



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

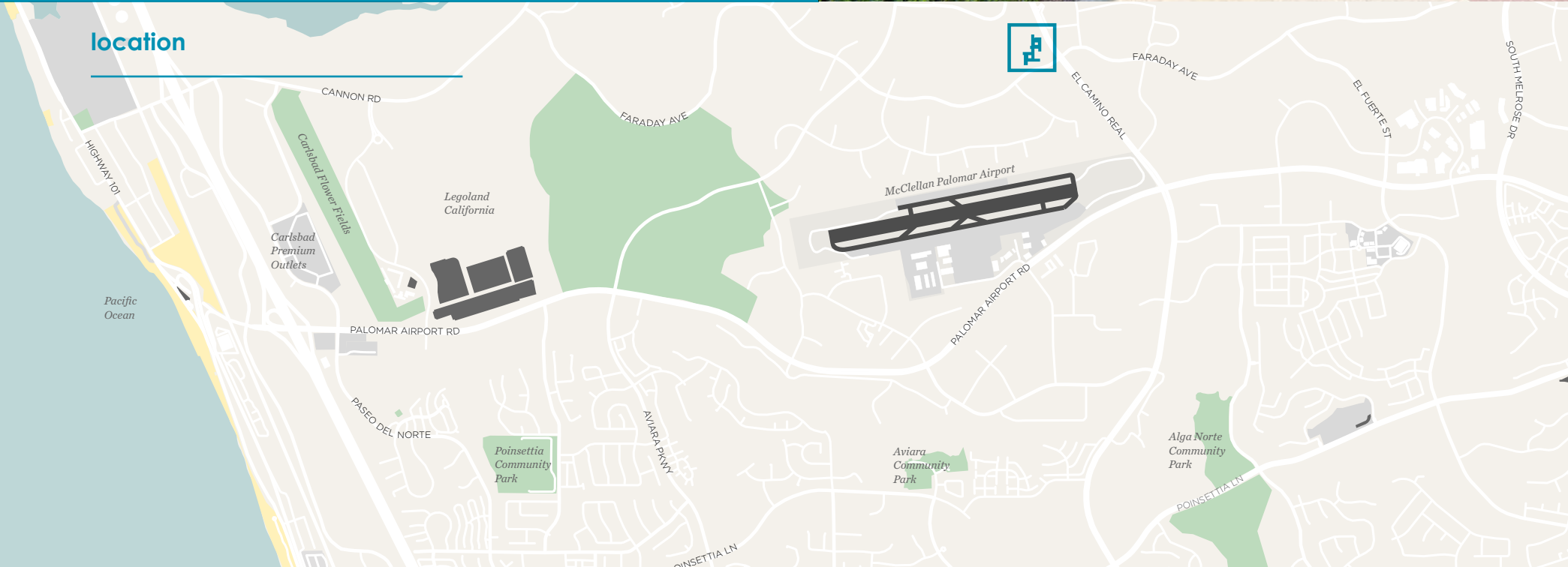
1 Carlsbad is an approximate 100,029 square foot two-building, three-story and two-story office project prominently located within the Carlsbad Research Center with excellent access to I-5 via Cannon Road or Palomar Airport Road. Offering Carlsbad's best glass/floor area ratio, along with lushly landscaped 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	200	9,735*	Immediately	15 offices, 2 conference rooms, break & copier room, open work space
2382	second	210	1,750*	Immediately	4 offices, conference room, break room, storage/ server rooms & open collaboration area
2382	second	250	6,343*	8/1/2023	5 offices, conference room, copier area, open collaboration area
2386	second	200	22,151*	Immediately	Approx. 30 offices, large collaboration/open work space

* Suites are available as a contiguous block with 39,979 RSF Available 8/1/2023





property photos



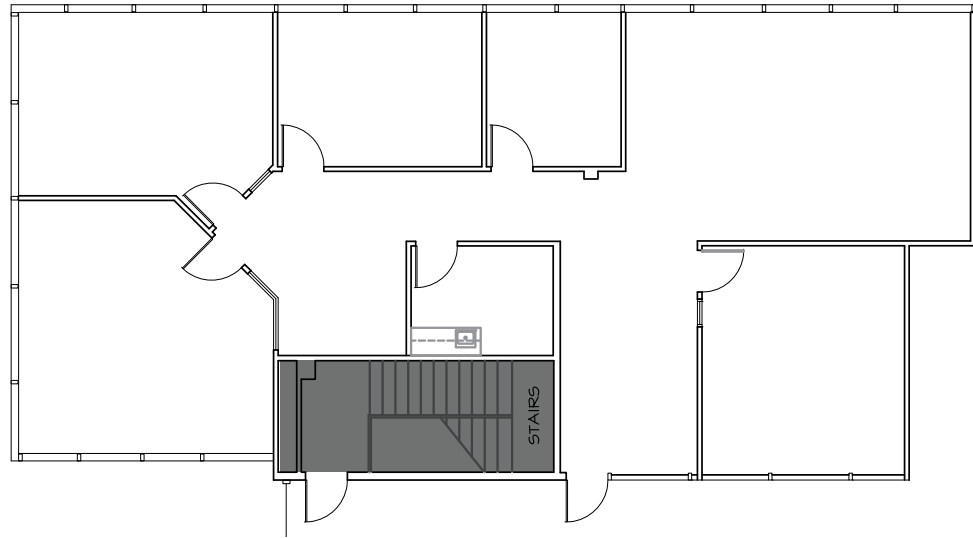


property photos





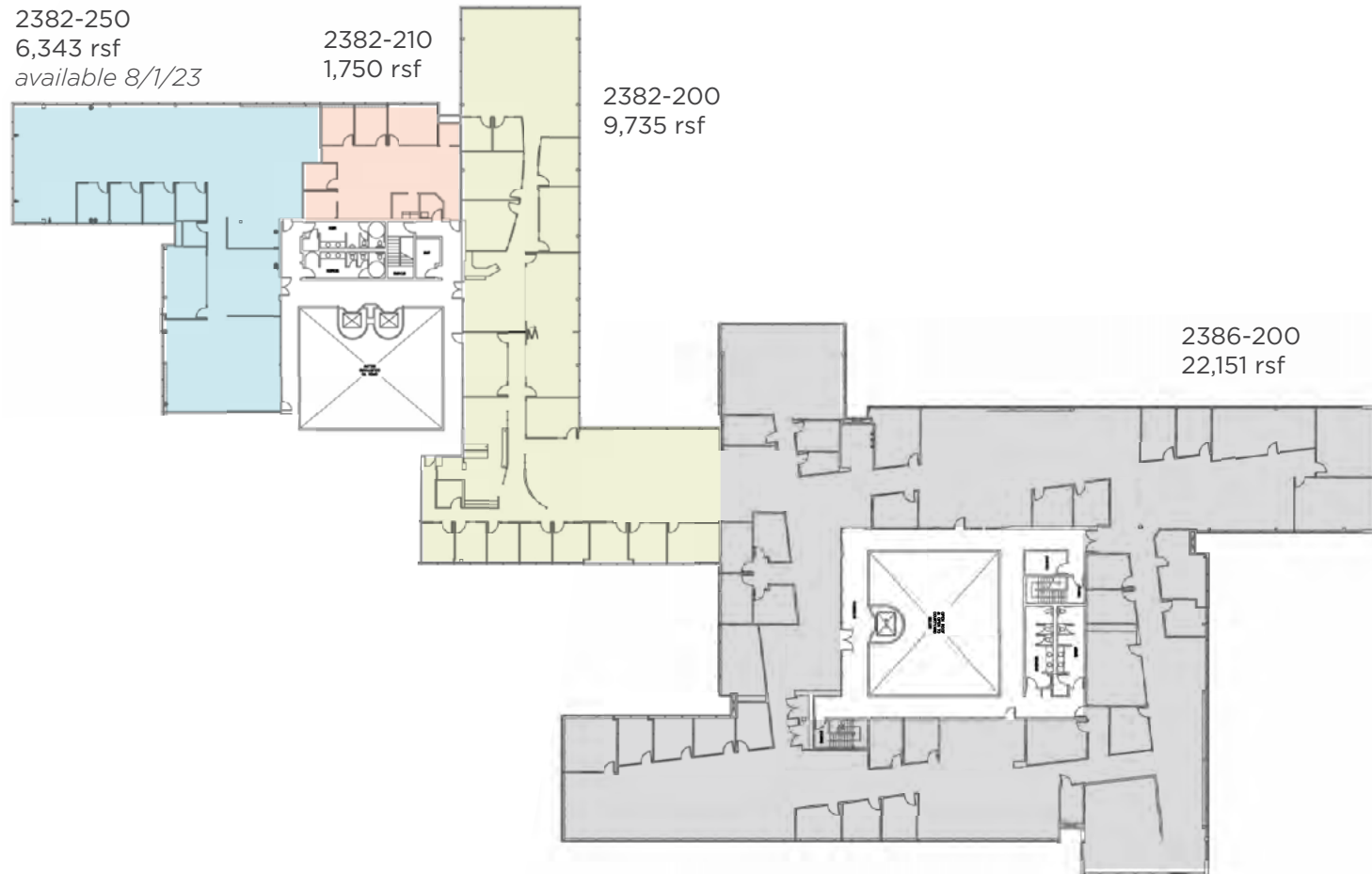
2382 faraday ave. suite 150 - 2,402 rsf





floorplans

2382-2386 faraday ave.
2nd floor - 39,979 rsf total contiguous
Demisable to suites as shown below





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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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