

BUSINESS CENTER

6352 & 6354 CORTE DEL ABETO | CARLSBAD, CA 92011



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NEW ADAPTIVE FLEX/INDUSTRIAL
SPACES FOR LEASE





Industrial, Research and
Development, Adaptive Flex and
Life Science Spaces

Flexible Floor Plan Options

West of El Camino Real With Access to
Palomar Airport Road

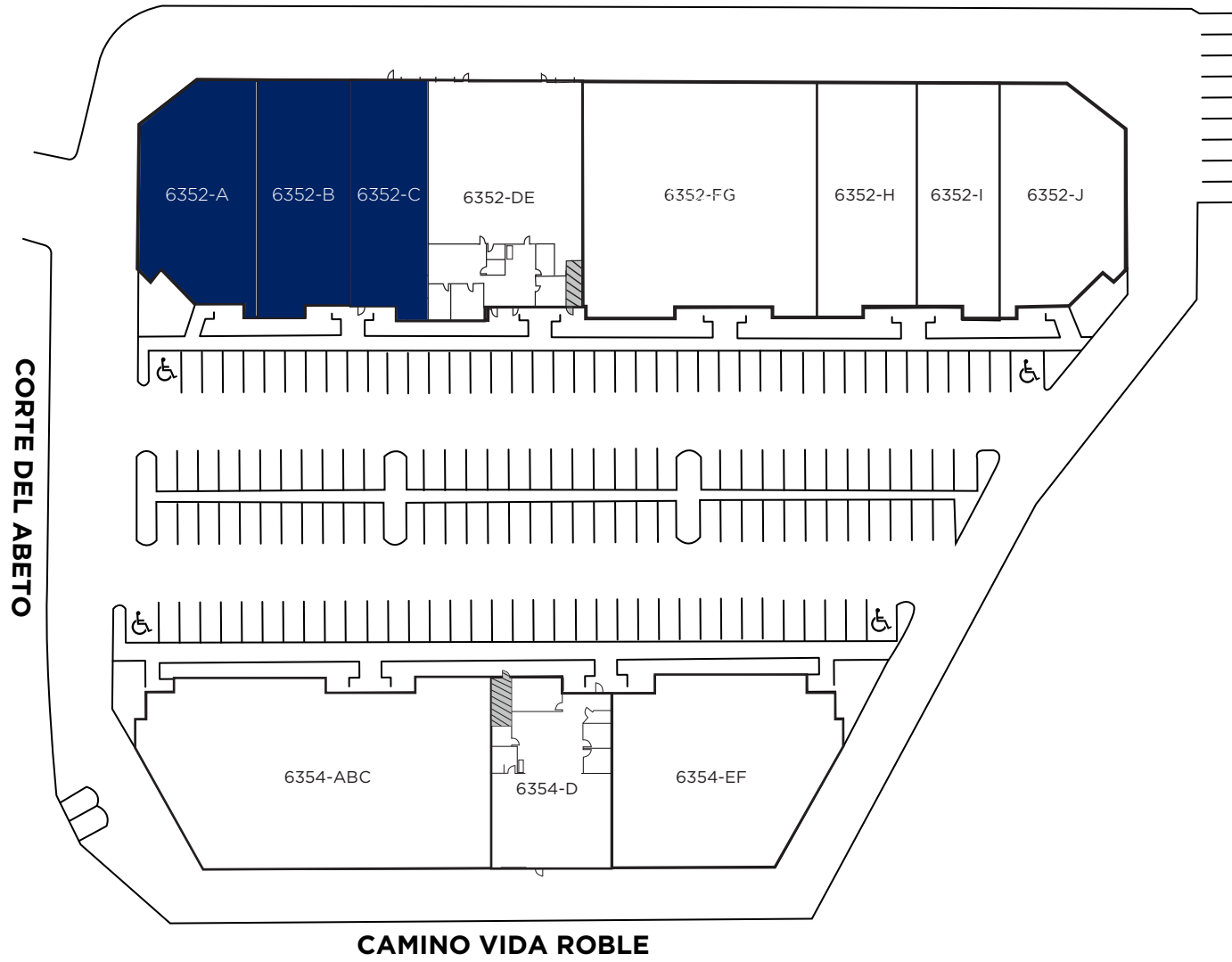
Convenient Access to I-5 and Highway 78

11 Minutes From The Beach

Retail Amenities Nearby

SITE PLAN

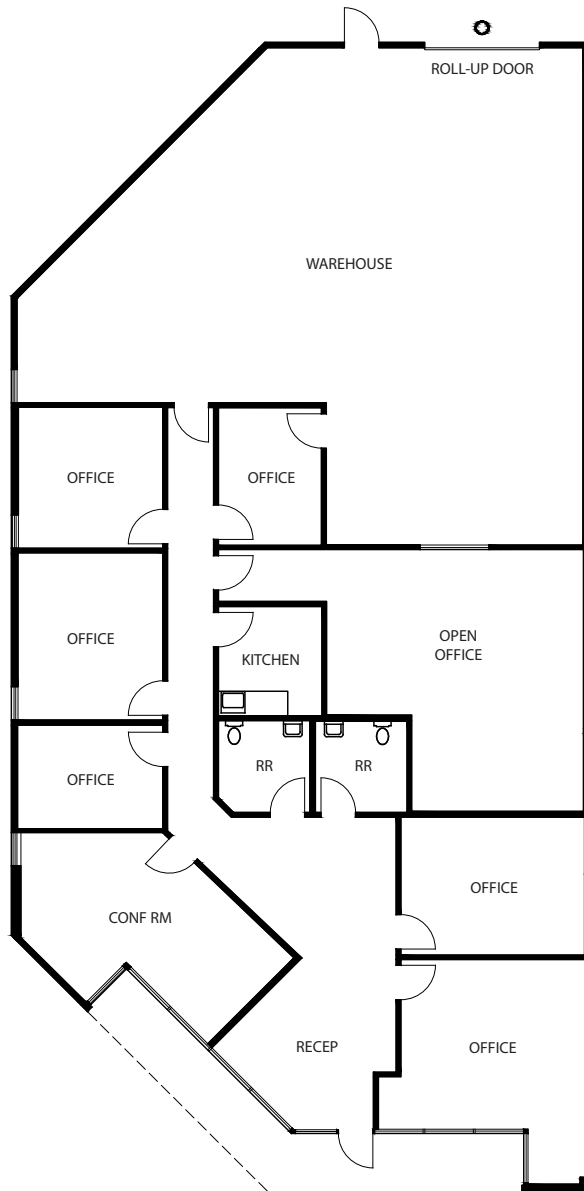
6352-6354 CORTE DEL ABETO



AVAILABLE SUITE

BLDG. 6352 SUITE A | FLEX

±4,250 SF



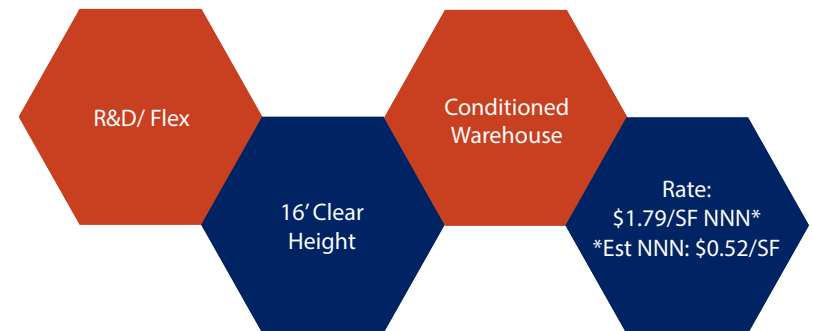
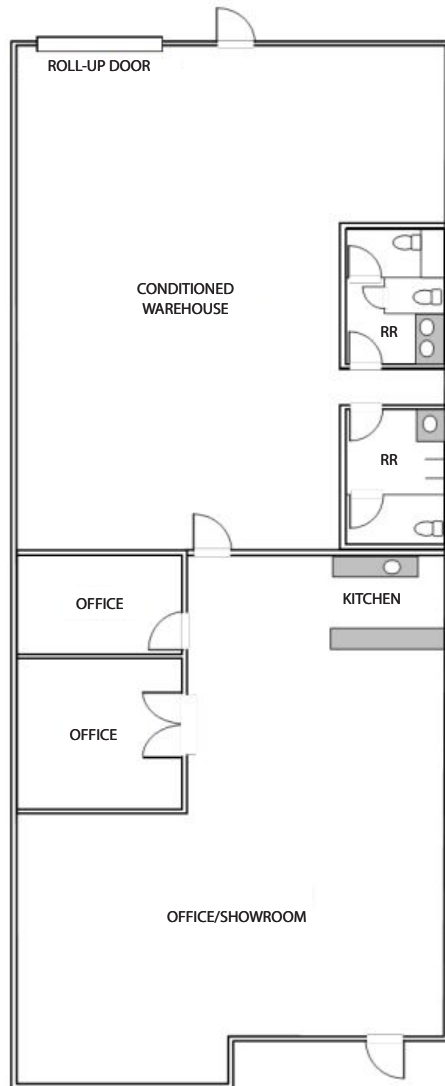
Four hexagonal callouts are arranged in a horizontal line, providing key details about the suite:

- Flex** (Red hexagon)
- 16' Clear Height** (Dark blue hexagon)
- Available April 1, 2026** (Red hexagon)
- Rate: \$1.79/SF NNN*
*Est NNN: \$0.52/SF** (Dark blue hexagon)

AVAILABLE SUITE

BLDG. 6352 SUITE B | R&D/ FLEX

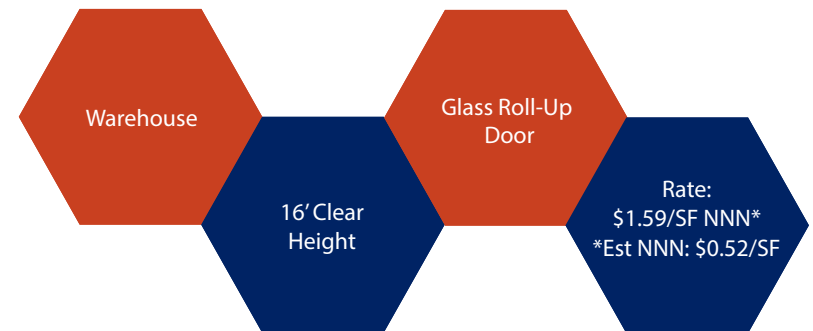
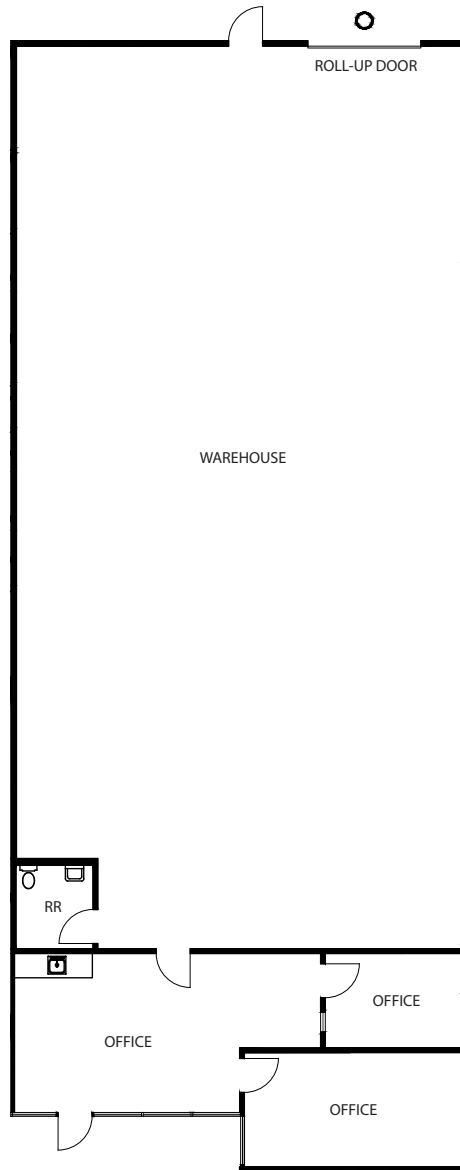
±4,250 SF



AVAILABLE SUITE

BLDG. 6352 SUITE C | WAREHOUSE

±4,027 SF



**DIAGNOSTIC /
MED DEVICES
PHARMACEUTICALS**

- 1. Beckman Coulter
- 2. GenMark Diagnostics
- 3. Genoptix
- 4. Lumos Diagnostics
- 5. Medtronic
- 6. Philips Respironics
- 7. Qualigen
- 8. Thermo Fisher Scientific
- 9. Abbott
- 10. Alphatec Spine
- 11. Aurora Spine
- 12. Novasyste
- 13. SeaSpine
- 14. Ionis Pharmaceuticals
- 15. MilliporeSigma
- 16. OptumRx

LIFE SCIENCE INCUBATOR

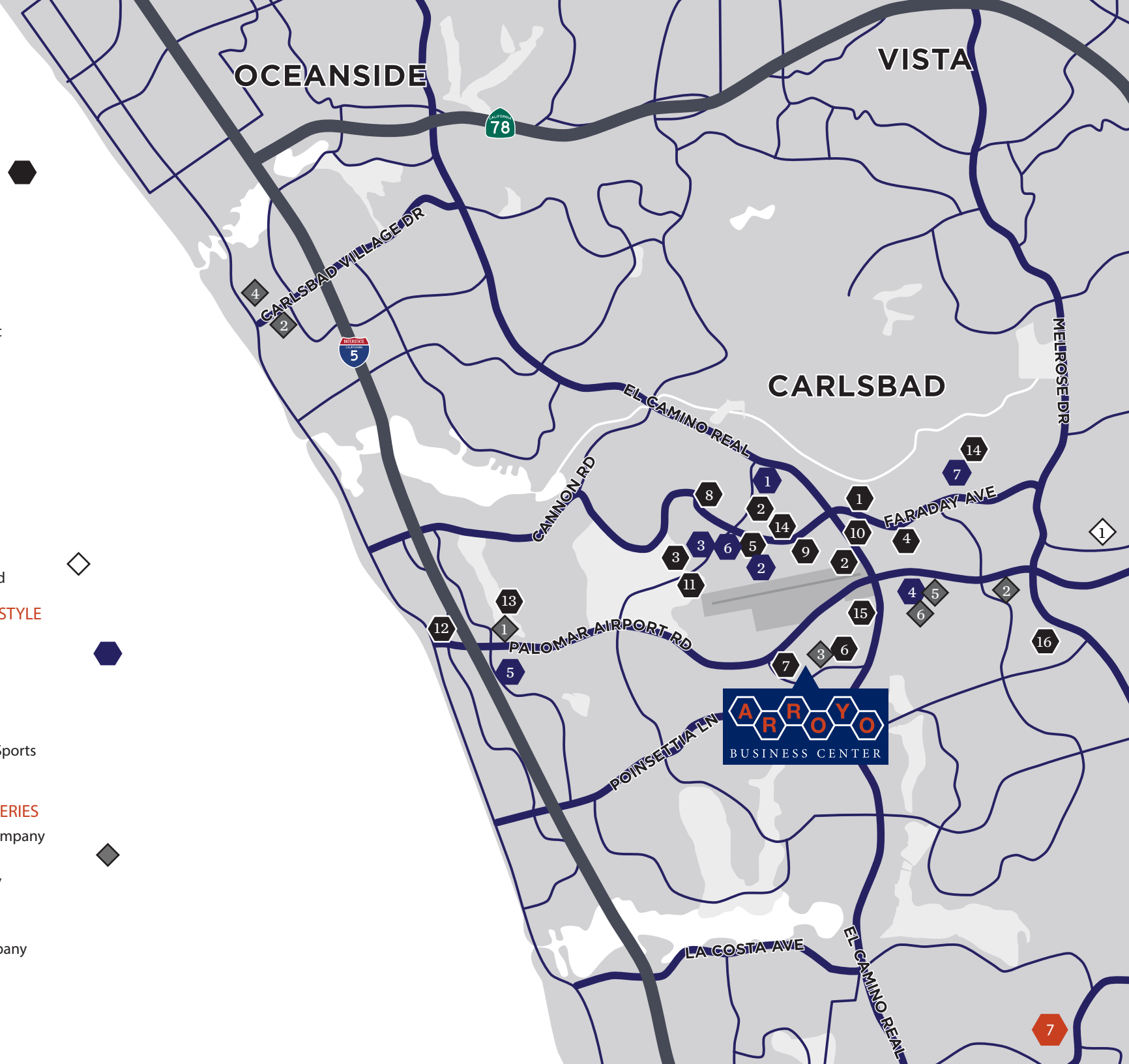
- 1. Cleanrooms on Demand

SPORTS AND ACTIVE LIFESTYLE

- 1. TaylorMade Golf
- 2. Callaway Golf
- 3. Cobra Golf
- 4. Honma Golf
- 5. Fantasy Sports Co.
- 6. SKLZ Pro Performance Sports
- 7. Spy Optic

SPECIALTY FOOD & BREWERIES

- 1. Karl Strauss Brewing Company
- 2. Pizza Port
- 3. Burgeon Beer Company
- 4. Campfire
- 5. Eureka!
- 6. Carlsbad Brewing Company





58%
Bachelor's Degree
Within 2 Miles

+6.2%
Employment Rate
From 2021 to 2022

27,474 2022 Population
2 Mile
220,504 2022 Population
5 Miles
628,476 2022 Population
10 Miles

"It was critical to our early and future success that we were positioned to recruit top-notch talent and be poised for rapid growth so we can remain competitive as an employer."
- Scott Mendel, GenMark Diagnostics, interim CEO



"The name itself is almost mystical—the Kingdom comprises a 22-acre plot of land that the company calls "an immersive true golf sanctuary" set on TaylorMade's Carlsbad campus. The moment you walk into the Kingdom's clubhouse, you realize this is not your average club fitting experience."
- Ryan Asselta, Inside the TaylorMade Kingdom Experience, Links Magazine



The local colleges and universities create a talent pipeline of hundreds of thousands of people, providing a lasting economic impact through the creation of ideas, innovations, talent, and companies.





of residents approve of **Carlsbad's Quality Of Life**



of businesses thought that Carlsbad offered the **Highest Quality Of Life**



of businesses agreed that the city was an **Excellent Place To Do Business**

“Carlsbad also known as the Village by the Sea has it all as far as premier destinations go. Imagine a charming laid-back beach town that has incredible weather year round. No matter what your interest is, you will find many fun things to do in Carlsbad!”

-Traveling Ness

Carlsbad Village



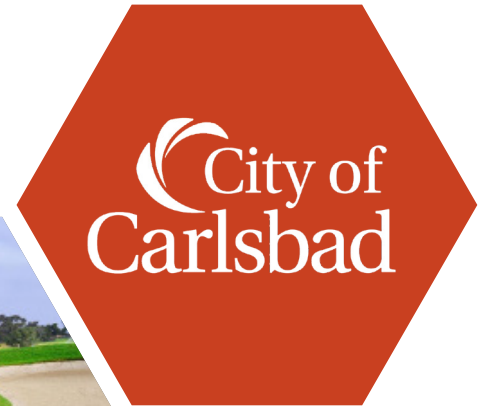
Tamarack Surf Beach

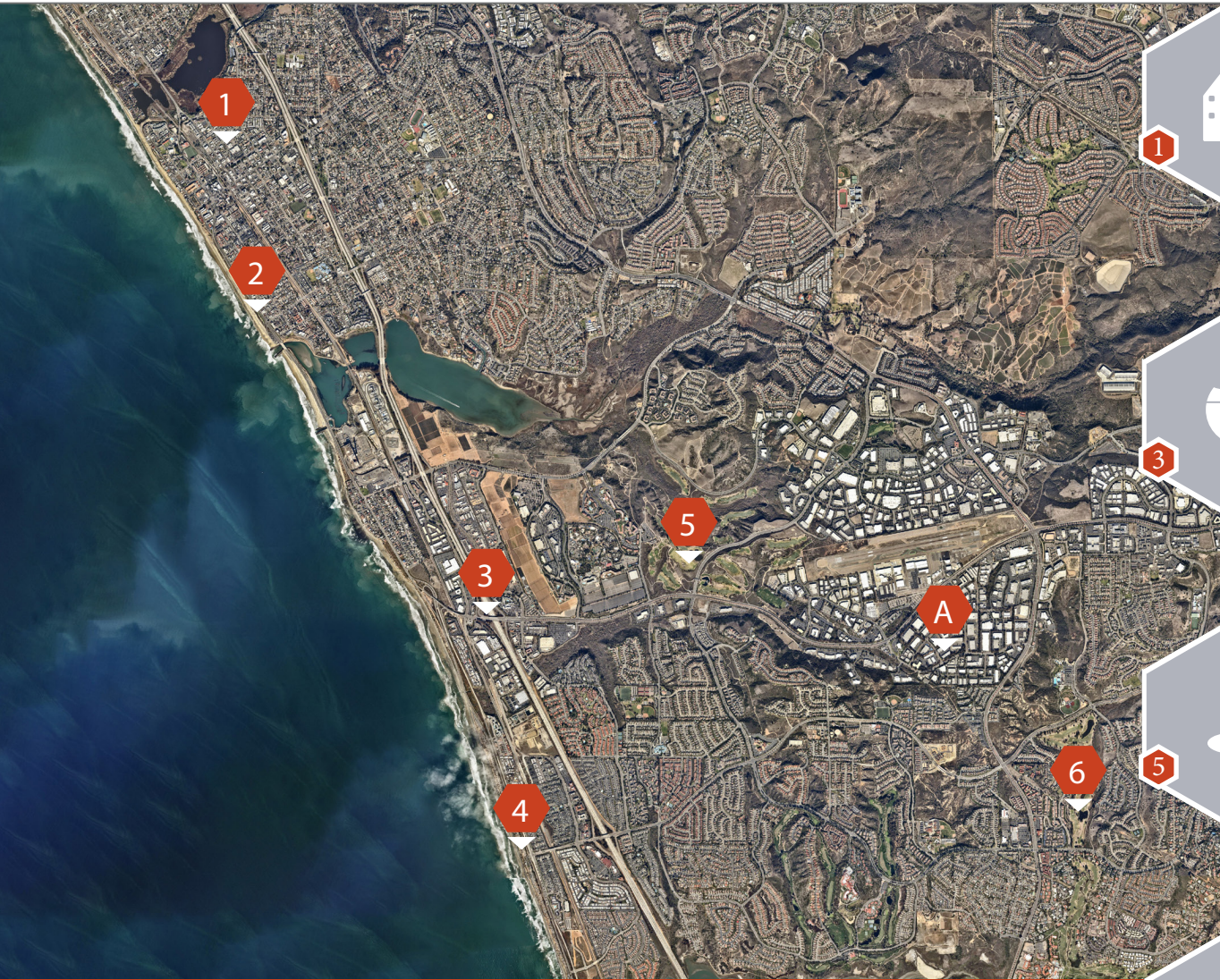










South Carlsbad State Beach




The Crossing





-  Carlsbad Village
6.7 Mile
-  Tamarack Surf Beach
5.5 Mile
-  Route 5
3.1 Mile
-  South Carlsbad State Beach
5.2 Mile
-  The Crossing
2.4 Mile
-  Omni La Costa Golf
3.0 Mile
-  



Discover a scenic coastal community with a forward-thinking economy.

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