

# PALOMAR POINT

**FOR LEASE**

±21,514 SF Flex/R&D Space  
1910 Palomar Point Way  
Carlsbad, CA 92008

**CONOR BOYLE**

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**Colliers**





# THE PROPERTY

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Property Type: Class A Flex/R&D

Available: ±21,514 SF

Building Size: 32,097 SF

Management: Lanikai Management Corporation

Fiber Optic Cable to All Suites



Walk to The Island @ Carlsbad and Numerous Amenities



On-Site Management



Adjacent to McClellan-Palomar Airport



Above Standard Parking:  
4.0/1,000



Quick Access to I-5 Via Cannon and Palomar Airport Roads



Ocean & Golf Course Views

*\*Best Views in Carlsbad*



Adjacent to the Prestigious Carlsbad Research Center





# PANORAMIC COASTAL VIEWS



Outdoor Dining Area



# OVERLOOKING THE CROSSINGS AT CARLSBAD







# SUITE HIGHLIGHTS

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**PRIVATE OFFICES**

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**SIZEABLE OPEN OFFICE AREA**

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**SPACIOUS CONFERENCE ROOM**

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**BREAK ROOM**

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**1 GRADE LEVEL DOOR**

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**SHOWERS**

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**LARGE, OPEN R&D/PRODUCTION AREA**

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**HIGH END LOBBY/RECEPTION AREA**

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**1,200 AMP, 120/208 VOLT, 3-PHASE POWER**  
*Ground Floor*

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**\$1.75/SF NNN**

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# PROPERTY PHOTOS

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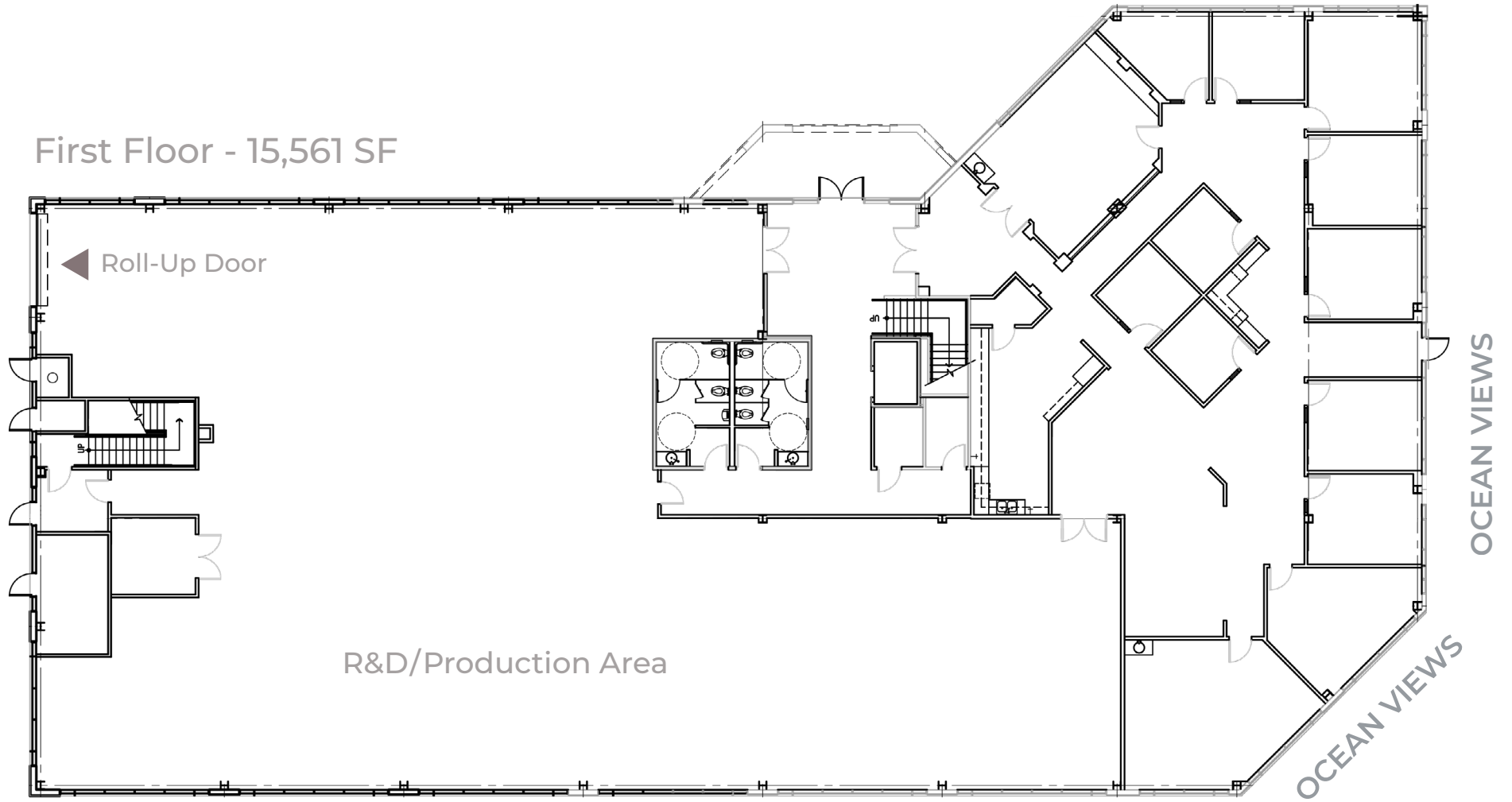




# FIRST FLOOR

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First Floor - 15,561 SF





# SECOND FLOOR

Suite 201 - 5,953 SF



Floorplans are not to scale and for general reference only.





# R&D/Production Area



# LOCAL AMENITIES



- 1** Draft Republic  
Miguel's Cocina  
In-N-Out Burger  
McDonald's  
Toast Gastrobrunch  
Shell

- 2** Windmill Food Hall  
King's Fish House  
P.F. Chang's  
Rubio's  
Chevron  
Starbucks  
BJ's Restaurant  
Corner Bakery Cafe

- 3** Costco  
Seafire Restaurant  
Islands  
Carl's Jr.  
Burger Lounge  
Veggie Grill  
Nothing Bundt Cakes  
Green Dragon Tavern

- 4** Lowe's  
California Bank & Trust  
Noodles & Company  
Bistro Kabob  
Chipotle  
Panera Bread

- 5** Trader Joe's  
Staples  
Mendocino Farms  
Peet's Coffee  
CVS  
Board & Brew  
UPS  
Ebullition Brew Works



# MOUNTAIN VIEWS TO THE EAST





# OCEAN VIEWS TO THE WEST







FLEX/R&D SPACE FOR LEASE

# CONTACT

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