

NEW LIFE SCIENCE SPACE

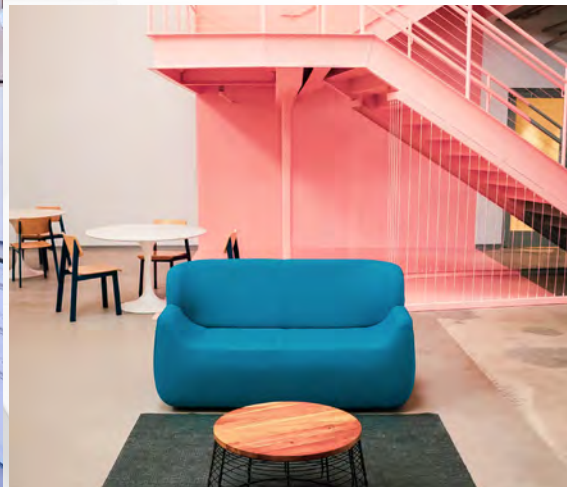
211,805 SF LIFE SCIENCE CAMPUS  
±133,222 SF AVAILABLE FOR LEASE

# FLIGHT

CARLSBAD

2051 PALOMAR AIRPORT ROAD





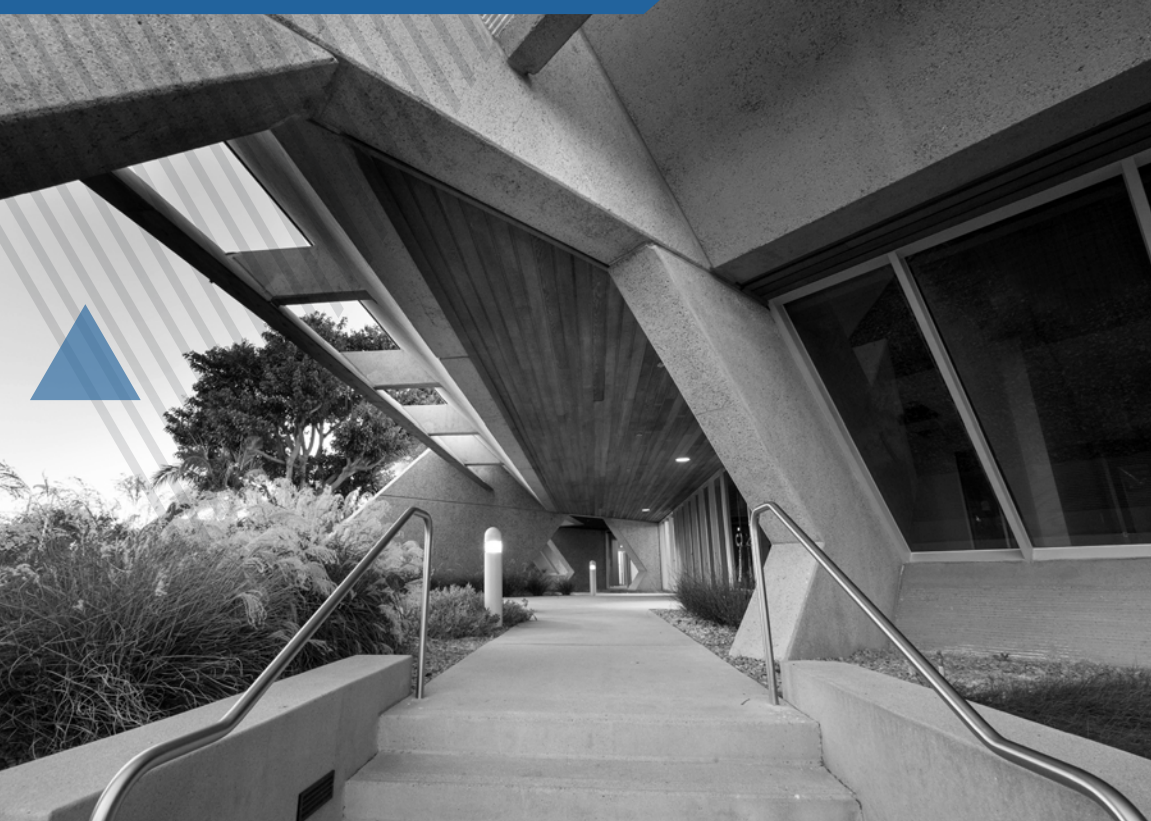
# ✓ INTRODUCING ✓ CARLSBAD'S NEWEST ✓ LIFE SCIENCE ✓ OPPORTUNITY.

Imagine innovative space that pushes forward exploration and development.

## Property Features

- > **211,805 SF** Primed for a 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, a Two-Story Expansive Lobby, Full-Service Gym, Onsite Bistro and an Expansive Outdoor Patio with Hammocks, a Fire Terrace, Lounge Areas and Banquet Seating
- > **FULLY SPEC OFFICE/LAB** for Suites E & F and Lab Ready Mechanical for Suites D & G

# HISTORY

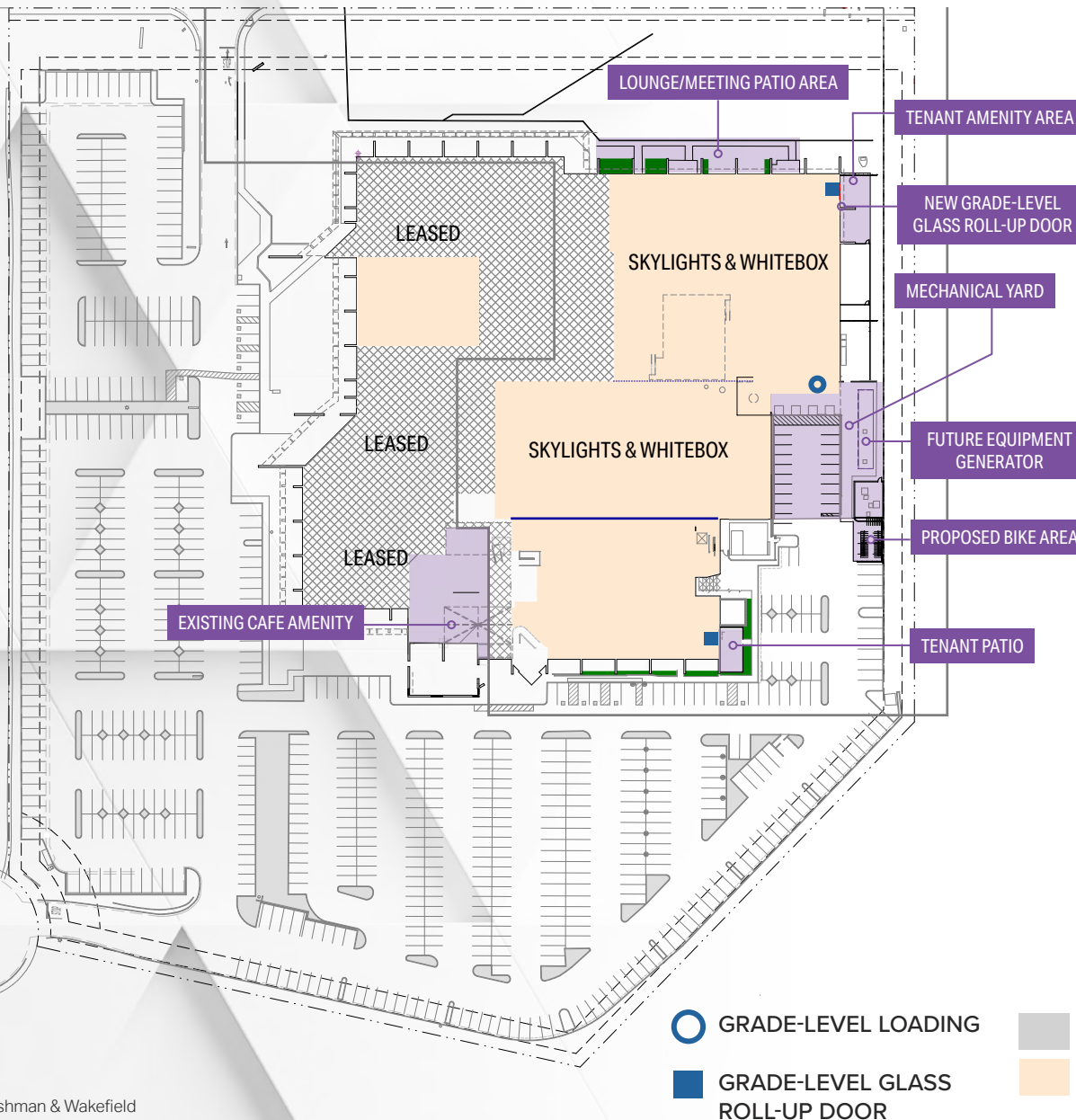


## ▼ TO HELP THE ▼ BRIGHTEST SHINE

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

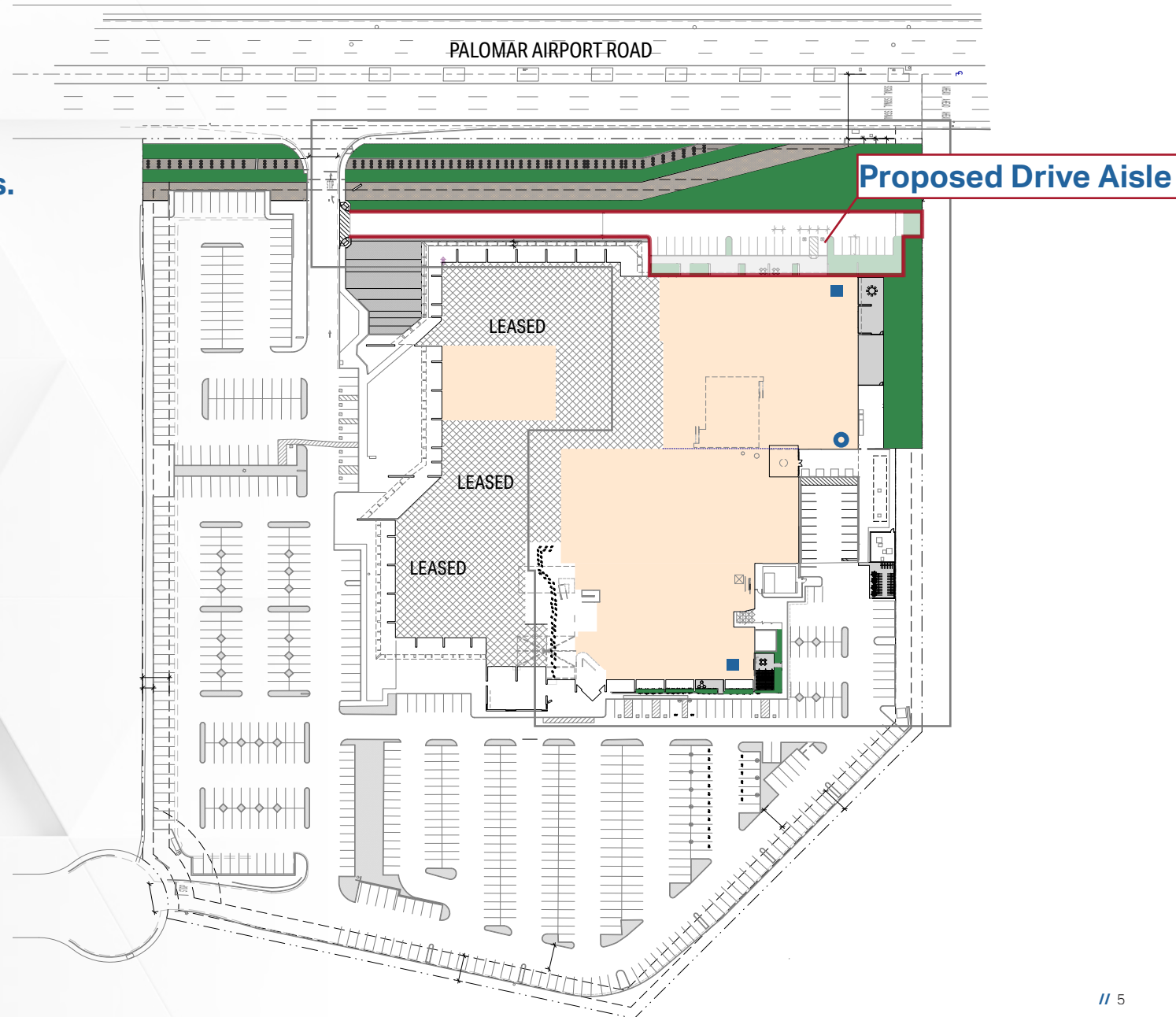


## Property Overview

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
Grade-Level Loading	1
Elevator Served	Freight & Passenger

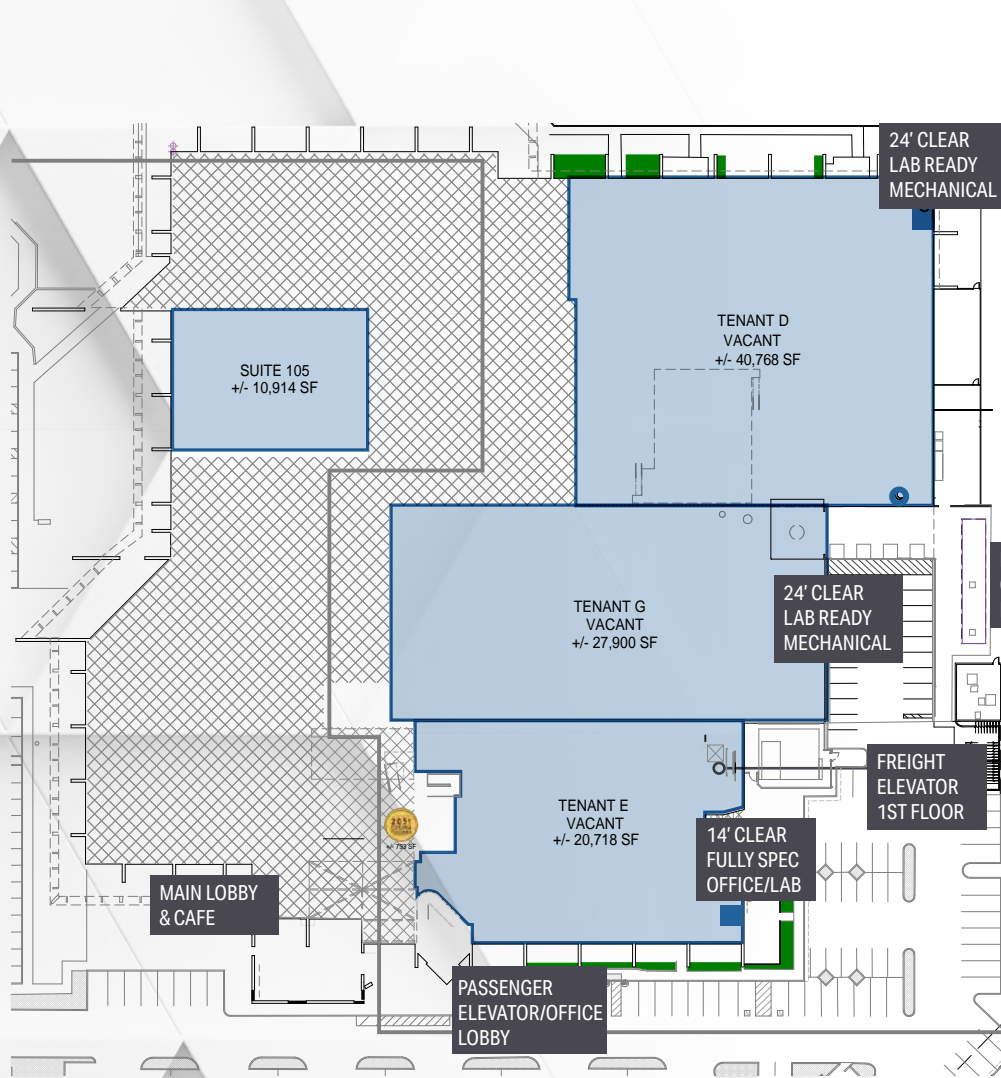
# PROPOSED SITE PLAN WITH DRIVE AISLE

**Proposed Site Plan with Access to the North Side of Suite D Adjacent to Palomar Airport Road. ±731 New Proposed Stalls.**

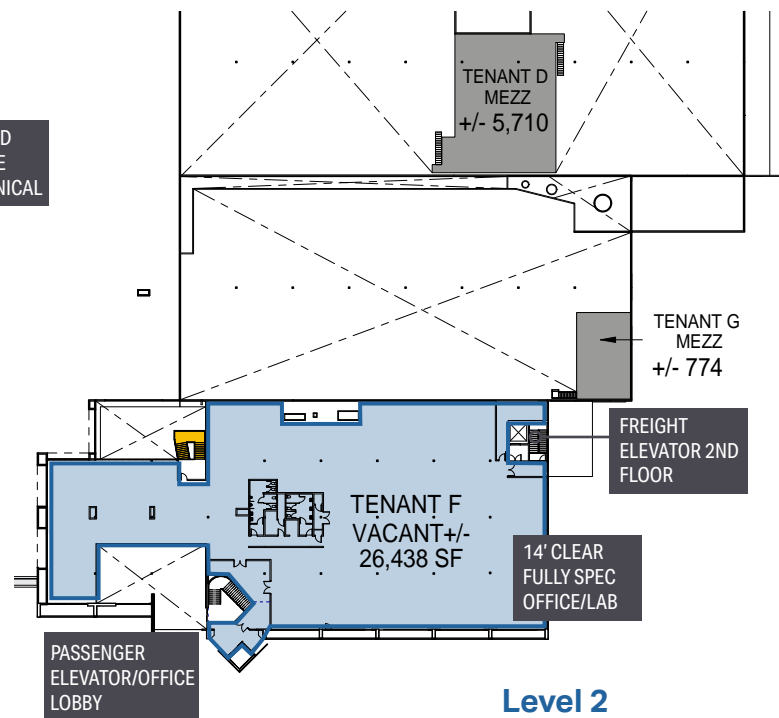
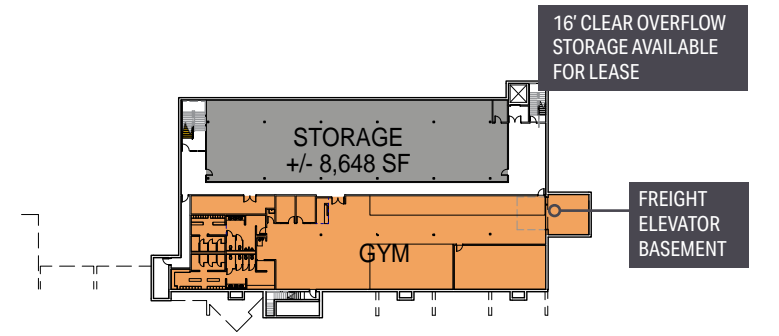


- GRADE-LEVEL LOADING
- GRADE-LEVEL GLASS ROLL-UP DOOR
- LEASED
- AVAILABLE FOR LEASE

# FLOOR PLANS



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

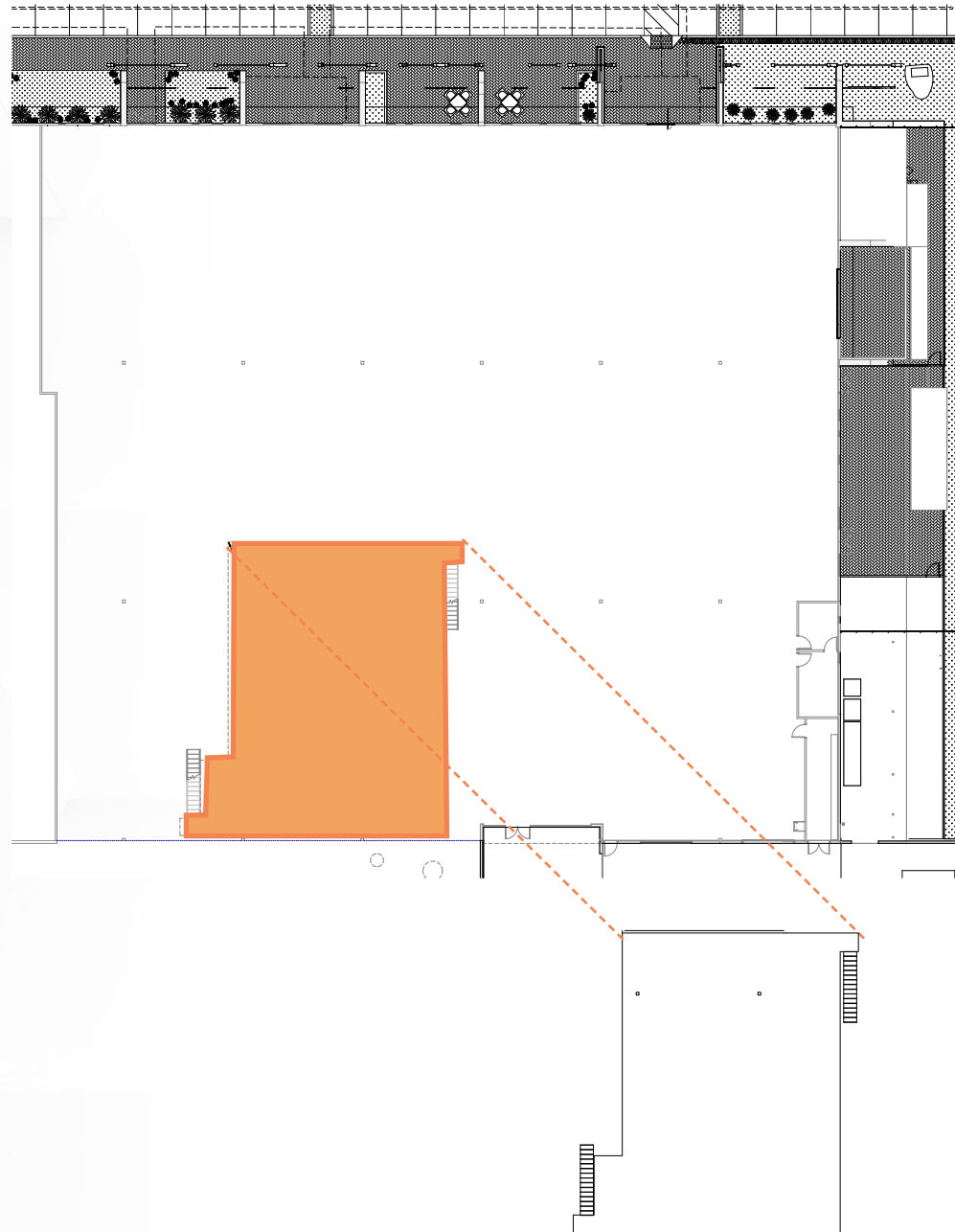
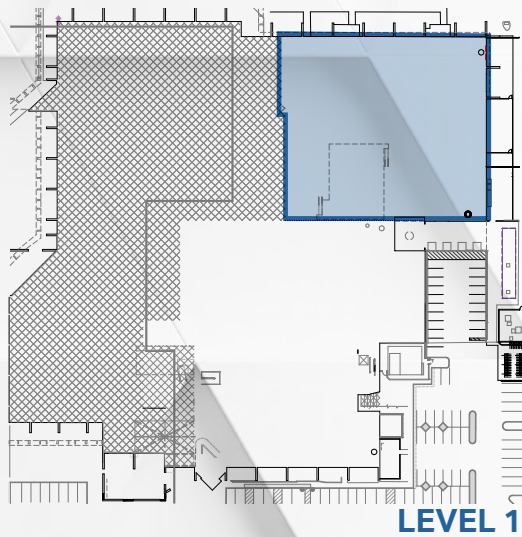


# SUITE D

Size: ±46,478 SF

Available Now

Lab Ready Mechanical

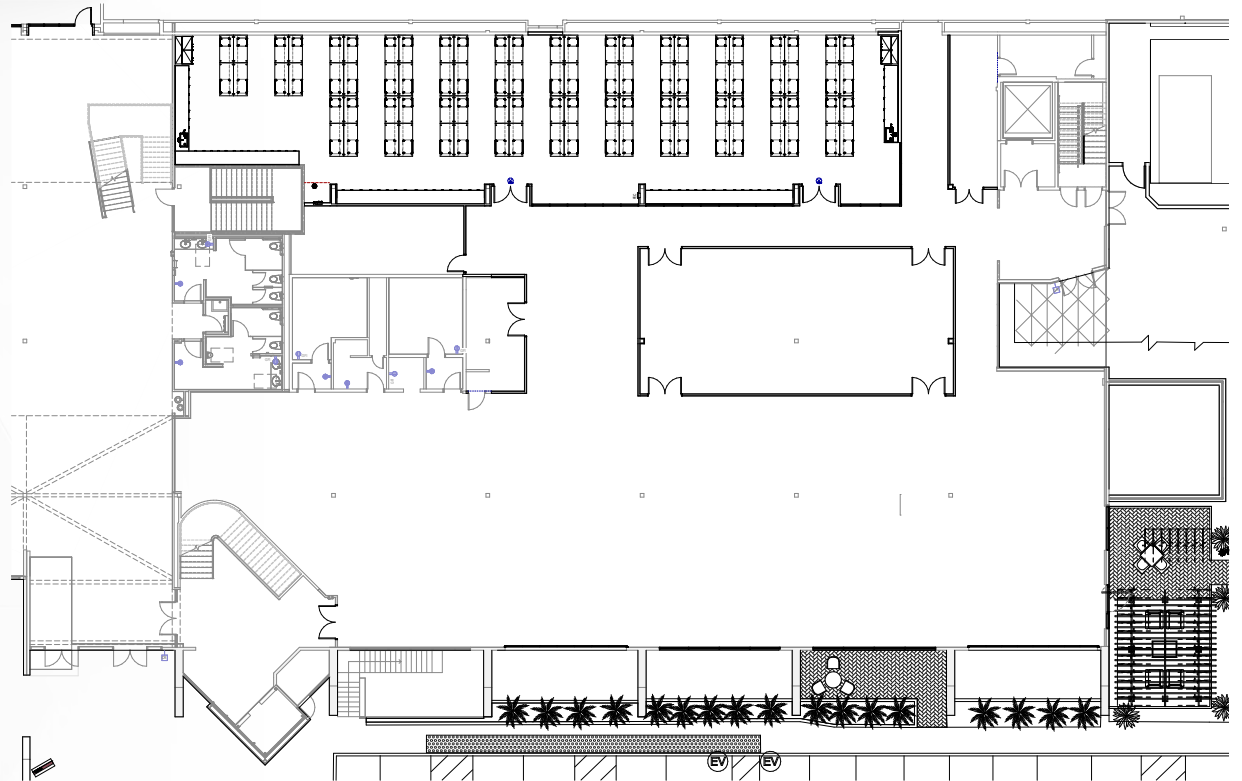
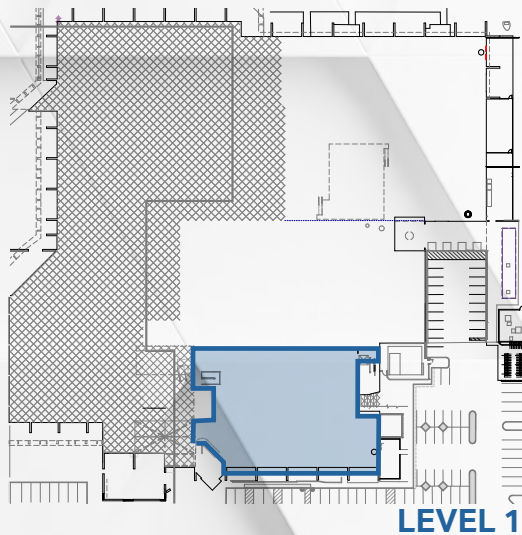


# SUITE E

Size: ±20,718 SF

Available Now

Fully Spec Office/Lab



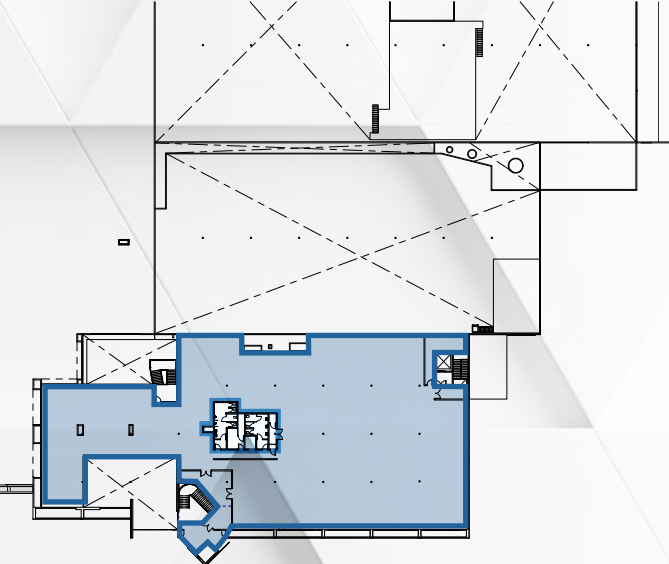
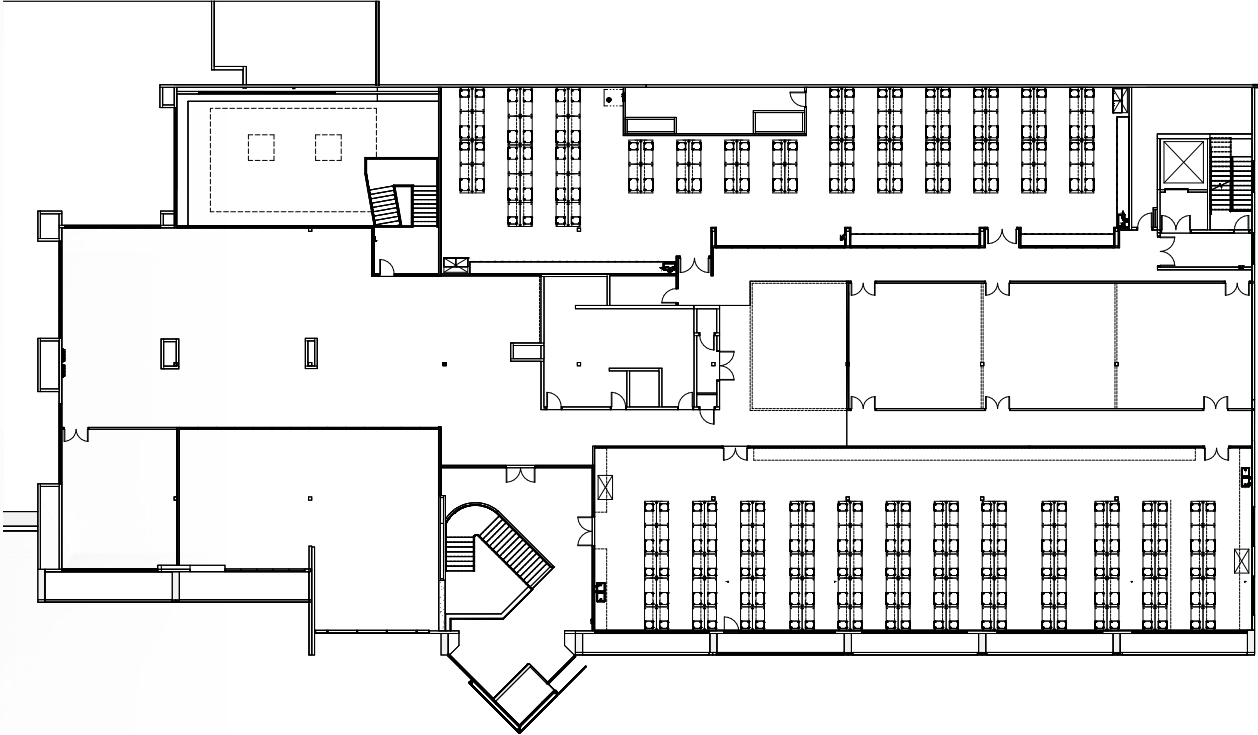


# SUITE F

Size: ±26,438 SF

Available Now

Fully Spec Office/Lab



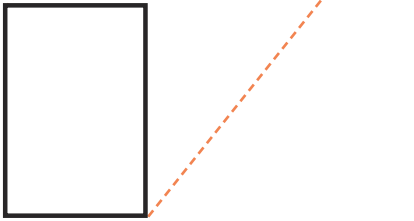
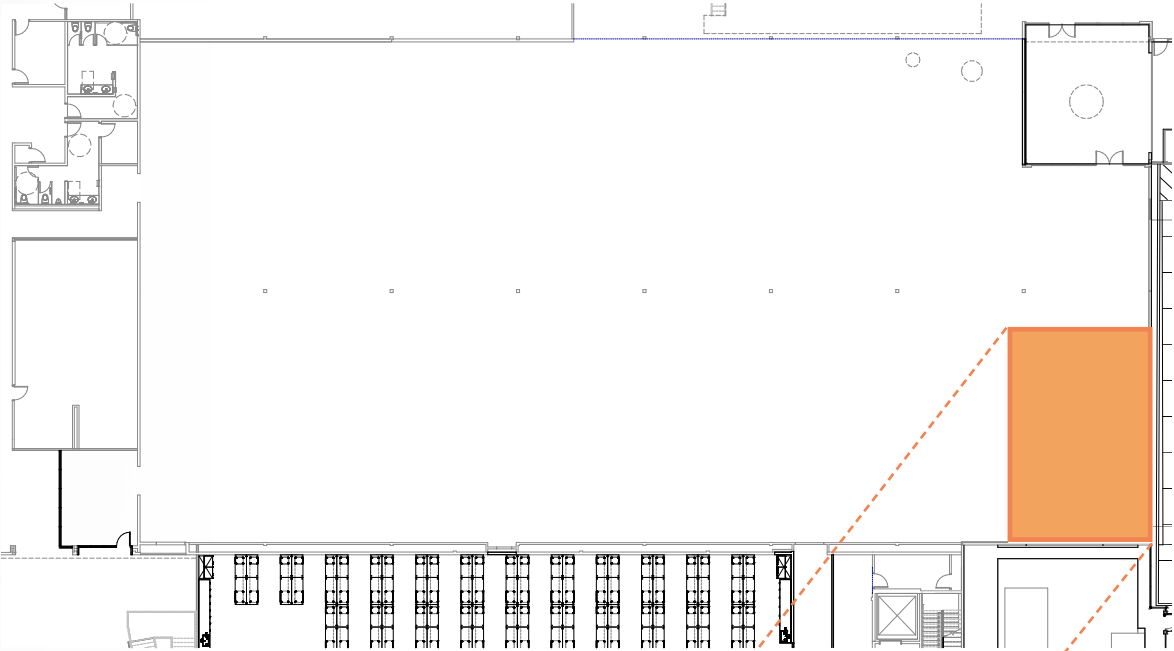
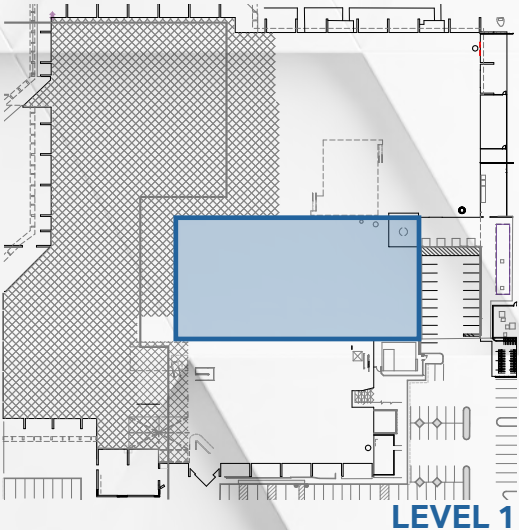
LEVEL 2

# SUITE G

Size: ±28,674 SF

Available Now

Lab Ready Mechanical



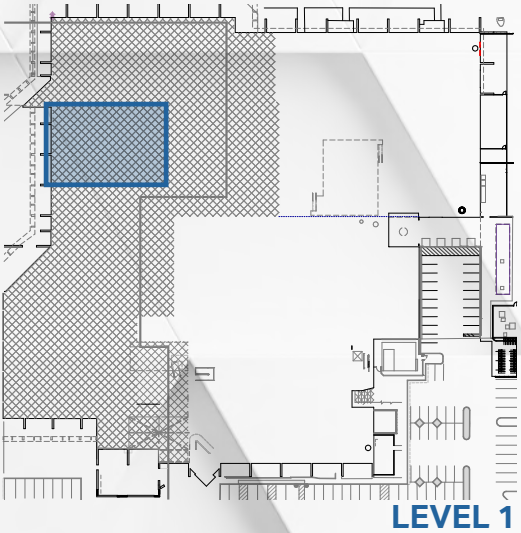
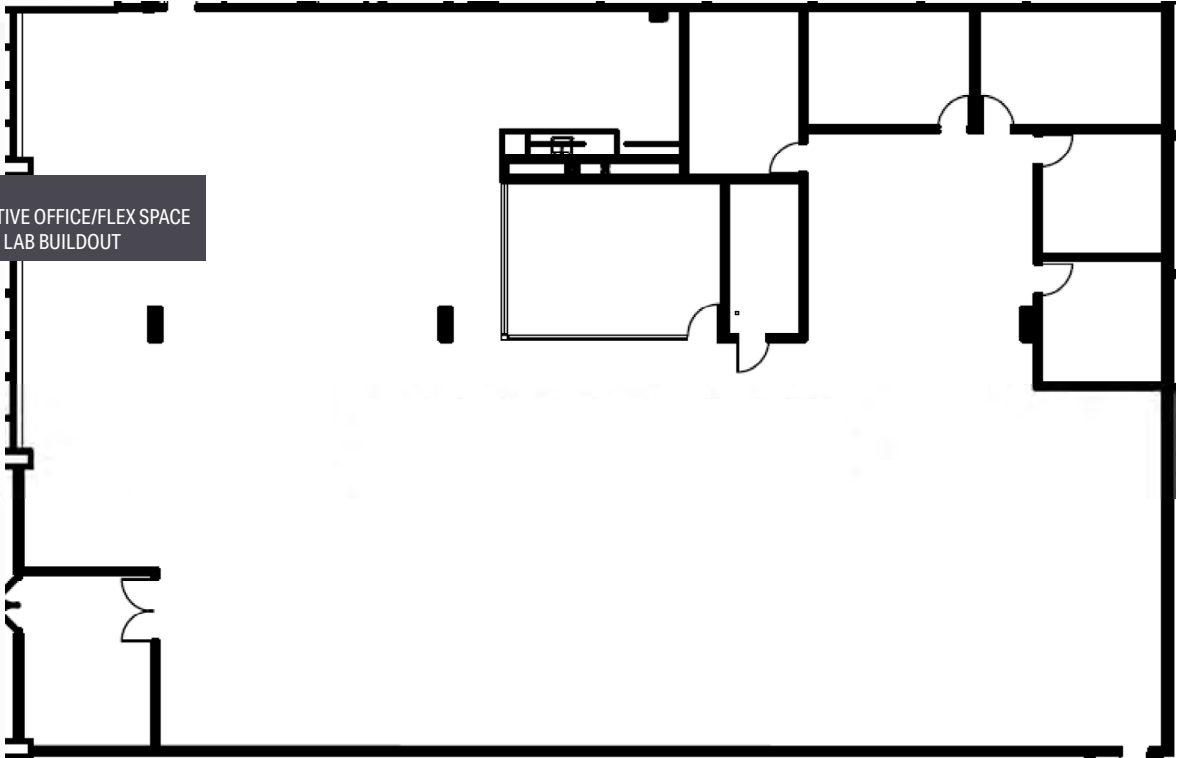
TENANT G MEZZ  
±774

# SUITE 105

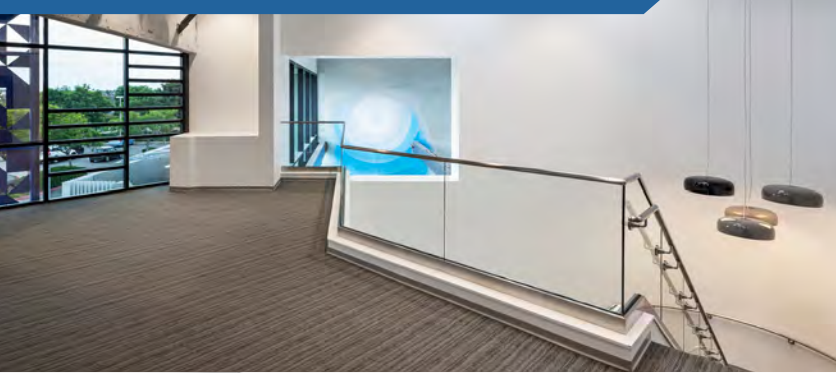
Size: 10,914 SF

Available: February 1, 2023

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



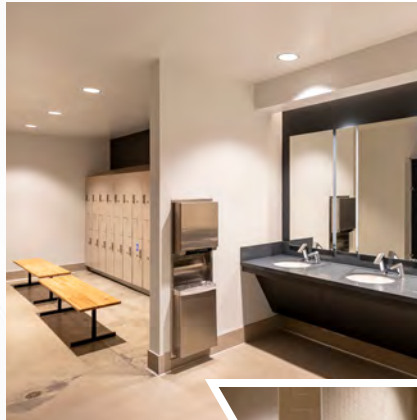
# COLLABORATION



# 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



# AERIAL




5 MIN.  
Interstate 5 &  
Coast Hwy  
101



**FLIGHT**  
CARLSBAD

TENANTS  
**ACTIVISION**  
(NASDAQ: ATVI)  
**LIGHTBOX**  
**INEX Geek+**  
HEALTH & SCIENCE  
(NYSE: IEX)

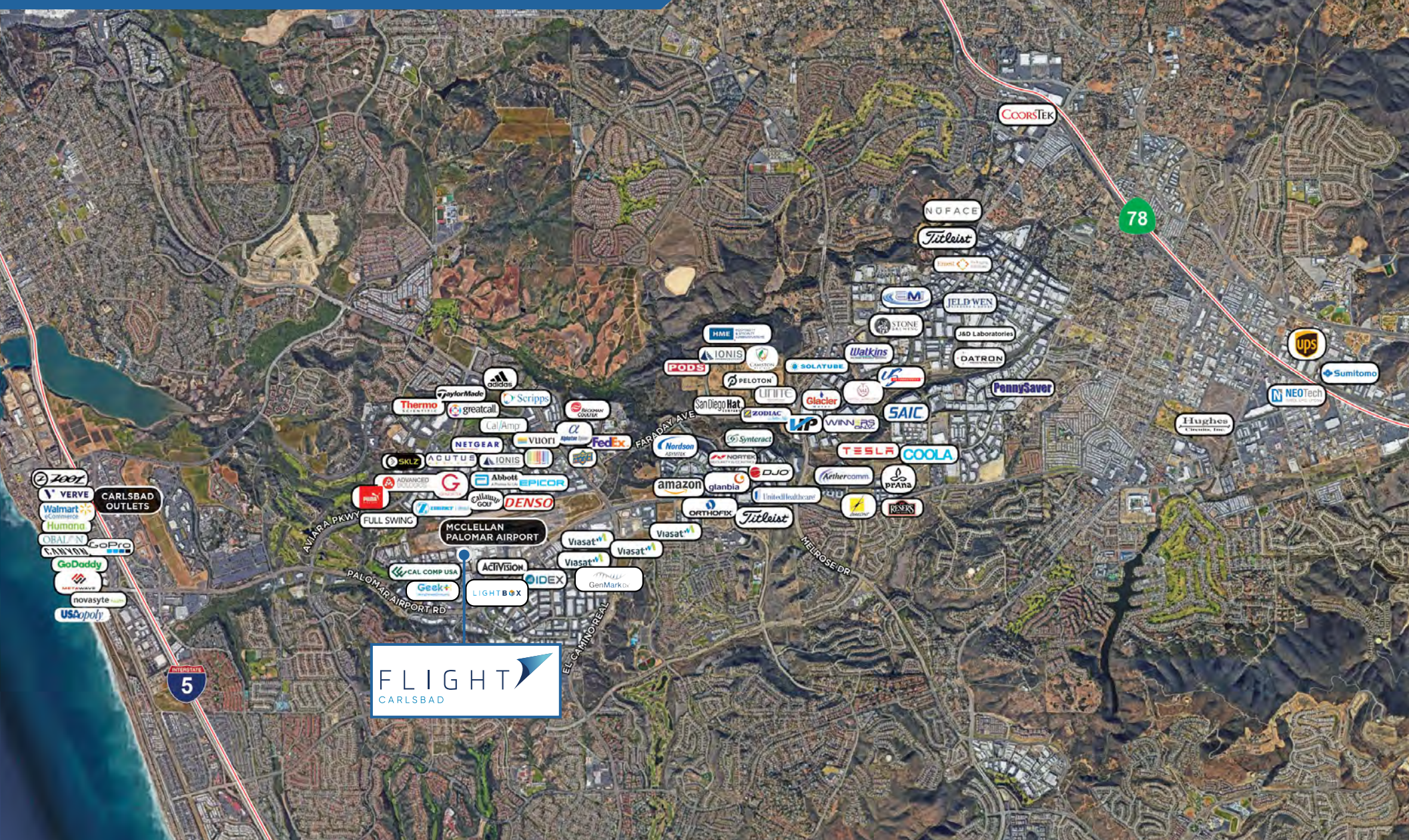
DIRECT  
INGRESS  
EGRESS

  
PALOMAR  
AIRPORT

PALOMAR AIRPORT RD

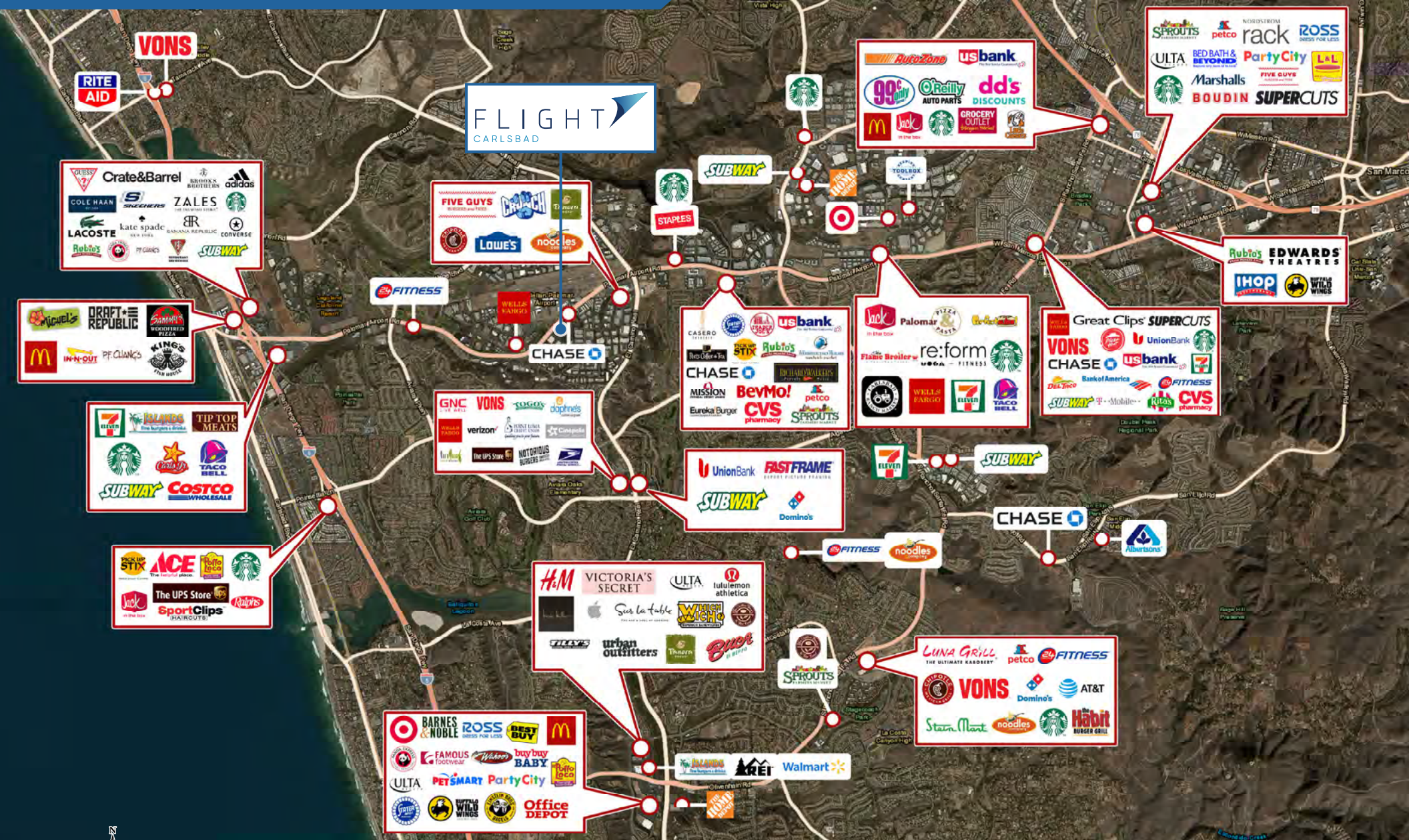


# CORPORATE NEIGHBORS





# RETAIL AMENITIES



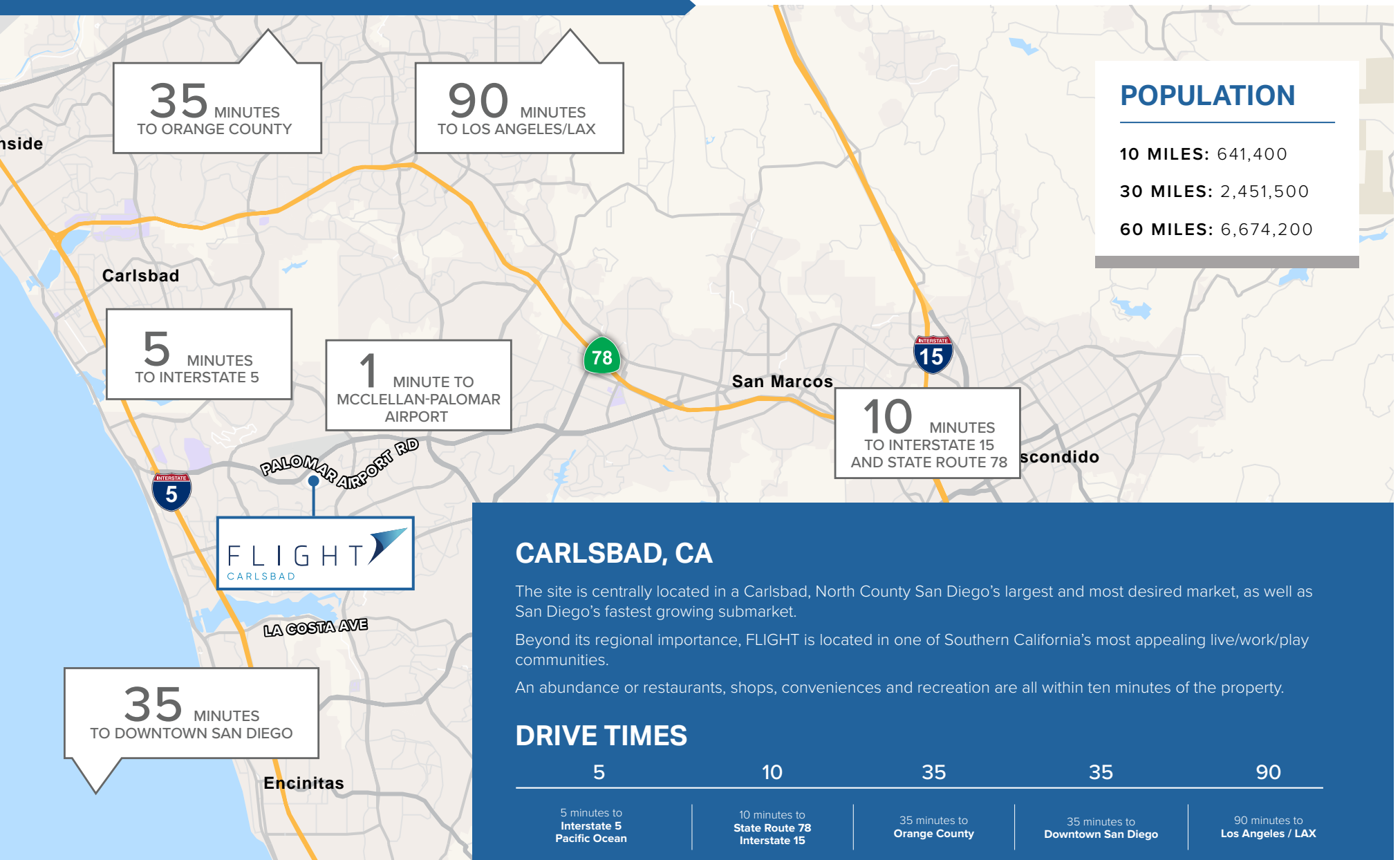
# AMENITIES - BRESSI RANCH



# WALKABLE AMENITIES



# DRIVE TIMES



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**For More Information, Please Contact:**

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