



carlsbad



FOR LEASE  
2382 & 2386 FARADAY AVENUE  
CARLSBAD, CA 92008





**100,029 rsf two-building,  
three-story office project**



**extensive common area  
upgrades complete**

## property highlights

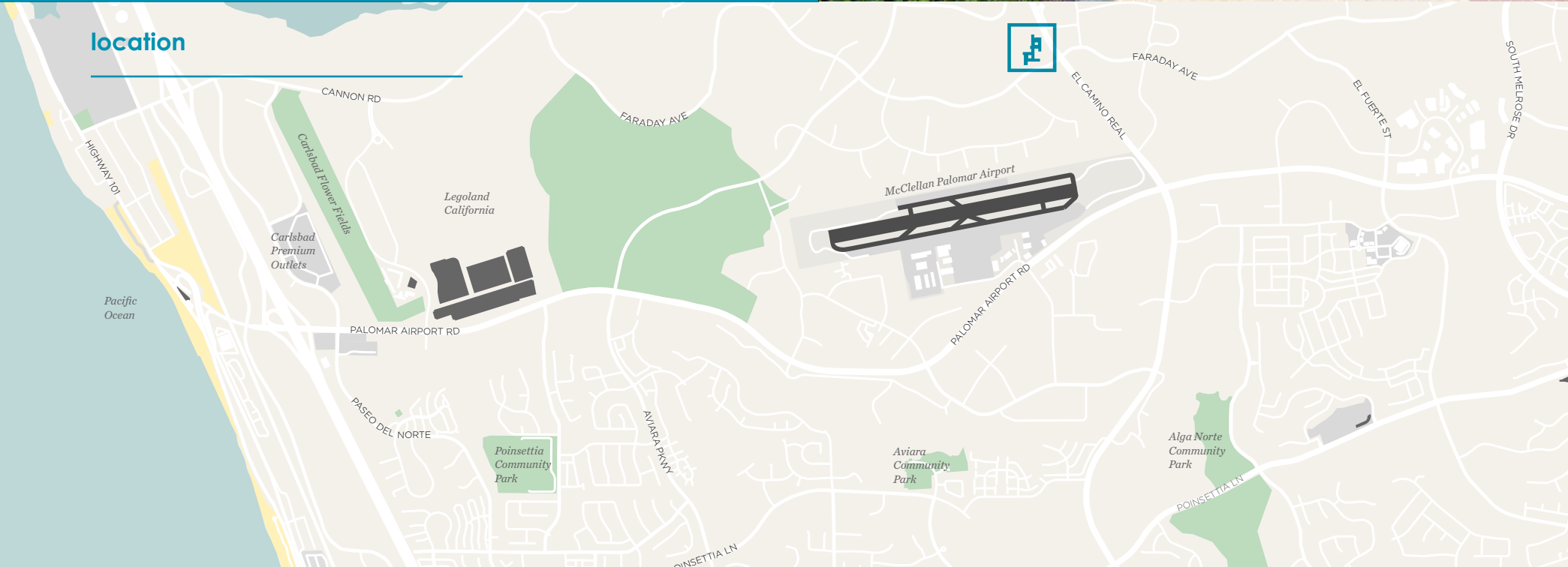
1 Carlsbad is an approximate 100,029 square foot two-building, three-story and two-story office project prominently located within the Carlsbad Research Center with excellent access to I-5 via Cannon Road or Palomar Airport Road. Offering Carlsbad's best glass/floor area ratio, along with lushly landscaped atriums providing collaborative gathering areas, this property also boasts great mountain and airport views with ample parking.

## property features

- Unique atrium setting with multiple newly-renovated courtyards & extensive window lines
- Private patios with direct outdoor access in select ground level suites
- Enhanced building exteriors with titanium bands
- Project monument signs offering strong corporate identity
- 3 Electric vehicle charging stations
- Beach cruiser bikes for tenant use to nearby retail
- Fiber optic access / ready
- Flexible floor plates offer a variety of suite sizes
- Close proximity to dining, hotel, and retail amenities



## location



## Availability Summary

lease rates negotiable

building	floor	suite	rsf	available	as-built suite features
2382	first	150	2,402	Immediately	5 offices, break room & open area
2382	second	210	1,750*	Immediately	4 offices, conference room, break room, storage/ server rooms & open collaboration area
2382 & 2386	second	200	31,866*	60 days	Approximately 45 offices, 6 conference/meeting rooms, various open areas and utility spaces. Divisible to 9,735 RSF.

\*Second floor spaces can be combined for up to 33,616 RSF





# property photos





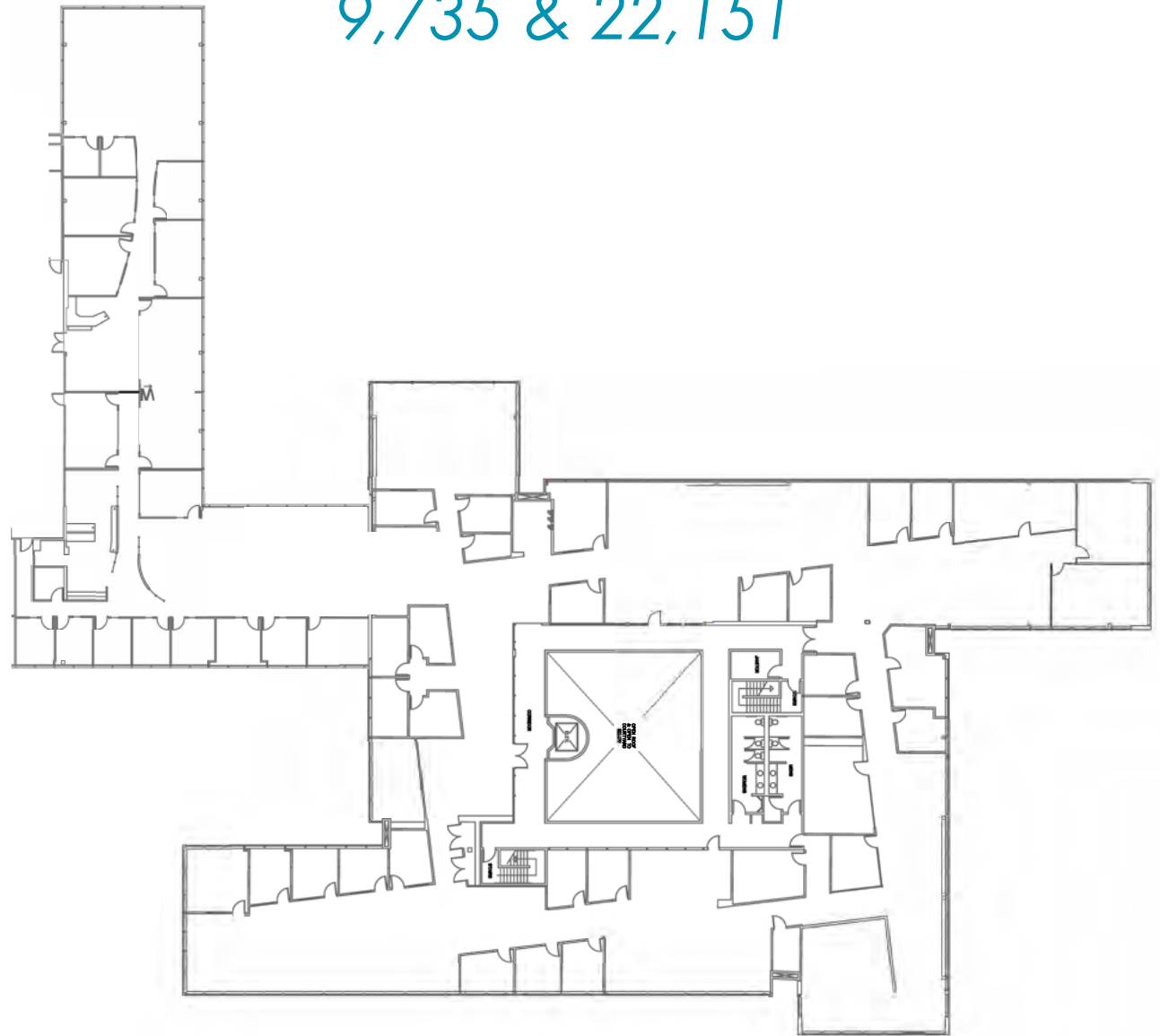
# property photos





# floorplans

**2382-2386 faraday ave.**  
**2nd floor - 31,886 rsf total contiguous**  
*Demisable to suites:*  
*9,735 & 22,151*







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## why carlsbad?



### BEST PLACE TO LIVE

Named one of the "Best Places to Live 2016"  
*Men's Journal, 2016*



### ECITY AWARD

"Digital Capital of California" eCity award  
(Carlsbad)  
*Google, 2013*



### BEST CITY FOR JOB SEEKERS

#7 Best City for Job Seekers in California  
(Carlsbad)  
*Nerd Wallet, 2014*



### BEST FOR ZIP VENTURE CAPITAL

#4 of the Top Ten Zip Codes for Venture Capital Investment in San Diego  
(Carlsbad)  
*Atlantic Cities, 2013*



### BEST STARTUP ENVIRONMENT

#1 Best Place to Launch a Startup in 2014  
(San Diego)  
*Forbes, 2014*



### BUSINESS GROWTH

#5 Top Cities for fast-growth companies  
(San Diego-Carlsbad-San Marcos)  
*Inc., 2014*





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**View Site Specific COVID-19 Prevention Plan**

Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.  
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