

LOCATED IN SAN DIEGO-CARLSBAD THE NATION'S 2ND LARGEST BIOTECH HUB

F R C

Faraday Research Center
2131 Faraday Avenue



47,075
SQUARE FEET
AVAILABLE

HIGH-IMAGE
LIFE SCIENCE HQ

LOCATED IN THE
CARLSBAD RESEARCH
CENTER

EXISTING BSL &
WET LAB

CLASS A
CORPORATE
OFFICE

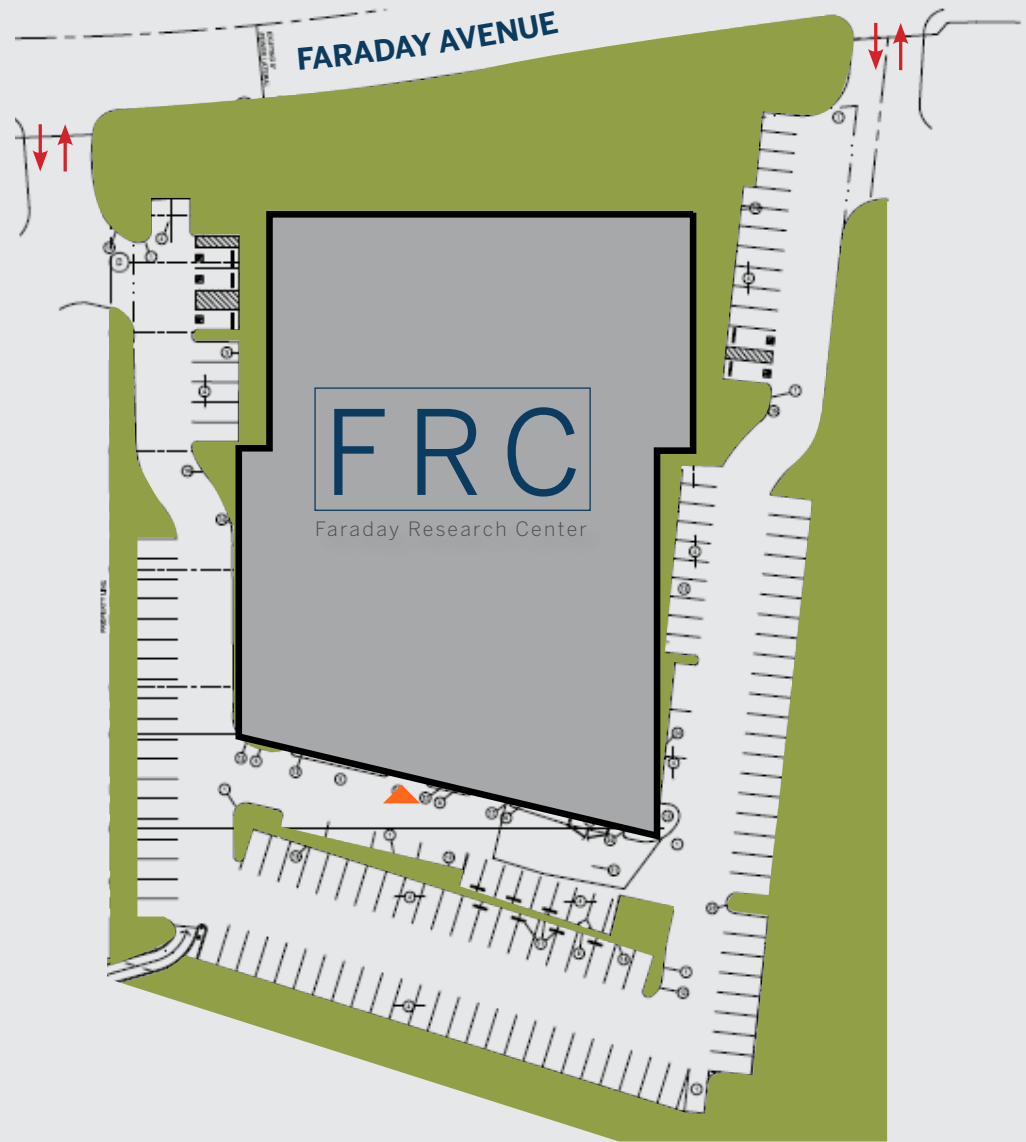
 CUSHMAN &
WAKEFIELD

PROPERTY OVERVIEW

PROPERTY ADDRESS	2131 Faraday Avenue, Carlsbad, CA 92008
PROPERTY DESCRIPTION	Single Tenant Life Science Corporate HQ
YEAR BUILT / RENOVATED	1987
TOTAL SQUARE FEET	47,075 SF
TOTAL ACRES	2.88 Acres
ZONING (OFFICE, LIGHT INDUSTRIAL, R&D)	C-M
STORIES	Single Story
COLUMN SPACING	50'X24' Typical
CLEAR HEIGHT	18'
GRADE-LEVEL LOADING	1
POWER	3,000 AMPS 277/480 V
PARKING	3.04/1,000
ROOF	1/2" Struct Over 2x4 Purlins @ 24" Typical 2010 Arithane Foam
GENERATOR	John Deer Diesel, 275KW



SITE PLAN



▲ Grade-Level Doors

FLOOR PLAN



±12,600 SF OF EXISTING BSL
LAB SPACE

INTERNAL DUCT SYSTEM
& LABORATORY HUMIDIFICATION
CONTROL SYSTEM

6 CLASS II BIO SAFETY CABINETS

5 CHEMICAL FUME HOODS

4 WET LAB AREAS
2 LAB SUPPORT ROOMS

LAB INVENTORY

LAB EQUIPMENT

4

Hanson fume hoods

1

Hanson walk-in fume hood
(lab waste room)

6

Baker Class II BioSafety
cabinets

2

Nederman flex-arm hoods

HVAC EQUIPMENT LIST

- Aeon air handlers
- York air cooled chiller
- Armstrong chilled water systems
- Bell & Gossett hot water systems (boilers & pumps)
- Laboratory exhaust fans
- Meefog humidification system
- Trane rooftop package units (office areas and computer rooms)

LABORATORY SYSTEMS

- Laboratory vacuum system (bench top & hood feature)
- Laboratory compressed air system (bench top feature)
- Laboratory RODI water filtration system
- Laboratory gas delivery system (mechanical to lab #1220)



MODERN LOBBY ENTRANCE WITH HERCULITE DOORS





ENCLOSED LAB AREA



BIO SAFETY CABINETS



WET LAB BENCHES



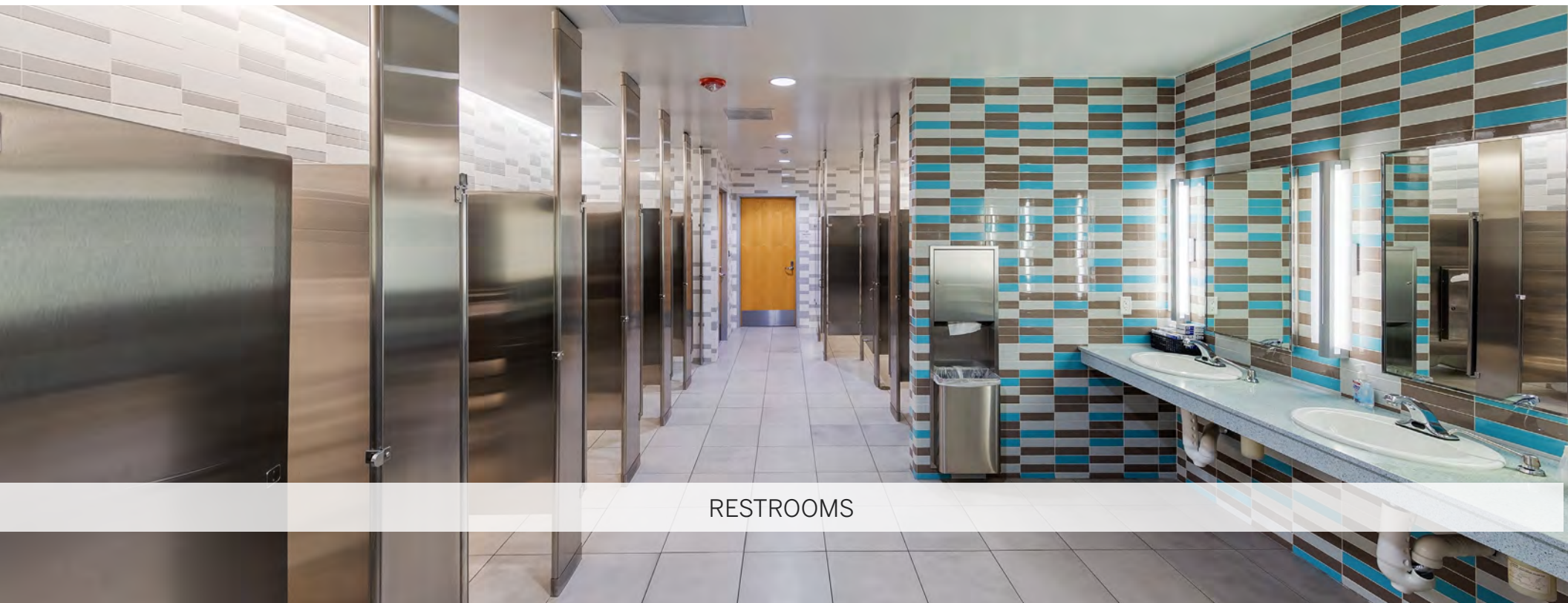
BIO SAFETY CABINETS & FUME HOODS



ONSITE SHOWERS & LOCKERS



AMENITIZED EMPLOYEE COMMON AREA



RESTROOMS



SKY LIGHTS & RAISED 14' CEILINGS



EXECUTIVE OFFICES WITH EXCELLENT GLASSLINE



HIGH IMAGE CONFERENCE ROOM



EXCELLENT VISIBILITY AND FRONTAGE ON FARADAY AVENUE



MAIN LOBBY ENTRANCE

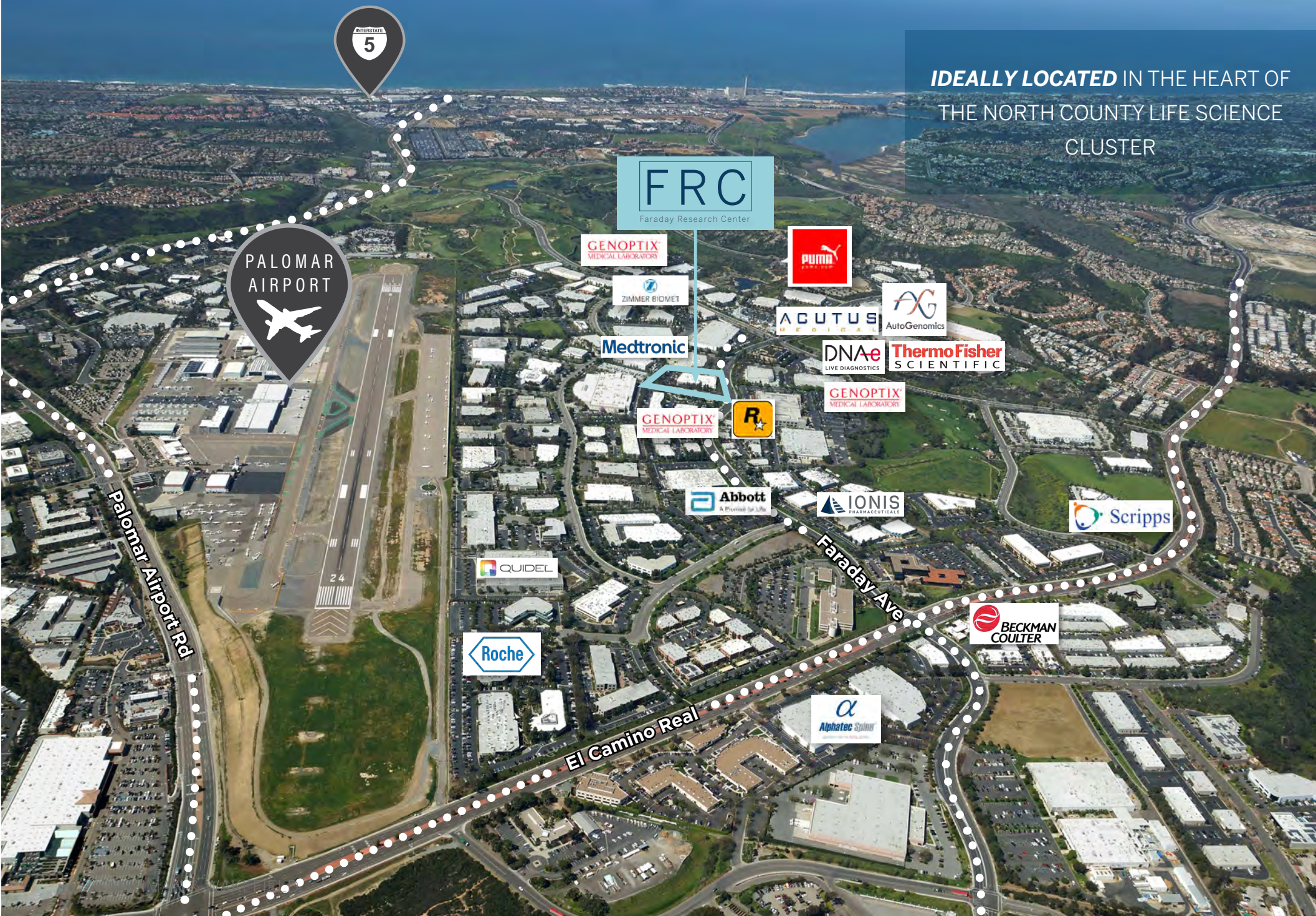


REAR LOADING - TWO GRADE-LEVEL DOORS



TENANT OUTDOOR AMENITY

RARE TURNKEY LIFE SCIENCE HEADQUARTERS VACANT LEASE-UP INVESTMENT OPPORTUNITY



IDEALLY LOCATED IN THE HEART OF
THE NORTH COUNTY LIFE SCIENCE
CLUSTER

FRC
Faraday Research Center

**PALOMAR
AIRPORT**

GENOPTIX
MEDICAL LABORATORY

ZIMMER BIOMET

PUMA

ACUTUS

AG
AutoGenomics

Medtronic

DNae
LIVE DIAGNOSTICS

ThermoFisher
SCIENTIFIC

GENOPTIX
MEDICAL LABORATORY

R

GENOPTIX
MEDICAL LABORATORY

Abbott
A Promise for Life

IONIS
PHARMACEUTICALS

Scripps

Palomar Airport Rd

Faraday Ave

QUIDEL

Roche

BECKMAN
COULTER

El Camino Real

α
Alphatec Spine

MAJOR LIFE SCIENCE OCCUPIERS | NORTH SAN DIEGO





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