

STUDIO

2200

2200 FARADAY AVENUE  
CARLSBAD, CA 92008



52,726 SQUARE FEET AVAILABLE

240,000 SQUARE FOOT CAMPUS | CORP HQ | CREATIVE OFFICE | R&D/LIFE SCIENCE

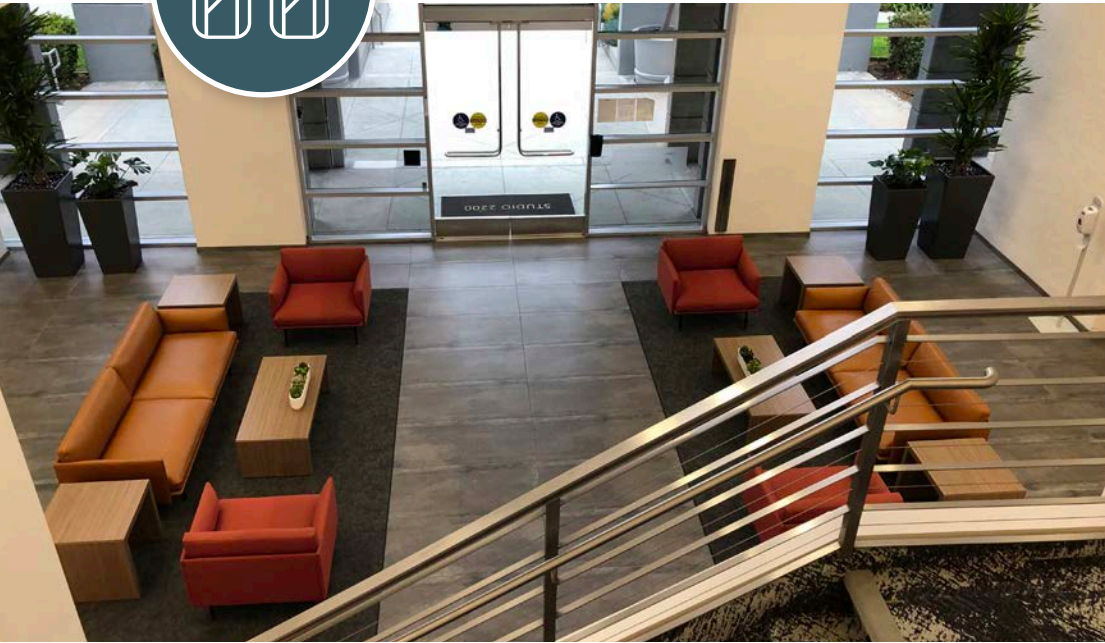
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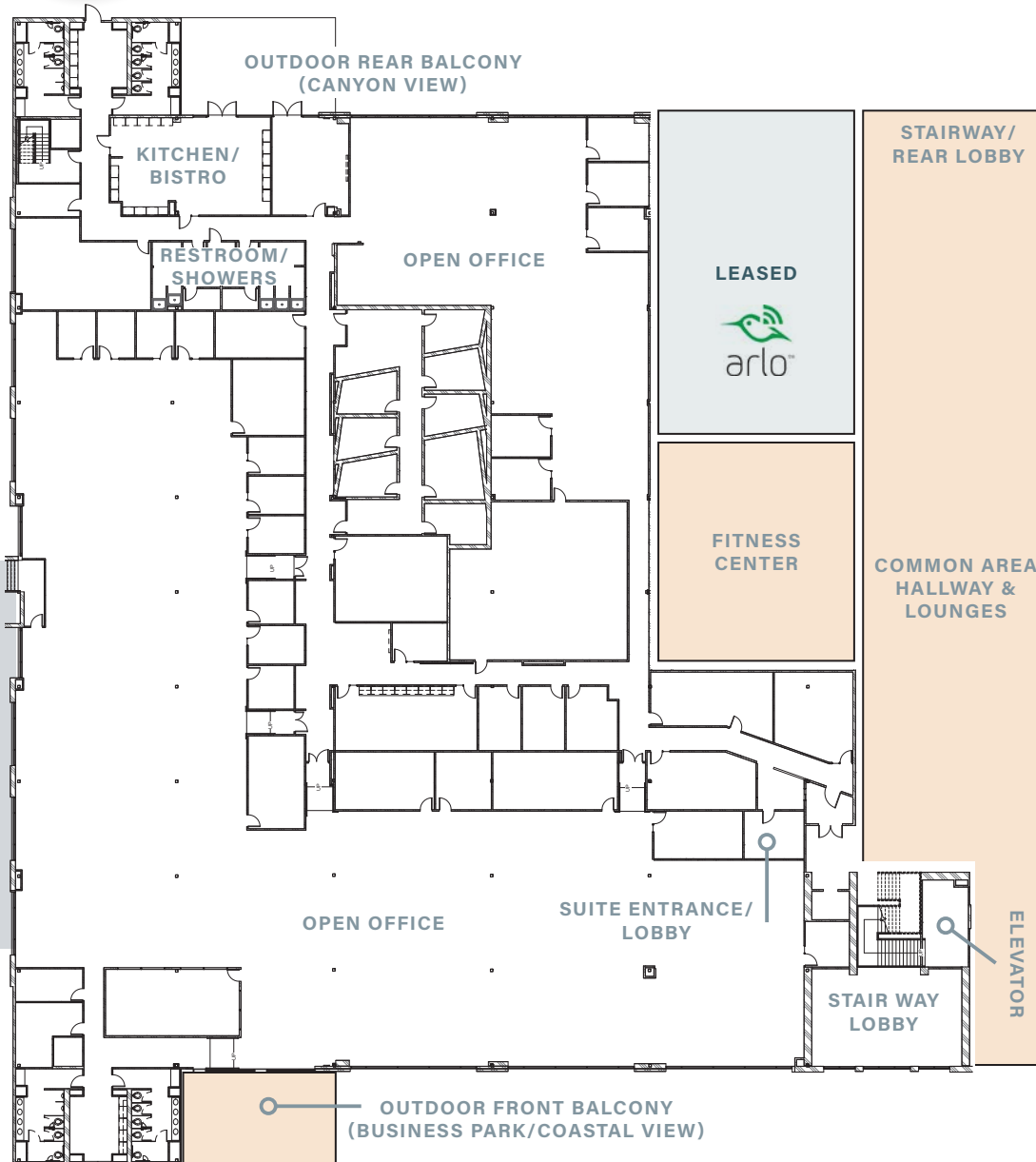
STUDIO

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## PROPERTY FEATURES

- 52,726 SF Available
- Class "A" Corporate Headquarters facility
- Suitable for Creative Office and R&D uses
- Parking ratio of up to 5/1,000 RSF
- Fiber optic wiring to building
- Onsite fitness center with showers and lockers
- 11' finished ceiling heights (16' Slab to Slab)
- 100% HVAC
- EV charging stations
- 1 passenger elevator and 1 freight elevator servicing the second floor
- Large external balcony offering canyon and business park views
- Indoor amenity spaces with lounge areas
- Expansive skylight feature providing abundant natural light
- Prominent building signage on major thoroughfare, Faraday Avenue
- Walking Distance Proximity to Retail and Services
- Onsite Food Truck



## PROJECT FEATURES

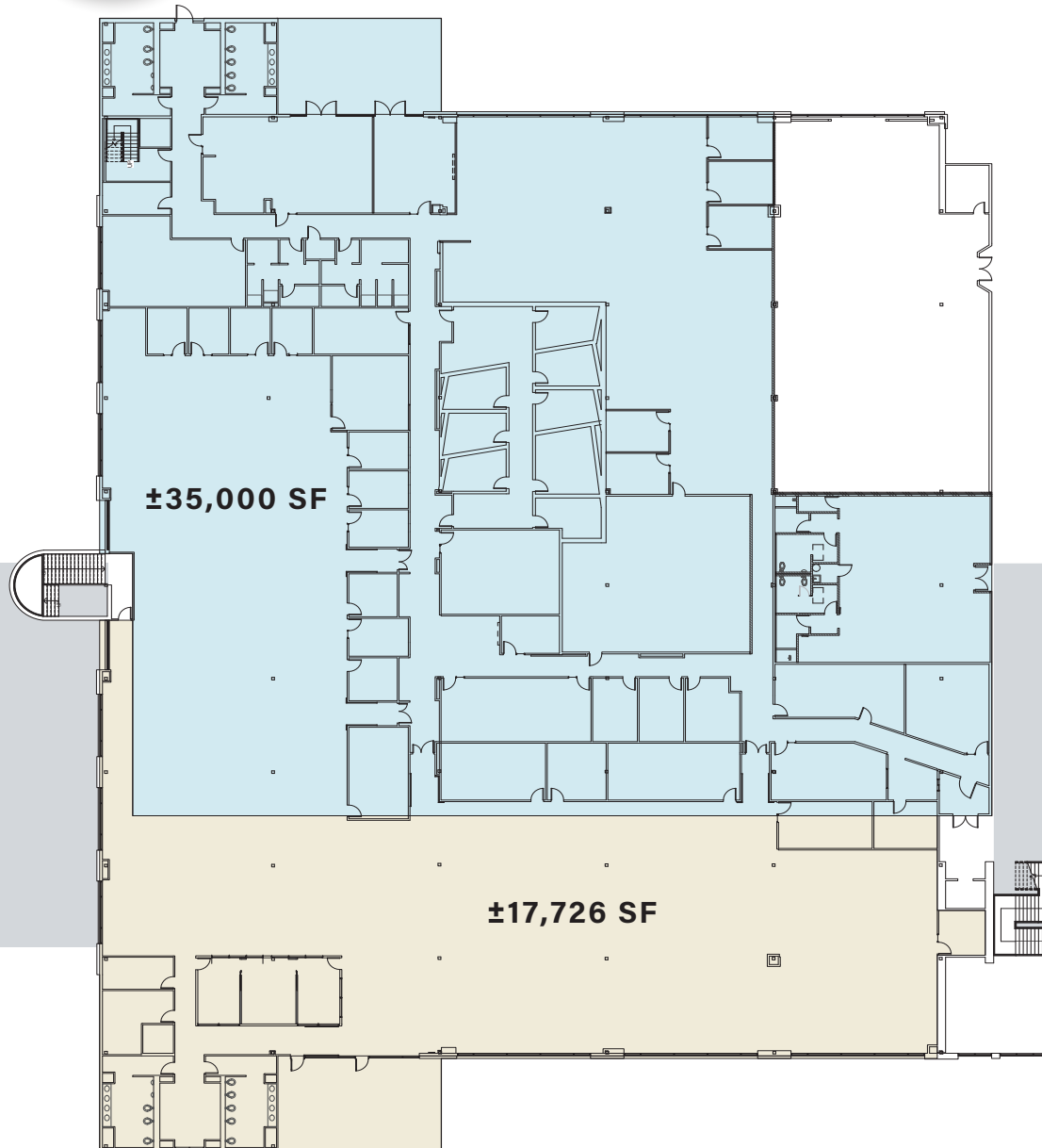
(LIFE SCIENCE & R&D CAPABLE)

- 24-40' COLUMN SPACING
- 100 LBS LIVE LOAD
- 16' CEILING HEIGHT EXPOSED
- 8,000 AMPS POWER 277/480

NOT A PART OF SUITE

## SUITE 200

52,726 SF AVAILABLE  
(DEMISABLE TO ±17,726 SF)

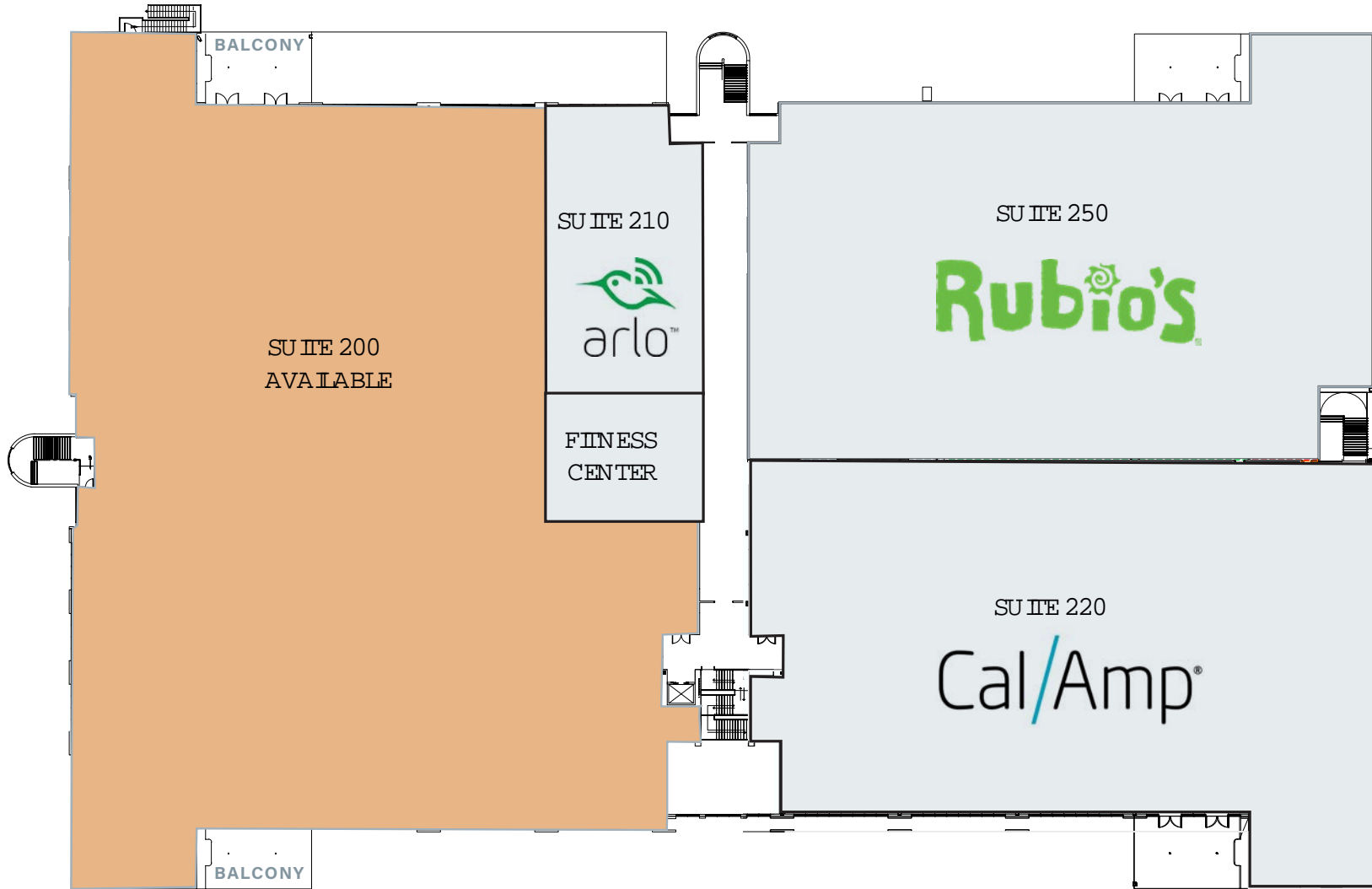


## PROJECT FEATURES

(LIFE SCIENCE & R&D CAPABLE)

- 24-40' COLUMN SPACING
- 100 LBS LIVE LOAD
- 16' CEILING HEIGHT EXPOSED
- 8,000 AMPS POWER 277/480

SUITE 200 DEMISABLE  
±35,000 SF & ±17,726 SF



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EXTERIOR PHOTOS



STUDIO

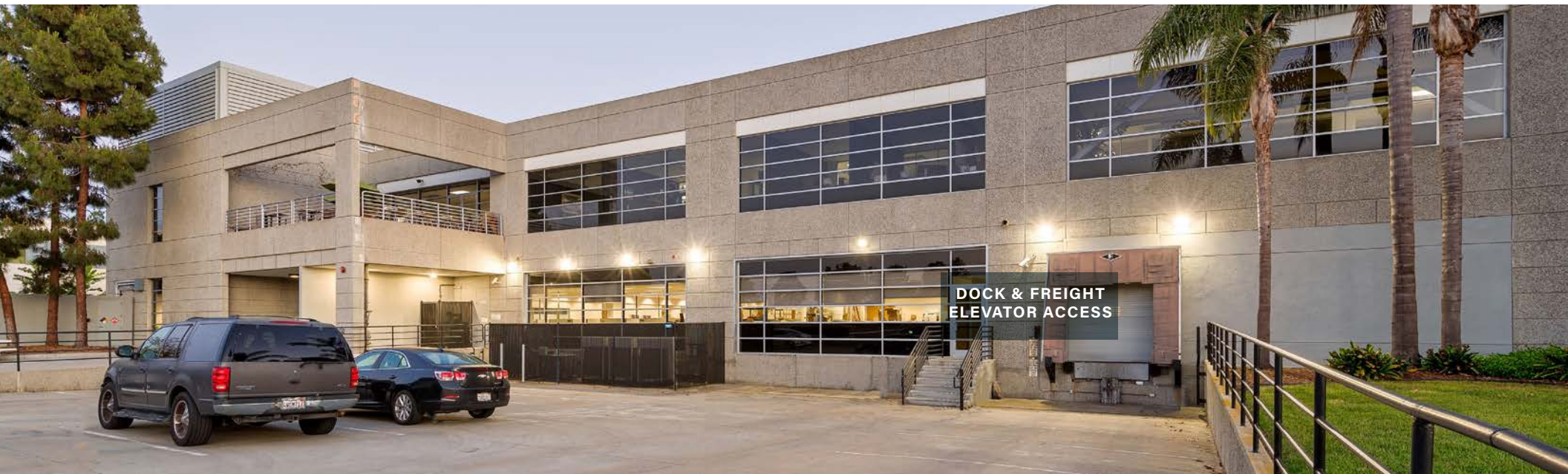
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# CONCEPTUAL EXTERIOR FACADE





PRIVATE BALCONY



DOCK & FREIGHT  
ELEVATOR ACCESS



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22  
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AERIAL VIEW



PRIVATE BALCONY

AVAILABLE SUITE

PRIVATE BALCONY

FARADAY AVENUE



PACIFIC OCEAN



10 MINUTES TO OCEAN

55 MINUTES TO U.S. - MEXICO BORDER

10 MINUTES INTERSTATE 5

35 MINUTES TO ORANGE COUNTY

40 MINUTES TO DOWNTOWN

5 MINUTES TO PALOMAR AIRPORT

COLLEGE BLVD

MCCLELLAN PALOMAR AIRPORT



STUDIO

2200



25 MINUTES TO INTERSTATE 15

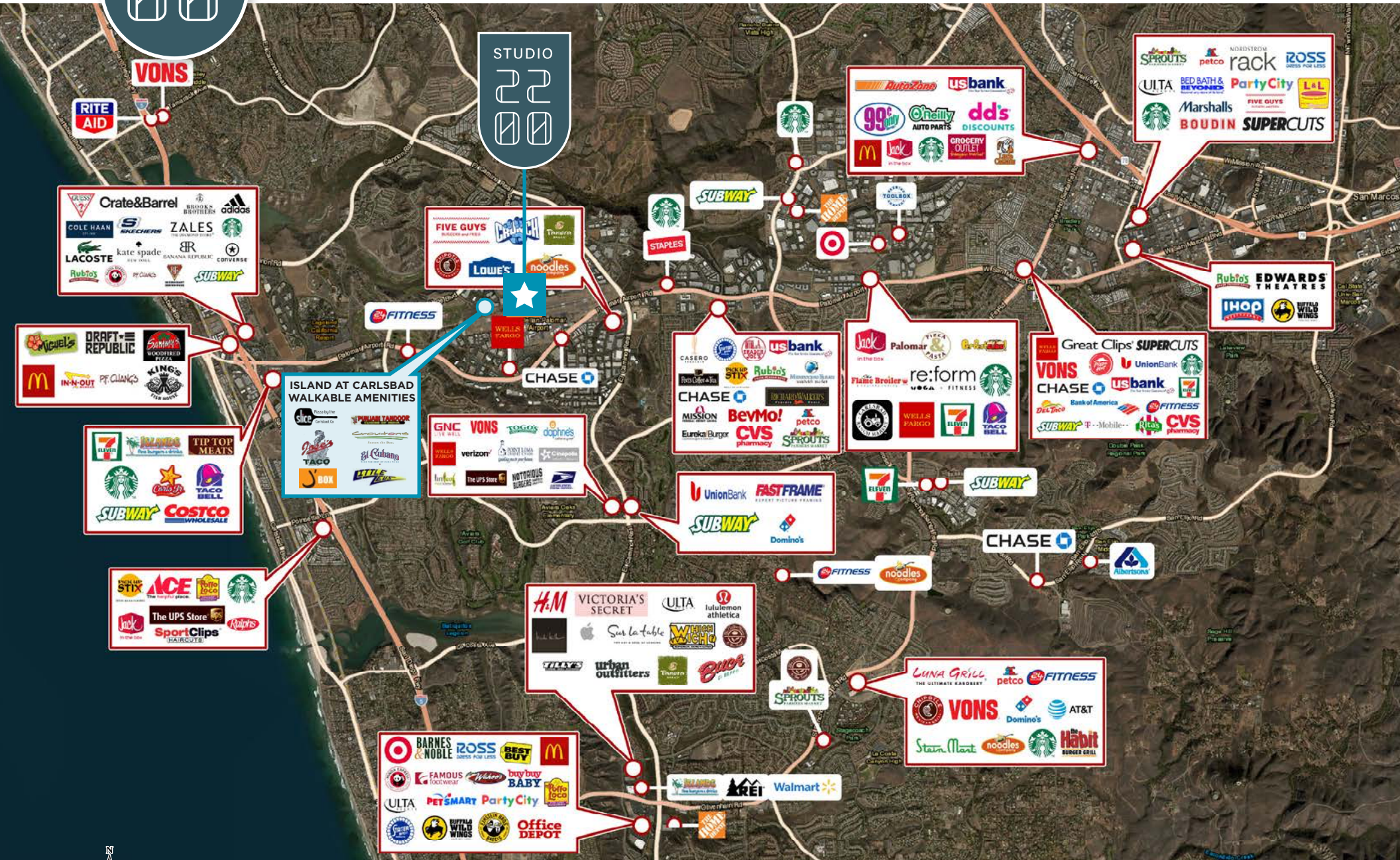
RUTHERFORD ROAD

FARADAY AVENUE

20 MINUTES TO HIGHWAY 78









**IN THE HEART OF  
THE CARLSBAD  
RESEARCH CENTER**



**WALKING DISTANCE TO THE  
ISLAND AT CARLSBAD  
RETAIL FOOD COURT**



**WALKING DISTANCE  
TO PARKS  
AND BIKE TRAILS**



**CONVENIENT ACCESS TO  
INTERSTATE 5, HIGHWAY 78,  
MCLELLAN PALOMAR AIRPORT,  
AND EL CAMINO REAL**



**NEAR SOME OF  
CARLSBAD'S  
FINEST HOTELS AND  
RESORTS**

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[VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN](#)