

FLIGHT



CARLSBAD

Powered by Gray Matter

2051 PALOMAR AIRPORT ROAD

NEW LIFE SCIENCE SPACE

217,692 SF LIFE SCIENCE CAMPUS
±127,745 SF AVAILABLE FOR LEASE

AVAILABLE NOW

47,156 SF OF SPEC LAB/OFFICE SUITES

73,957 SF OF 24' CLEAR, WARM SHELL SPACE WITH BRAND NEW LAB INFRASTRUCTURE



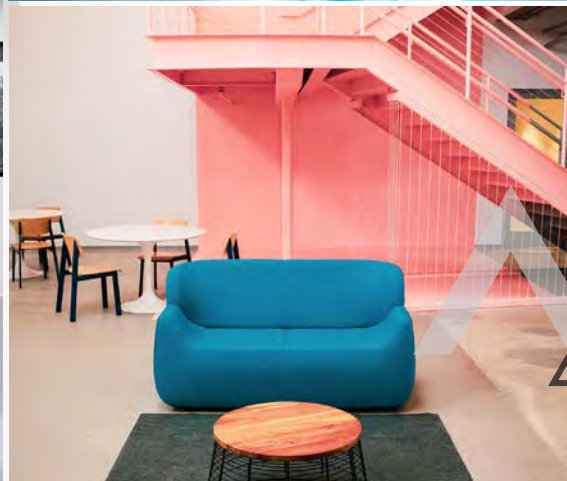
Level 1
Virtual Tour



Level 2
Virtual Tour

FLIGHTCARLSBAD.COM





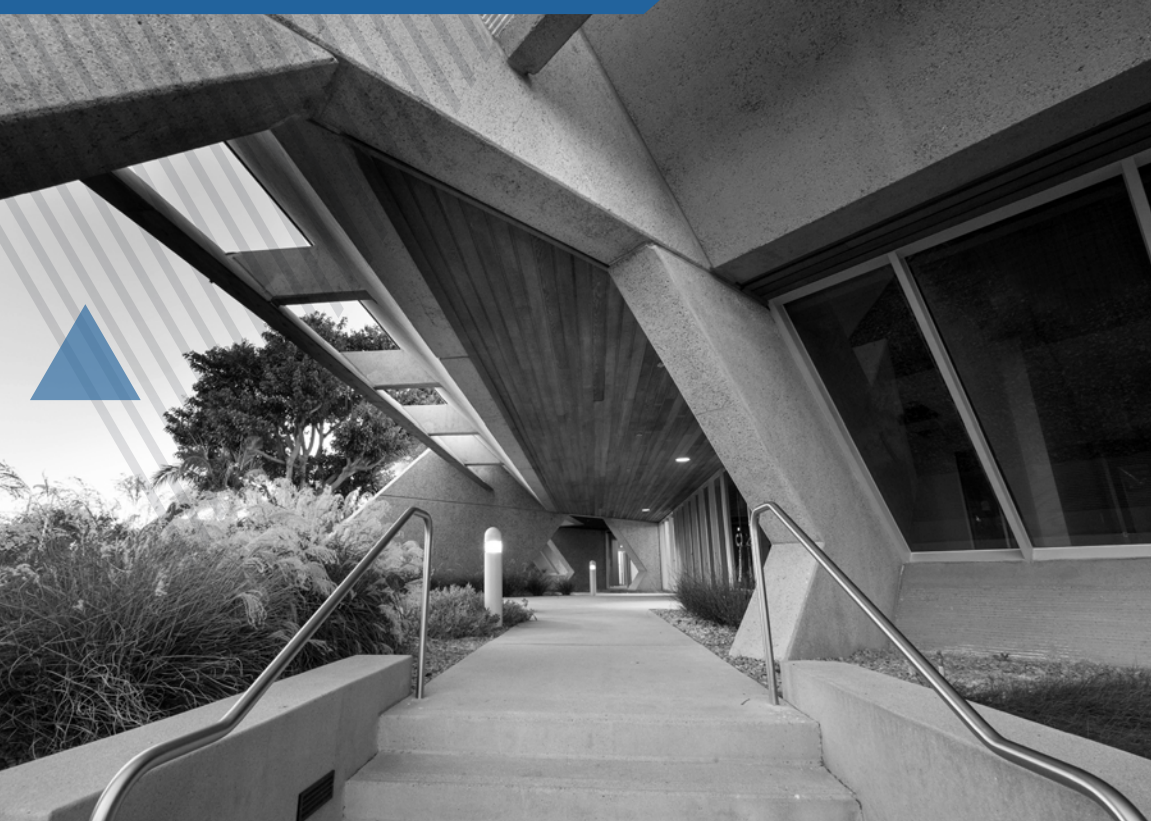
✓ INTRODUCING ✓ CARLSBAD'S NEWEST ✓ LIFE SCIENCE ✓ CAMPUS.

An innovative space that pushes forward exploration and development.

Property Features

- > **217,692 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

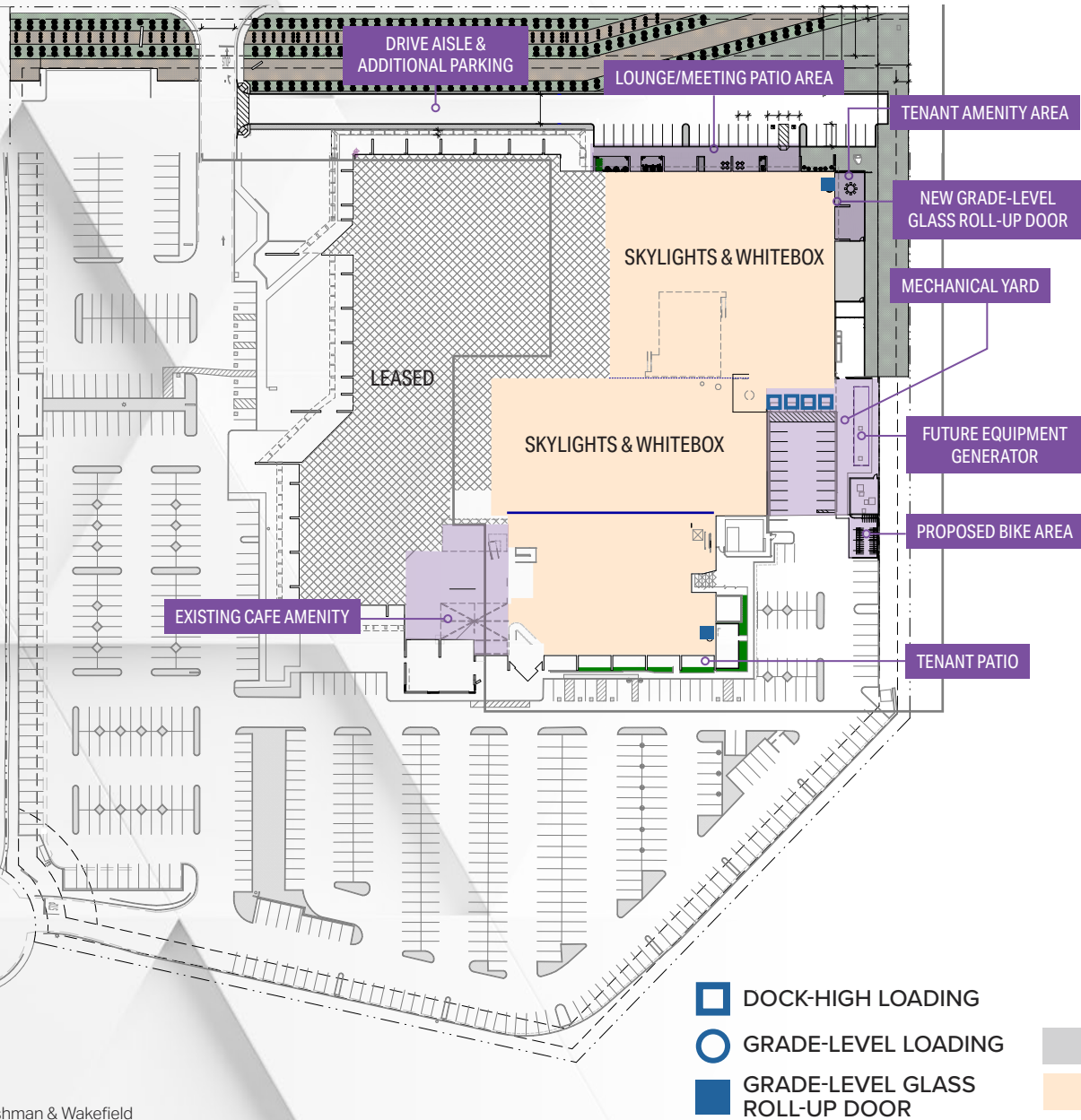


▼ TO HELP THE ▼ BRIGHTEST SHINE

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



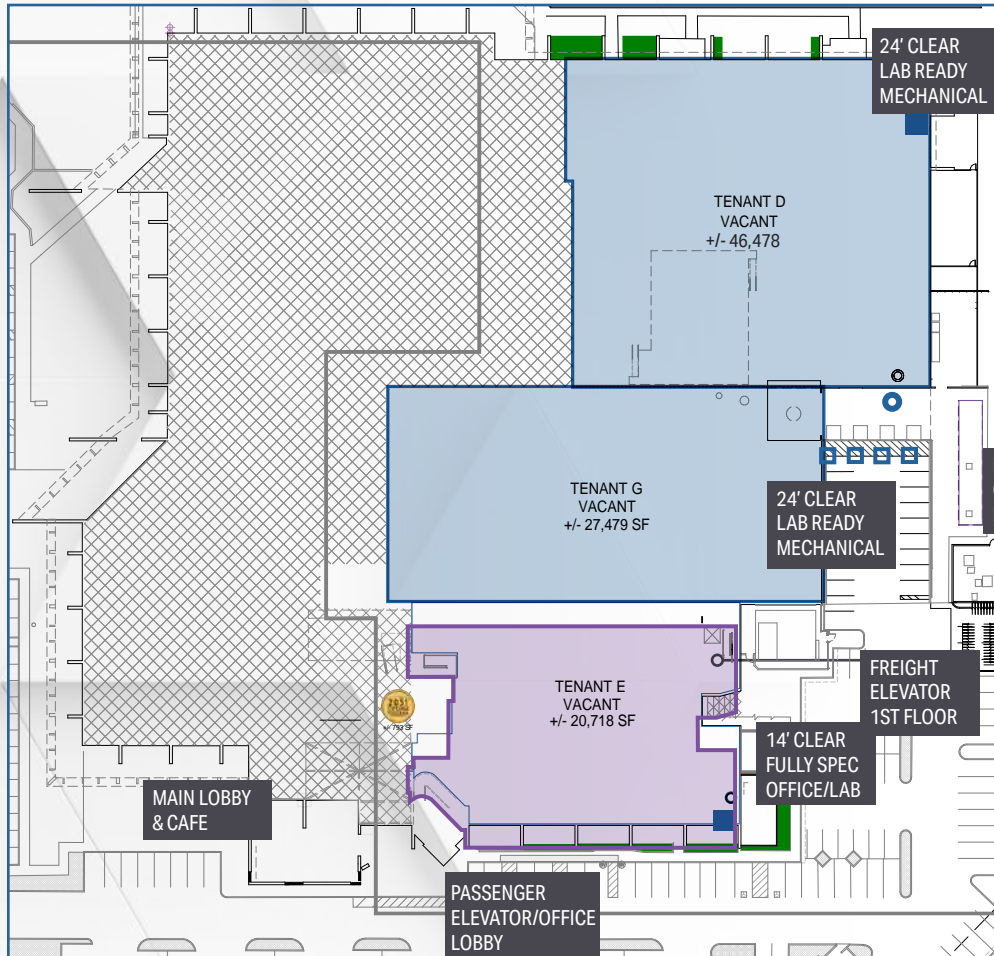
Property Overview

Address	2051 Palomar Airport Road Carlsbad, CA 92011
Submarket	Carlsbad
Square Feet	217,692
Year Built / Renovated	1981/2021
Available for Lease	±127,745
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

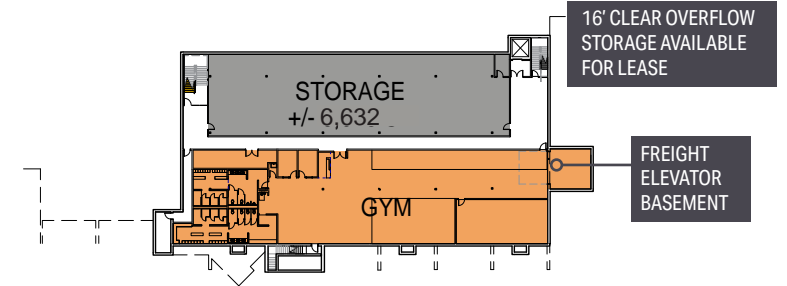
- DOCK-HIGH LOADING
- GRADE-LEVEL LOADING
- GRADE-LEVEL GLASS ROLL-UP DOOR
- LEASED
- AVAILABLE FOR LEASE

FLOOR PLANS

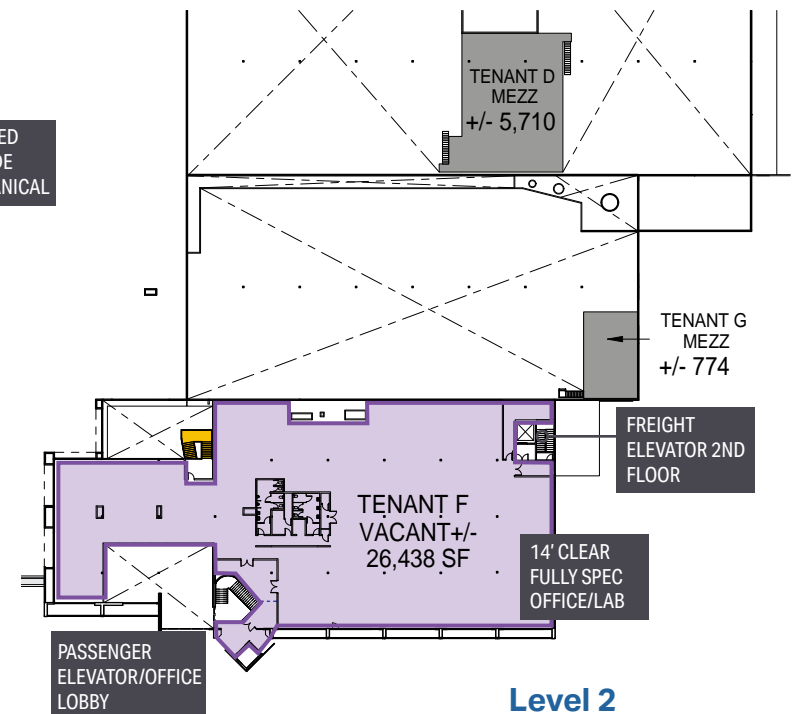
- 24' CLEAR, WARM SHELL SPACE WITH BRAND NEW LAB INFRASTRUCTURE
- FULL SPEC OFFICE/LAB AVAILABLE TODAY



Level 1



Level 0



Level 2

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

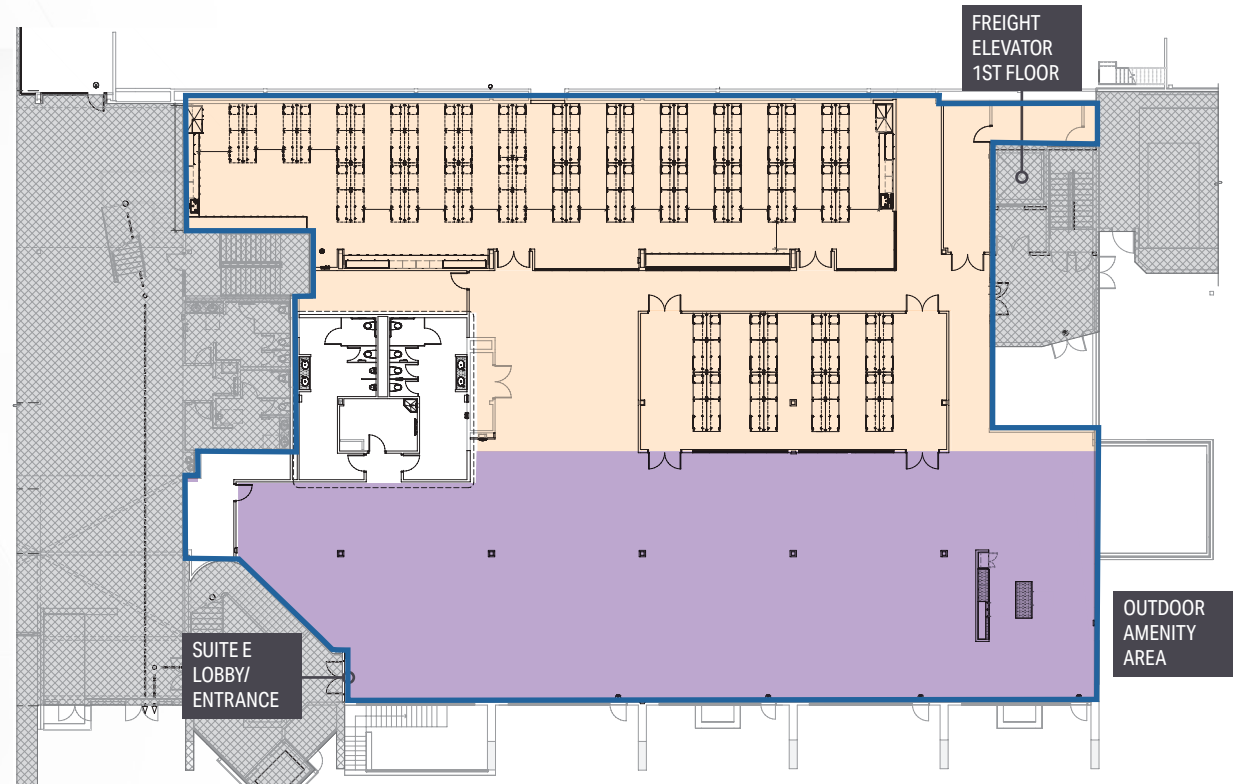
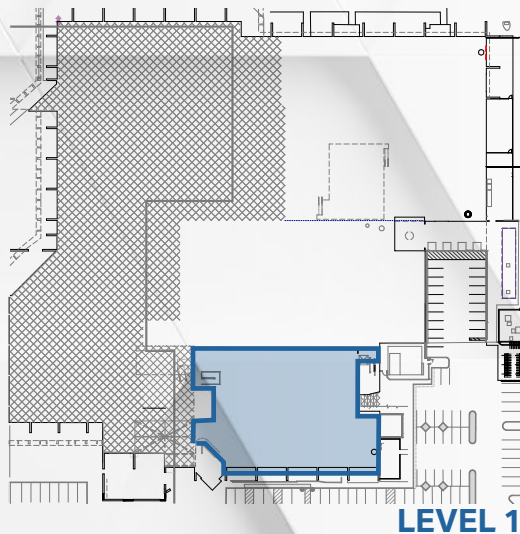
SUITE E

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

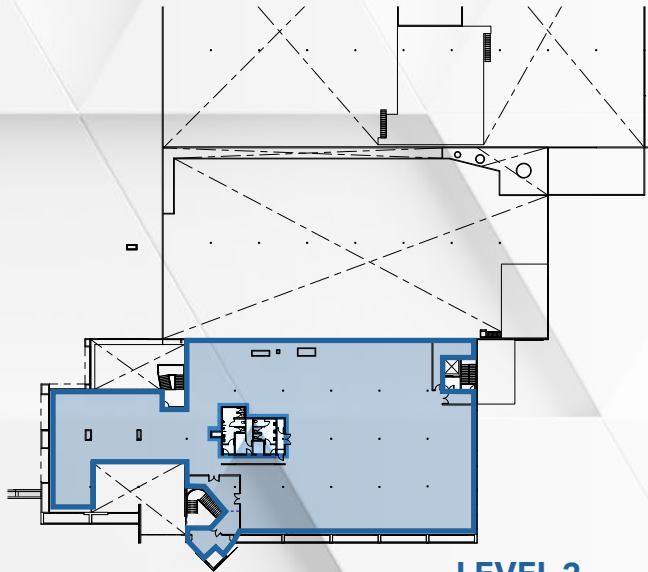
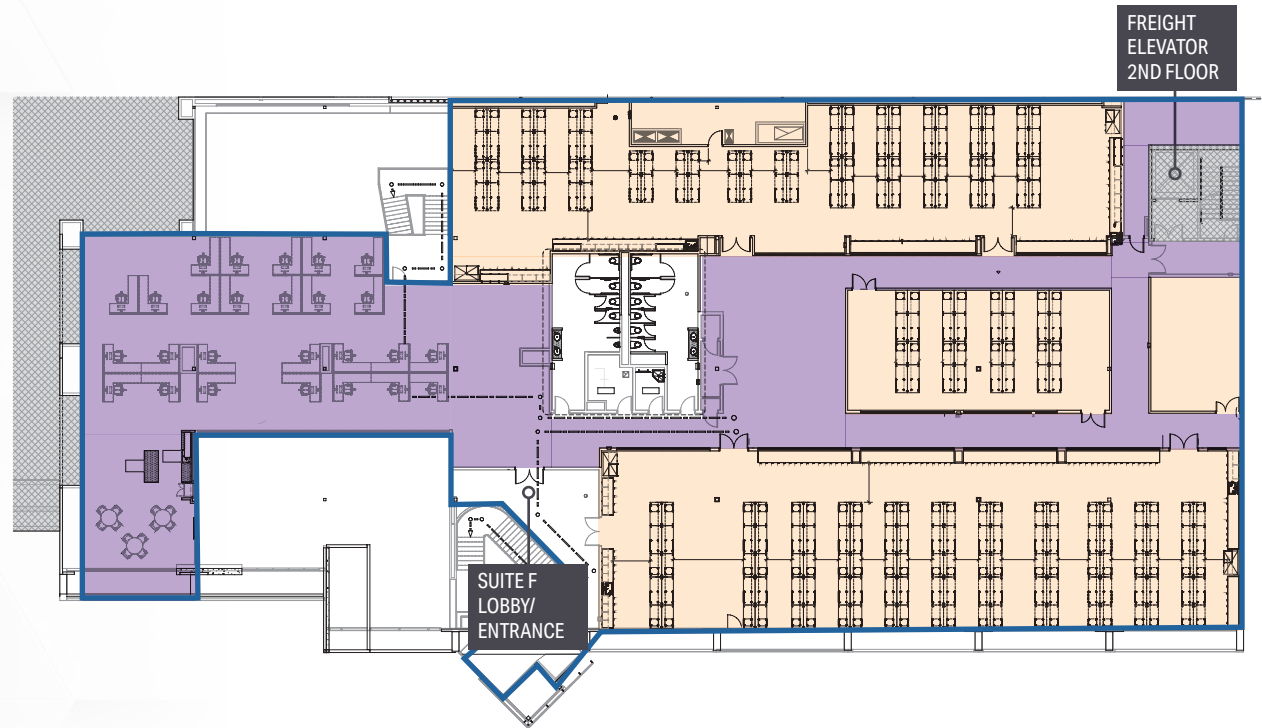
SUITE F

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

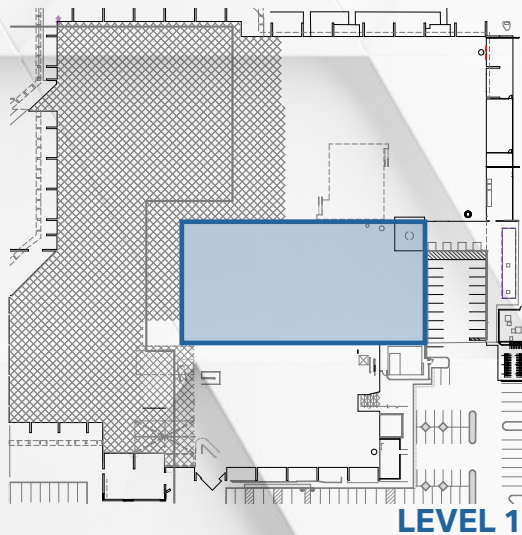
SUITE G

Size: ±27,479 SF

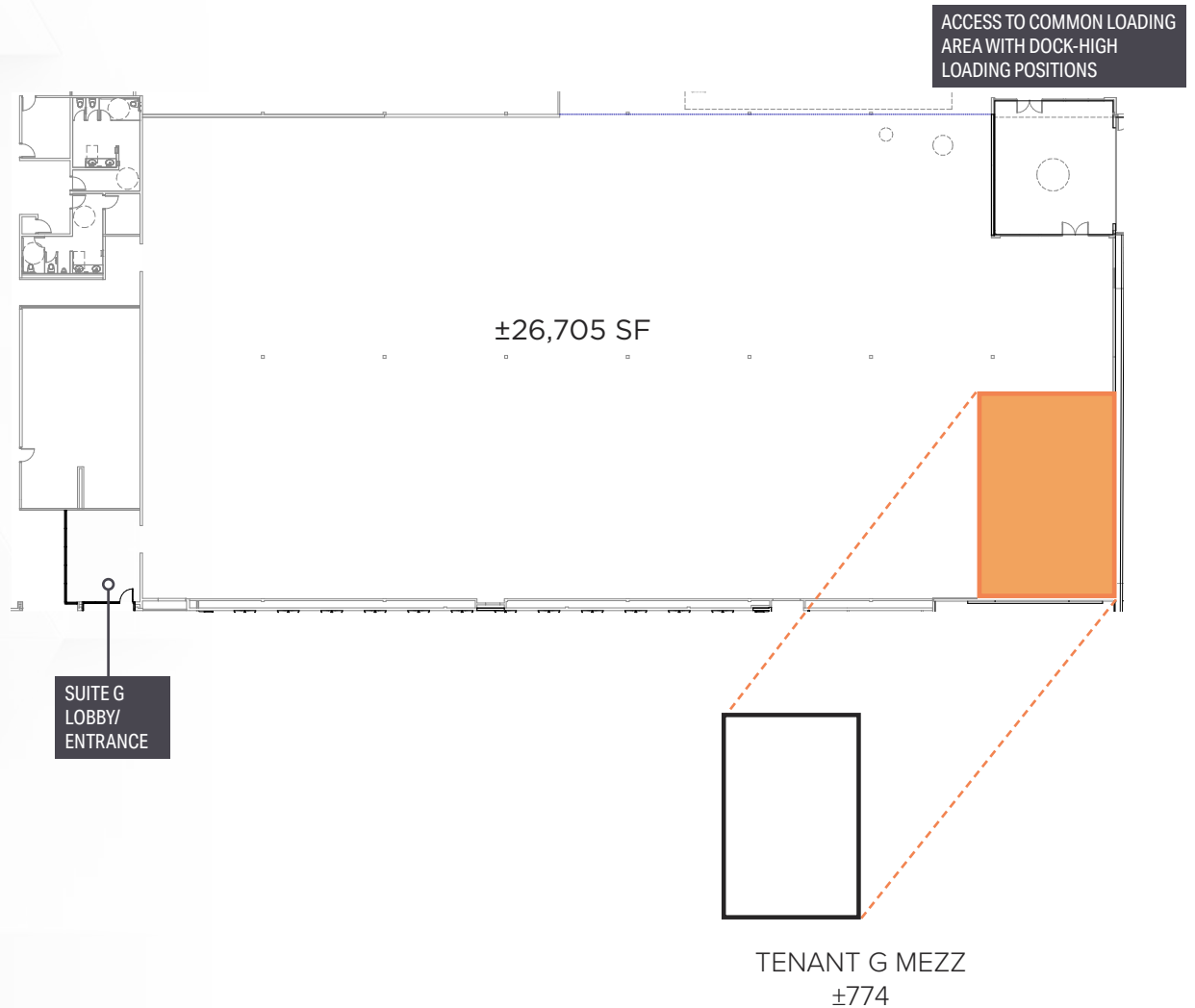
Available Now

Lab Ready Mechanical

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



LEVEL 1



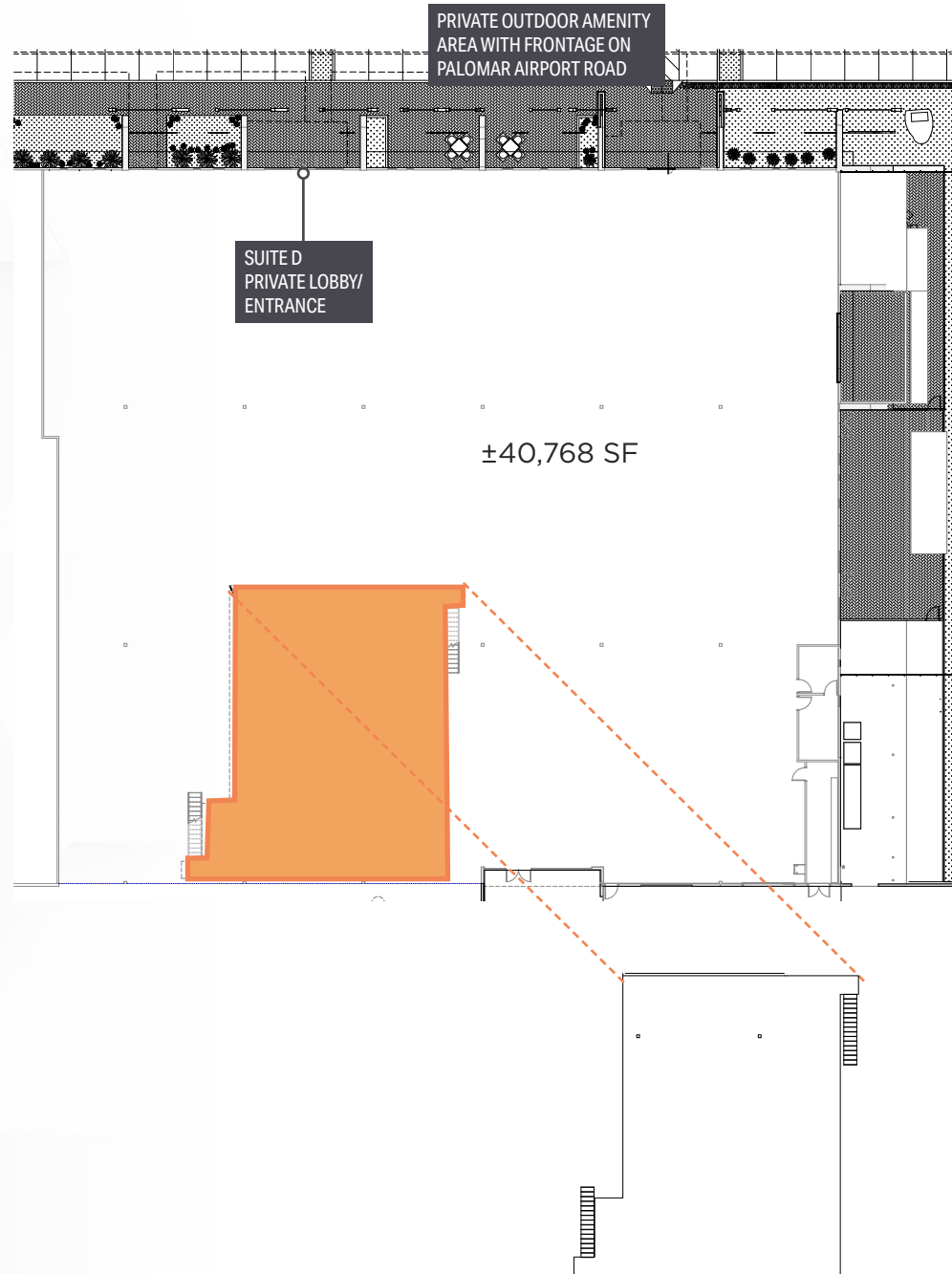
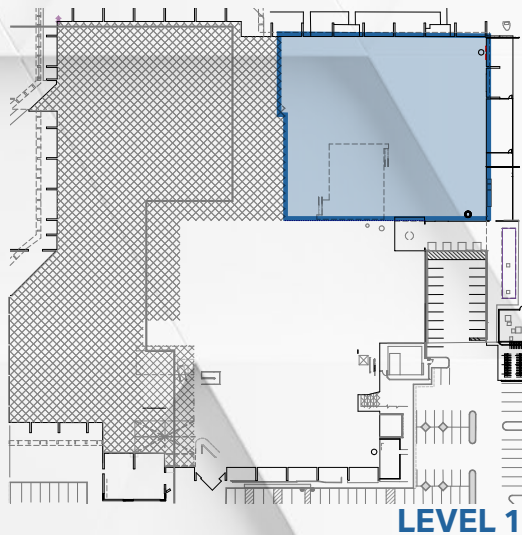
SUITE D

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



BASEMENT STORAGE

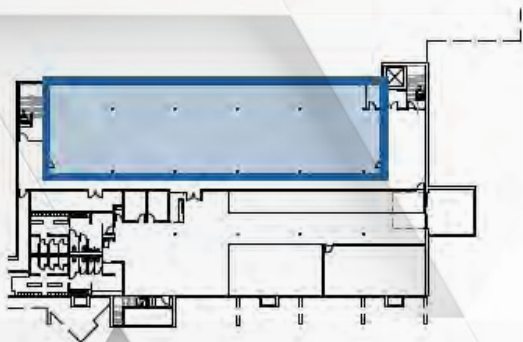
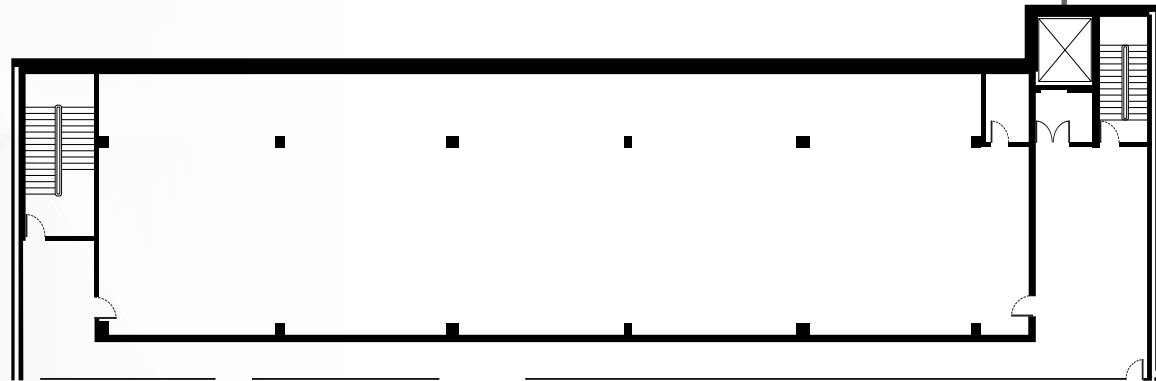
Size: ±6,632 SF

Available Now

Warm Shell/Warehouse Storage

- Freight Elevator Access
- ±14' Clear Height

FREIGHT
ELEVATOR
BASEMENT



LEVEL 0

LEVEL 1

IMAGES



LAB



OUTDOOR PATIO



OPEN OFFICE



LAB

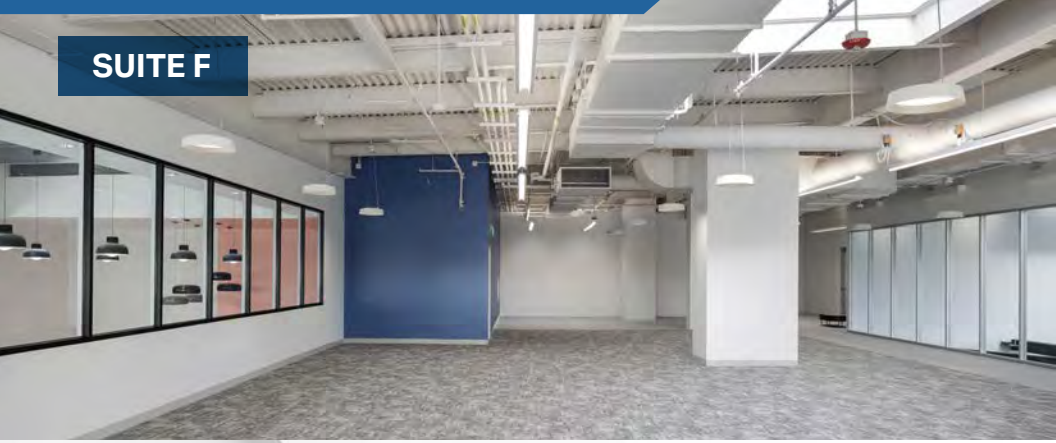


LAB



BREAK ROOM

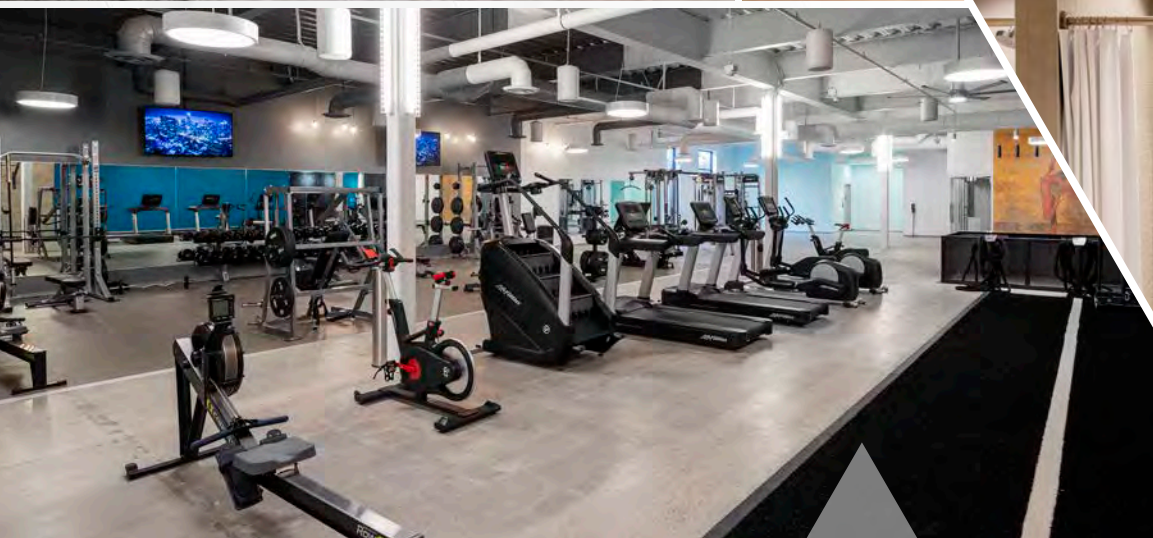
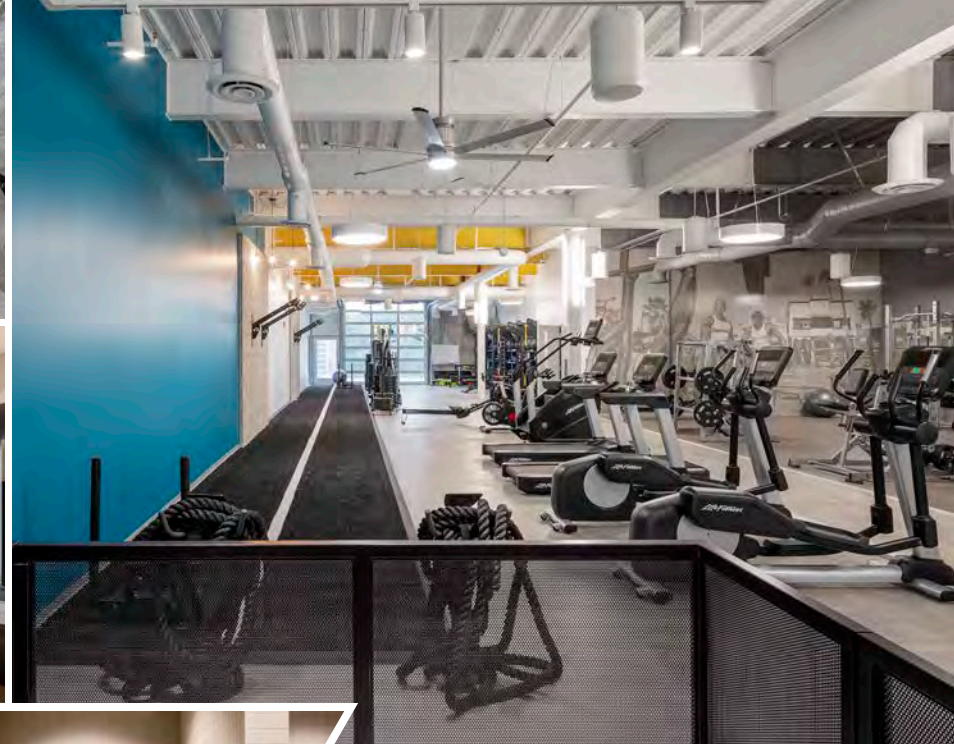
IMAGES



ONSITE FITNESS CENTER



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



ONSITE CAFE - 2051 CUCINA ITALIANA

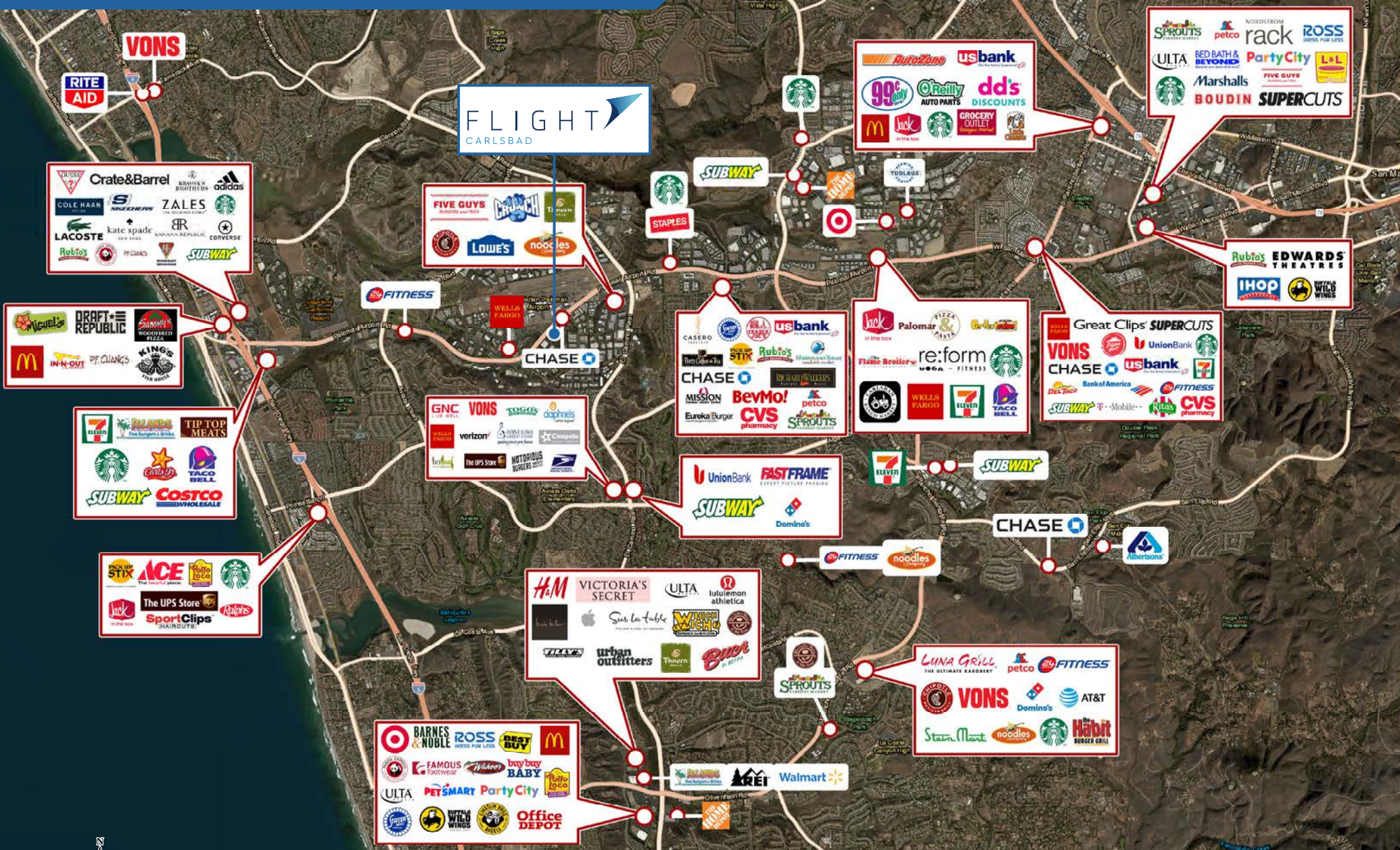
- AWARD WINNING UPSCALE ITALIAN CUISINE
- BREAKFAST/LUNCH/DINNER
- SIT DOWN AND TO-GO OPTIONS



LIFE SCIENCE IN CARLSBAD



RETAIL AMENITIES



AMENITIES - BRESSI RANCH



ENCINITAS

5 MIN.

DOWNTOWN CARLSBAD

FLIGHT
CARLSBAD



PALOMAR AIRPORT

PALOMAR AIRPORT RD

EL CAMINO REAL

PALOMAR COMMONS

LIFT

BRESSI RANCH

Logos for Bressi Ranch area:

- SPATER BROS.
- PICK UP STIX
- CHASE
- PETCO
- TRADER JOE'S
- RUBIOS
- Board & Brew
- SUPERCUTS
- Peet's COFFEE
- FISH DISTRICT
- nékter JUICE BAR
- LUNA GRILL fresh mediterranean
- twig hair lounge
- BLOOM a women's boutique
- BOYS & GIRLS CLUBS
- verizon

Logos for Palomar Commons area:

- LOWE'S
- Chipotle
- FIVE GUYS BURGERS and FRIES
- noodles company
- Jockey Mitten
- Tanera
- CALIFORNIA BANK
- Shell

Eureka! DEL LUSSO

THE SQUARE

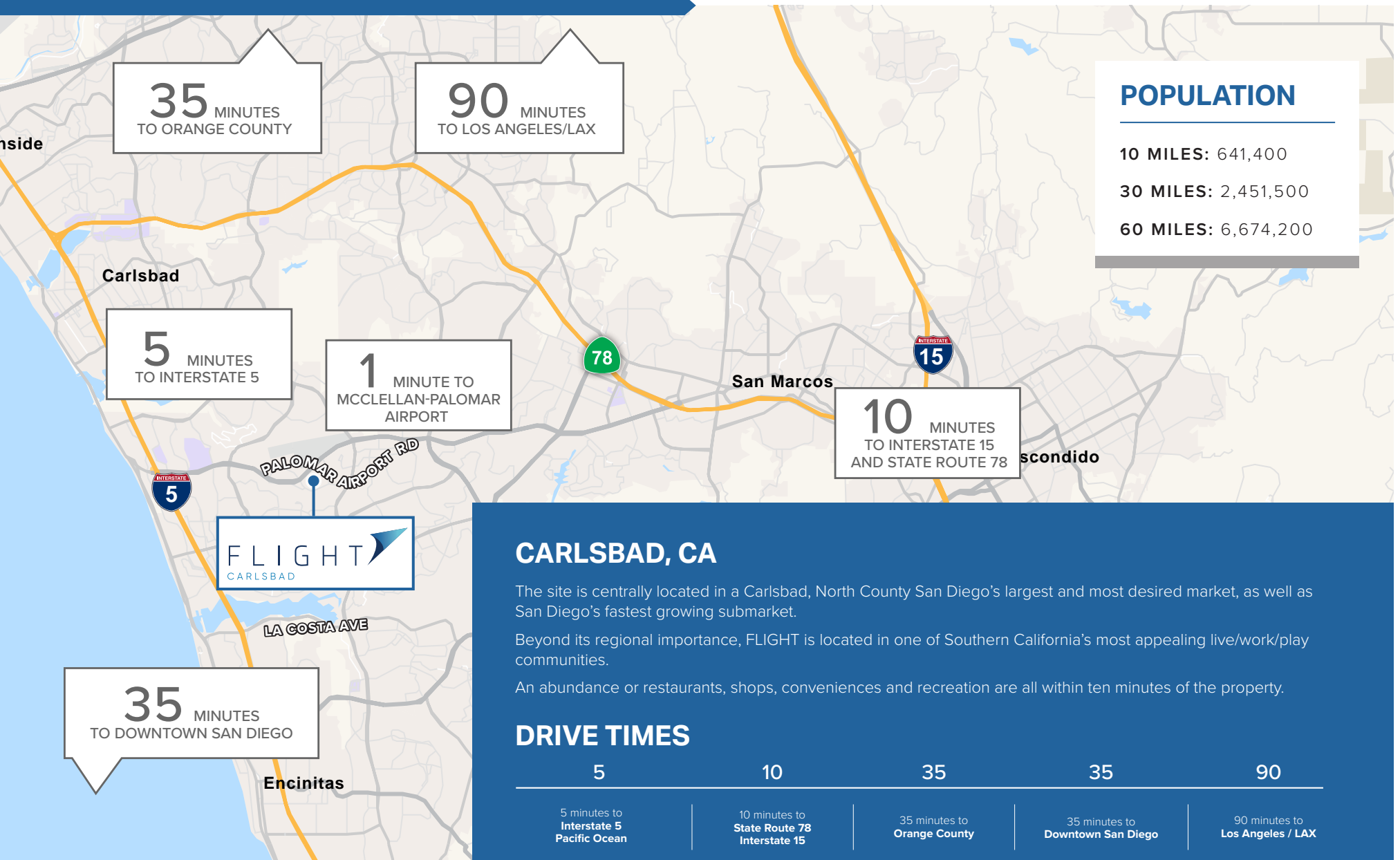
Logos for The Square area:

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

WALKABLE AMENITIES



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



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For More Information, Please Contact:

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