

BUSINESS CENTER

6352 & 6354 CORTE DEL ABETO | CARLSBAD, CA 92011



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**NEW ADAPTIVE FLEX/INDUSTRIAL
SPACES FOR LEASE**



PROPERTY FEATURES



**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**

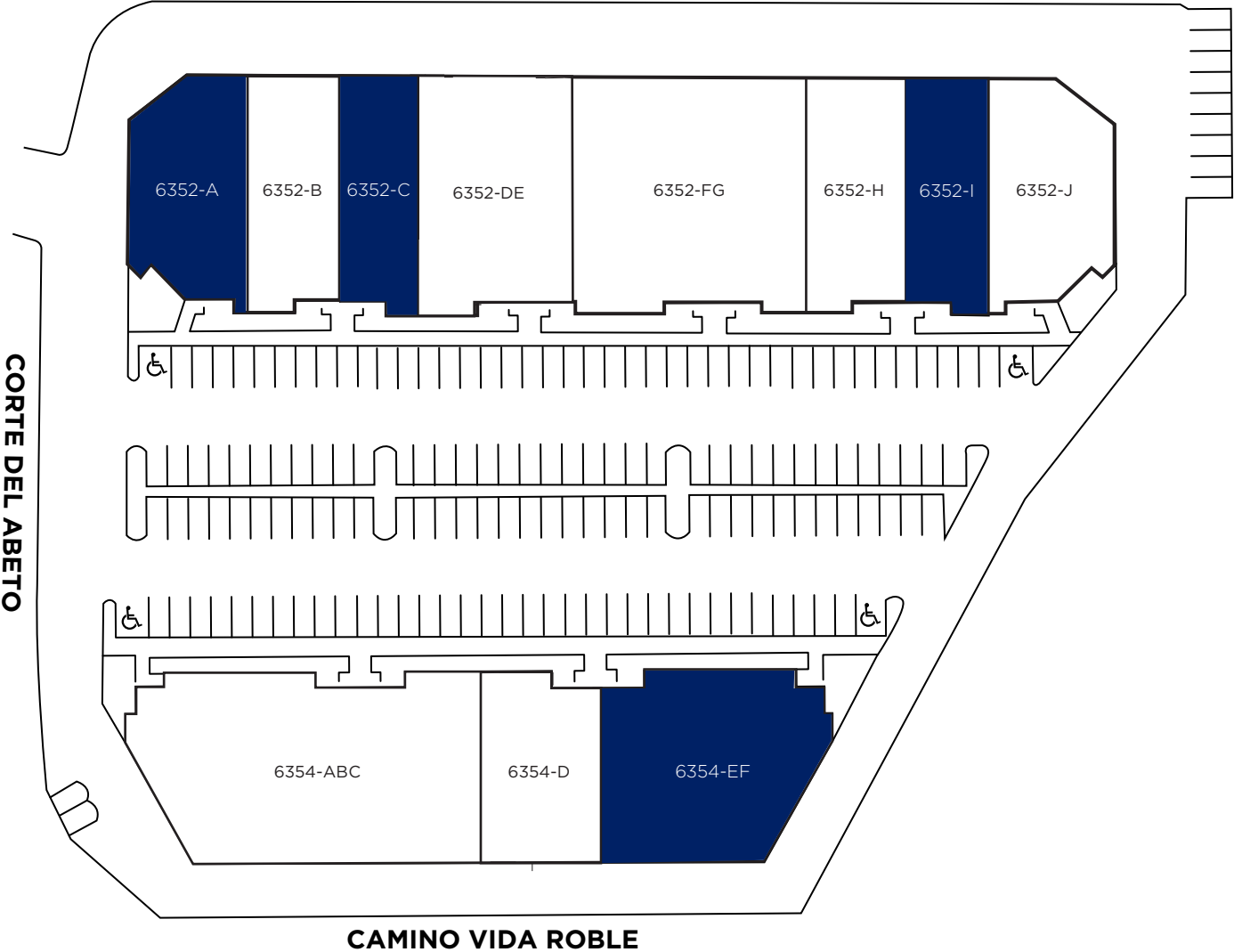
Convenient Access to I-5 and Highway 78

11 Minutes From The Beach

Retail Amenities Nearby

SITE PLAN

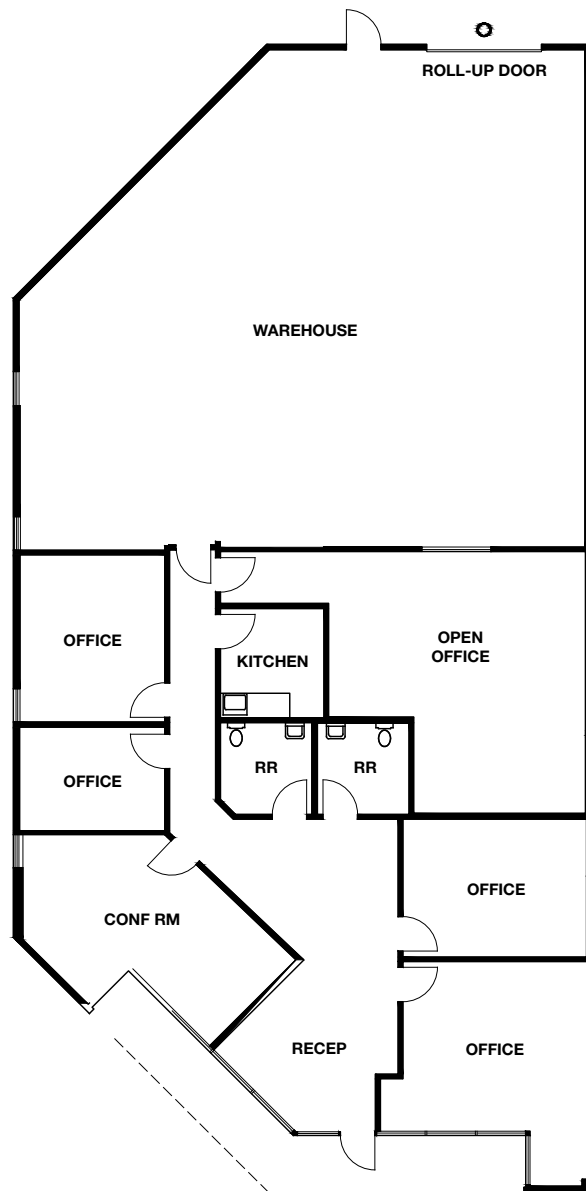
6352-6354 CORTE DEL ABETO



AVAILABLE SUITE

BLDG. 6352 SUITE A | FLEX

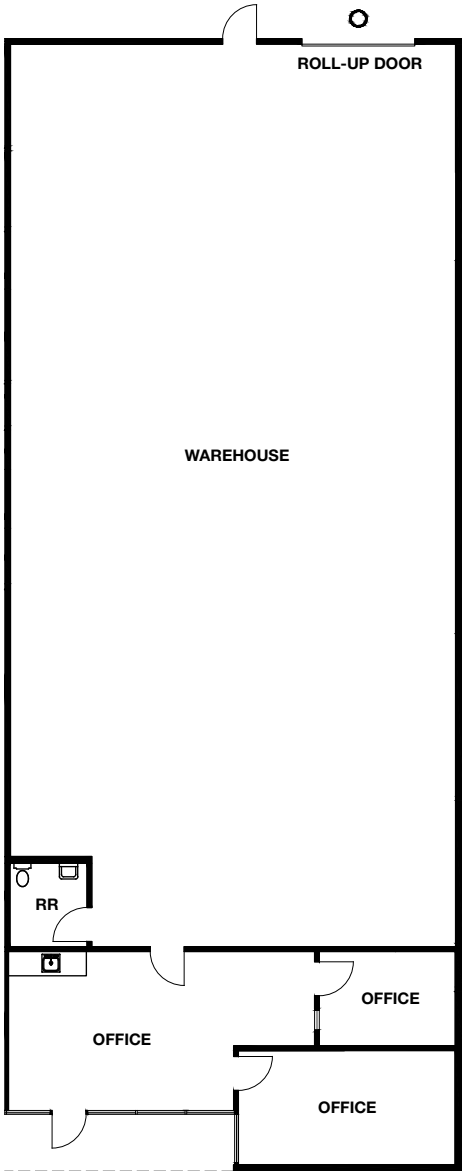
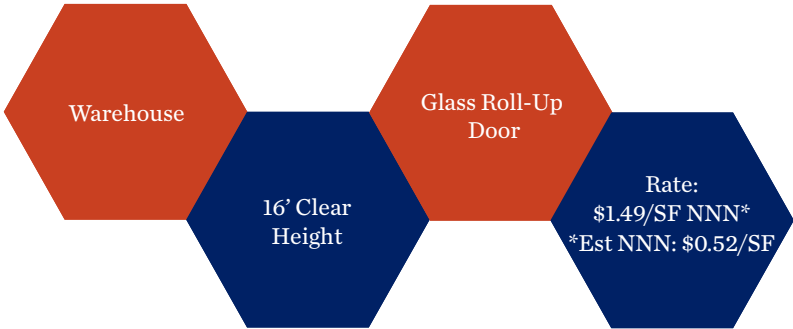
±4,250 SF



AVAILABLE SUITE

BLDG. 6352 SUITE C | WAREHOUSE

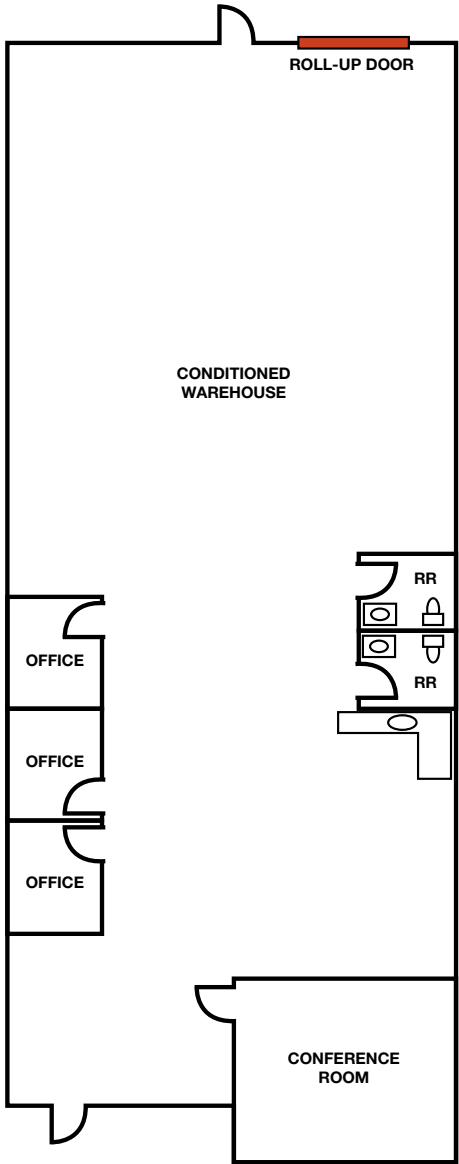
±4,027 SF



AVAILABLE SUITE

BLDG. 6352 SUITE I | WAREHOUSE

±4,000 SF



Creative Flex Layout
— Fully Conditioned

Glass Roll-Up
Door

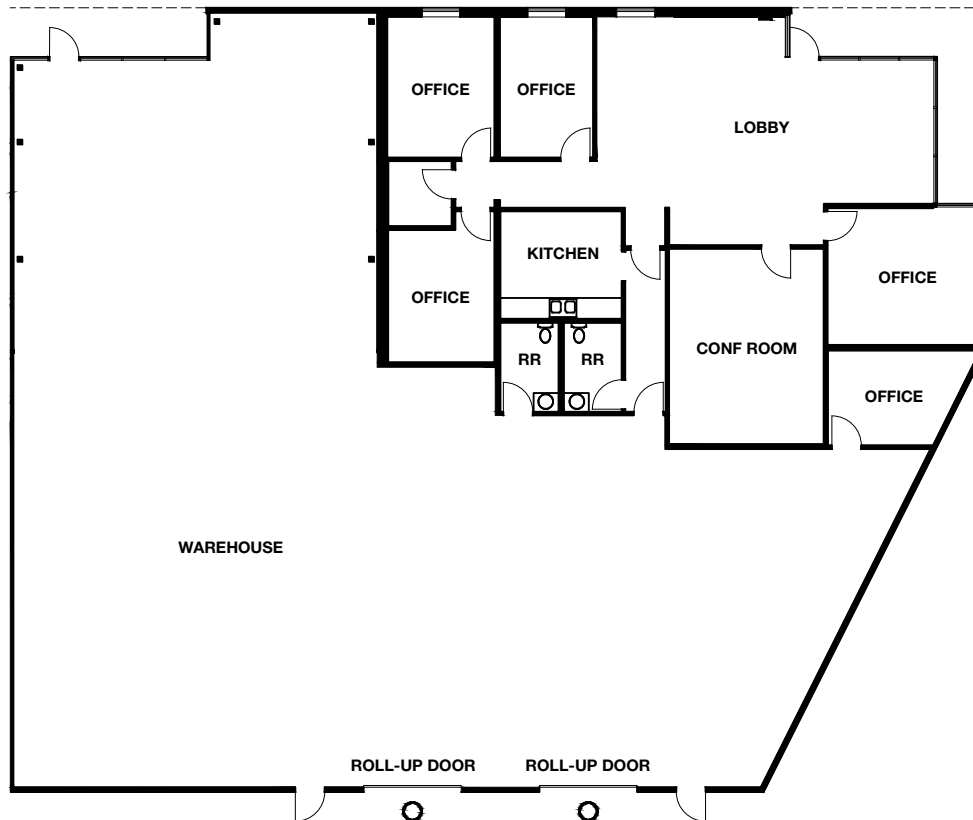
Available:
Now

Rate:
\$1.99/SF NNN*
*Est. NNN: \$0.52/SF

AVAILABLE SUITE

BLDG. 6354 SUITES EF | INDUSTRIAL

±7,500 SF



Heavy Power:
600 Amps, 120/208 V



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. Novasys
13. SeaSpine
14. Ionis Pharmaceuticals
15. MilliporeSigma
16. OptumRx

LIFE SCIENCE INCUBATOR

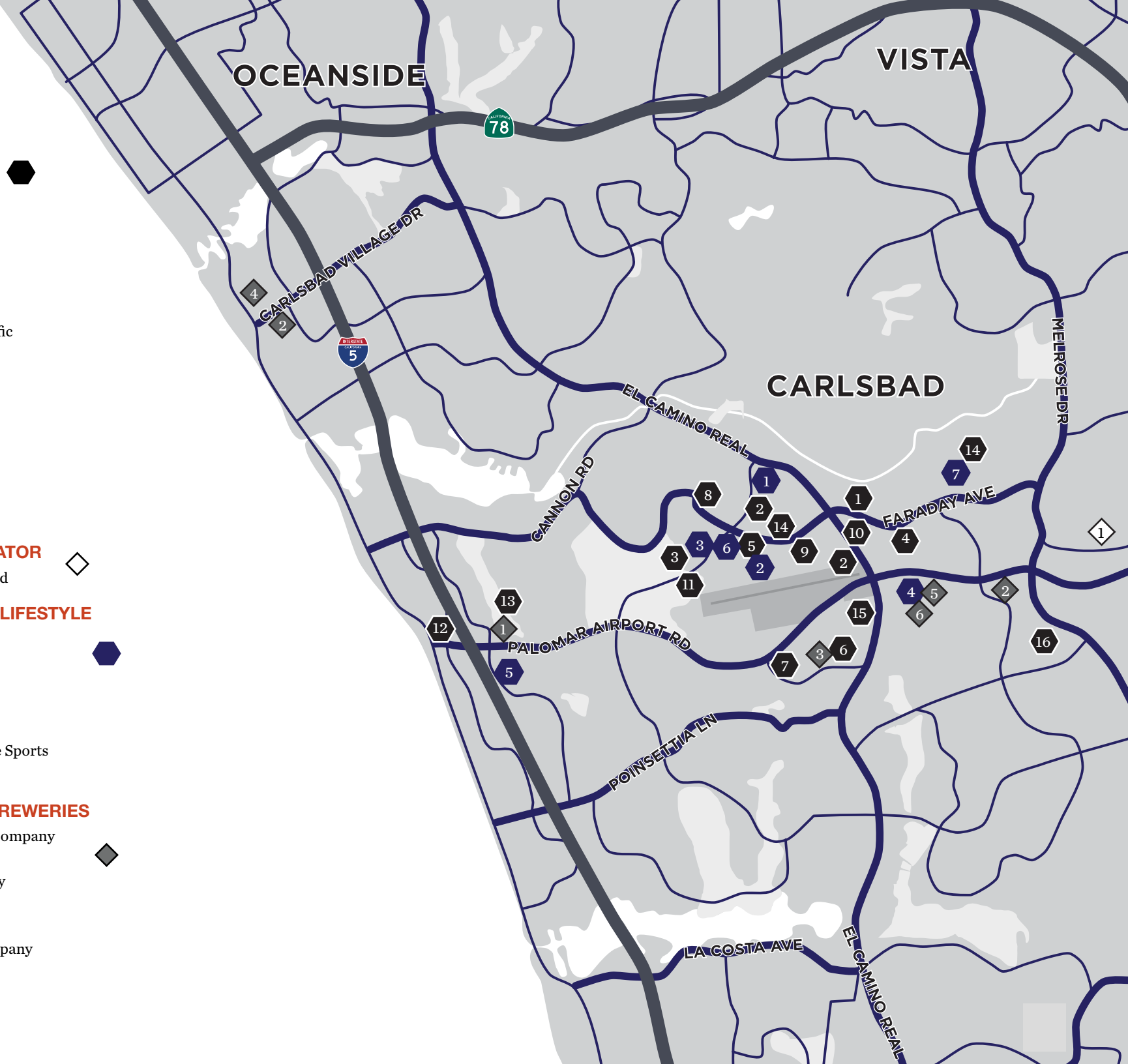
1. Cleanrooms on Demand

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

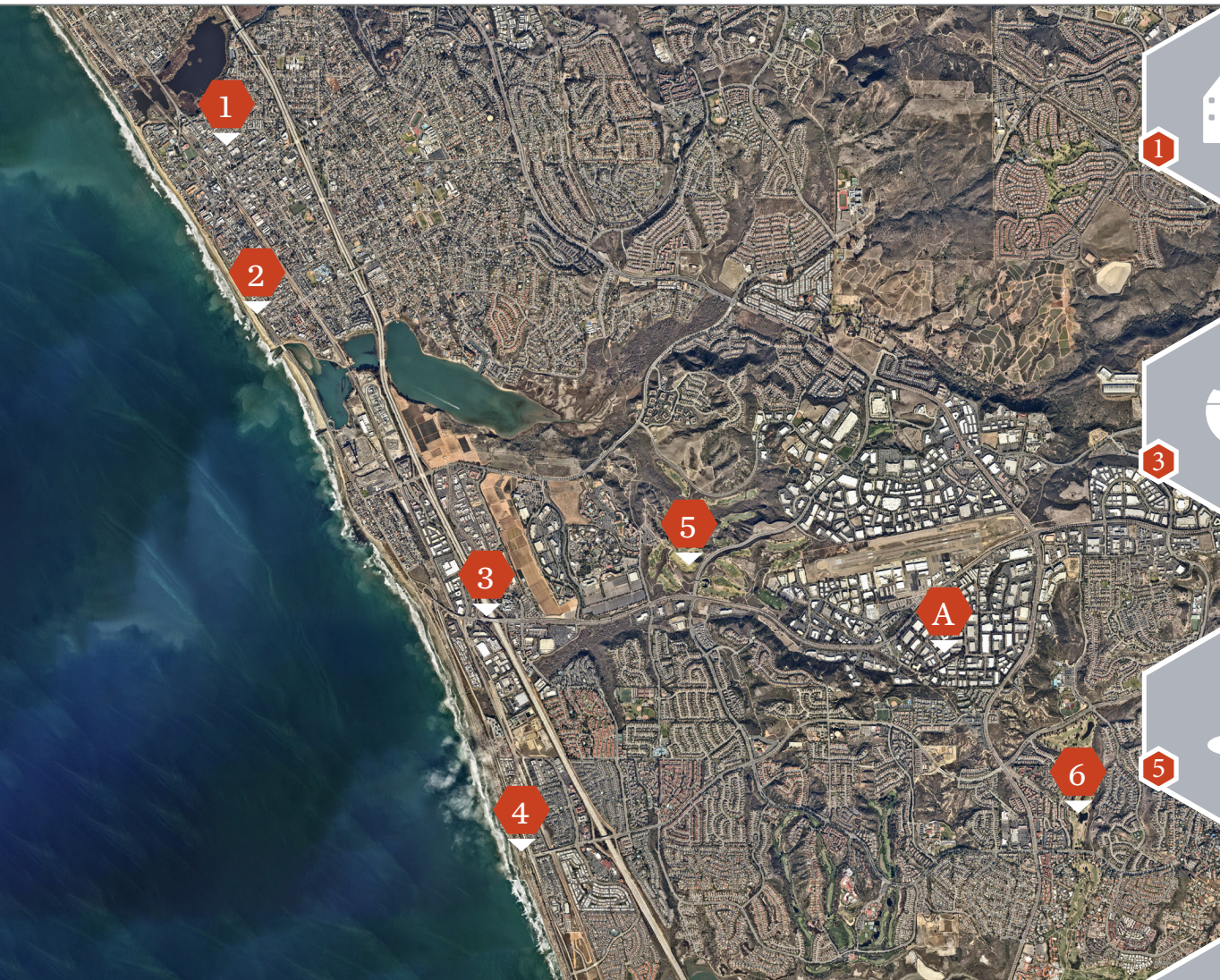


South Carlsbad
State Beach



The Crossing

 City of
Carlsbad





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



ARROYO BUSINESS CENTER

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



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