

FOR LEASE

1900-1903 WRIGHT PLACE &
1917 PALOMAR OAKS WAY, CARLSBAD, CA 92008

W R I G H T
P L A C E



AVAILABILITY

1900 Wright Place

SUITE	SQUARE FEET	AVAILABLE	LEASE RATE
First Floor (100)	15,987 RSF	Vacant / Now	\$2.70/RSF + E
Second Floor (200)	17,184 RSF	Vacant / Now	\$2.70/RSF + E
Full Building	34,423 RSF	Vacant / Now	\$2.70/RSF + E

1902 Wright Place

SUITE	SQUARE FEET	AVAILABLE	LEASE RATE
120*	4,012 RSF	Vacant / Now	\$2.85/RSF + E
140 (CLICK HERE 3D Tour)*	2,473 RSF	Vacant / Now	\$2.85/RSF + E
300	17,547 RSF	Vacant / Now	\$2.85/RSF + E

1903 Wright Place

SUITE	SQUARE FEET	AVAILABLE	LEASE RATE
140 New Spec Suite*	1,341 RSF	Vacant / Now	\$2.85/RSF + E
180 New Spec Suite	7,891 RSF	Vacant / Now	\$2.85/RSF + E
280 New Spec Suite*	3,737 RSF	Vacant / Now	\$2.85/RSF + E
300	1,914 RSF	Vacant / Now	\$2.85/RSF + E
320	3,434 RSF	Vacant / Now	\$2.85/RSF + E
360	12,193 RSF	Vacant / Now	\$2.85/RSF + E
Third Floor	17,541 RSF (Divisible to approx. 8,000 RSF)	Contiguous Option	\$2.85/RSF + E

1917 Palomar Oaks Way

SUITE	SQUARE FEET	AVAILABLE	LEASE RATE
100 New Spec Suite*	2,803 RSF	Vacant / Now	\$2.70/RSF + E
110 New Spec Suite*	3,010 RSF	Vacant / Now	\$2.70/RSF + E
Second Floor (200)	16,076 RSF (Divisible to approx. 7,000 RSF)	Vacant / Now	\$2.70/RSF + E
Third Floor (300)	15,910 RSF	Vacant / Now	\$2.70/RSF + E

***BROKER BONUS \$2/SF**
commence by 8/1/22 | 5+ years



CAMPUS OVERVIEW

W R I G H T P L A C E

- 180,884 SF Class “A” business park
- New and improved on-site fitness facility and pool
- Outstanding location just east of I-5 at the signalized intersection of Palomar Airport Road and Palomar Oaks Way
- Secured building (card access)
- Located near restaurants, retail services and amenities including the Aviara Park Hyatt, Legoland, the City of Carlsbad’s golf course.
- Abundant parking with a ratio of 4.0/1,000 RSF
- Elegant lobby entries in each building
- Visible from Palomar Airport Road
- Volleyball court, lap pool & spa
- Men & women’s shower/locker rooms
- Patio & barbeque areas
- Lushly landscaped grounds
- Signage available
- AT&T and Cox phone service, fiber optics available to the project



FITNESS CENTER

WRIGHT
PLACE

LEGEND

Cardio

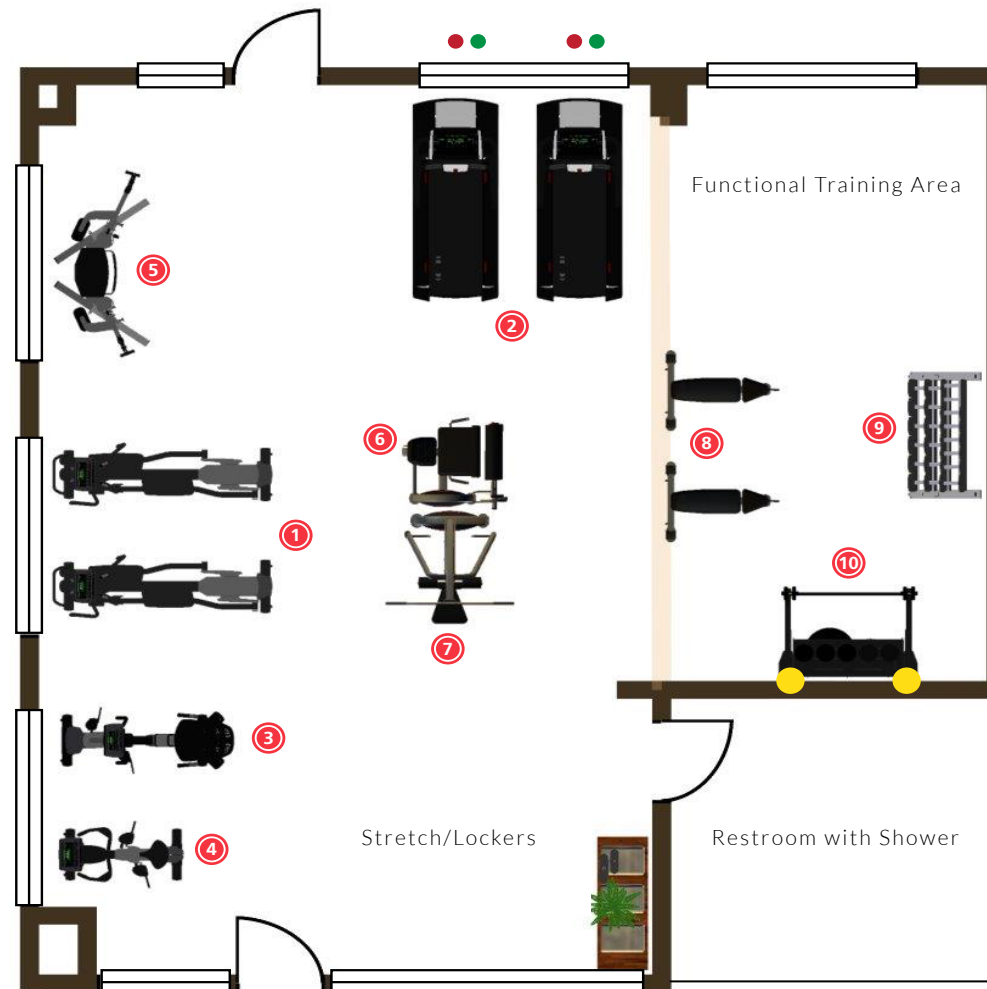
1. Elliptical
2. Treadmill
3. Recumbent Bike
4. Upright Bike

Strength

5. Functional Trainer
6. Dual Leg Extension/Curl
7. Dual Lat Pull-own/Row

Functional/Free Weight

8. Multit-adjust Bench
9. Dumbbell Rack
10. Single Suspension Bay



COMING SOON | PROJECT RENOVATIONS



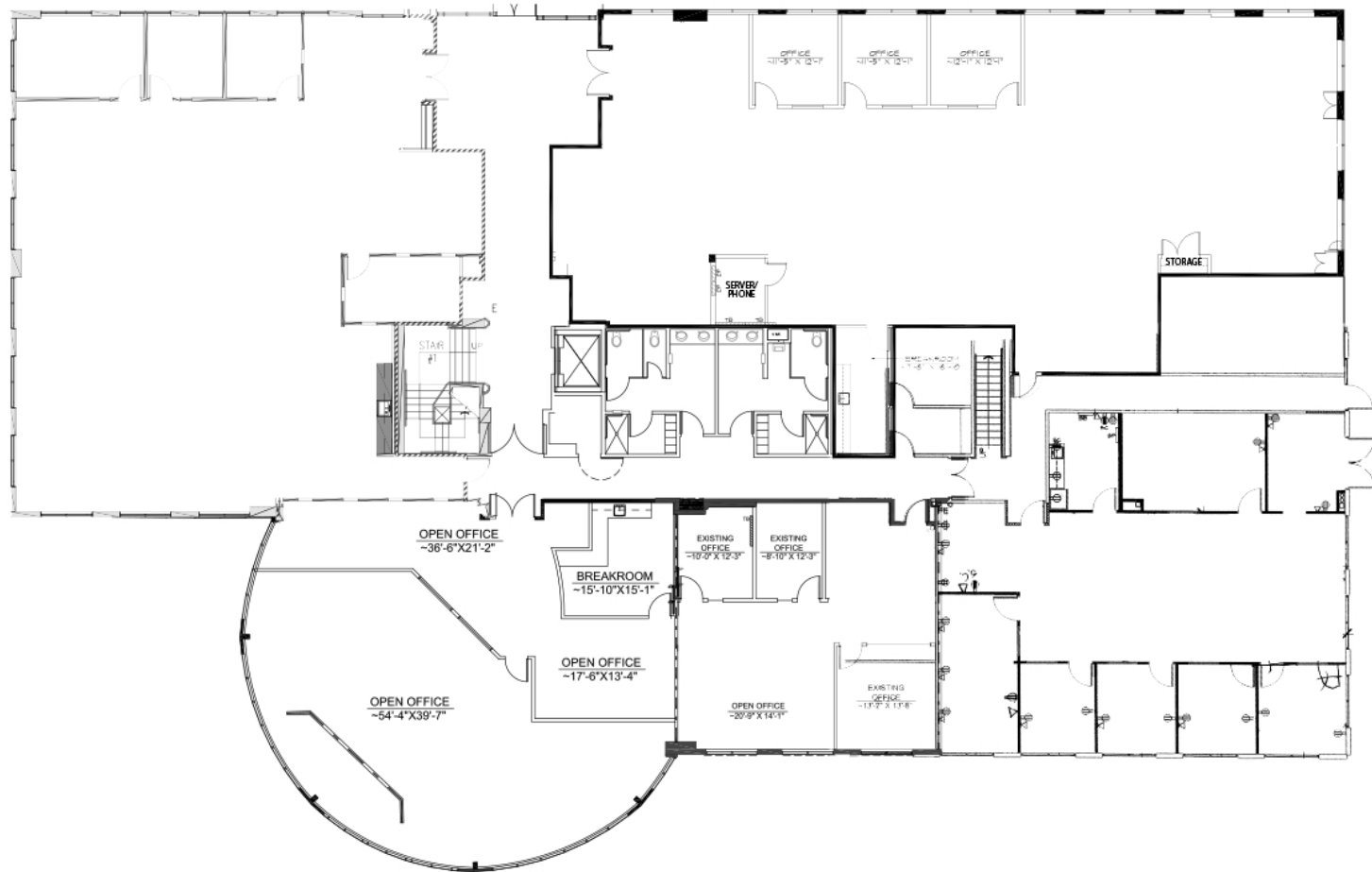
COMING SOON | PROJECT RENOVATIONS



1900 WRIGHT PLACE

FIRST FLOOR | SUITE 100 | 15,987 RSF

- As-built plan
- Full building available for 34,423 RSF

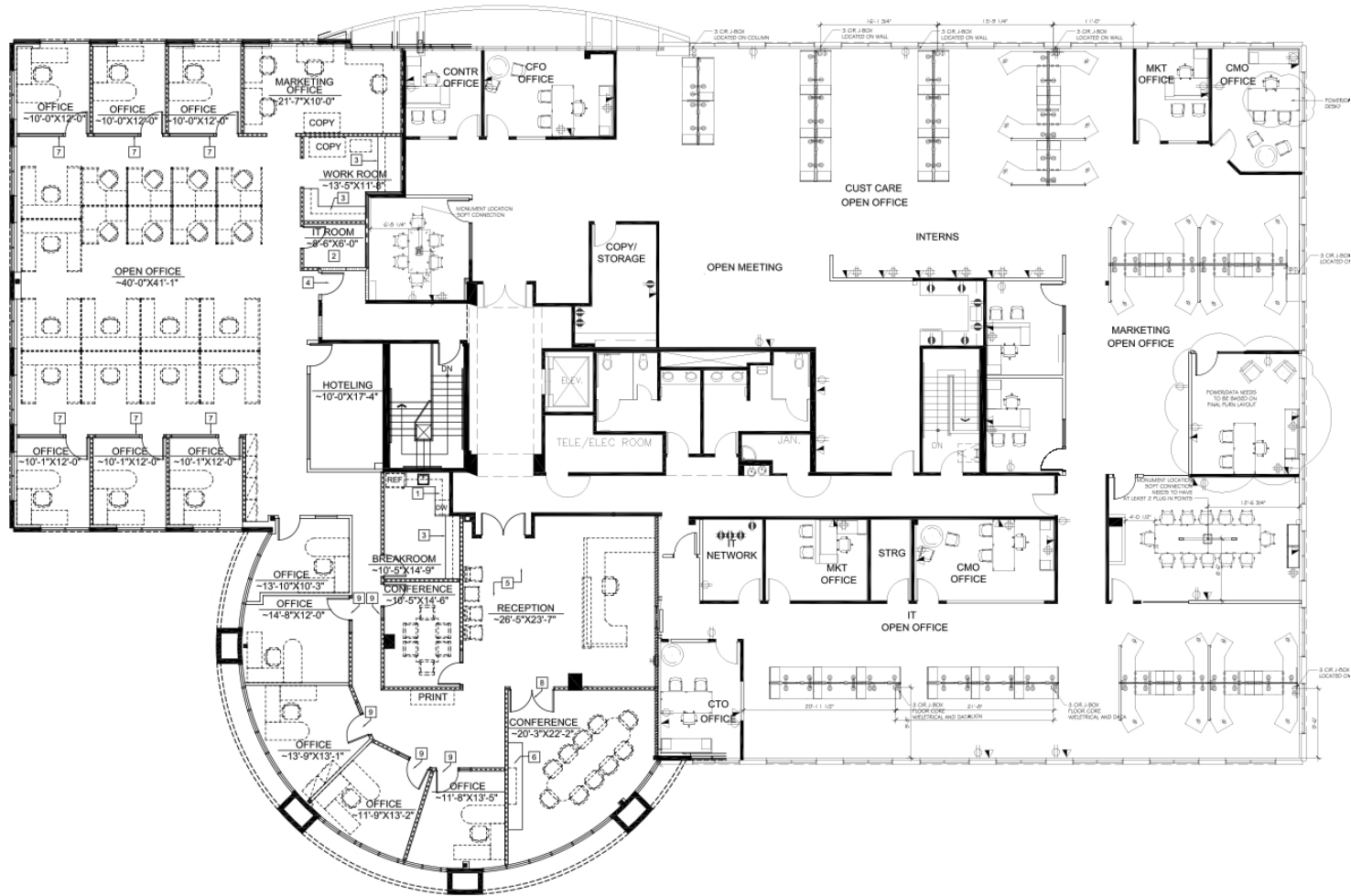


WRIGHT
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1900 WRIGHT PLACE

SECOND FLOOR | SUITE 200 | 17,184 RSF

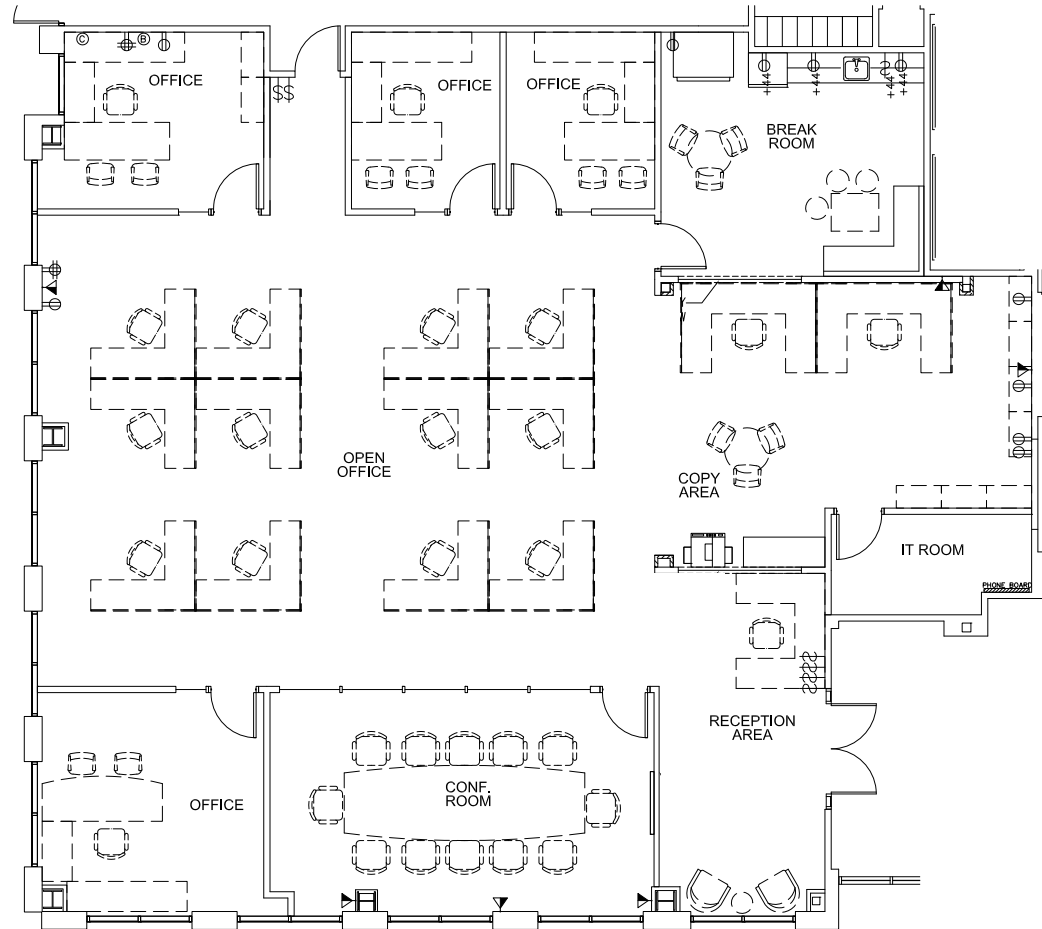
- As-built plan
- Full building available for 34,423 RSF



1902 WRIGHT PLACE

SUITE 120 | 4,012 RSF

- Reception area
- 4 private offices
- Open office area
- Break room
- Conference room
- Tele / Data / Storage room



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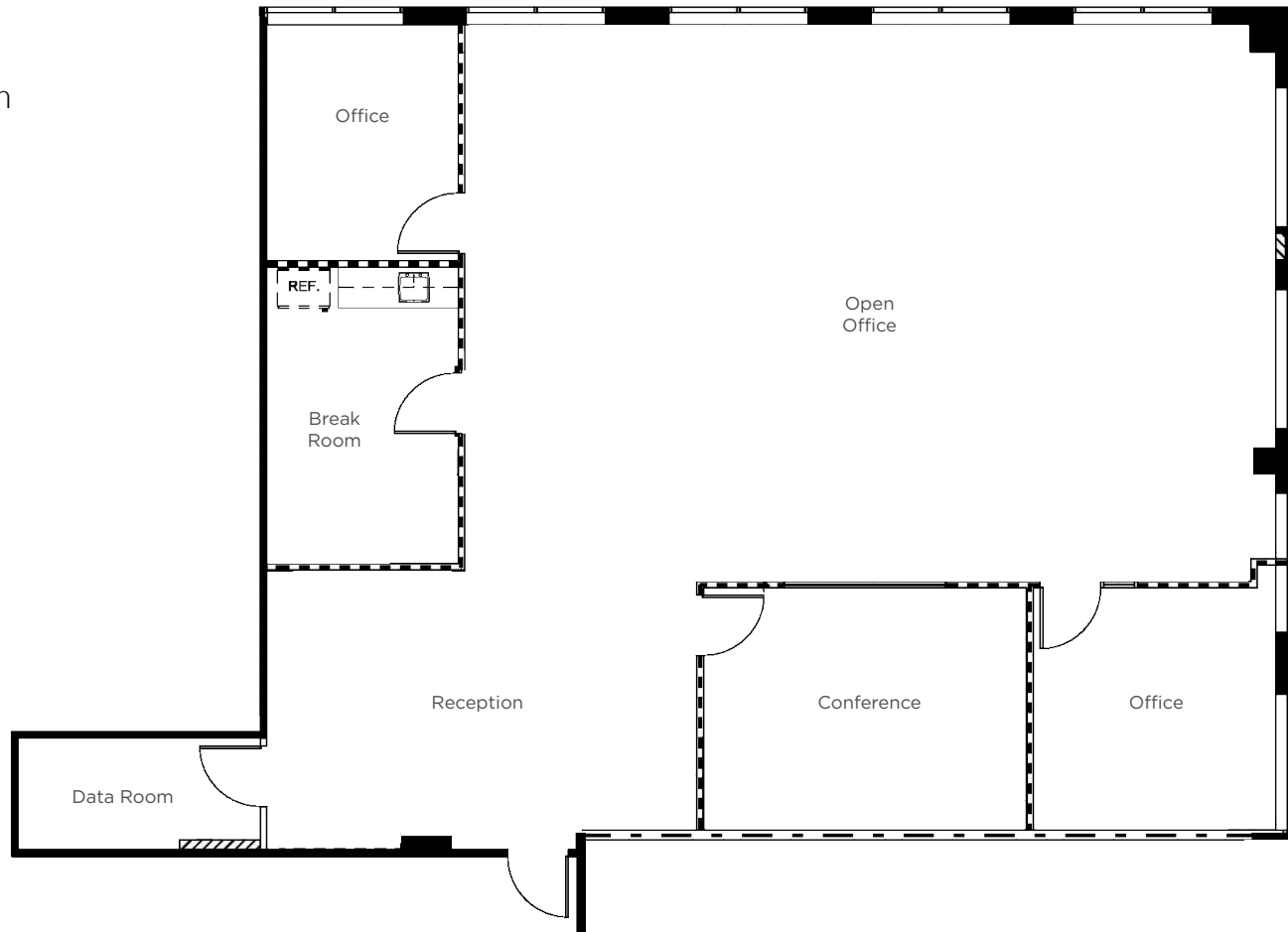
***BROKER BONUS \$2/SF**
commence by 8/1/22 | 5+ years

1902 WRIGHT PLACE

SUITE 140 | 2,473 RSF

- Reception area
- 2 private offices
- Open office area
- Break room
- Conference room
- Tele / Data / Storage room

VIRTUAL TOUR



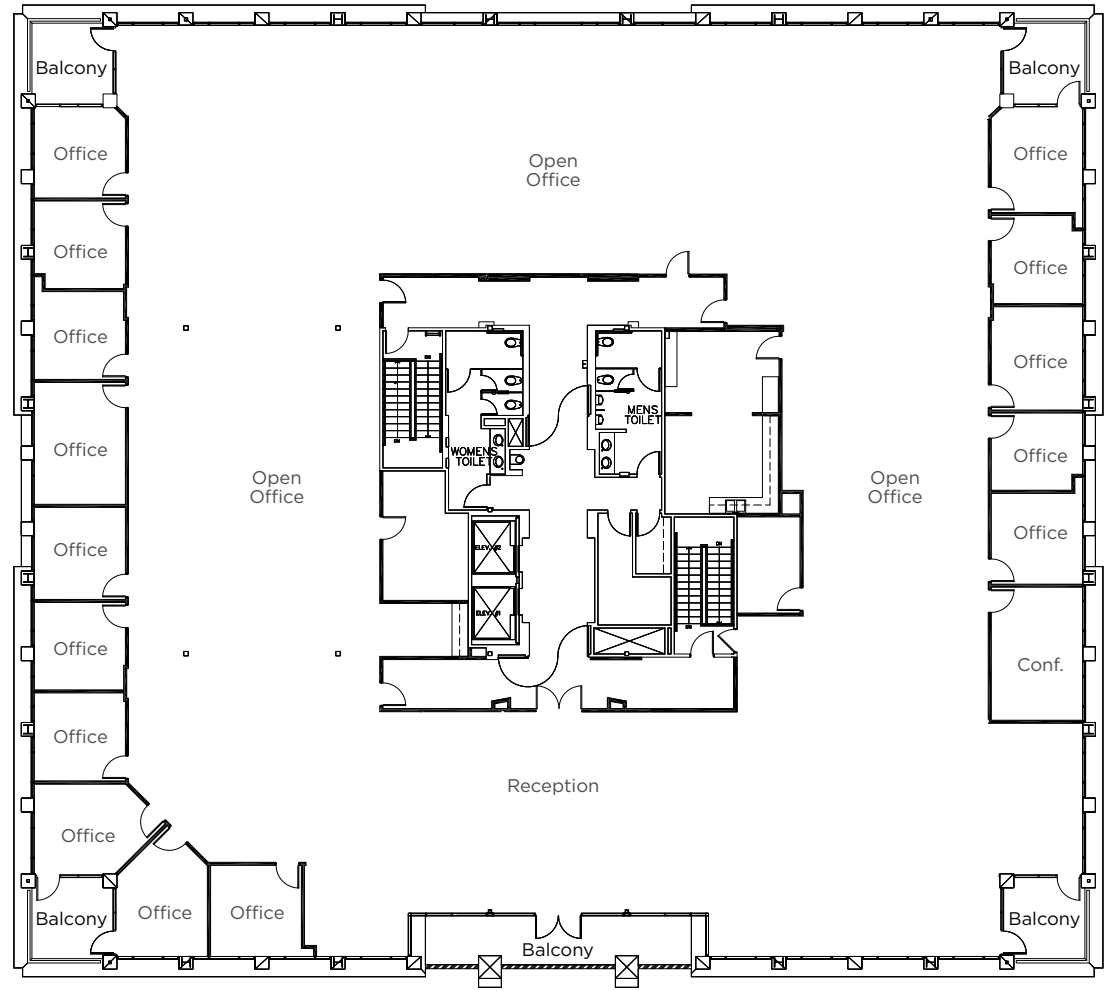
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***BROKER BONUS \$2/SF**
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1902 WRIGHT PLACE

THIRD FLOOR | SUITE 300 | 17,547 RSF

- Full floor opportunity with prominent reception area off 3rd floor elevator lobby with double door entry
- Private window-line offices
- Open office area
- Data room
- Kitchen/break room
- Work rooms
- 5 balconies

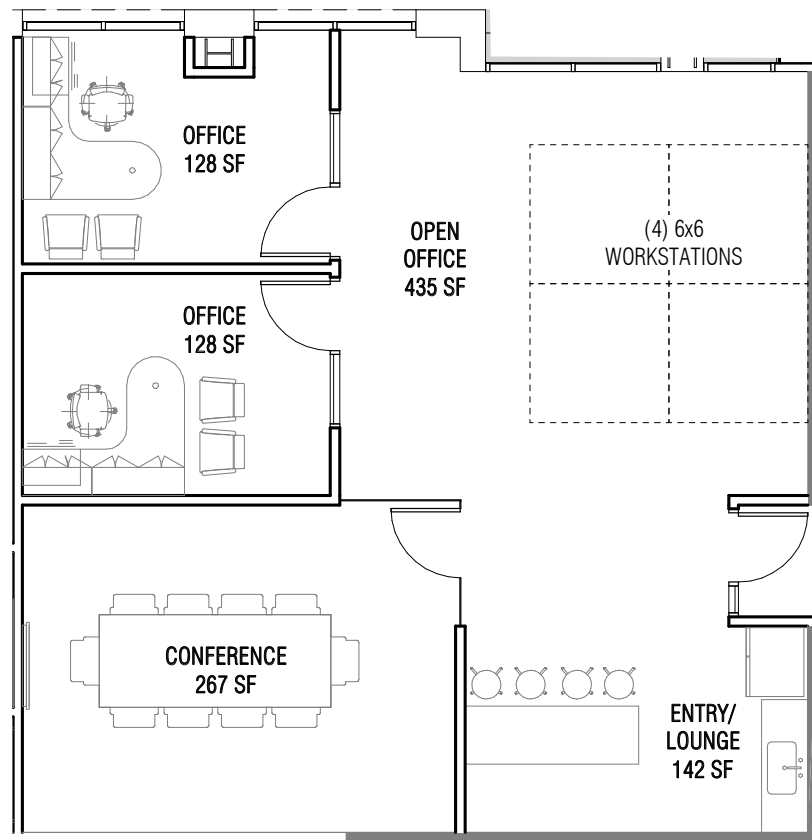


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1903 WRIGHT PLACE

SUITE 140 | 1,341 RSF

- New Spec Suite
- Reception area
- Conference Room
- 2 private offices
- Open office area
- Kitchen



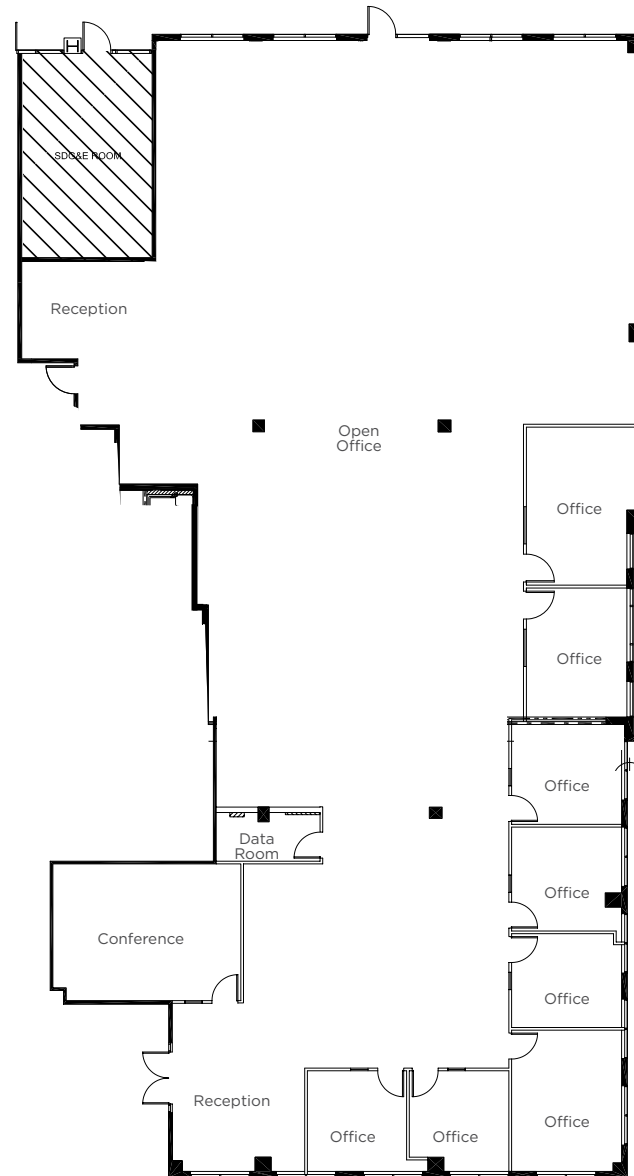
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***BROKER BONUS \$2/SF**
commence by 8/1/22 | 5+ years

1903 WRIGHT PLACE

SUITE 180 | 7,891 RSF

- New Spec Suite
- Reception area
- 5 private offices
- Large open office area
- Conference room
- Break room

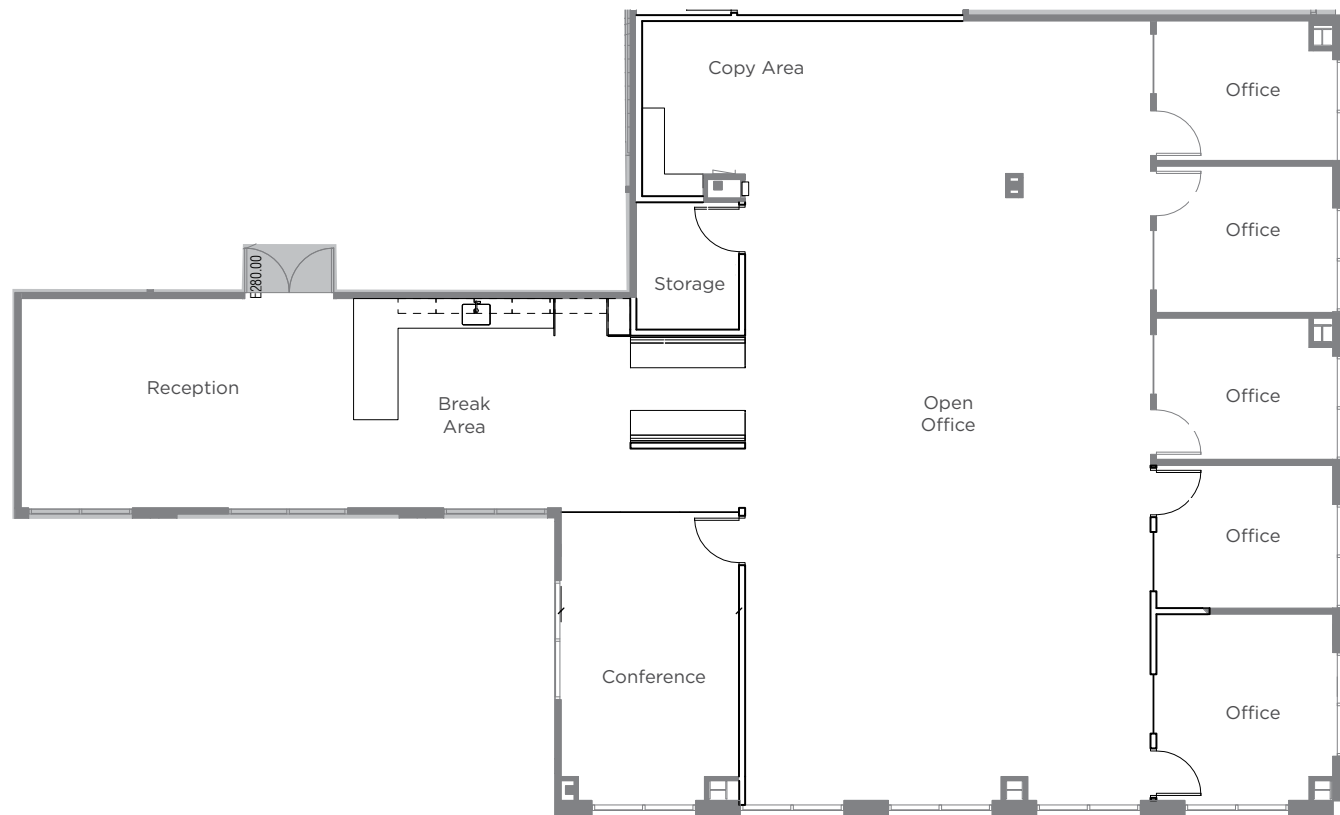


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1903 WRIGHT PLACE

SUITE 280 | 3,737 RSF

- New Spec Suite
- Prominent reception area off 2nd floor elevator lobby with double door entry
- 5 private window-line offices
- Open office area
- Conference room
- Break Area
- Copy Area
- Storage



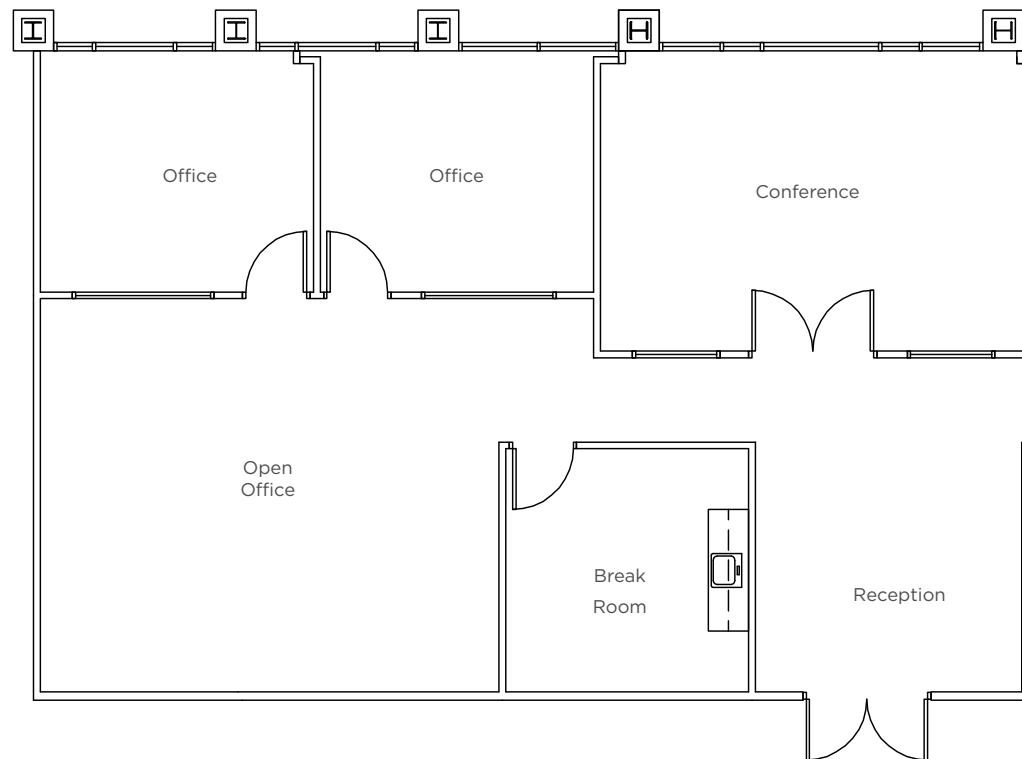
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***BROKER BONUS \$2/SF**
commence by 8/1/22 | 5+ years

1903 WRIGHT PLACE

SUITE 300 | 1,914 RSF

- Reception area
- 2 private offices
- Open office area
- Conference room
- Break room

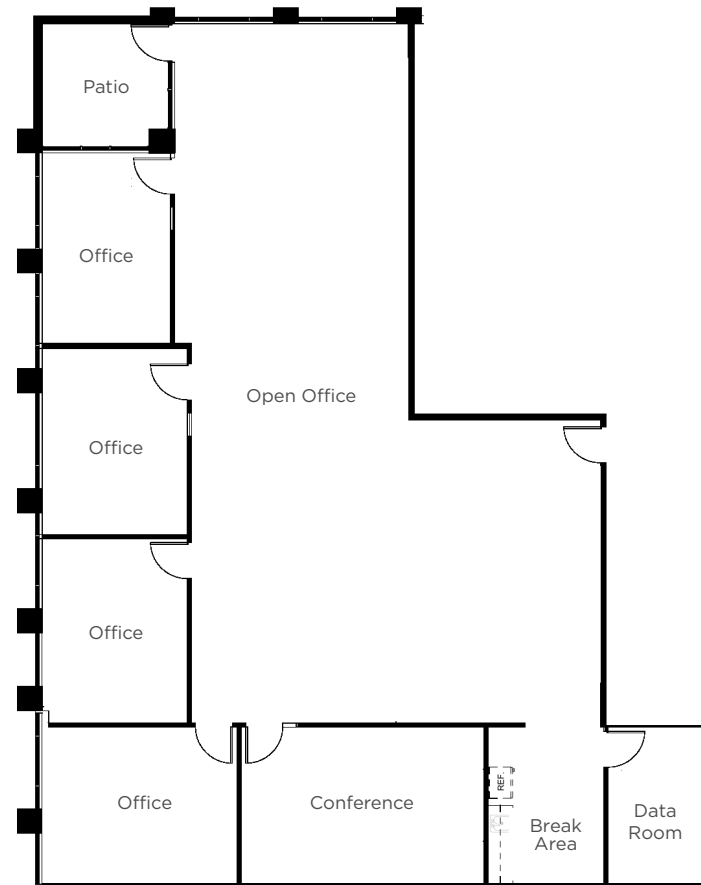


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1903 WRIGHT PLACE

SUITE 320 | 3,434 RSF

- Reception area
- 4 private offices
- Large open office area
- Large conference room
- Break / work area
- Tele / Data / Storage room
- Private patio access

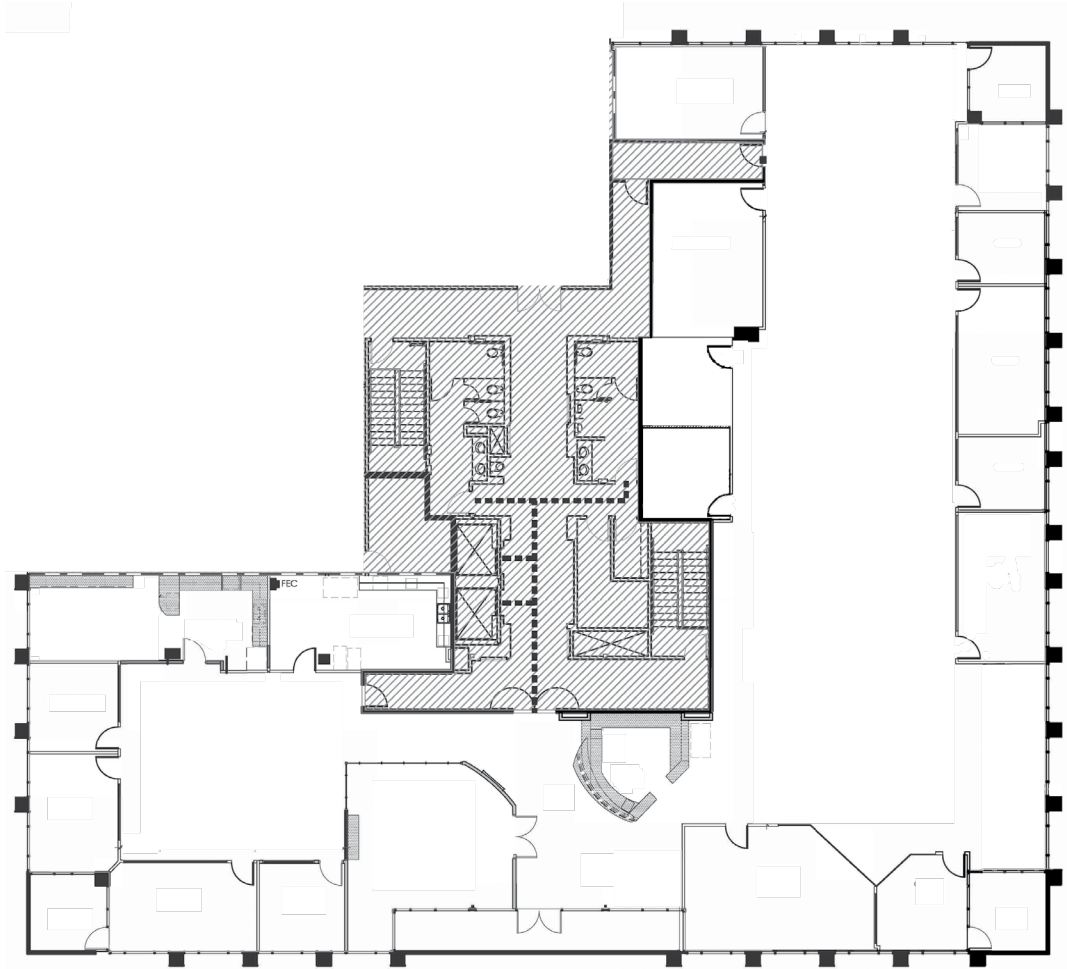


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1903 WRIGHT PLACE

SUITE 360 | 12,193 RSF

- Reception area
- 12 private offices
- Large open office area
- Two conference rooms
- Break / work area
- Tele / Data / Storage room
- 4 private patios



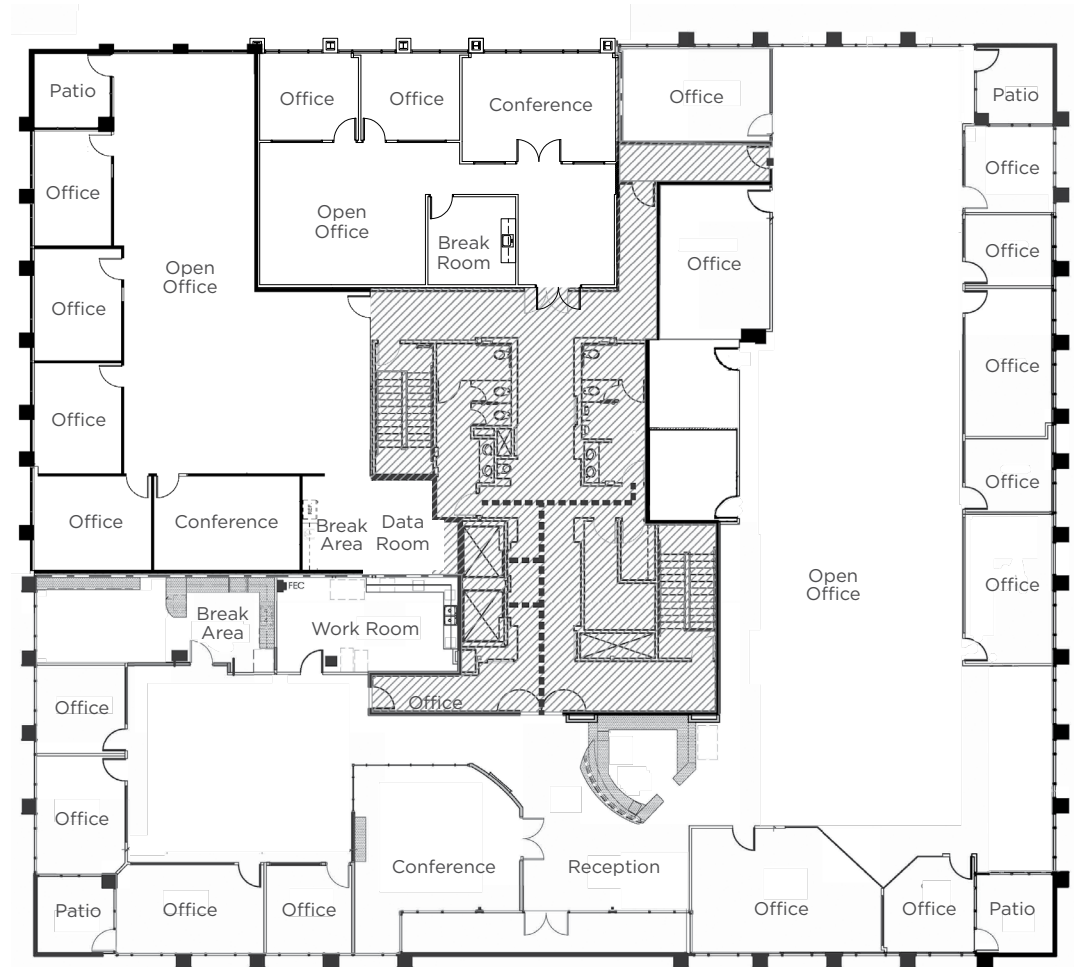
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1903 WRIGHT PLACE

THIRD FLOOR | SUITE 300 | 17,541 RSF

- Full floor opportunity with prominent reception area off 3rd floor elevator lobby
- Private window-line offices
- Open office area
- Data room
- Kitchen/break room
- Work rooms
- 5 balconies

DIVISIBLE TO APPROX. 8,000 RSF

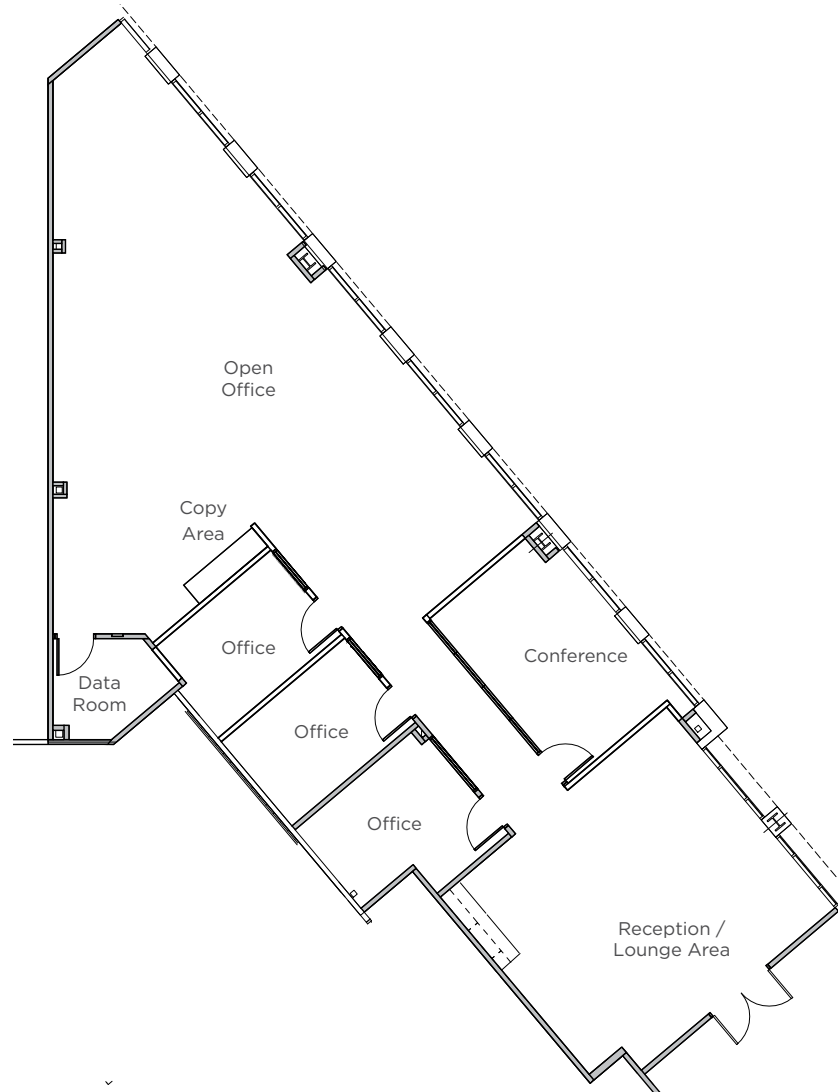


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1917 PALOMAR OAKS WAY

SUITE 100 | 2,803 RSF

- New Spec Suite
- Reception/lounge area with double door entry off the ground floor lobby
- 3 Private offices
- Conference room
- Open office area
- Telephone / IT closet
- Break room
- Open office area
- Copy area



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***BROKER BONUS \$2/SF**
commence by 8/1/22 | 5+ years

1917 PALOMAR OAKS WAY

SUITE 110 | 3,010 RSF

- New Spec Suite
- Reception area with double door entry off the ground floor lobby
- 4 private offices
- Conference room
- Breakroom
- Open office area



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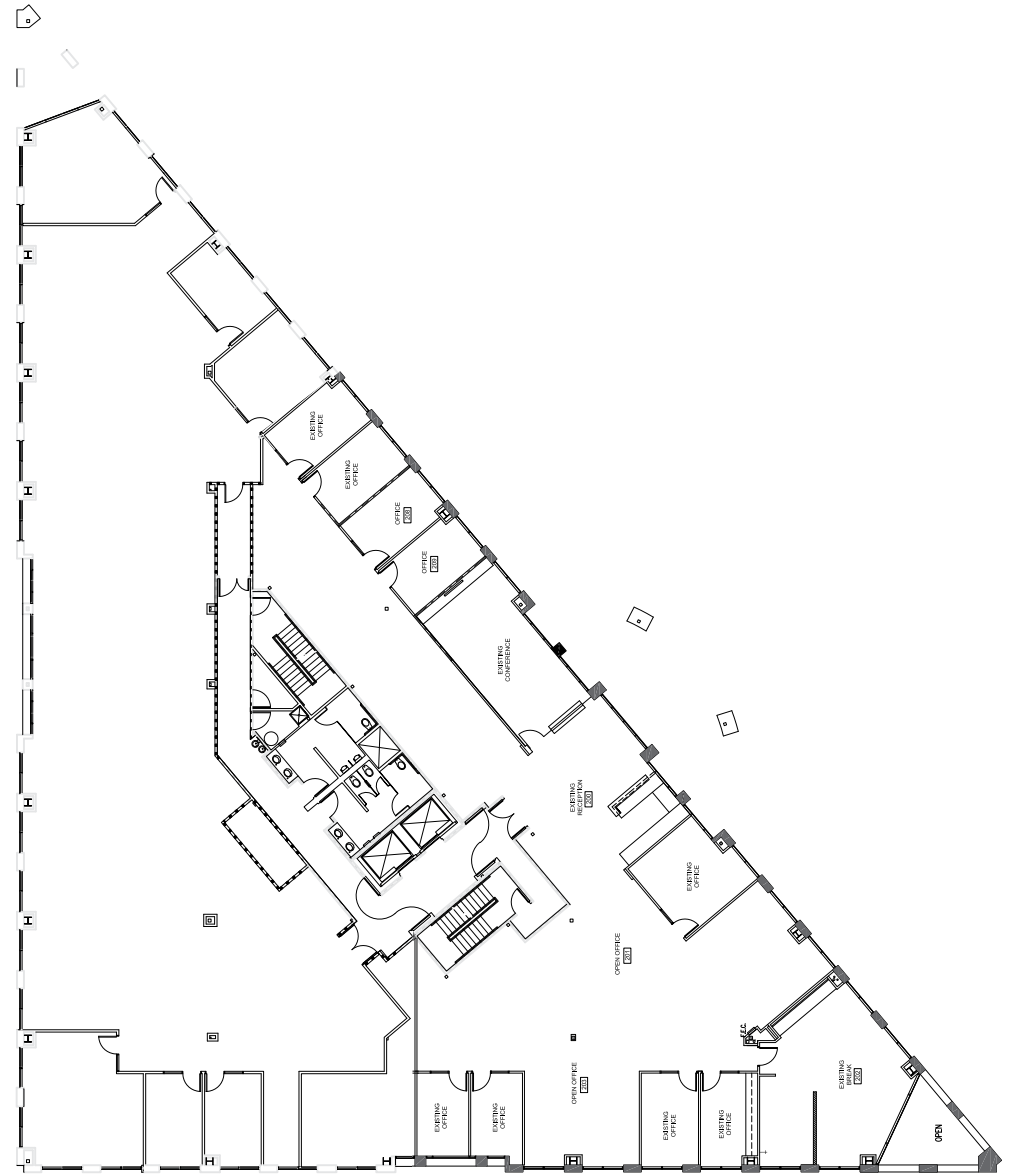
***BROKER BONUS \$2/SF**
commence by 8/1/22 | 5+ years

1917 PALOMAR OAKS WAY

SECOND FLOOR | SUITE 200 | 16,076 RSF

- Full floor opportunity with prominent reception area off 2nd floor elevator lobby
- Fantastic windowline
- Multiple private offices
- Open office area
- Large conference room
- Large break area
- IT/storage room

DIVISIBLE TO APPROX. 7,000 RSF

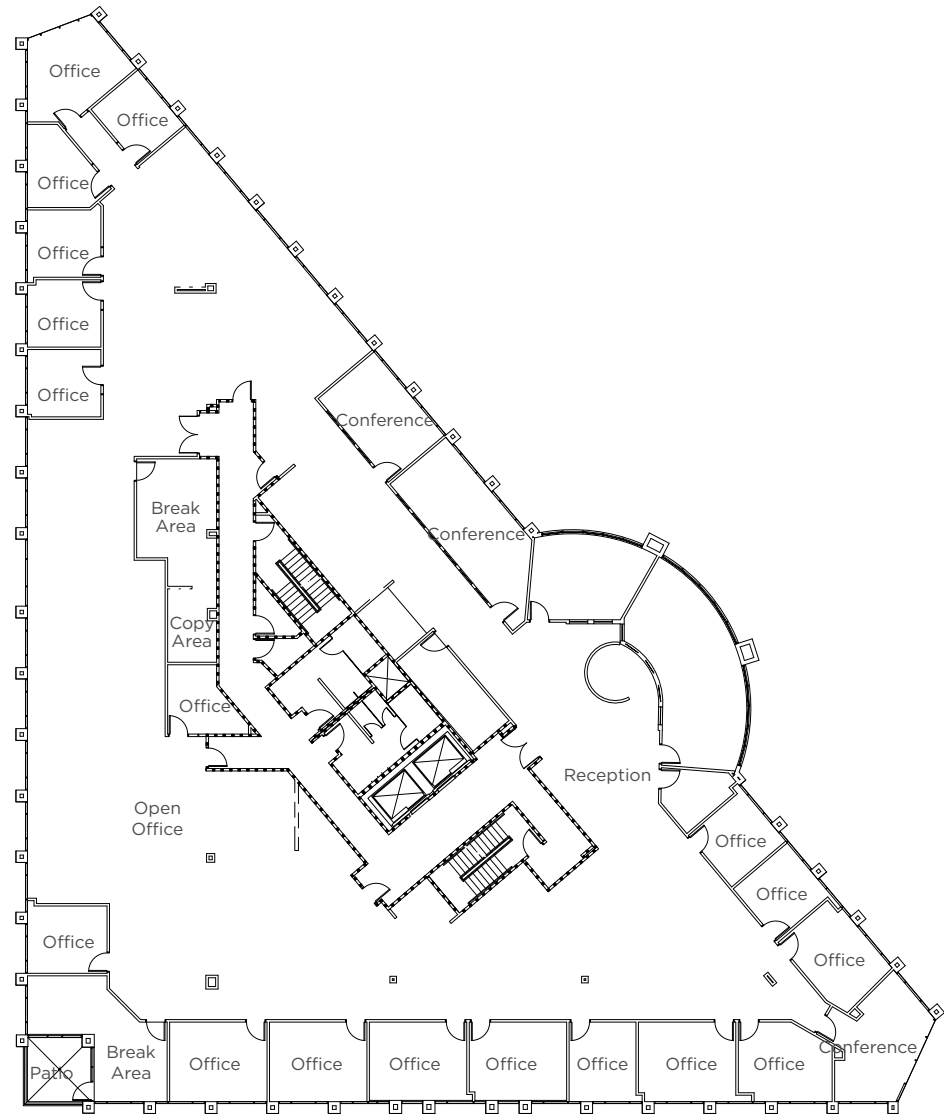


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1917 PALOMAR OAKS WAY

THIRD FLOOR | SUITE 300 | 15,910 RSF

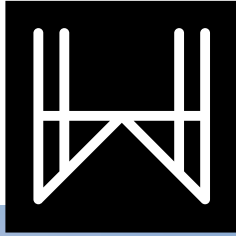
- Double door entry from the 3rd floor lobby with prominent reception and waiting area
- Excellent window-line
- Guest and reception kitchenette
- Mail & copy room
- Private offices
- Work rooms
- IT room
- Storage room
- Open office area
- Multiple conference rooms
- Kitchen with patio access



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SITE PLAN





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W R I G H T P L A C E



View Site Specific COVID-19 Prevention Plan

