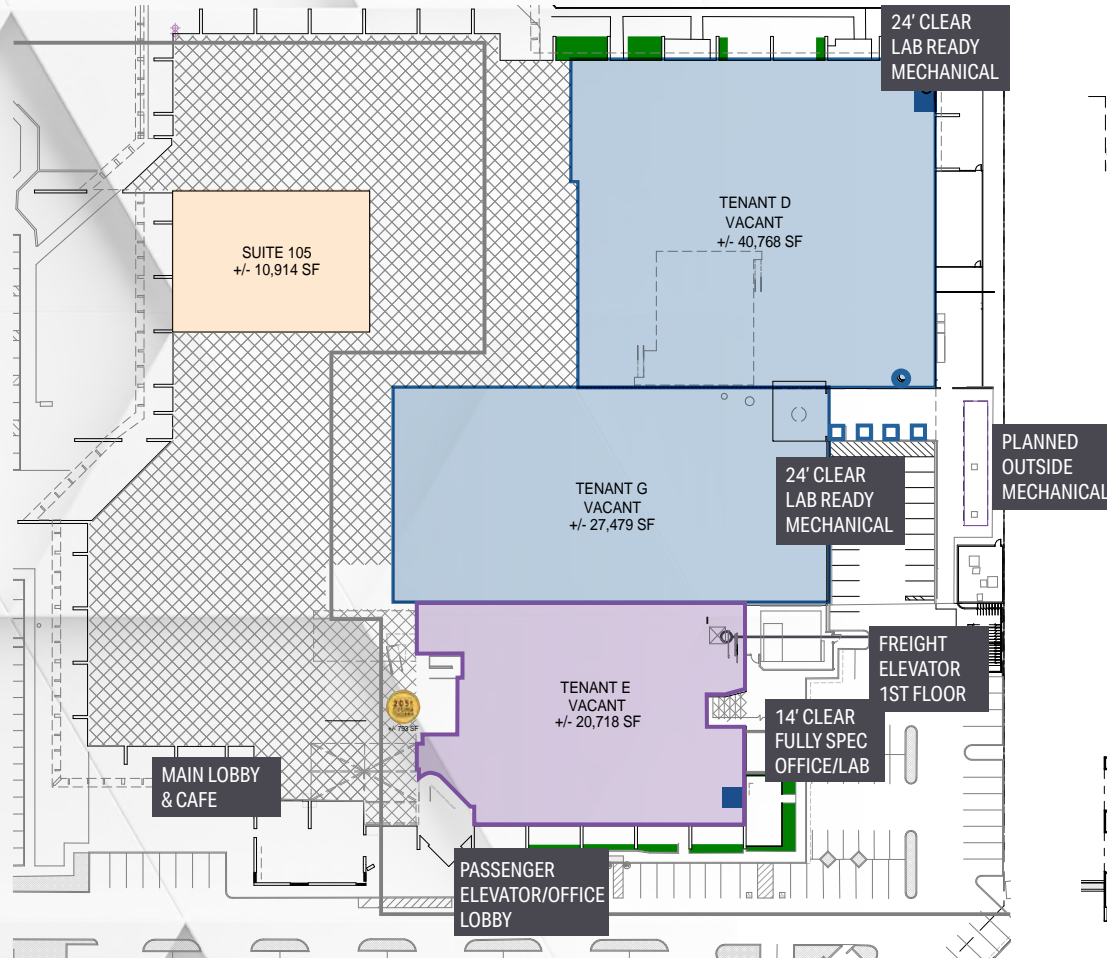


Property Overview

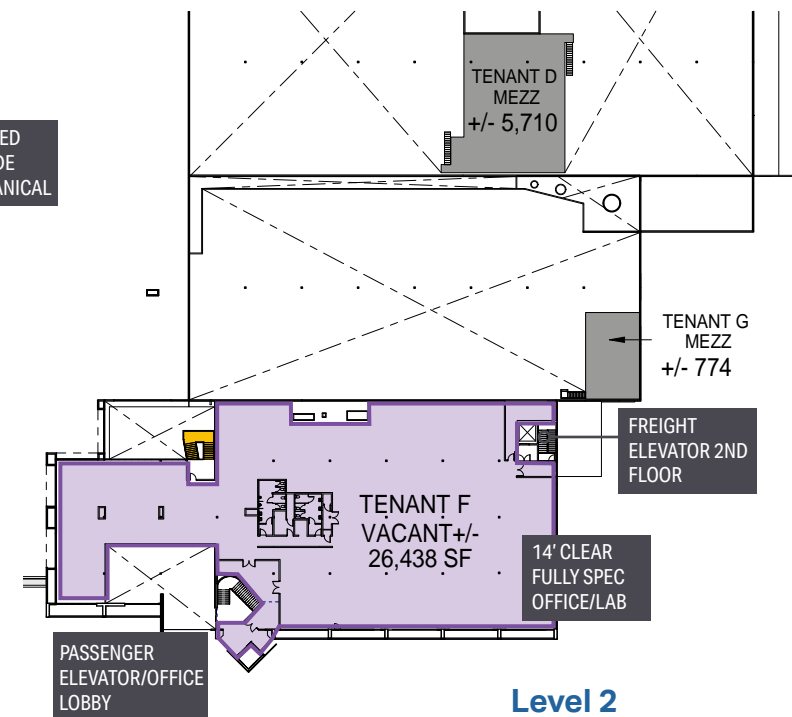
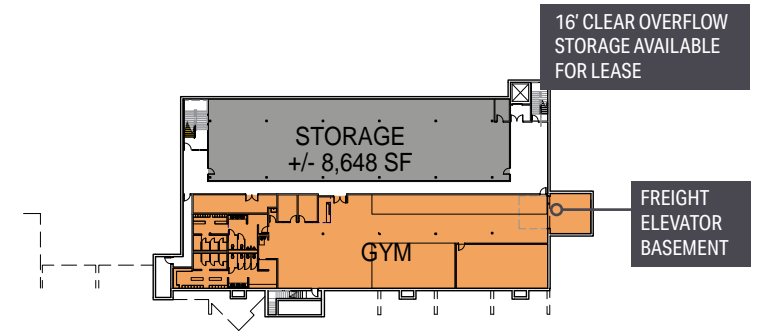
Address	2051 Palomar Airport Road Carlsbad, CA 92011
Submarket	Carlsbad
Square Feet	211,805
Year Built / Renovated	1981/2021
Available for Lease	±133,222
Stories	2 (Partial Only)
Parking	4/1,000
Lot Size	13.07 Acres
Clear Height	14' - 24'
Power	7,000 AMPS 277/408v
Grade-Level Glass Roll-up Door	2
Dock-High Loading	4
Grade-Level Loading	1
Elevator Served	Freight & Passenger

FLOOR PLANS

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



- DOCK-HIGH LOADING
- GRADE-LEVEL LOADING
- GRADE-LEVEL GLASS ROLL-UP DOOR



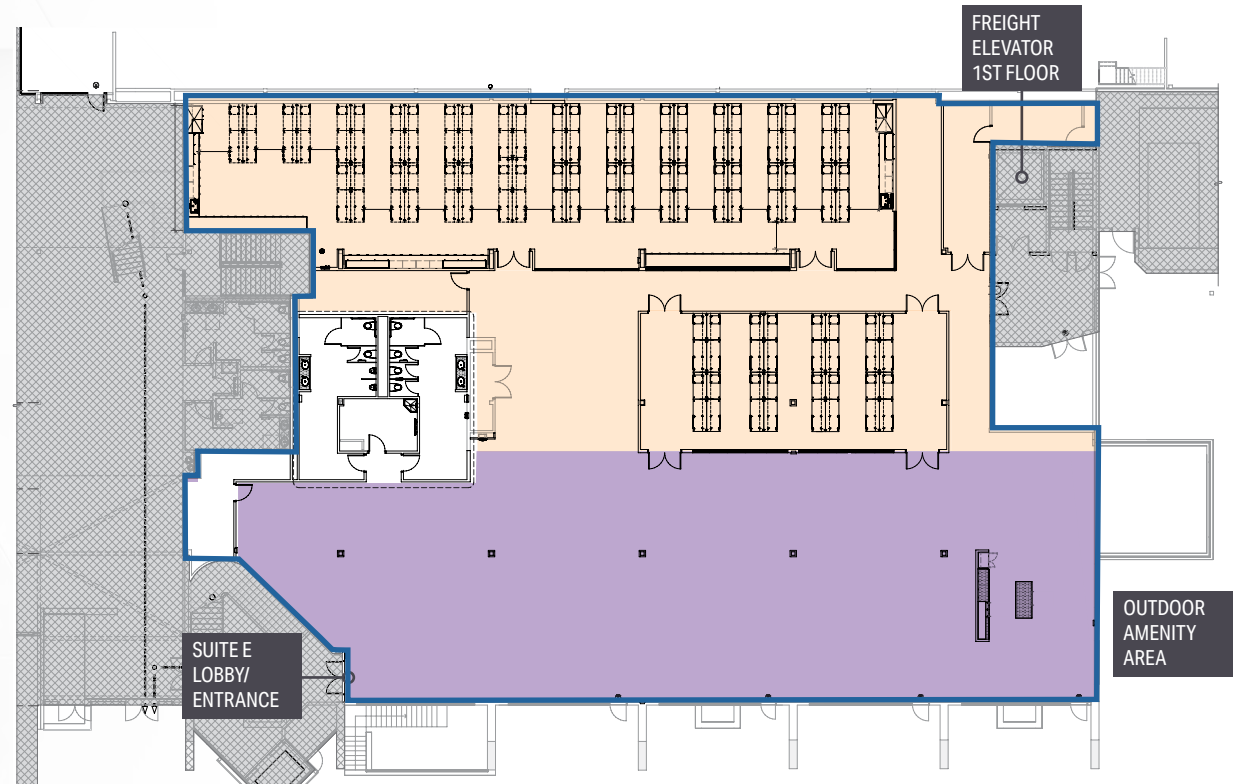
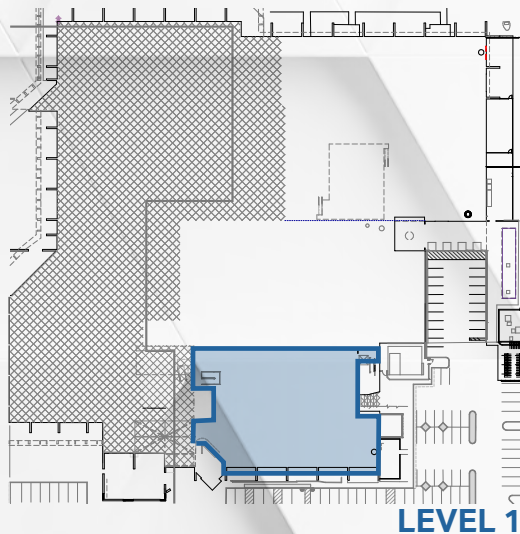
SUITE E

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



LABORATORY/
LABORATORY SUPPORT
OFFICE AREA

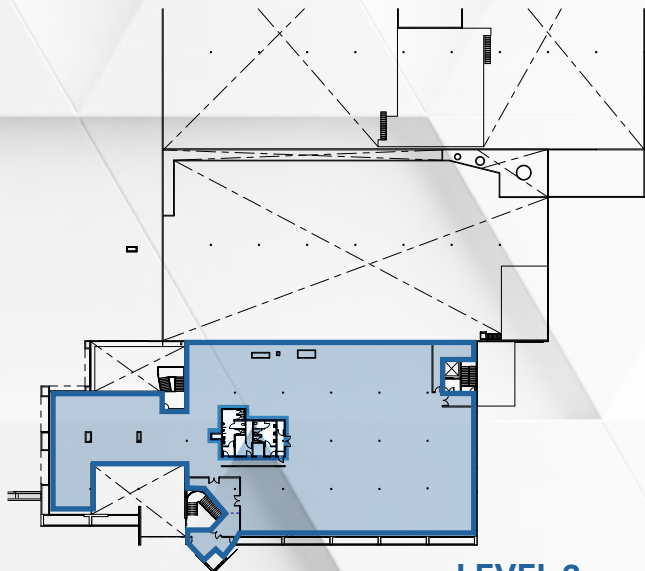
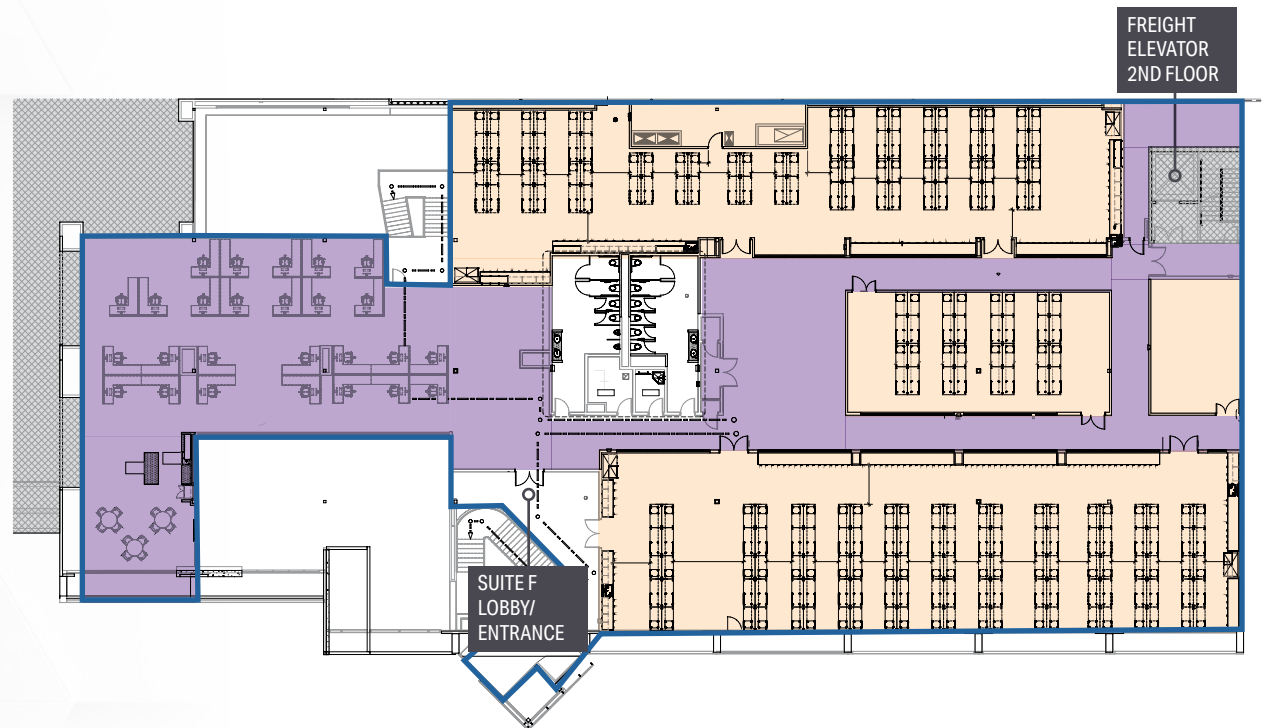
SUITE F

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



LEVEL 2

LABORATORY/
LABORATORY SUPPORT
OFFICE AREA

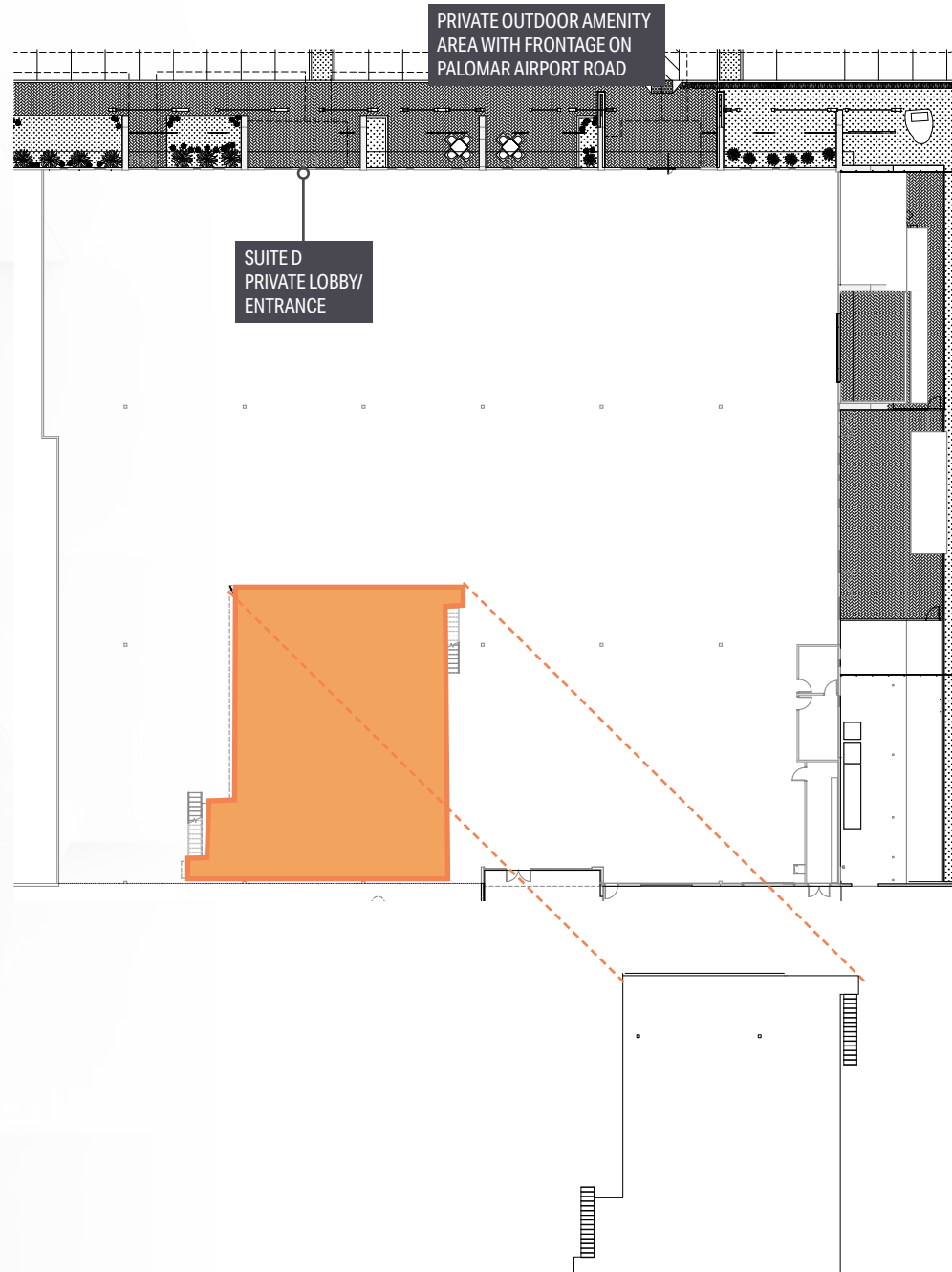
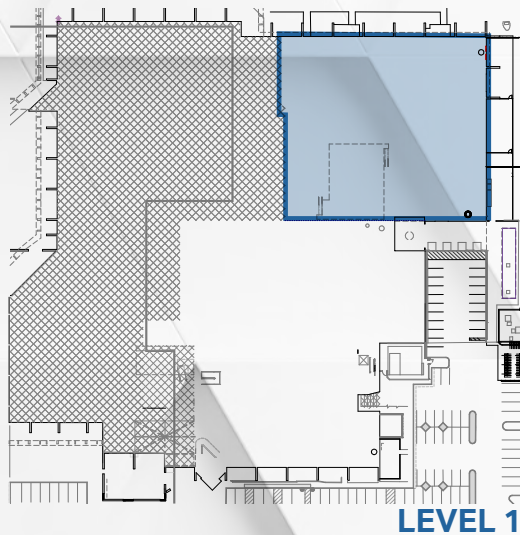
SUITE D

Size: ±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



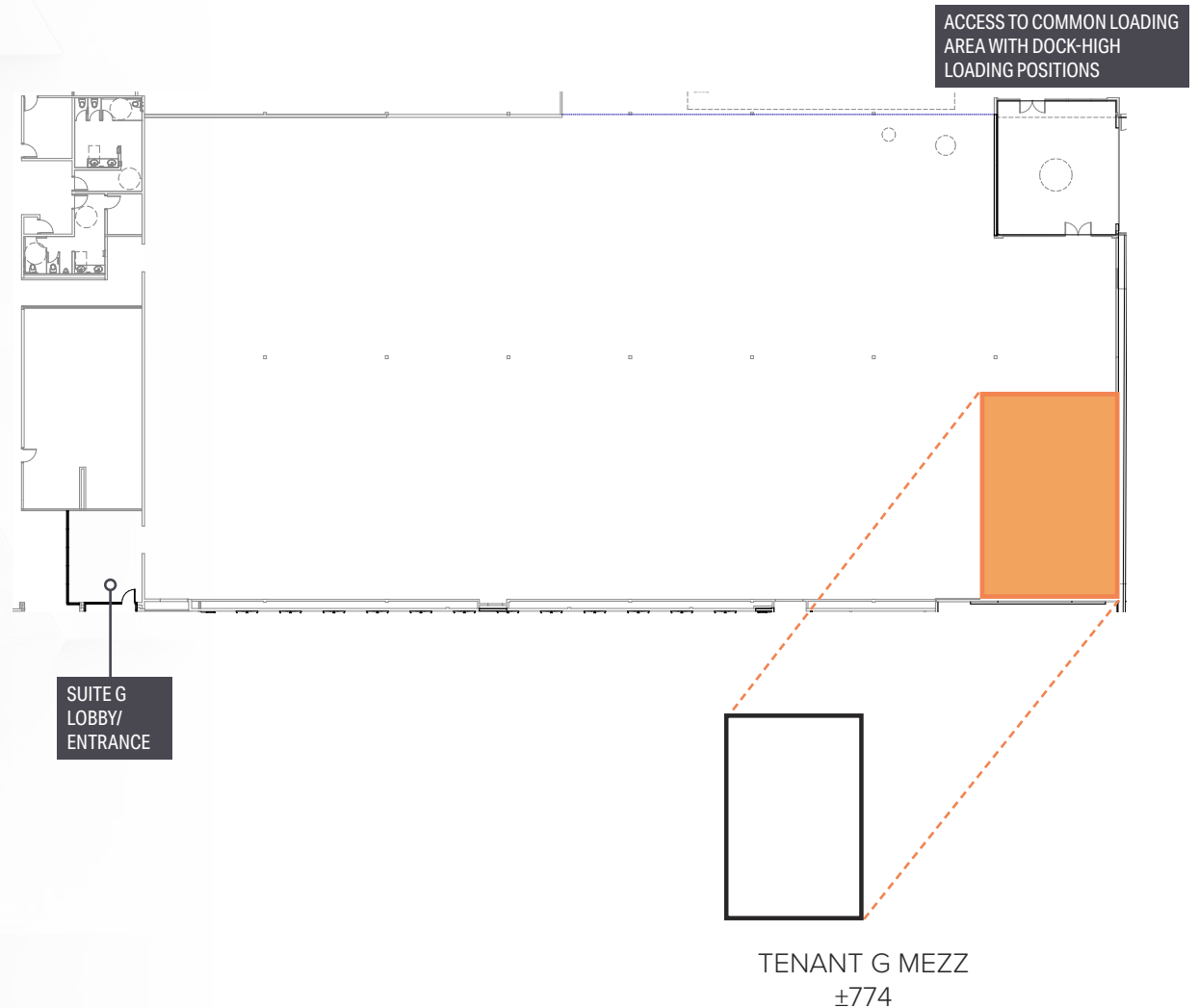
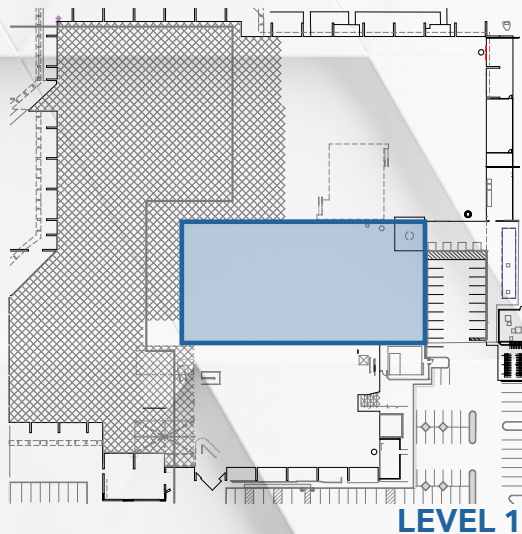
SUITE G

Size: ±28,674 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



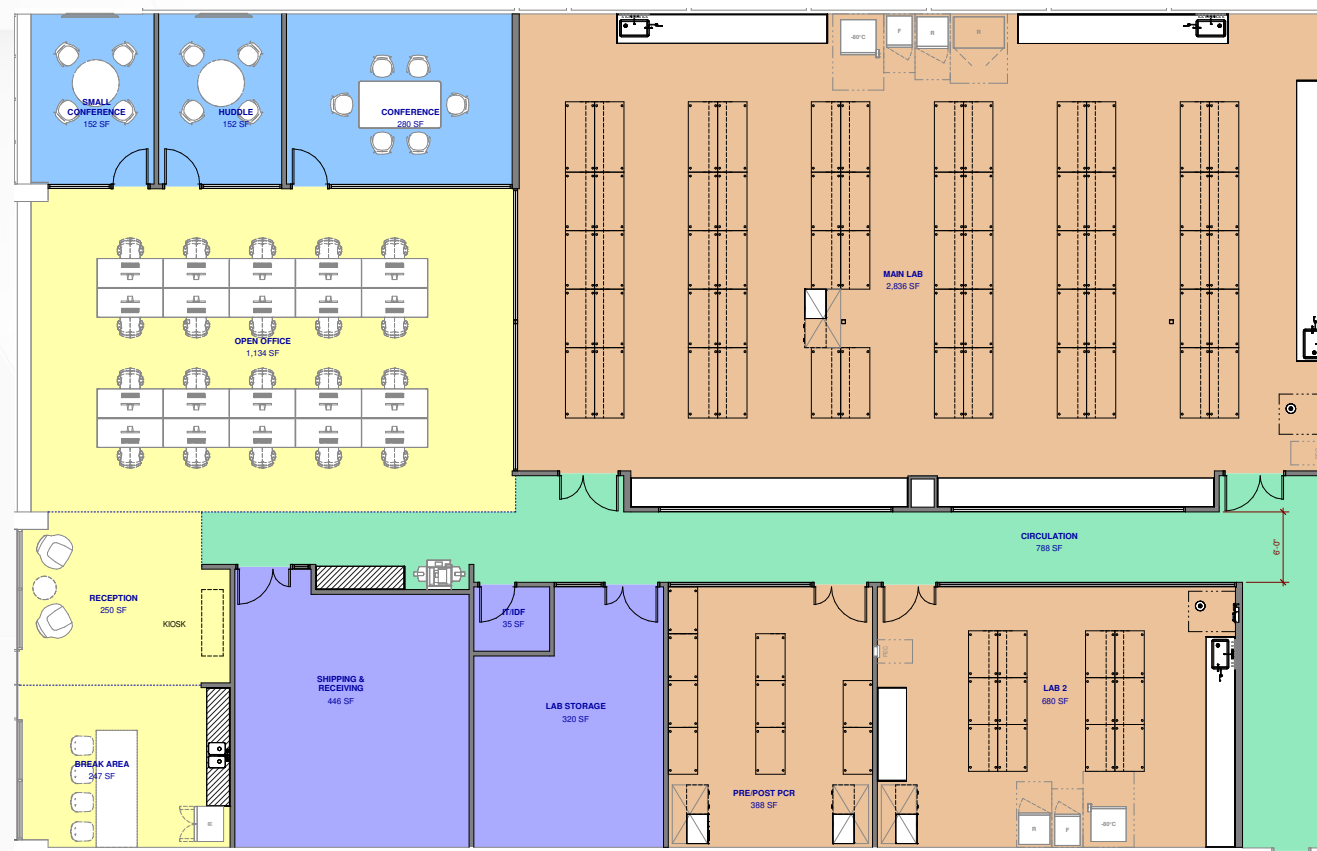
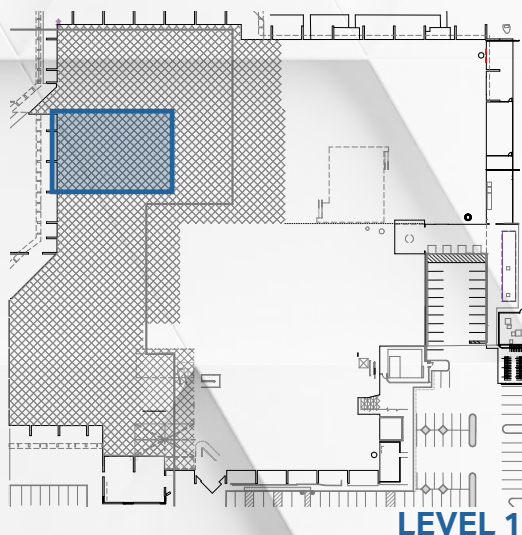
SUITE 105

Size: 10,914 SF

Available Now

Concept Plan for Lab/Office

±16' CLEAR
EXISTING CREATIVE OFFICE/FLEX SPACE
POTENTIAL FOR LAB BUILDOUT



- LABORATORY
- LABORATORY SUPPORT
- CIRCULATION
- CONFERENCE ROOM
- OFFICE AREA

RENDERINGS

LAB



OUTDOOR PATIO



OPEN OFFICE



LAB



LAB



BREAK ROOM



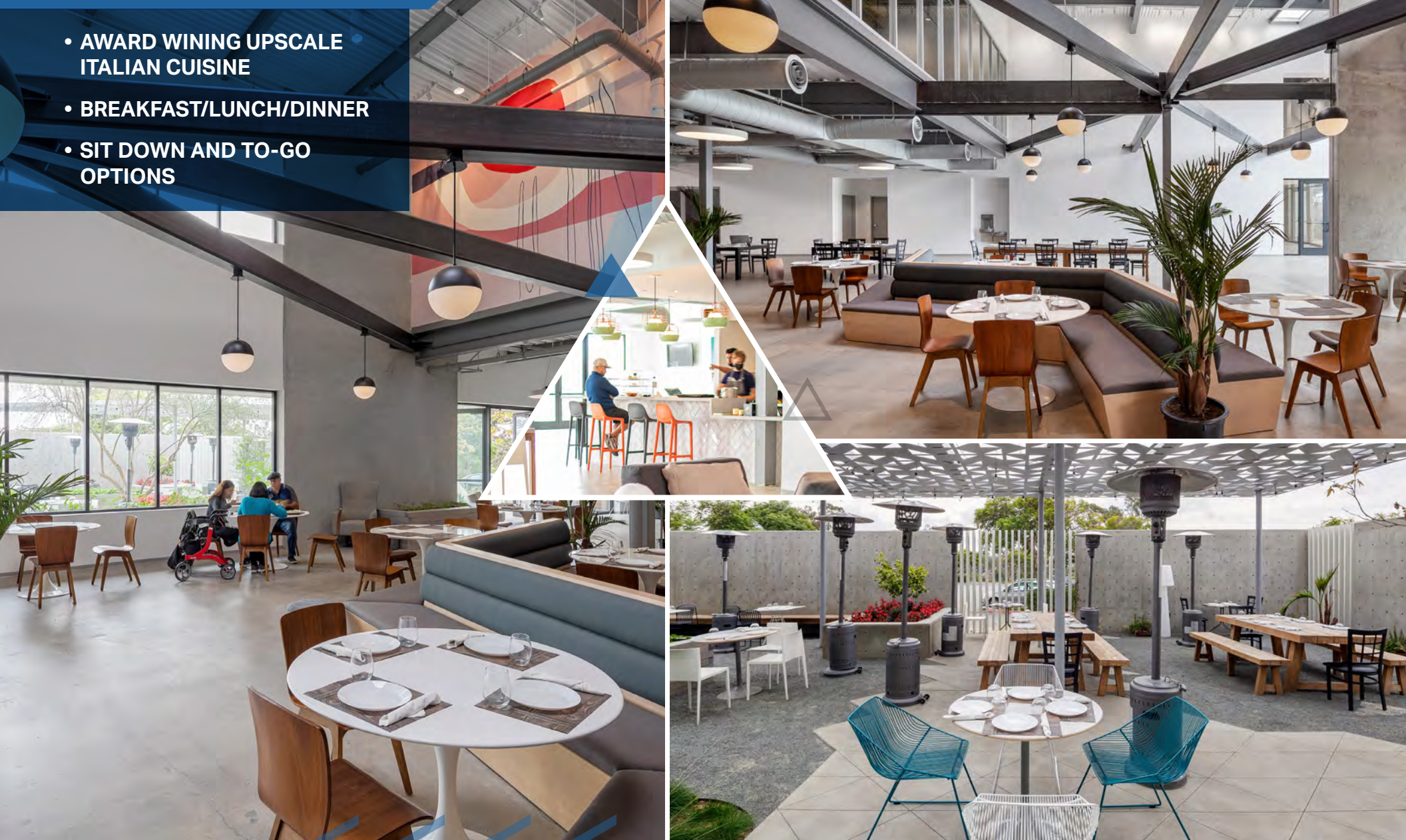
ONSITE FITNESS CENTER

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



ONSITE CAFE - 2051 CUCINA ITALIANA

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



LIFE SCIENCE IN CARLSBAD



ENCINITAS

5 MIN.

DOWNTOWN CARLSBAD

FLIGHT
CARLSBAD

PALOMAR AIRPORT

PALOMAR AIRPORT RD

EL CAMINO REAL

PALOMAR COMMONS

BRESSI RANCH

THE SQUARE

PALOMAR COMMONS

Logos in Bressi Ranch area: WATER, PICK UP STIX, CHASEO, petco, TRADER JOE'S, rubio's, Board & Brew, SUPERCUTS, Peets COFFEE, FISH DISTRICT, nékter JUICE BAR, twig hair lounge, verizon, BLOOM a women's boutique, BOYS & GIRLS CLUBS.

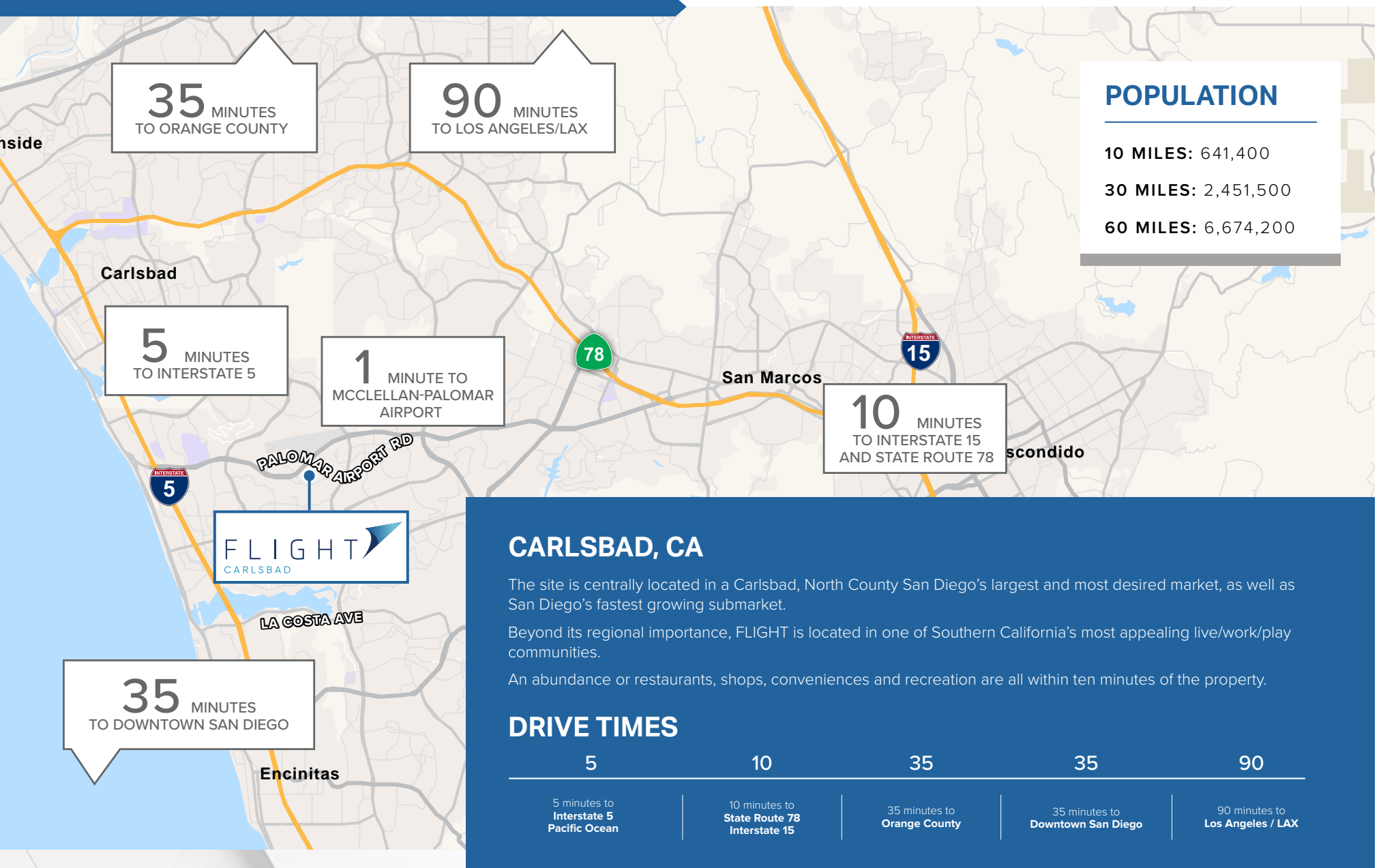
Logos in Palomar Commons area: Lowe's, Chipotle, FIVE GUYS, noodles, Jockey, Tanagra, CALIFORNIA BANK, Shell.

Logos in The Square area: BevMo!, CVS pharmacy, RICHARD WALKERS, CASERO, BIRD ROCK COFFEE ROASTERS, MENDOCINO FARMS, MISSION FEDERAL CREDIT UNION, Mango•Mango, F&B Training.

WALKABLE AMENITIES



DRIVE TIMES



AERIAL



NEW LIFE SCIENCE SPACE

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For More Information, Please Contact:

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JADIAN  CAPITAL

