

NEW LIFE SCIENCE SPACE

211,805 SF LIFE SCIENCE CAMPUS  
±122,308 SF AVAILABLE FOR LEASE

# FLIGHT

CARLSBAD

*Powered by Gray Matter*

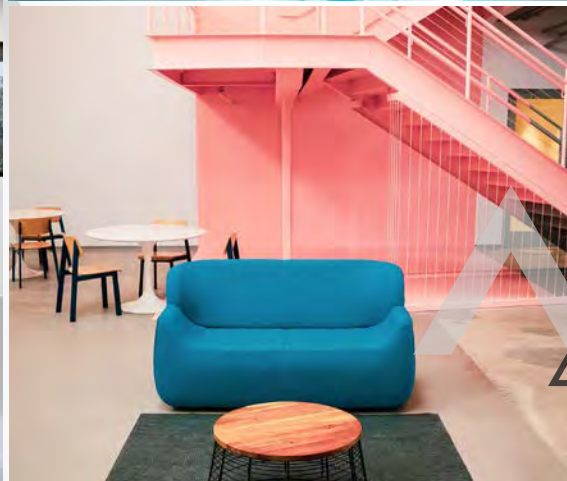
2051 PALOMAR AIRPORT ROAD

## AVAILABLE NOW

47,156 SF OF SPEC LAB/OFFICE SUITES

75,152 SF OF 24' CLEAR, WARM SHELL SPACE WITH BRAND NEW LAB INFRASTRUCTURE





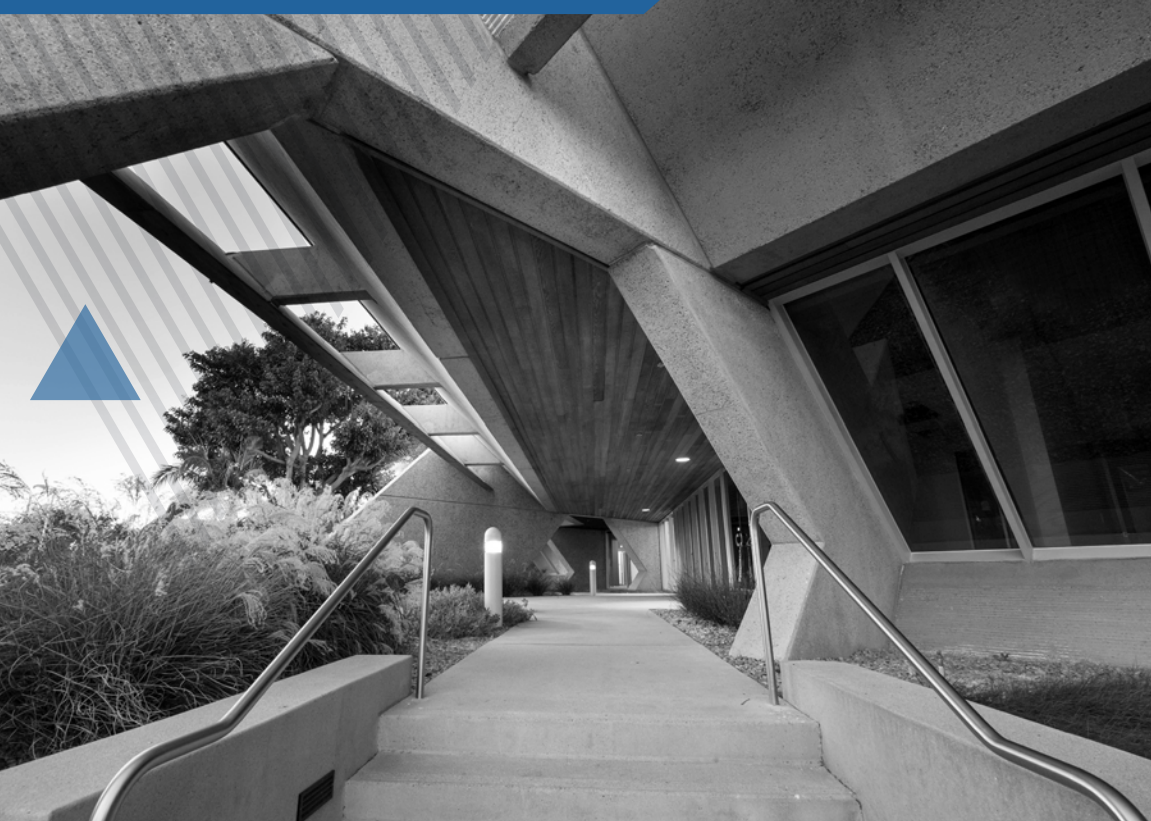
# ✓ INTRODUCING ✓ CARLSBAD'S NEWEST ✓ LIFE SCIENCE ✓ CAMPUS.

An innovative space that pushes forward exploration and development.

## Property Features

- > **211,805 SF** State-of-the-Art Life Science Facility
- > Located in the 3rd **LARGEST LIFE SCIENCE HUB IN THE NATION**, San Diego – Carlsbad
- > **HIGHLY FUNCTIONAL R&D FEATURES**, 7,000 AMPS of Power, 24' Clear Heights, Dock & Grade-Level Loading, Outdoor Mechanical Storage
- > **NEWLY RENOVATED CREATIVE CAMPUS**, Featuring Modernized Common Area, Two-Story Expansive Lobby, Full-Service Gym, Onsite Bistro, Expansive Outdoor Patio with Hammocks, Fire Terrace, Lounge Areas and Banquet Seating
- > **FULLY SPEC OFFICE/LAB** for Suites E & F and Lab Ready Mechanical for Suites D & G

# HISTORY

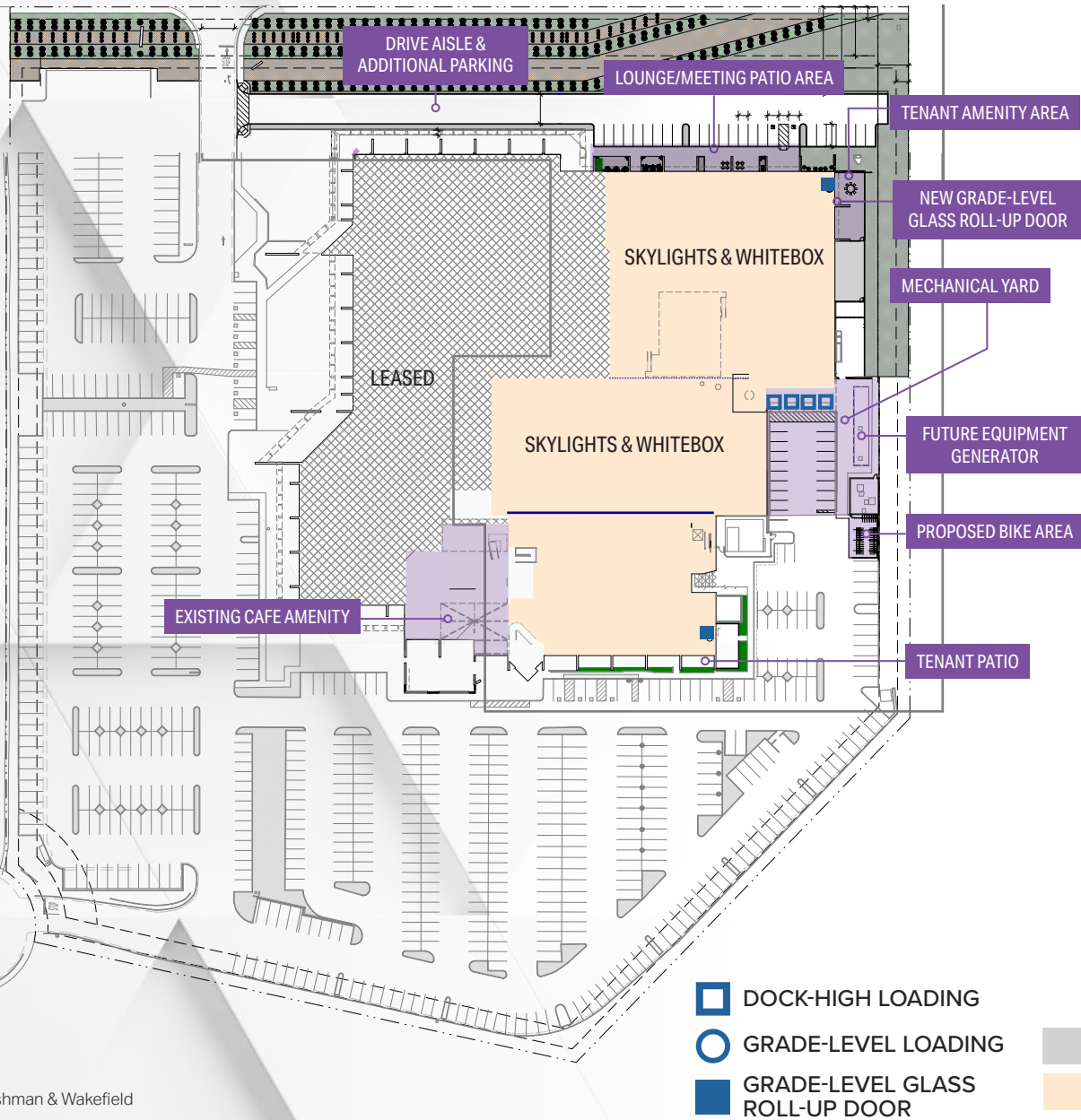


## ▼ TO HELP THE ▼ BRIGHTEST SHINE

When **FLIGHT** originally opened in the 1980s, those walking through its doors worked for the research and development division of the Hughes Aircraft Corporation, one of the most storied American companies in the fields of aviation and space exploration. It was designed with those men and women in mind — not only to attract them, but to inspire them to deliver their best. Today, it stands as a monument to the innovation and creation that's gone on within its walls.



# SITE PLAN



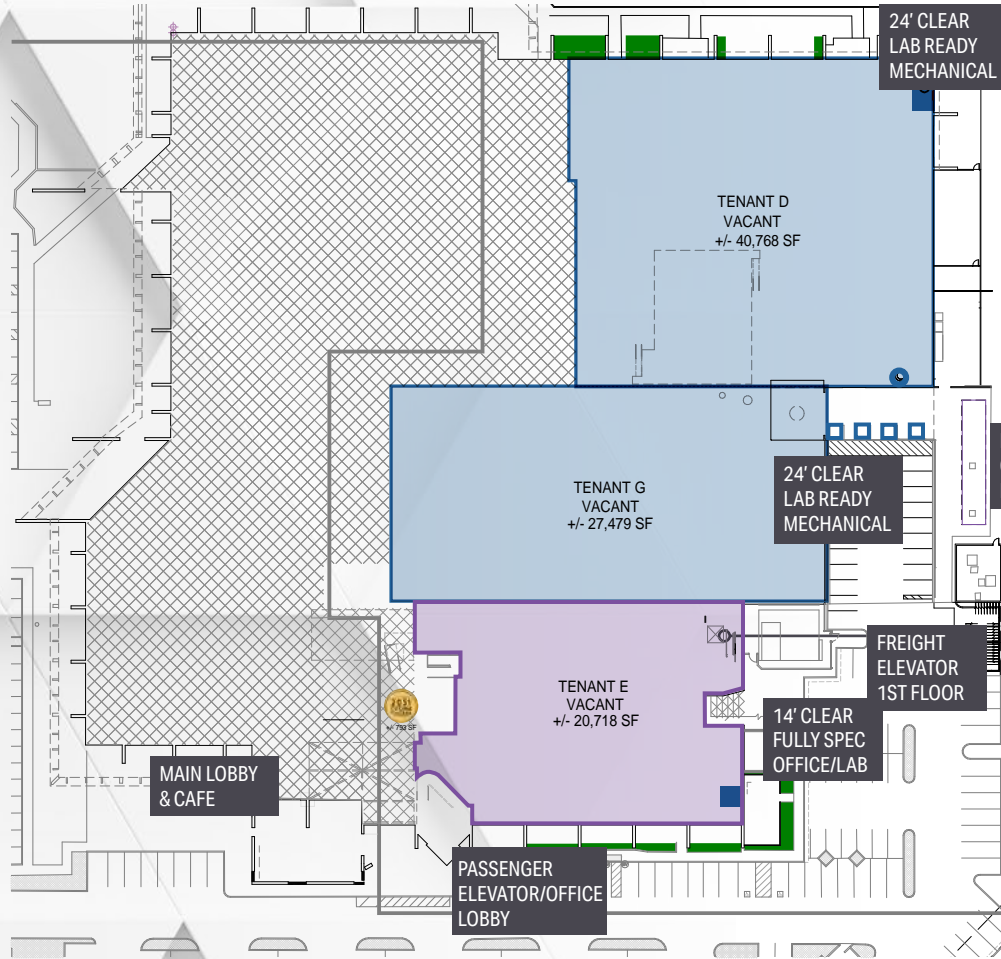
## Property Overview

Address	2051 Palomar Airport Road Carlsbad, CA 92011
Submarket	Carlsbad
Square Feet	211,805
Year Built / Renovated	1981/2021
Available for Lease	±122,308
Stories	2 (Partial Only)
Parking	4/1,000
Lot Size	13.07 Acres
Clear Height	14' - 24'
Power	7,000 AMPS 277/408v
Grade-Level Glass Roll-up Door	2
Dock-High Loading	4
Grade-Level Loading	1
Elevator Served	Freight & Passenger

- DOCK-HIGH LOADING
- GRADE-LEVEL LOADING
- GRADE-LEVEL GLASS ROLL-UP DOOR
- LEASED
- AVAILABLE FOR LEASE

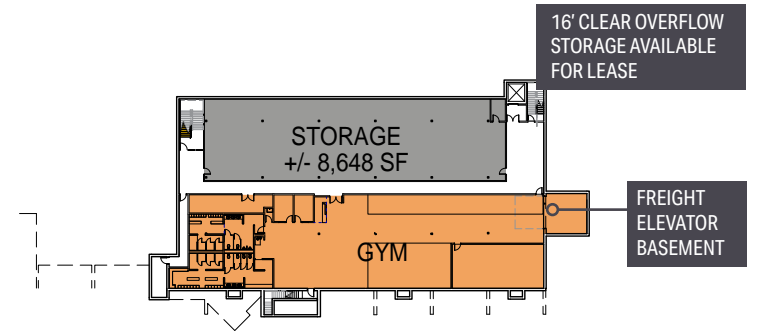
# FLOOR PLANS

- 24' CLEAR, WARM SHELL SPACE WITH BRAND NEW LAB INFRASTRUCTURE
- FULL SPEC OFFICE/LAB AVAILABLE TODAY
- FUTURE EXPANSION OPPORTUNITY

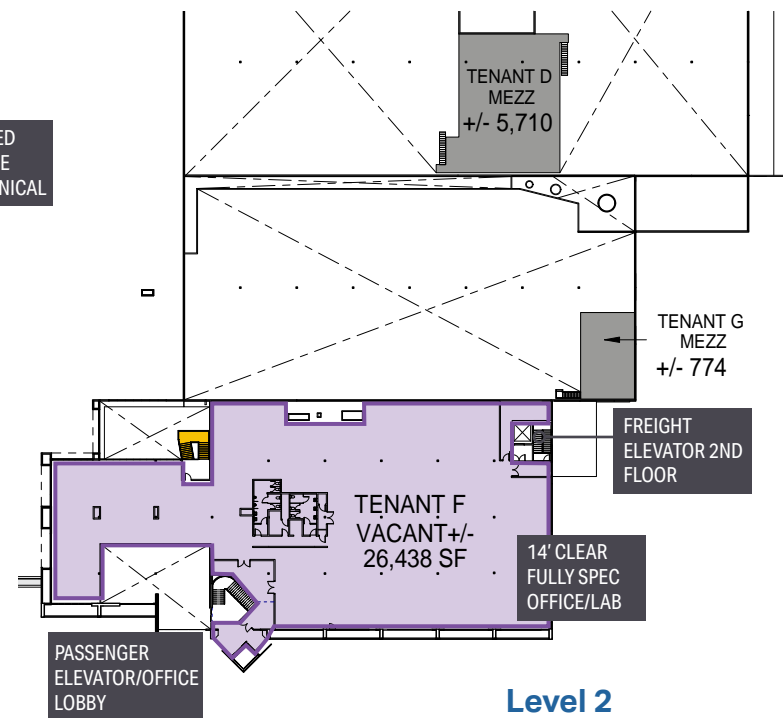


**Level 1**

- DOCK-HIGH LOADING
- GRADE-LEVEL LOADING
- GRADE-LEVEL GLASS ROLL-UP DOOR



**Level 0**



**Level 2**

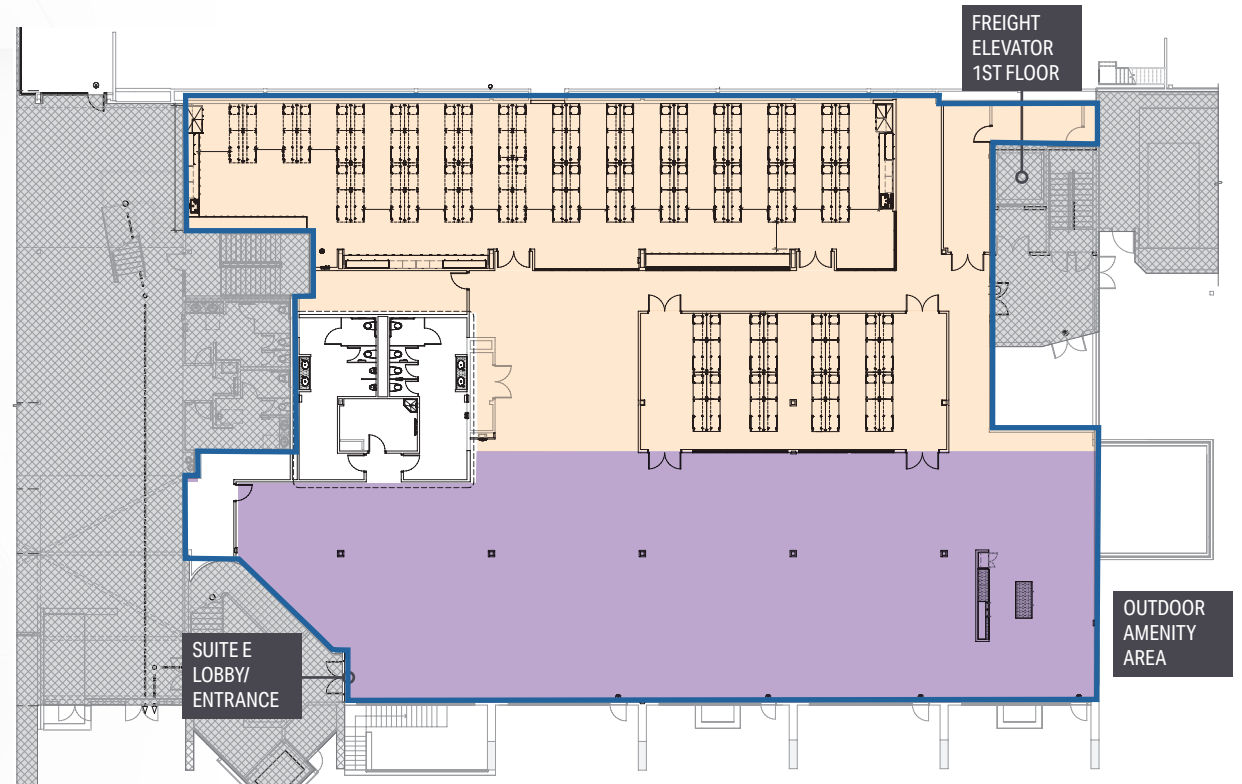
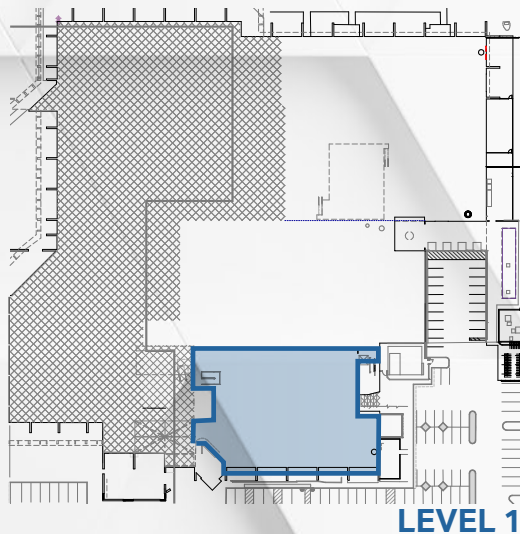
# SUITE E

**Size: ±20,718 SF**

**Available Now**

**Fully Spec Office/Lab**

- DOAS Units Supplying 100% Outside Air to the Labs
- High Plume Exhaust Fans Exhausting 100% of the Lab Air
- 10-14 Air Changes Per Hour in the Lab Spaces
- Finished Ceiling Heights 9' Above the Finish Floor in the Lab Spaces
- Freight Elevator Access
- Emergency Generator Provided by Landlord
- Indoor/Outdoor Break Area and Amenity Space



- LABORATORY/  
LABORATORY SUPPORT
- OFFICE AREA

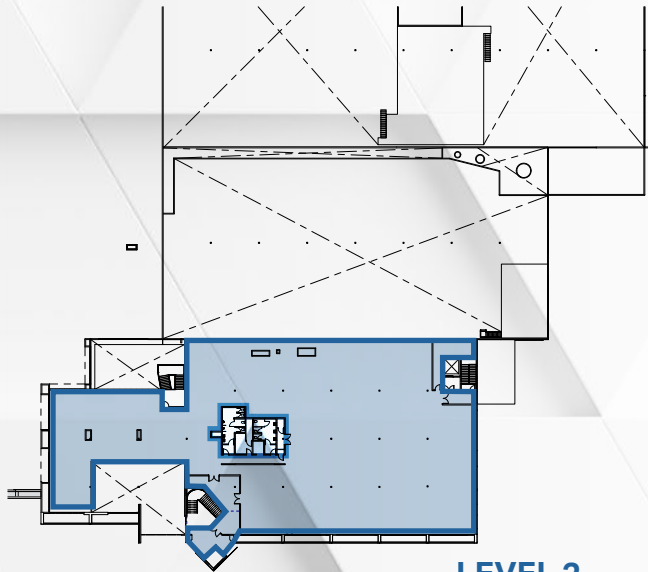
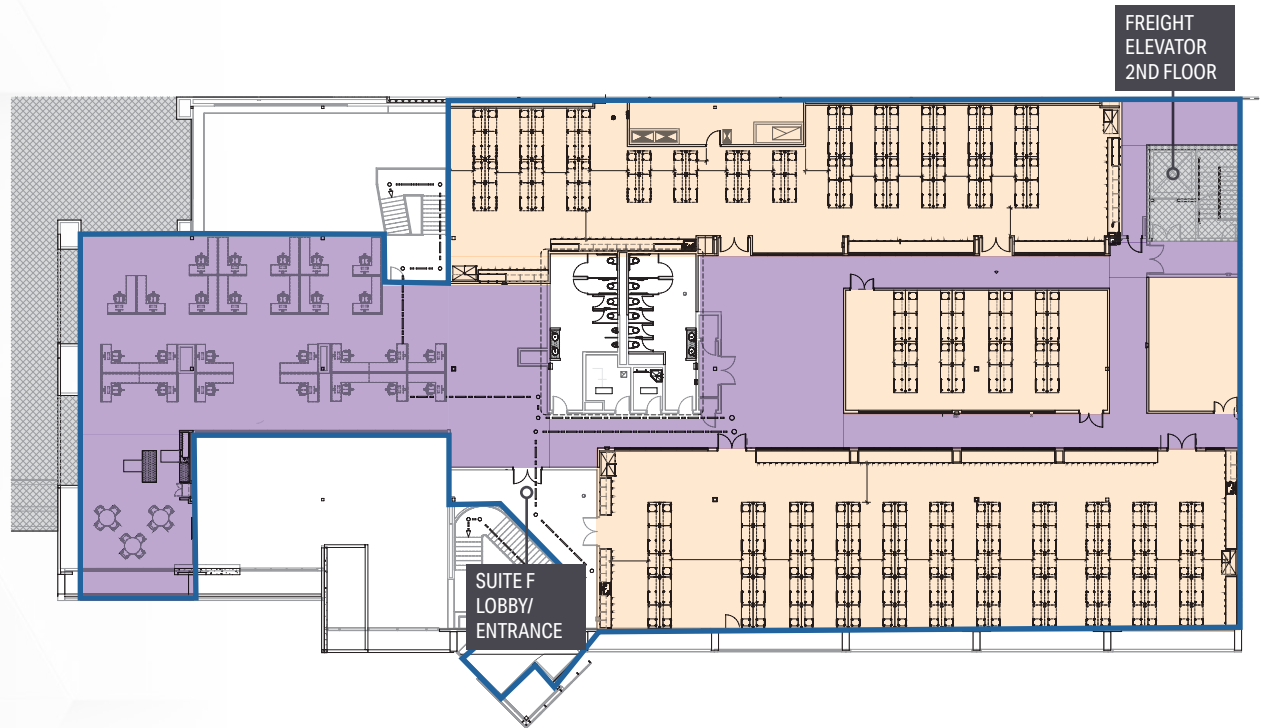
# SUITE F

**Size: ±26,438 SF**

**Available Now**

**Fully Spec Office/Lab**

- DOAS Units Supplying 100% Outside Air to the Labs
- High Plume Exhaust Fans Exhausting 100% of the Lab Air
- 10-14 Air Changes Per Hour in the Lab Spaces
- Finished Ceiling Heights 9' Above the Finish Floor in the Lab Spaces
- Freight Elevator Access
- Emergency Generator Provided by Landlord



**LEVEL 2**

LABORATORY/  
LABORATORY SUPPORT  
OFFICE AREA

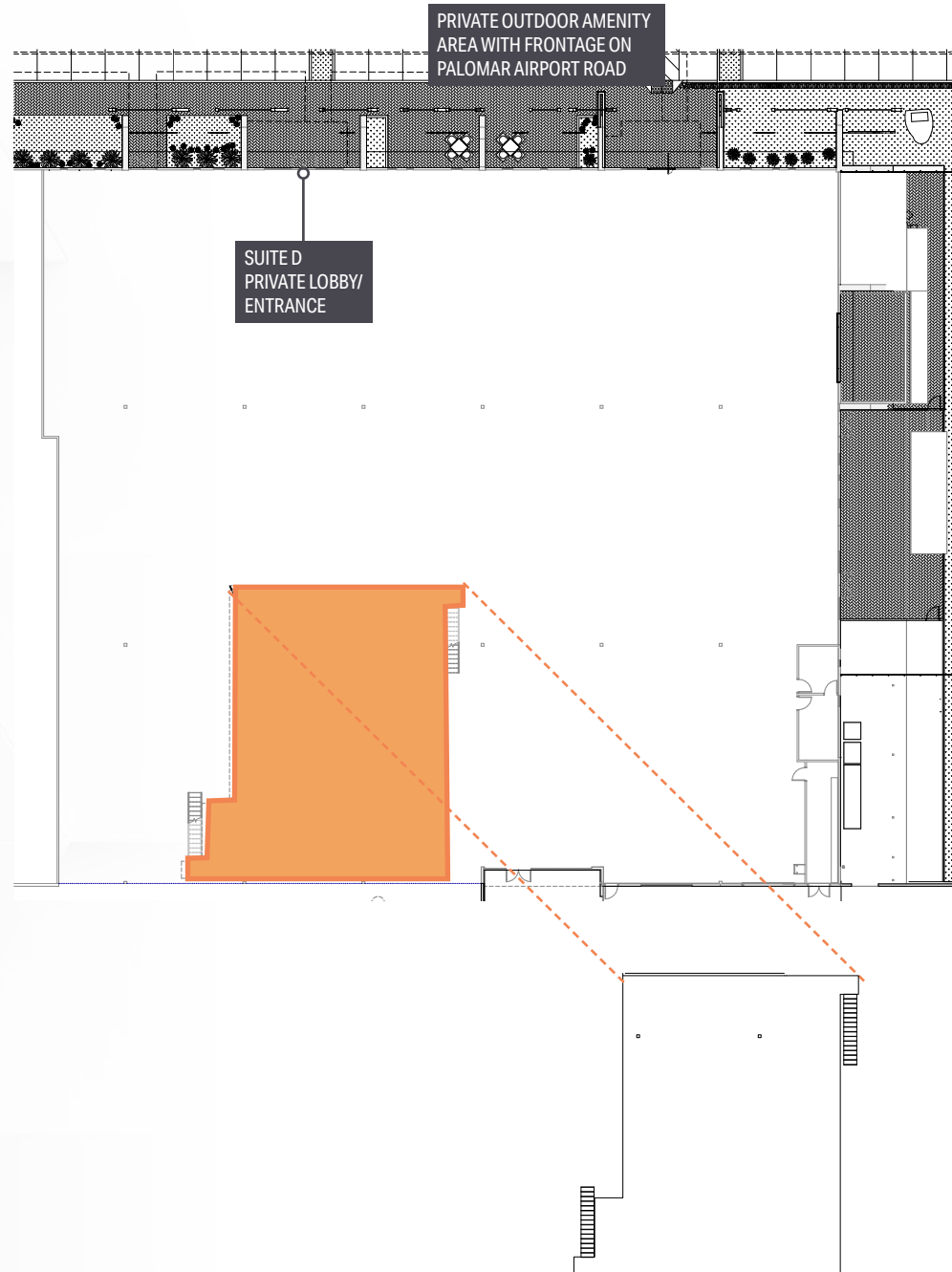
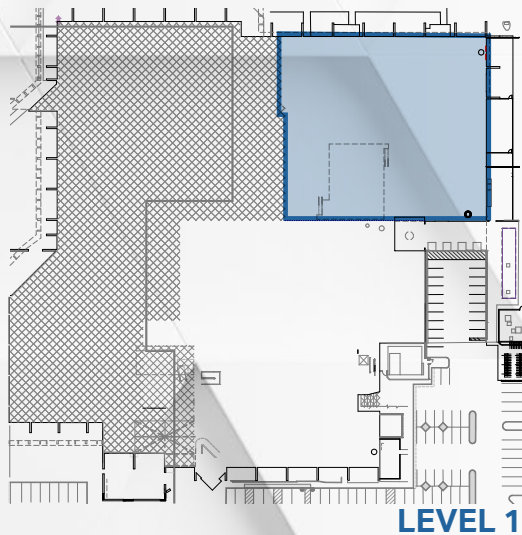
# SUITE D

**Size: ±46,478 SF**

**Available Now**

**Lab Ready Mechanical**

- 24' Clear Height
- Warm Shell Space with Brand New Lab Infrastructure
- Emergency Generator Provided by Landlord
- Dock and Grade-Level Loading





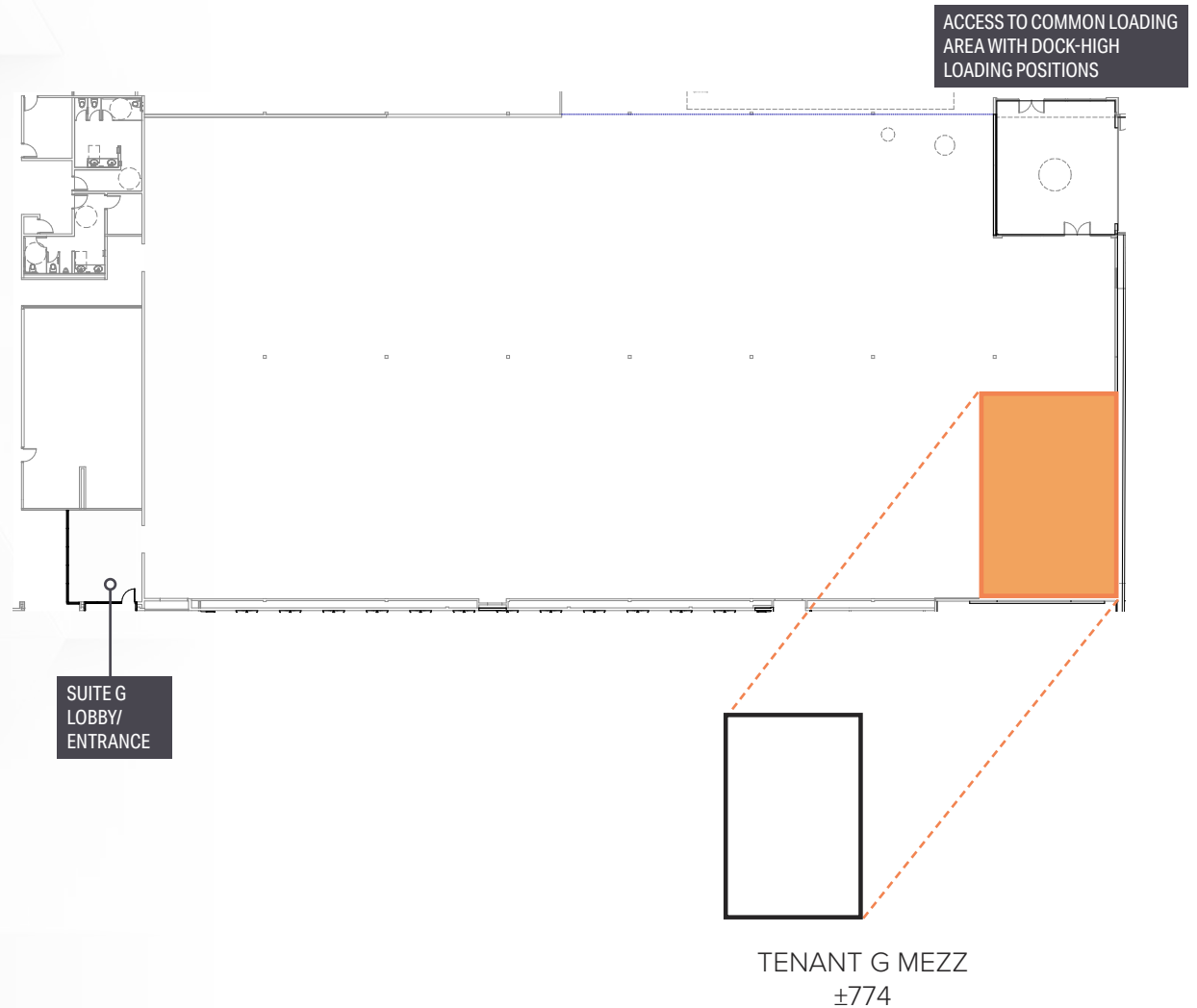
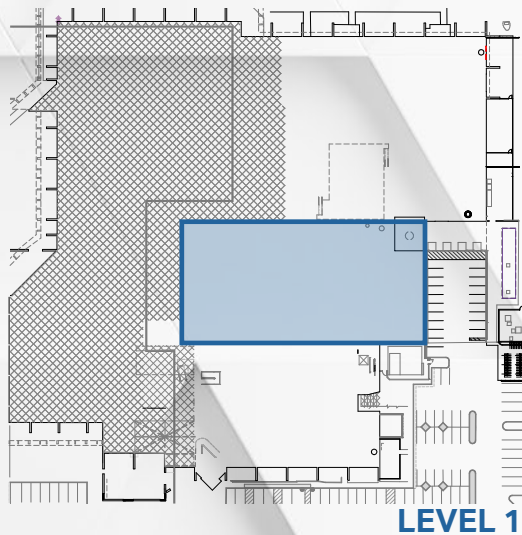
# SUITE G

**Size: ±28,674 SF**

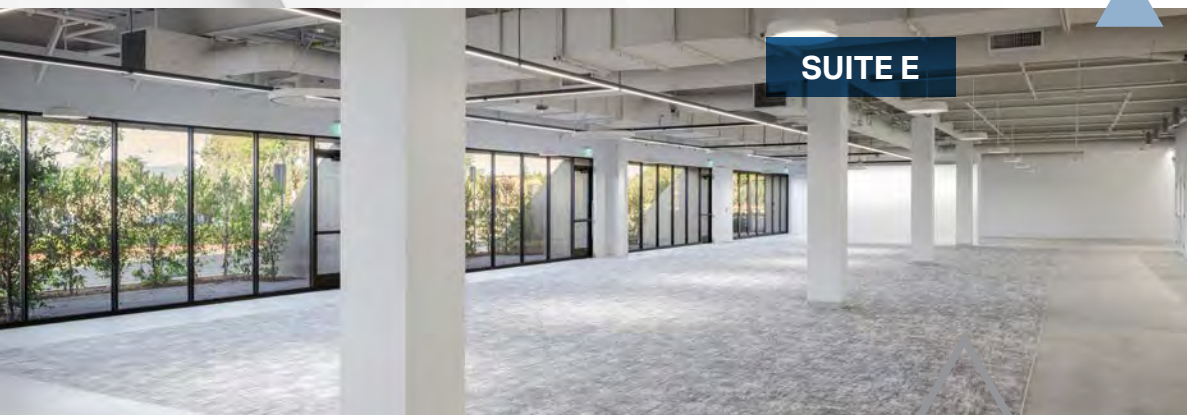
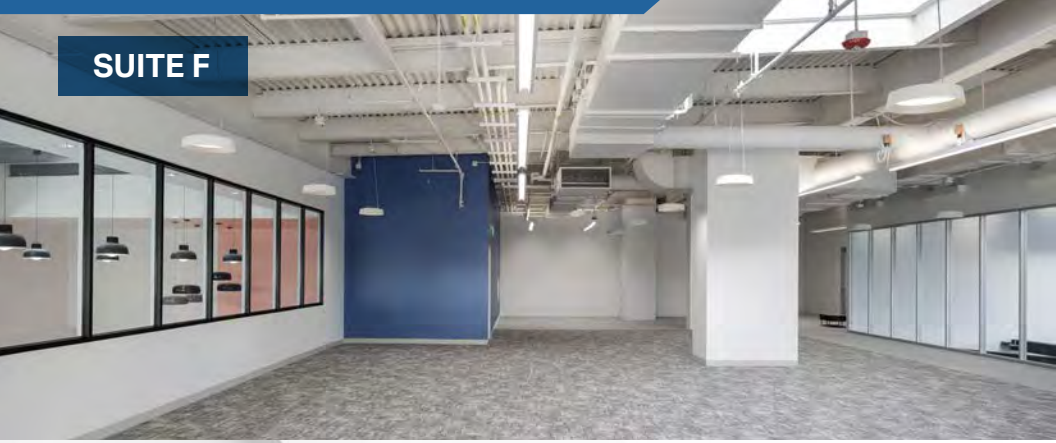
**Available Now**

## Lab Ready Mechanical

- 24' Clear Height
- Warm Shell Space with Brand New Lab Infrastructure
- Emergency Generator Provided by Landlord
- Dock and Grade-Level Loading



# IMAGES



# IMAGES



LAB



OUTDOOR PATIO



OPEN OFFICE



LAB



LAB

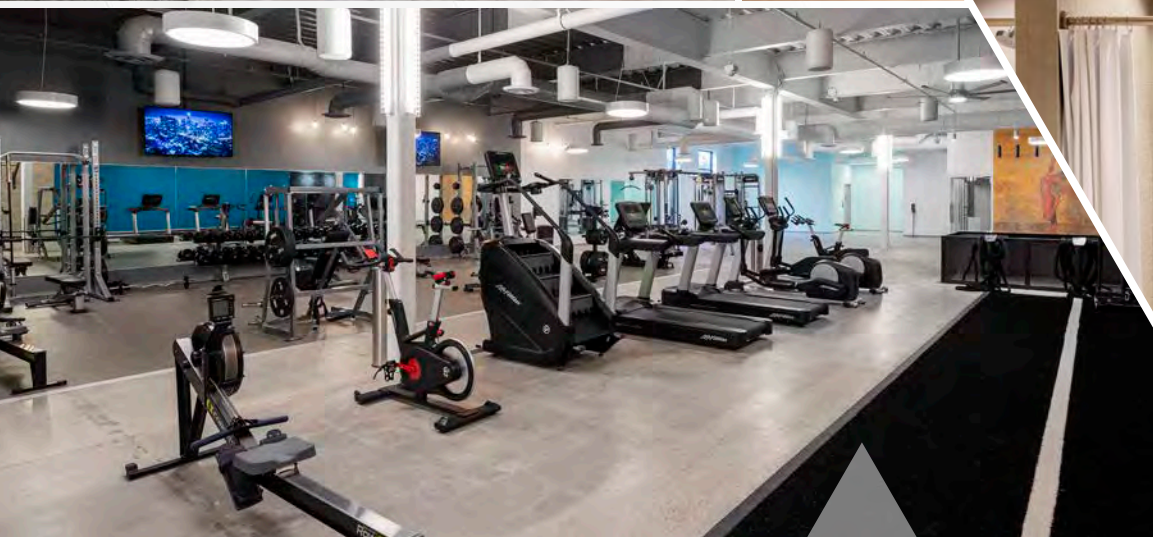
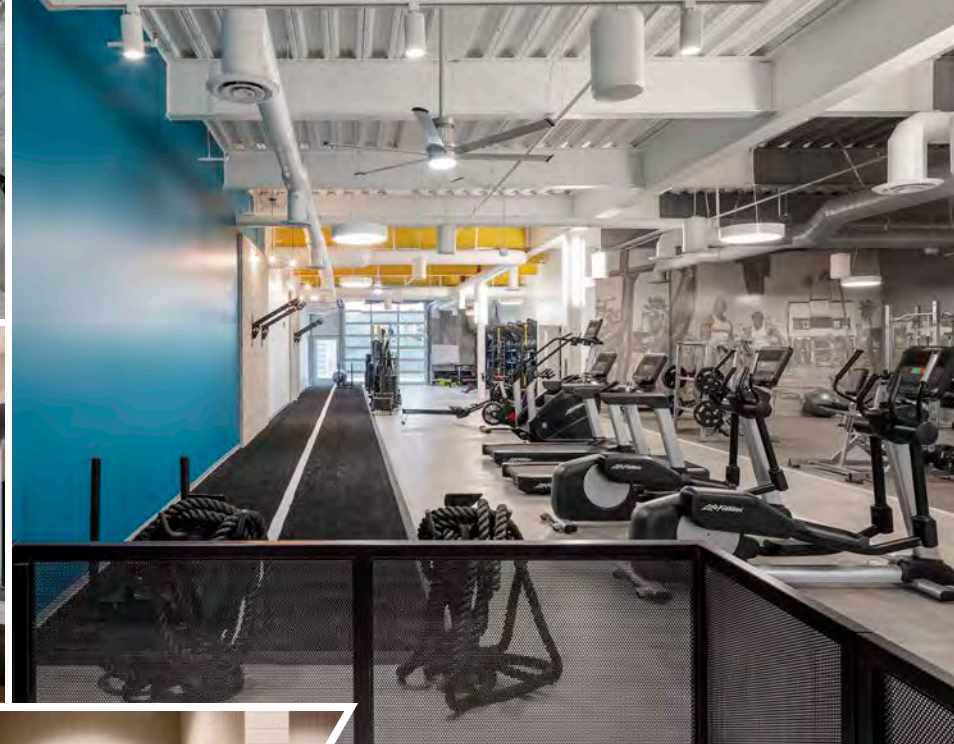


BREAK ROOM

# ONSITE FITNESS CENTER

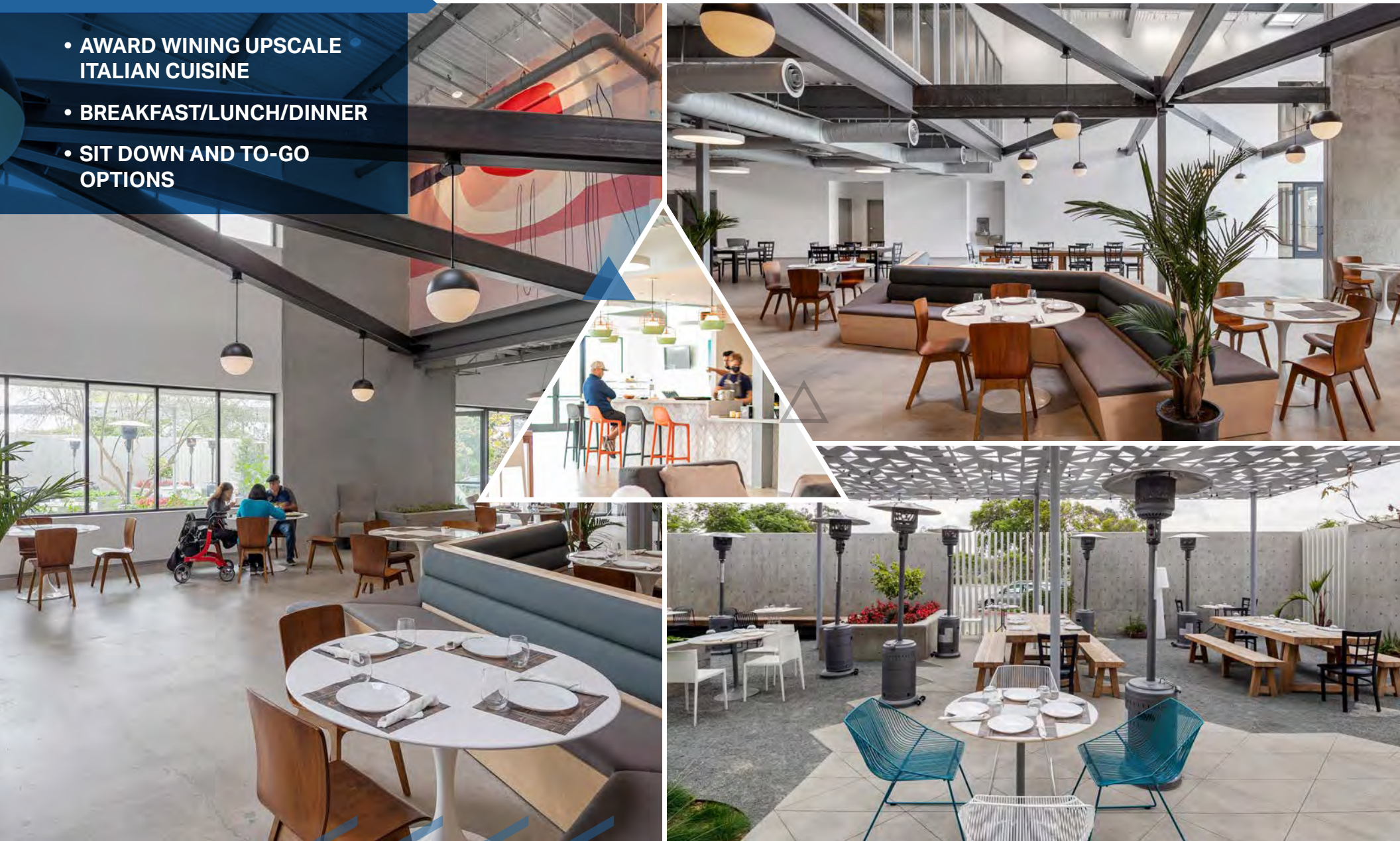


- TOWEL SERVICE
- SHOWERS/LOCKERS
- FITNESS CLASSES/YOGA CLASSES



# ONSITE CAFE - 2051 CUCINA ITALIANA

- AWARD WINNING UPSCALE ITALIAN CUISINE
- BREAKFAST/LUNCH/DINNER
- SIT DOWN AND TO-GO OPTIONS



# LIFE SCIENCE IN CARLSBAD



# RETAIL AMENITIES



# AMENITIES - BRESSI RANCH





# WALKABLE AMENITIES



5 MIN.



FLIGHT  
CARLSBAD



PALOMAR  
AIRPORT

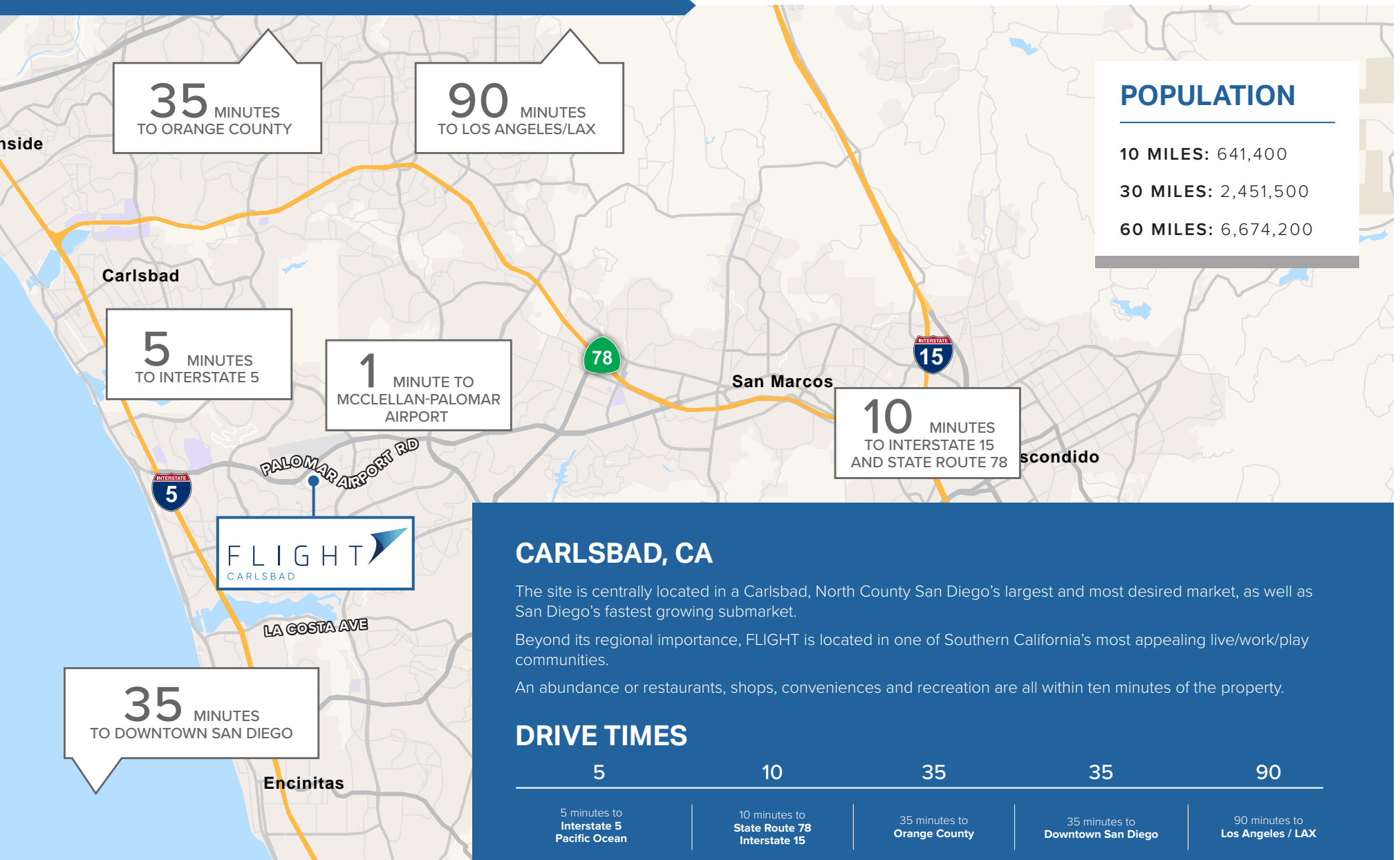
PALOMAR AIRPORT RD

EL CAMINO REAL

PALOMAR COMMONS

- LOWE'S
- Chipotle
- FIVE GUYS  
BURGERS and FRIES
- noodles & company
- Jersey Mike's  
SUBS
- Tanera  
BREAD
- CALIFORNIA BANK & TRUST
- Shell

# DRIVE TIMES



# AERIAL




5 MIN.  
Interstate 5 &  
Coast Hwy  
101



**FLIGHT**  
CARLSBAD

TENANTS  
**ACTIVISION**  
(NASDAQ: ATVI)  
**LIGHTBOX**  
**INEX**  
HEALTH & SCIENCE  
(NYSE: IEX)

DIRECT  
INGRESS  
EGRESS

  
PALOMAR  
AIRPORT

PALOMAR AIRPORT RD



**NEW LIFE SCIENCE SPACE**

±122,308 SF AVAILABLE FOR LEASE

# FLIGHT



CARLSBAD

2051 PALOMAR AIRPORT ROAD

**For More Information, Please Contact:**

**ARIC STARCK**

Executive Vice Chairman  
+1 760 431 4211  
aric.starck@cushwake.com  
LIC# 01325461

**DREW DODDS**

Senior Associate  
+1 760 431 3863  
drew.dodds@cushwake.com  
LIC#02021095

