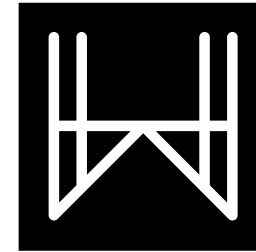


FOR LEASE

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 |

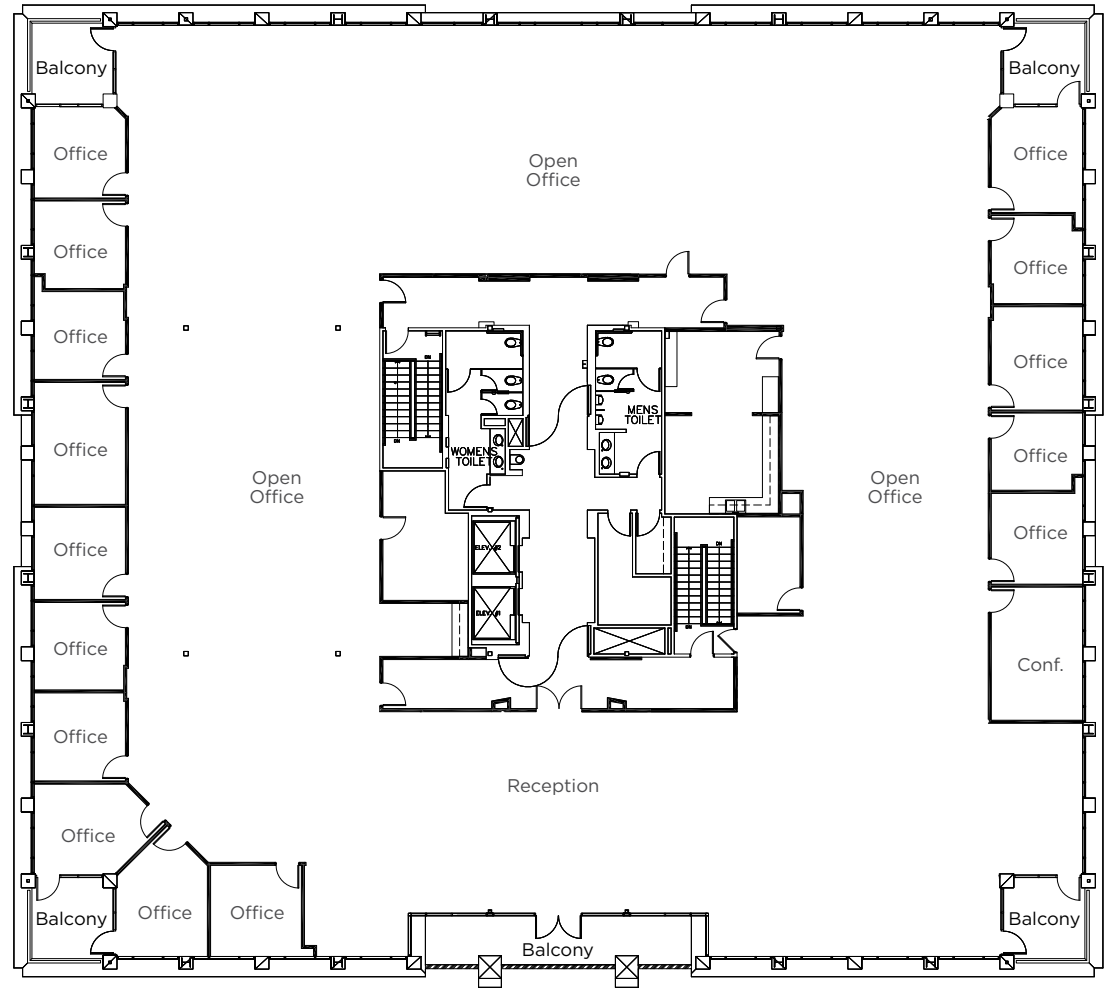
1917 Palomar Oaks Way

| 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

W R I G H T
P L A C E



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