

FOR LEASE

2281 las palmas drive

2281 LAS PALMAS DRIVE, CARLSBAD, CA 92011



42,080 SF
11,204 SF AVAILABLE FOR LEASE

- HIGH IMAGE OFFICE/FLEX SUITE
- HIGHLY VISABLE CORNER LOCATION

DEVELOPED BY:

BentallGreenOak 

LISTED BY:

 CUSHMAN &
WAKEFIELD

PROPERTY FEATURES

RENTABLE BUILDING AREA 11,204 SF

HVAC 80%

PARKING 2.38/1,000

CLEAR HEIGHT 18'

GRADE LEVEL LOADING 3

ZONING PM

POWER Heavy

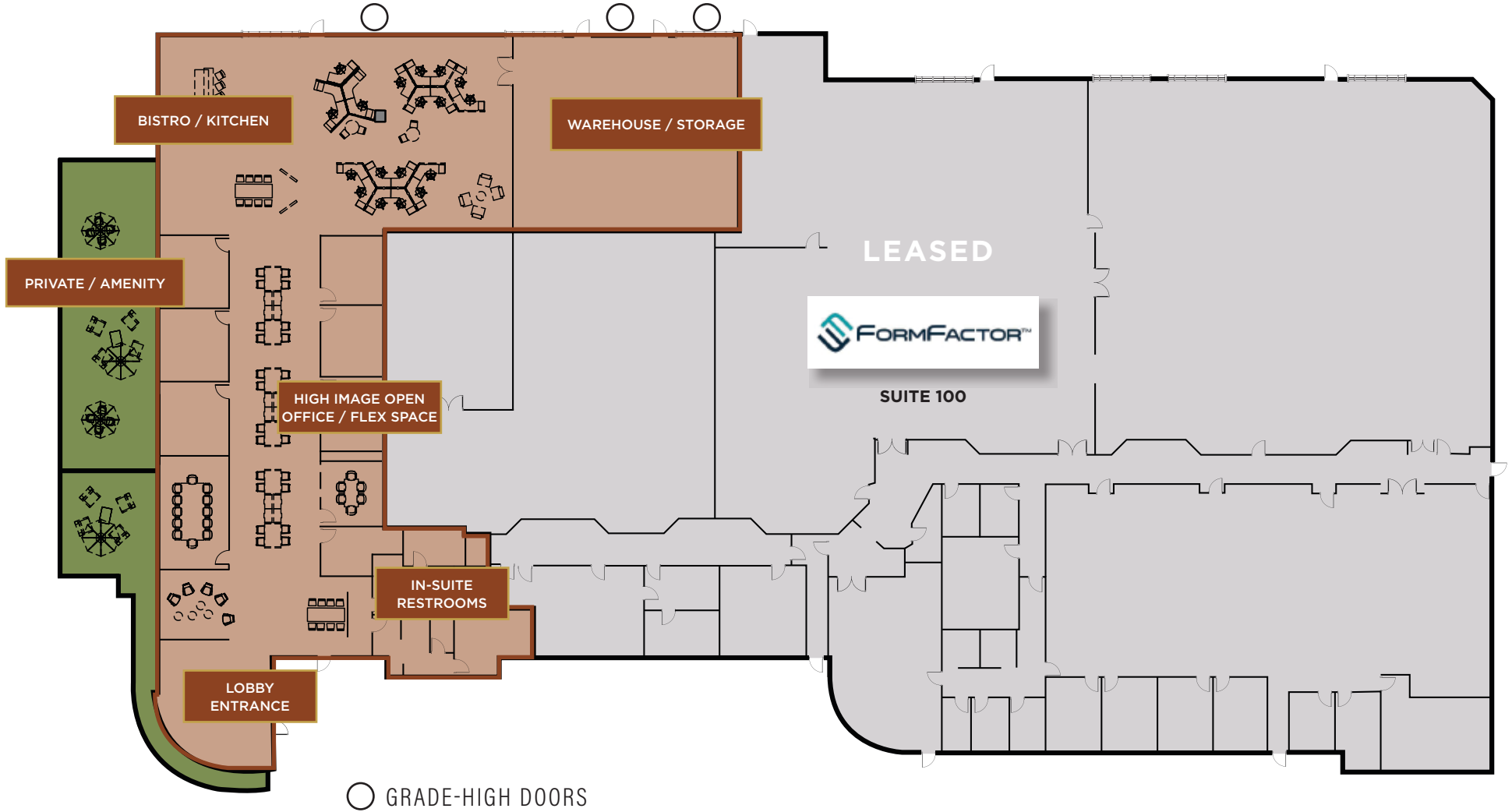
- 80% Improved Flex Suite
- High Image Spec Suite with Glazed Cement Flooring
- Excellent Glassline/SkyLights
- Large Outdoor Private Patio with Bocce Ball, Seating & a BBQ Area
- Signage Available
- Ability to Accommodate Life Science, Med-tech or other Lab Uses

ASKING RATE: \$2.00 PSF/M/NNN
OPEX: \$0.63 PSF/M



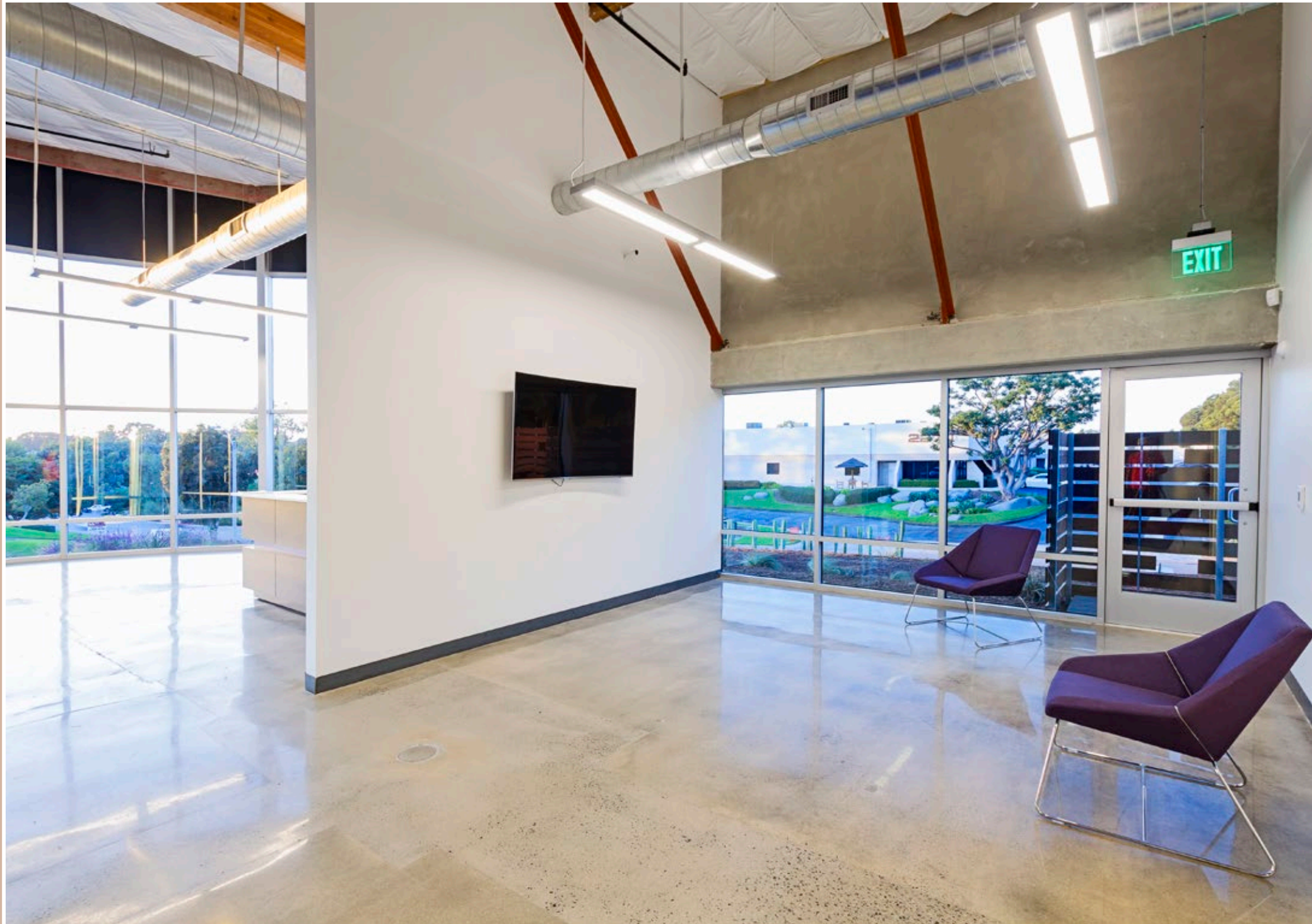
FLOOR PLAN

AVAILABLE



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PROPERTY FEATURES

- Advantageously situated between Palomar Airport Road and El Camino Real with unsurpassed access and visibility from El Camino Real. El Camino Real is North San Diego's major north-to-south thoroughfare
- 9 Minutes to the I-5 Freeway and the beach
- 3 Minutes to McClellan-Palomar Airport (CLD), 40 Minutes to San Diego International Airport (SAN), and 60 Minutes to John Wayne International Airport (SNA) in Orange County
- Nearby distribution centers, including FedEx and Amazon
- Surrounding public transportation
- Convenient proximity to numerous retail and dining amenities, along with countless guest accommodations



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CARLSBAD, CA

Situated in the heart of Carlsbad, North County San Diego's largest and most sought after submarket, this elevated site is conveniently located between Palomar Airport Road and El Camino Real and just a couple of miles to both Interstate 5 and State Route 78.

Beyond 2281 Las Palmas Drive's convenient location for commuting, it offers easy access to a myriad of dining and retail amenities, as well as plenty of guest accommodations just minutes away.

The abundance of recreation, shop, restaurant, and convenience options, some even within a 5 minute walk, make this the perfect live/work/play locale.

DRIVE TIME

2

10

25

40

60

95

2 minutes to
McClellan Palomar Airport

10 minutes to
Interstate 5
Pacific Ocean
Highway 78

25 minutes to
Interstate 15

40 minutes to
Downtown San Diego

60 minutes to
Orange County

95 minutes to
Riverside County

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COORSTEK

NUFACE

Titleist

Jif-Pak

EM

JELDWEN

J.B. HUNT

HMC

IONIS

PELOTON

WATKINS

DATRON

UPS

JUN

Sumitomo

adidas

Thermo

greatcall

Scripps

Ca/Amp

FedEx

PODS

IONIS

PELOTON

WATKINS

DATRON

PennySaver

NEOTech

HP Precision

NETGEAR

VUORI

IONIS

FedEx

PODS

IONIS

PELOTON

WATKINS

DATRON

PennySaver

NEOTech

HP Precision

SKLZ

ADUTUB

IONIS

FedEx

PODS

IONIS

PELOTON

WATKINS

DATRON

TESLA

COOLA

amazon

ADVANCED

G

Abbott

EPICOR

Callaway GOLF

DENSO

amazon

glanbia

DJO

Aethercomm

prAna

amazon

FULL SWING

MCCLELLAN PALOMAR AIRPORT

Viasat

Viasat

Viasat

Viasat

Viasat

CAL COMP USA

ACTIVISION

RealCapital Markets

IDEX

RealCapital Markets

EL CAMINO REAL

FARADAY AVE

MELROSE DR

AVILARA PKWY

PALOMAR AIRPORT RD

5

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WALKABLE AMENITIES

INTERSTATE
5 5 MIN

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 PALOMAR AIRPORT

Palomar Airport Road

El Camino Real

PALOMAR COMMONS



Chipotle

FIVE GUYS
BURGERS and FRIES



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AMENITIES - BRESSI RANCH

ENCINITAS

DOWNTOWN
CARLSBAD

2281 las palmas drive

5 5 MIN

PALOMAR AIRPORT

Palomar Airport Road

El Camino Real

PALOMAR COMMONS

LIFT

BRESSI RANCH

Water, PICK UP STIX, CHASE, petco, TRADER JOE'S, rubio's, Board's Brew, SUPERCUTS, Peets, FISH DISTRICT, néktar, LUNA GRILL, twig, BLOOM, verizon

LOWE'S, Chipotle, FIVE GUYS, noodles, Tanera, CALIFORNIA BANK

Eureka!, DEL LUSSO

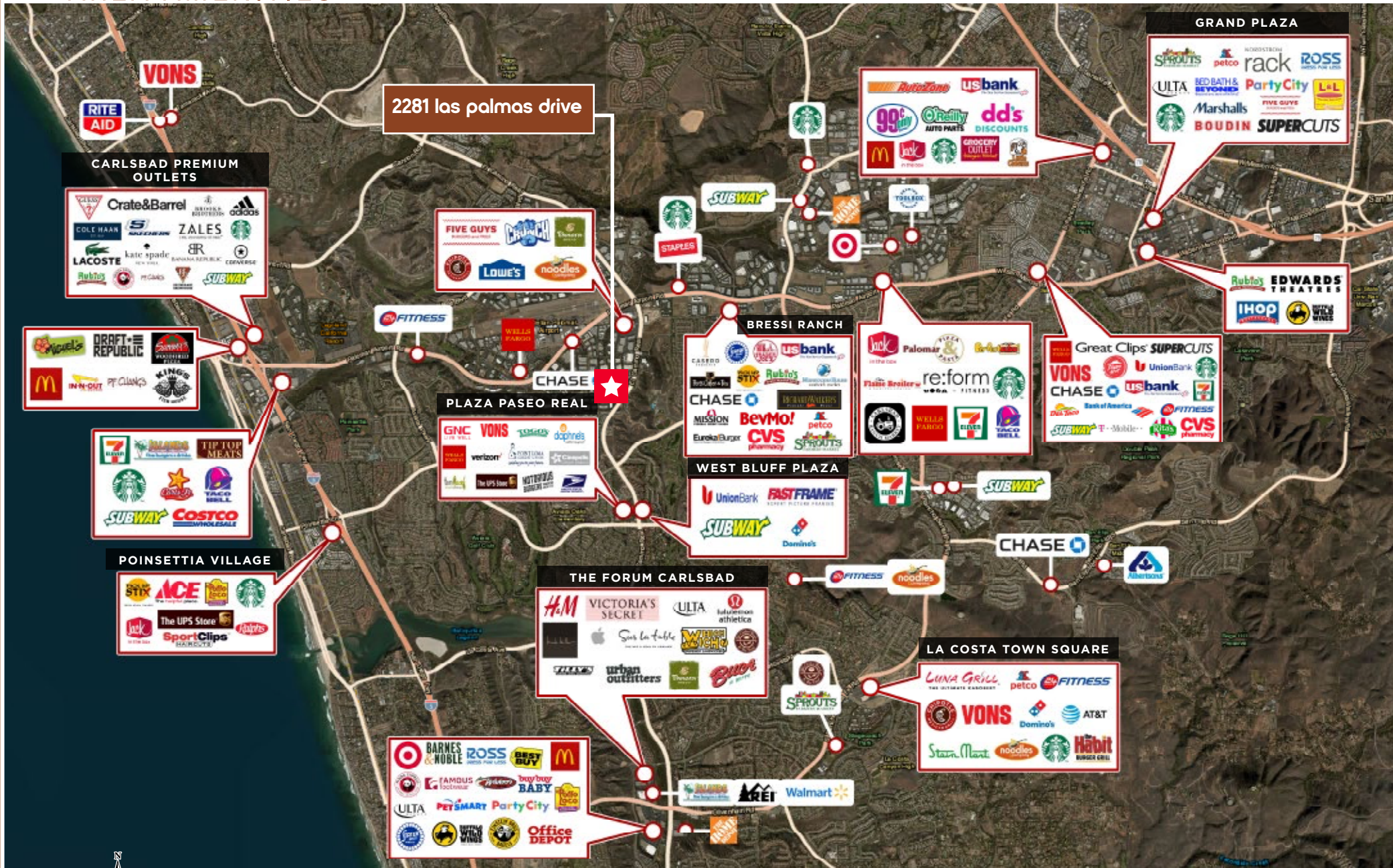
THE SQUARE

BevMo!, CVS pharmacy, RICHARD WALKERS, CASERO, BIRD ROCK, MENDOCINO FARMS, MISSION FEDERAL CREDIT UNION, Mango-Mango

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AREA AMENITIES



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Spanning 39 square miles, the City of Carlsbad is a scenic coastal community that lies approximately 35 miles north of Downtown San Diego and 30 miles south of Orange County. Carlsbad offers the advantages of a major metropolitan area in a suburban setting with a large concentration of executive residential communities, high quality schools and a wealth of retail, restaurants and entertainment. As the “Golf Capital of the World” and a regional leader in San Diego’s action sports manufacturing industry, Carlsbad is renowned for its abundant recreation centered on its seven miles of coastline, 46 miles of hiking trails, parks, sports facilities, and world-class golf courses.



**113,725
POPULATION**



**GOLF CAPITAL
OF THE WORLD**



**7 MILES OF
COASTLINE**



**150+
MANUFACTURING
PLANTS**



**46 MILES OF
HIKING TRAILS**



**EDUCATIONAL
ATTAINMENT**

42% BACHELOR'S
DEGREE OR HIGHER

2.9% PH.D



INDUSTRIES

INFORMATION &
COMMUNICATIONS TECHNOLOGY

LIFE SCIENCES

ACTION SPORTS MANUFACTURING

CLEAN TECHNOLOGY



**UNEMPLOYMENT
RATE 3.7%**

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DEVELOPED BY:

BentallGreenOak 

LISTED BY:

 CUSHMAN & WAKEFIELD