

FOR LEASE

CARLSBAD COMMERCE CENTER

2185-2237 FARADAY AVENUE, CARLSBAD, CA 92008



INDUSTRIAL AND
OFFICE SUITES

PROPERTY HIGHLIGHTS

- Convenient access to amenities such as Bressi Ranch, Carlsbad Premium Outlets, and Palomar Airport
- Close proximity to natural beauty and scenic views, with easy access to beautiful beaches, parks, and recreation areas
- Good transportation and excellent community amenities

A ±145,718 SF multi-tenant industrial park in the heart of Carlsbad. Situated directly between El Camino Real and College Blvd, with close proximity to State Route 78.



Mixture of office, industrial and creative flex units



Mature landscaping with park-like setting



Excellent street exposure/tenant identity



Award winning California Cafe on site



Quick access to I-5, El Camino Real, and Palomar Airport Rd

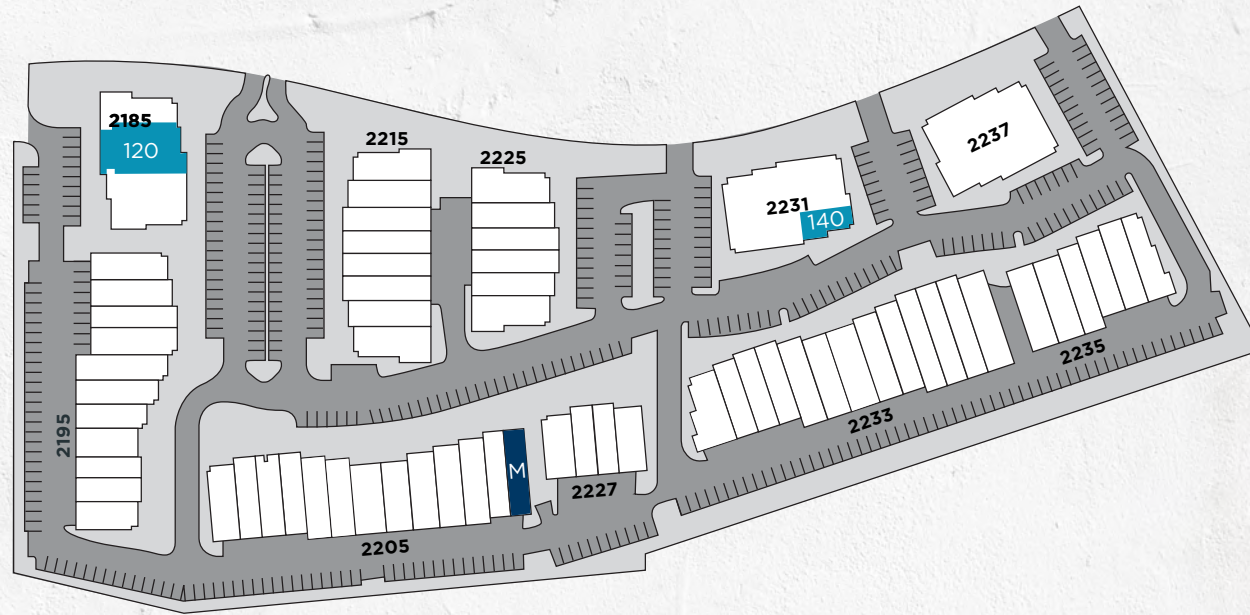


Centrally located in the prestigious Carlsbad Research Center



All vacant suites accessible via the vacancy master key in JX-130 LockBox

PROPERTY AVAILABILITY



INDUSTRIAL

Address/Suite	Size	Improvements	Availability Access	Price
2205 Faraday Ave, Ste M	±1,986 SF	Reception, Open Office, Private Office, Storage, Restroom, Kitchenette, Warehouse, and One (1) Grade Level Roll-Up Door	Available Now/JX-130 Lockbox	\$1.49/SF NNN

Estimated NNN = \$0.44/SF

OFFICE

Address/Suite	Size	Improvements	Availability Access	Price
2185 Faraday Ave, Ste 120	±3,780 SF	Reception, Conference Room, Private Offices, Open Office, and Break Room	Available Now	\$0.99/SF + CAO E
2231 Faraday Ave, Ste 140	±1,686 SF	Open Office, Private Offices, and Conference Room	Available Now	\$0.99/SF + CAO E

Estimated CAO E = \$0.25/SF

FLOOR PLAN (INDUSTRIAL)

2205 FARADAY AVENUE, SUITE M

±1,986

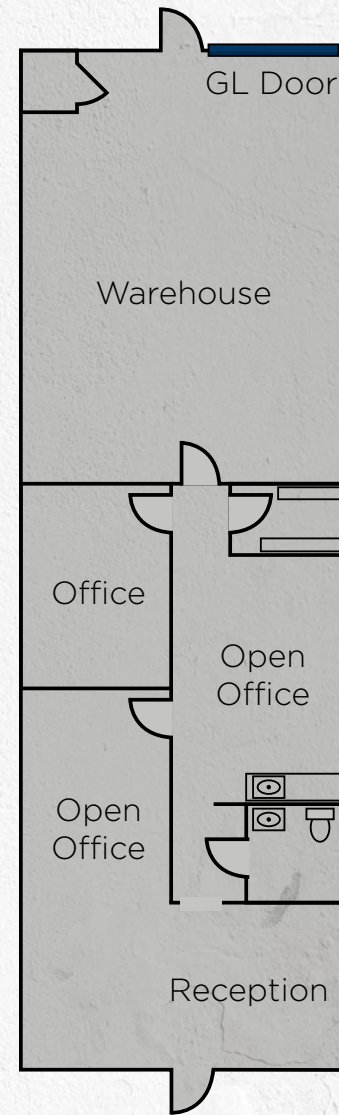
RENTABLE SQUARE FEET

\$1.49 / SF

LEASE RATE + \$0.44/SF NNN

NOW

AVAILABILITY



FLOOR PLAN (OFFICE)

**2185 FARADAY AVENUE,
SUITE 120**

±3,780

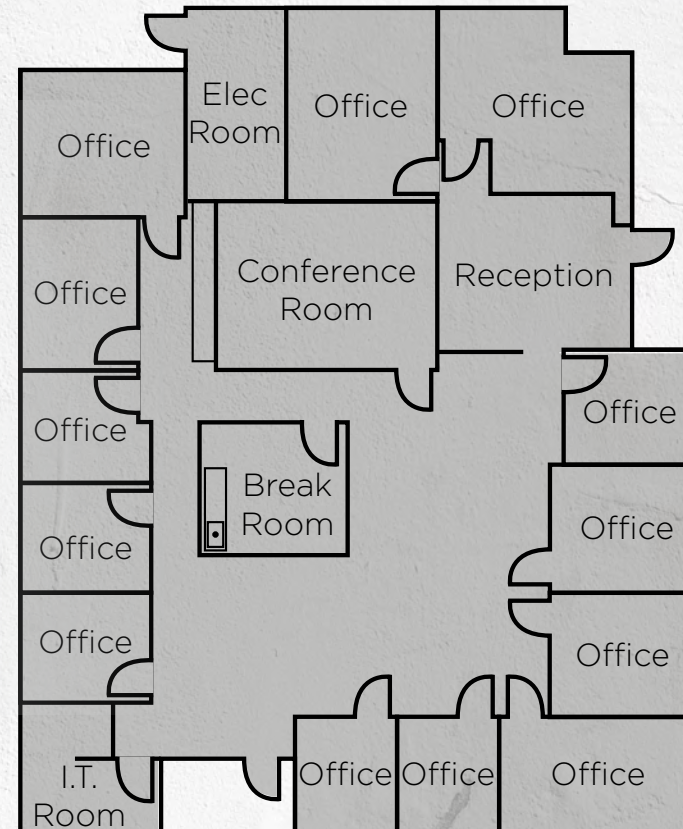
RENTABLE SQUARE FEET

\$0.99 / SF

LEASE RATE + \$0.25 CAO E

NOW

AVAILABILITY



FLOOR PLAN (OFFICE)

**2231 FARADAY AVENUE,
SUITE 140**

±1,686

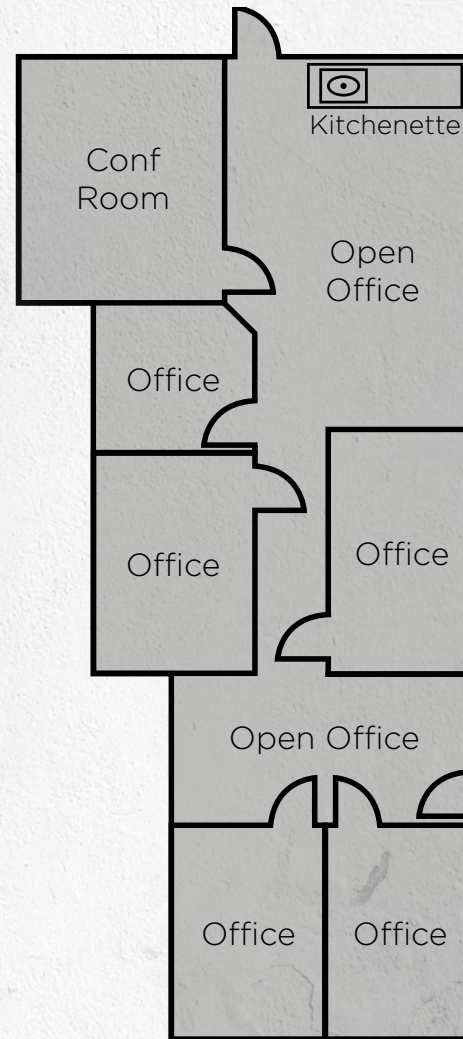
RENTABLE SQUARE FEET

\$0.99 / SF

LEASE RATE + \$0.25 CAO/E

NOW

AVAILABILITY



THE LOCATION



AVG. HOUSEHOLD INCOME
\$176,363



TOTAL BUSINESSES
3,256



MEDIAN AGE
42

*PER A 2 MILE RADIUS FROM THE PROPERTY

Oceanside

Pacific Ocean

Carlsbad

Vista

N Santa Fe Rd

El Camino Real

Melrose Dr

San Marcos

San Elijo Rd

Twin Oaks Valley Rd

Mission Rd

BEACHES
7



Carlsbad, California, is a coastal city that epitomizes the laid-back charm of Southern California living. With its beautiful beaches, mild climate, and relaxed atmosphere, it's a haven for beach goers, surfers, and those seeking a tranquil getaway. From the iconic Flower Fields to the family-friendly LEGOLAND California Resort, Carlsbad offers a blend of natural beauty and recreational attractions, making it a popular destination for both locals and tourists. Carlsbad's coastal character is complemented by its thriving arts and culture scene. The city is home to various art galleries, music festivals, and community events that reflect its creative spirit. This cultural vibrancy, combined with its picturesque landscapes and modern amenities, makes Carlsbad a captivating destination that captures the essence of California's coastal lifestyle.

Carlsbad, California, boasts a dynamic industrial landscape with a strong focus on innovation and technology. The city hosts a diverse range of high-tech companies, research centers, and biomedical institutions, contributing to its reputation as a hub for cutting-edge advancements and scientific progress.

2185-2237 FARADAY AVENUE, CARLSBAD, CA 92008

For more information, you may contact:

CONOR BOYLE

+1 760 458 5739
conor.boyle@cushwake.com
LIC #01813305

JOE CROTTY

+1 760 473 1811
joe.crotty@cushwake.com
LIC #01369821

TYLER STEMLEY

+1 760 908 4270
tyler.stemley@cushwake.com
LIC #02003867

DANIELLE BERGSON

+1 858 625 5202
danielle.bergson@cushwake.com
LIC #02196210

12830 El Camino Real, Suite 100, San Diego, CA 92130 | +1 858 452 6500 | [cushmanwakefield.com](https://www.cushmanwakefield.com)