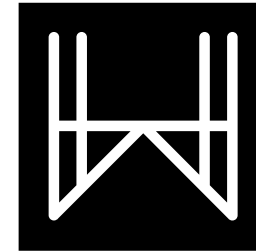


FOR LEASE

1902-1903 WRIGHT PLACE &
1917 PALOMAR OAKS WAY, CARLSBAD, CA 92008



W R I G H T
P L A C E



NEW SPEC SUITES | RENOVATED LOBBIES & CORRIDORS | OUTDOOR AREAS | EV CHARGERS



NEW FITNESS CENTER | LAP POOL | PICKLE BALL COURT





CAMPUS OVERVIEW

W R I G H T P L A C E

- 146,461 SF Class “A” business park in lushly landscaped grounds
- Renovated elegant lobby entries in each building
- Secured buildings with card key access
- Newly constructed pickle ball court, improved on-site fitness facility, lap pool, and men & women’s shower/locker rooms
- Newly installed electric vehicle (EV) chargers
- Outstanding location just east of I-5 at the signalized intersection of Palomar Airport Road and Palomar Oaks Way
- Visible from Palomar Airport Road
- Located near beaches, restaurants, shopping, hiking, Aviara Park Hyatt, golf courses, and Legoland
- Abundant parking with a ratio of 4.0/1,000 RSF
- Phone service and fiber optics available to the project
- Signage available



AVAILABILITY

FOR LEASE

1902-1903 WRIGHT PLACE &
1917 PALOMAR OAKS WAY, CARLSBAD, CA 92008

1902 Wright Place

SUITE	SQUARE FEET	AVAILABLE	LEASE RATE
140	2,473 RSF	Vacant / Now	\$3.05/RSF + E
300	17,678 RSF	Vacant / Now	\$3.05/RSF + E

1903 Wright Place

SUITE	SQUARE FEET	AVAILABLE	LEASE RATE
280 New Spec Suite	3,800 RSF	Vacant / Now	\$3.05/RSF + E
300	1,914 RSF	Vacant / Now	\$3.05/RSF + E
320	3,434 RSF	Vacant / Now	\$3.05/RSF + E
Suite 300/320	5,348 RSF	Contiguous Option	\$3.05/RSF + E

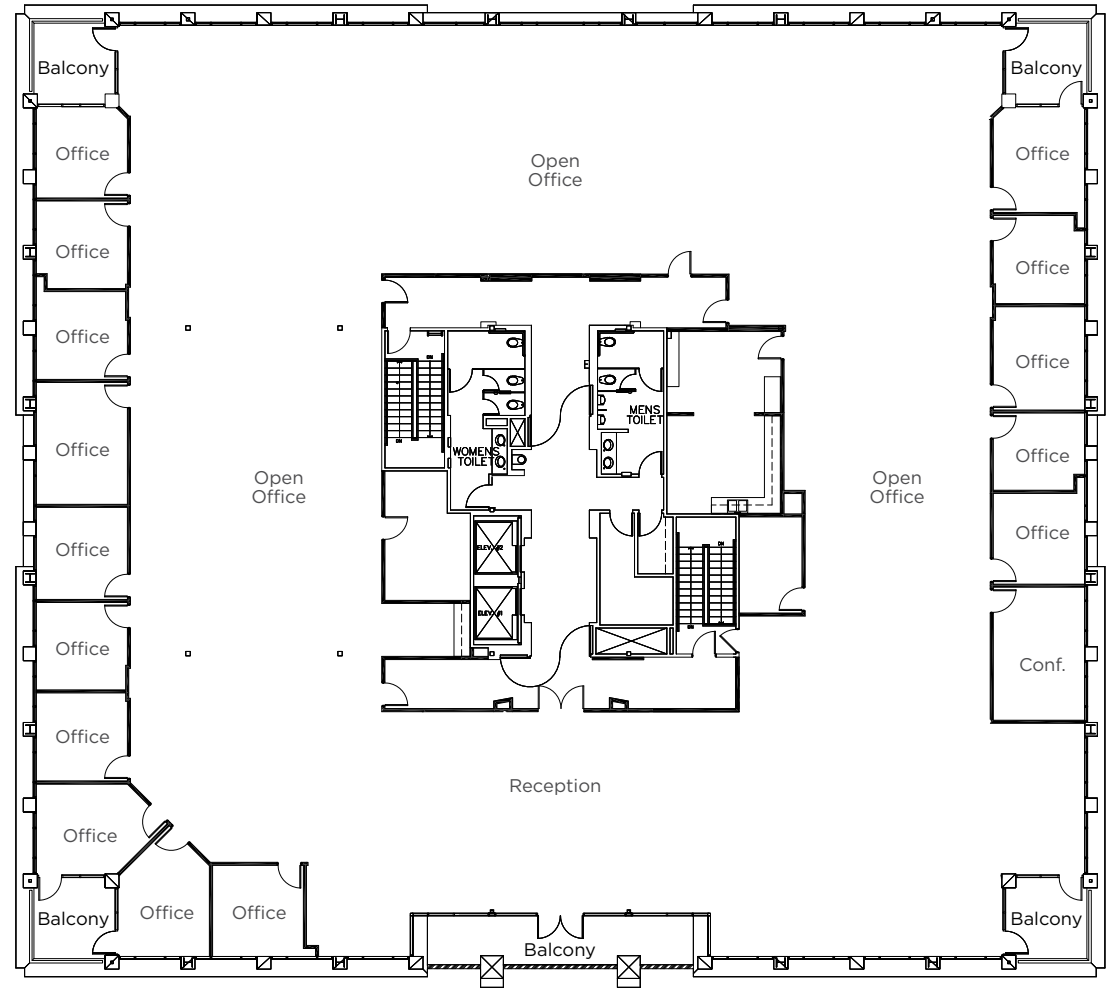
1917 Palomar Oaks Way

SUITE	SQUARE FEET	AVAILABLE	LEASE RATE
100 New Spec Suite	2,824 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

1902 WRIGHT PLACE

THIRD FLOOR | SUITE 300 | 17,678 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



VIRTUAL TOUR



WRIGHT
PLACE

1902 WRIGHT PLACE

THIRD FLOOR | SUITE 300 | 17,678 RSF

HYPOTHETICAL FLOOR PLAN

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



HYPOTHETICAL TOUR



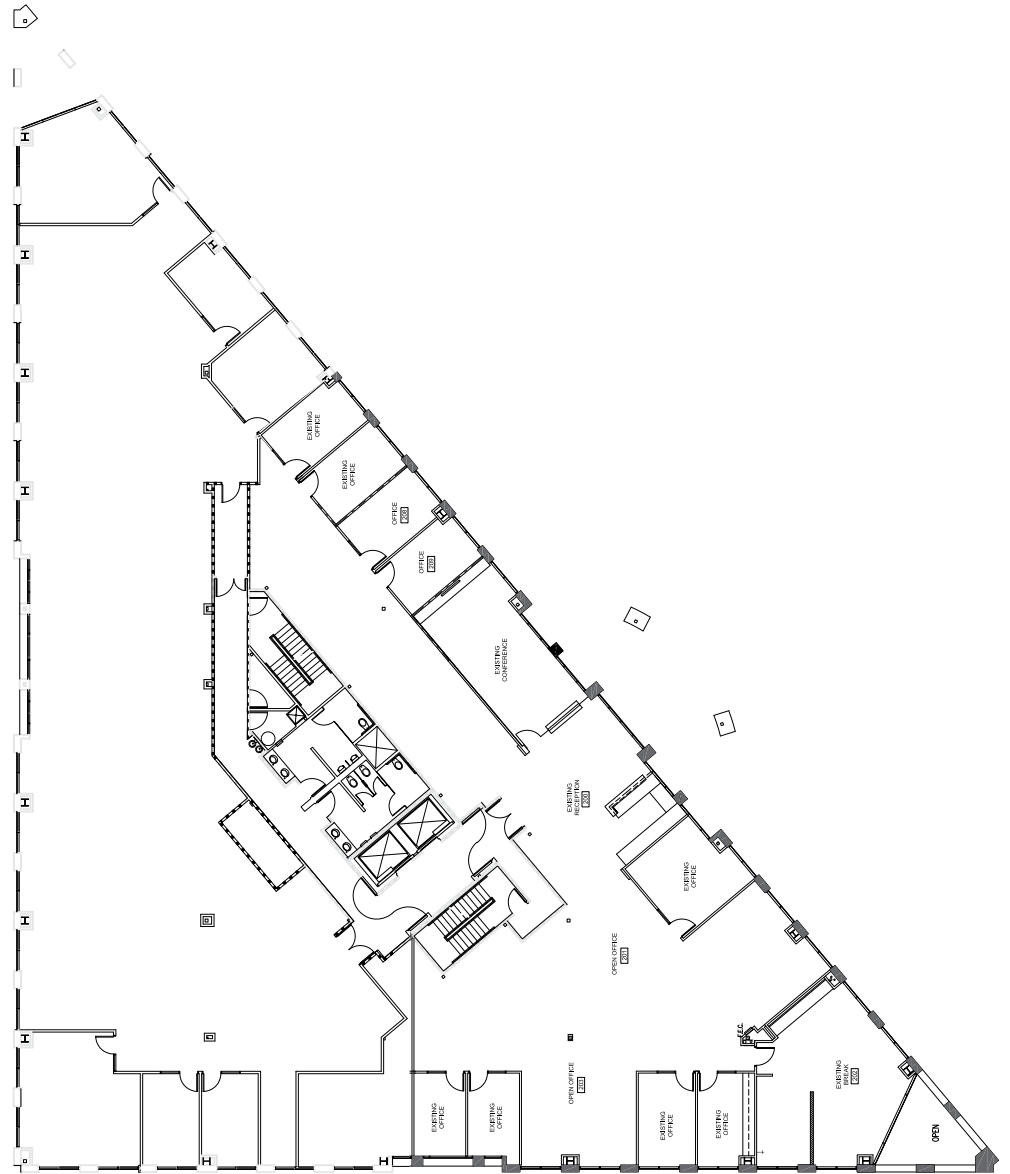
WRIGHT
PLACE

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

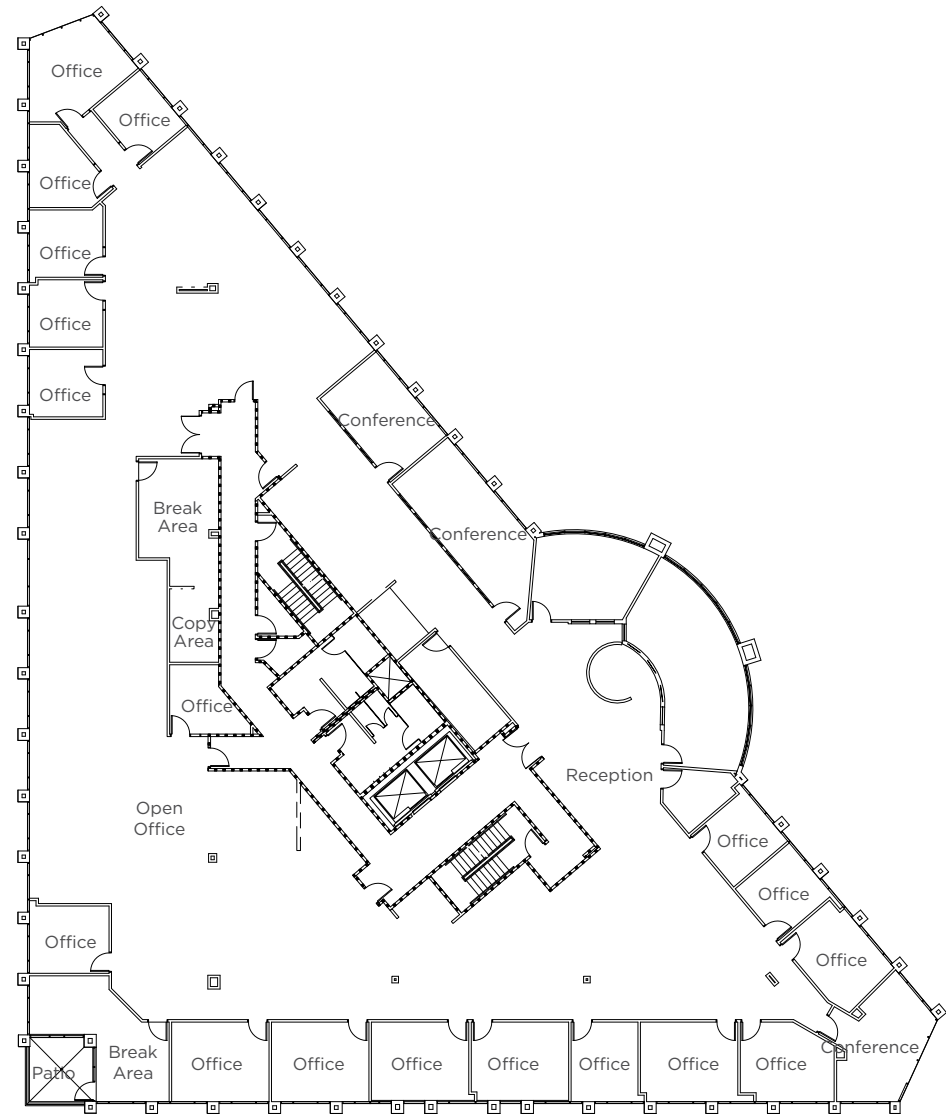


WRIGHT
PLACE

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



VIRTUAL TOUR



WRIGHT
PLACE

W R I G H T
P L A C E



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