



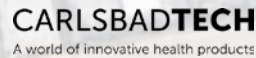
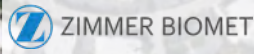
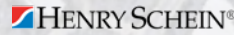
Carlsbad Research Center
Newest Life Science Development.
Up to 52,777 SF in 2023!

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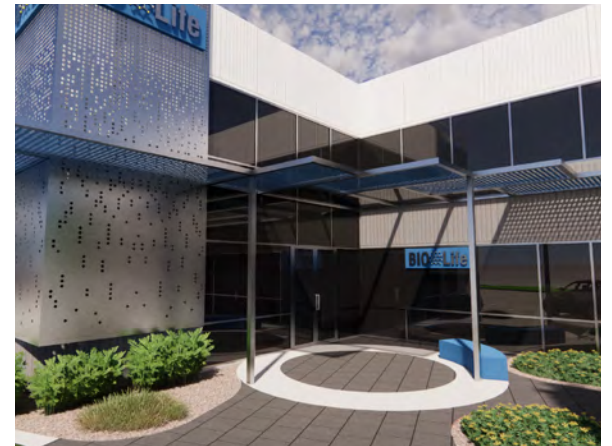
PRIESTLY DRIVE
CARLSBAD, CA



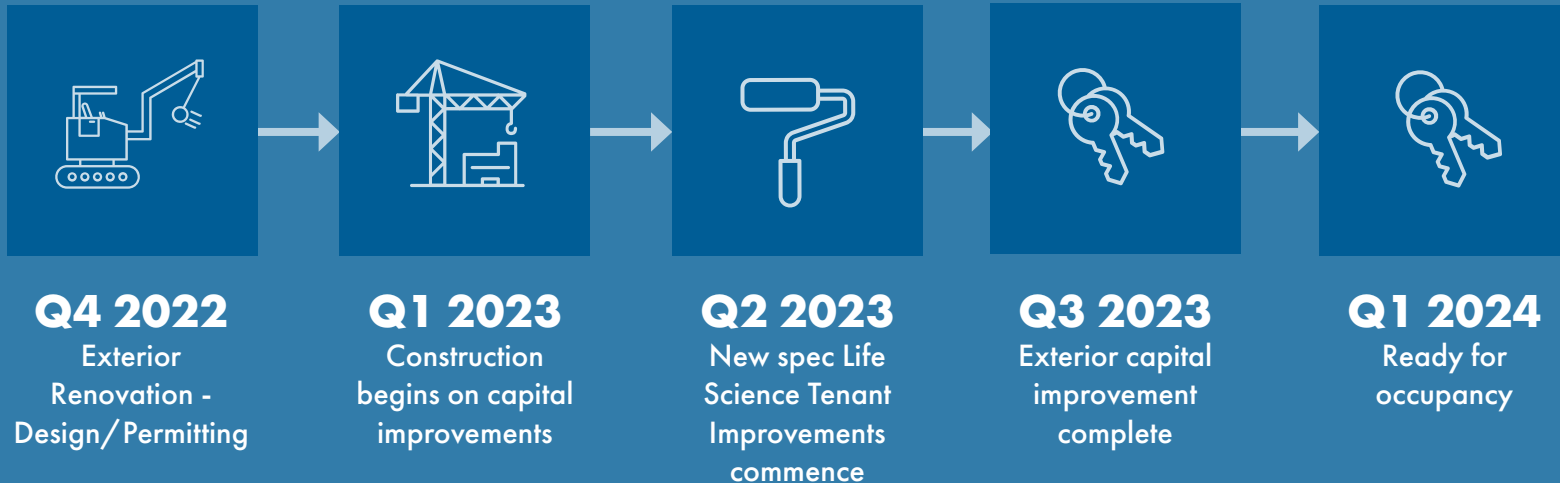
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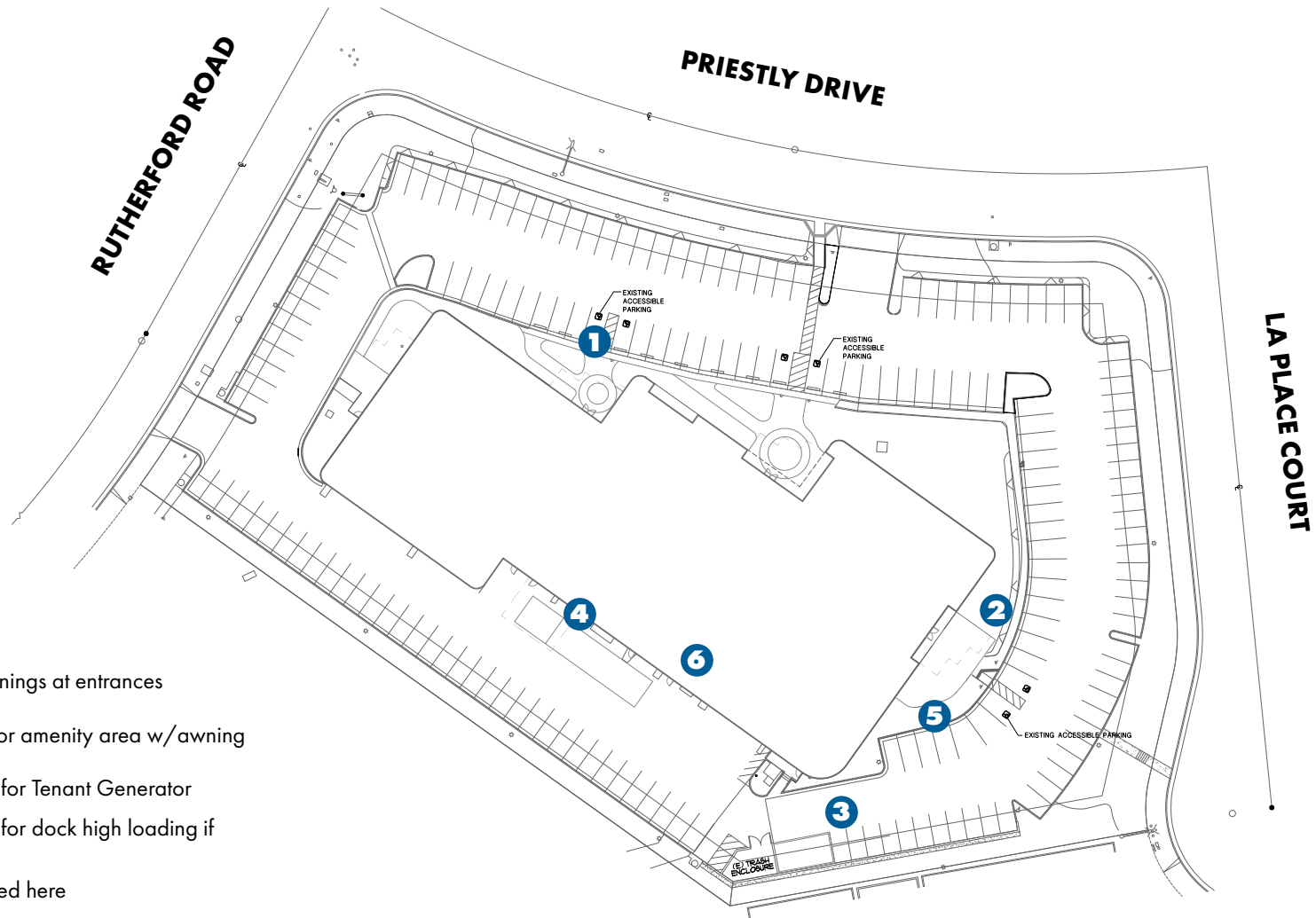
EXTERIOR DESIGN



CONSTRUCTION TIMELINE



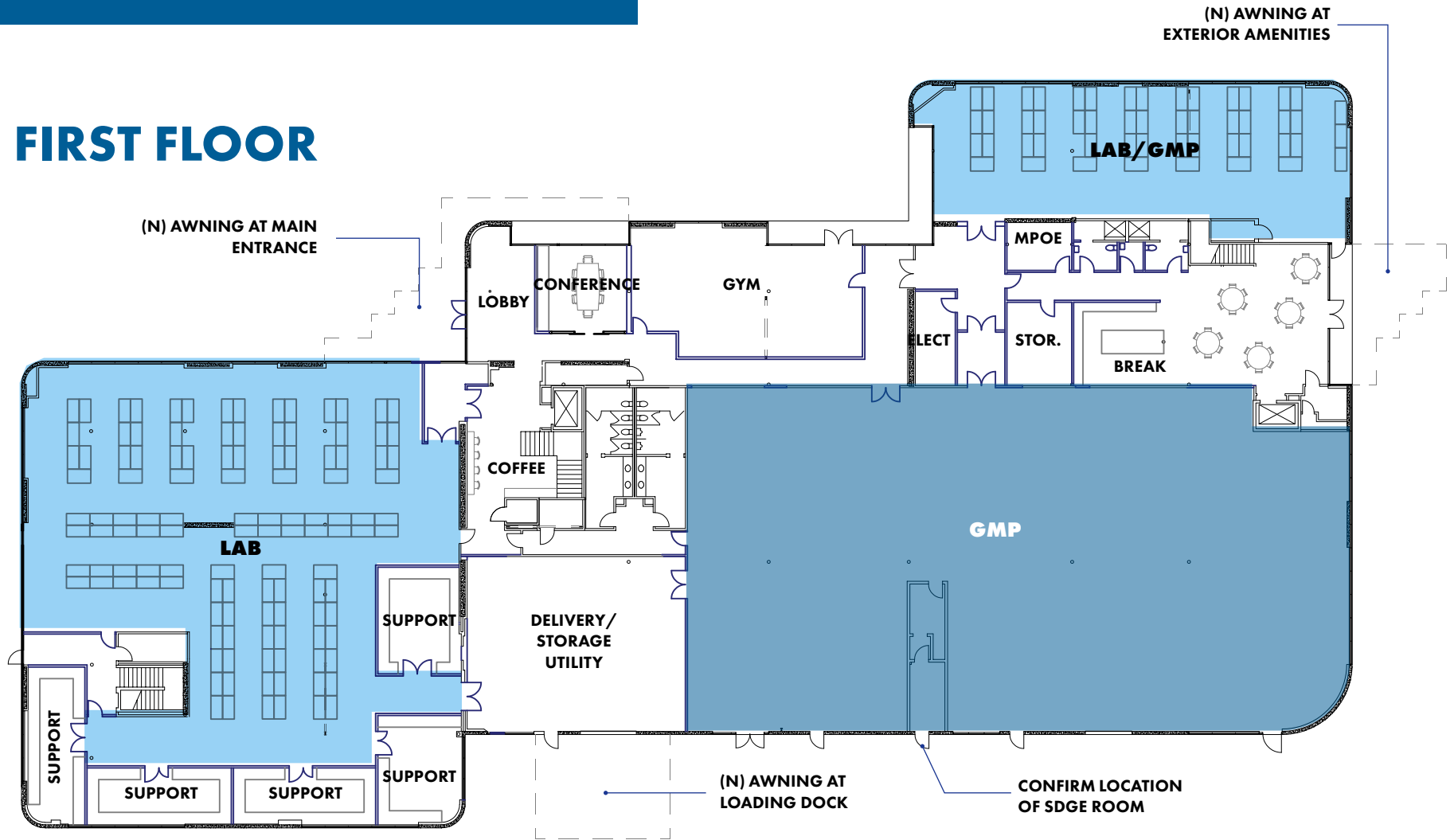
SITE PLAN



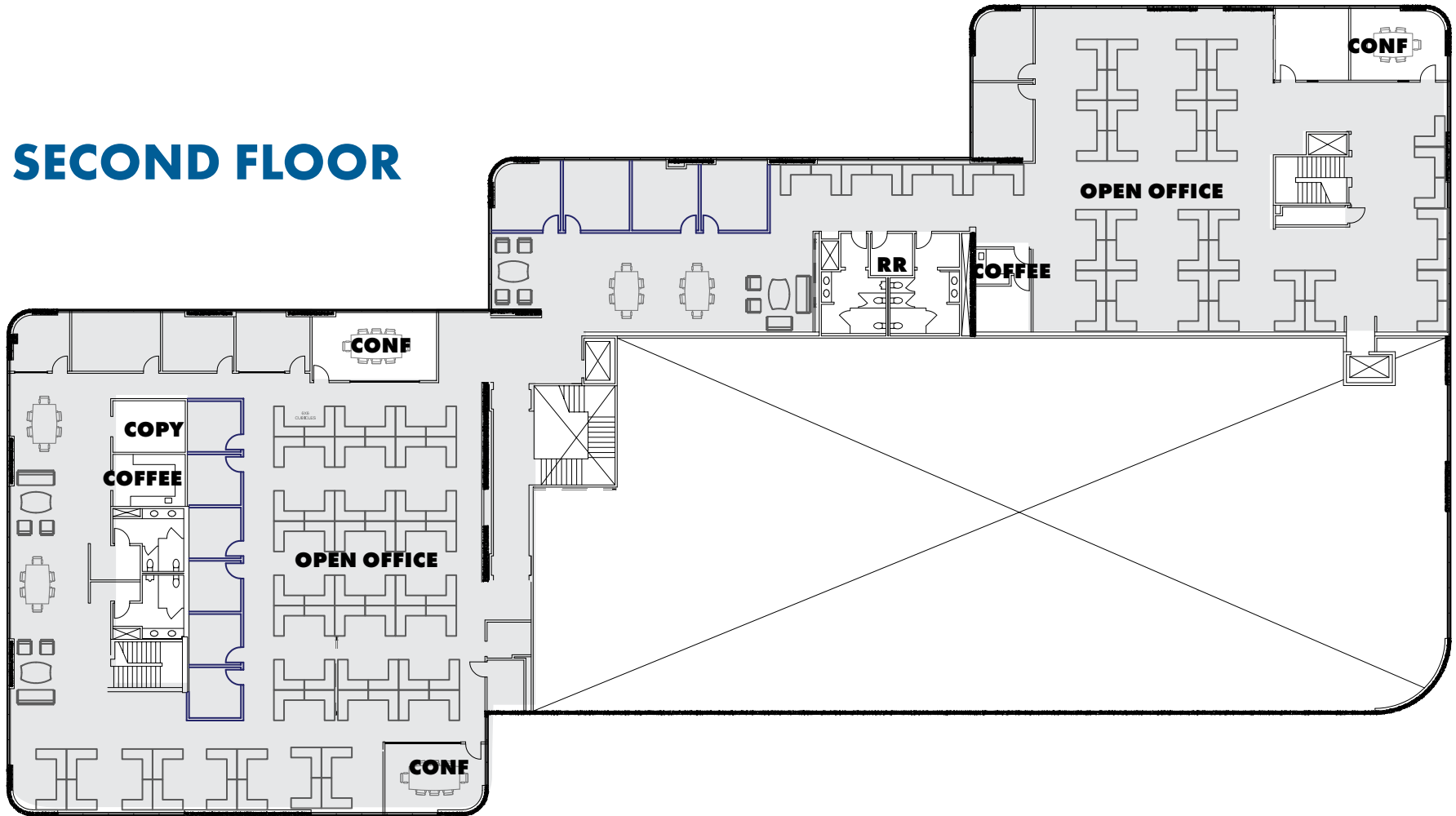
- 1** New matching awnings at entrances
- 2** New paved exterior amenity area w/awning
- 3** Proposed location for Tenant Generator
- 4** Proposed location for dock high loading if required
- 5** EV chargers planned here
- 6** Power upgrade from 2,000 amps to 4,000 amps in planning

FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



BUILDING SPECS

Loading

(3) existing grade level loading door with location to add dock high loading pending Tenant requirements

Clear Height

24' warehouse

Truck Circulation

Drive-around truck circulation with concrete loading area

Water

2" meter with 2 1/2" feed

Gas

Existing high capacity natural gas to building

Electrical

2,000 amp service with potential to upgrade pending Tenant requirements

Backup Generator

Project will be delivered with permitted and ready for up to 1 MW generator pending Tenant requirements

Floor-to-floor

Existing is 13.3' with the ability to accommodate up to 24' in cGMP area

HVAC

Project will be ready to support mechanical units for lab and manufacturing use



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 PRIESTLY DRIVE
 CARLSBAD, CA

INTERSTATE
5

1

2

3

1

PALOMAR AIRPORT ROAD

- Costco
- Islands Restaurant
- Nothing Bundt Cakes
- Crumbl Cookies
- Burger Lounge
- Kotija Jr. Taco Shop
- Starbucks
- Seafire Restaurant & Bar
- Karl Strauss Brewing Company
- Windmill Food Hall

2

CARLSBAD RESEARCH CENTER

- Anytime Fitness
- Carlsbad Pizza
- Croutons
- Center for Memory & Aging
- El Cubano
- J Box
- Eye Style Optometry
- The Center for Memory & Aging
- Jose's Taco Shop
- Little Zeus Greek Cuisine
- Ocean Day Spa
- Punjabi Tandoor
- Steez Fine Barbering
- Karl Strauss Brewing Company
- Windmill Food Hall

3

BRESSI RANCH

- Pizza Port Bressi Ranch
- Mendocino Farms
- Trader Joe's
- Stater Bros. Markets
- Eureka!
- Sprouts Farmers Market
- Bird Rock Coffee Roasters
- Board & Brew
- Nektar Juice Bar
- Peet's Coffee
- Casero Taqueria
- Mission Federal Credit Union
- ChargePoint Charging Station
- CVS
- Pieology

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PRIESTLY DRIVE CARLSBAD, CA

Luminous Capital Management will be substantially modernizing the building exterior, landscape, and further enhancing the existing core and shell of base building infrastructure to accommodate Life Science/GMP users.



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

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