



2251 FARADAY AVENUE, CARLSBAD, CA 92008
www.FaradayResearchCenter.com



Overview

- The contemporary curtain wall design allows an abundance of natural light into the building. A modern plant palette and attractive landscape entry create a class "A" environment.
- Design flexibility with the ability to accommodate a vast array of uses including R&D and Office due to an abundance of parking (4:1,000).
- Situated in the heart of the prestigious 560 acre Carlsbad Research Center offering excellent corporate identity on Faraday Avenue.
- Private lunch areas in a park-like setting.



Availability

- Suite 200 (east side of building): approximately 18,871 RSF.
- Excellent signage potential within the Carlsbad Research Center.
- Dedicated dramatic building entry to suite and employee amenity area.
- Space currently in shell condition for optimal floor plan customization.
- Tenant improvement funds available.
- \$1.35/SF NNN.

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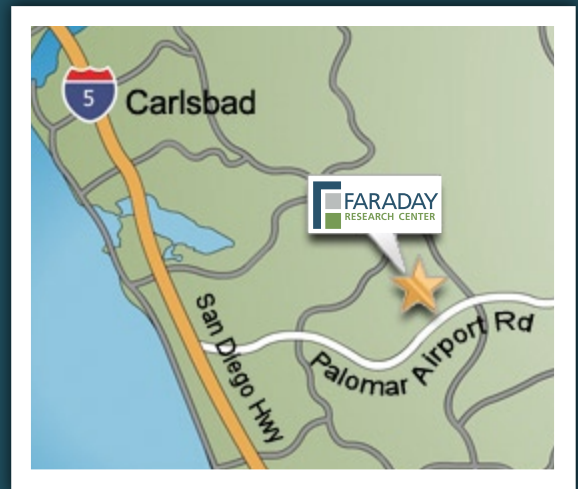
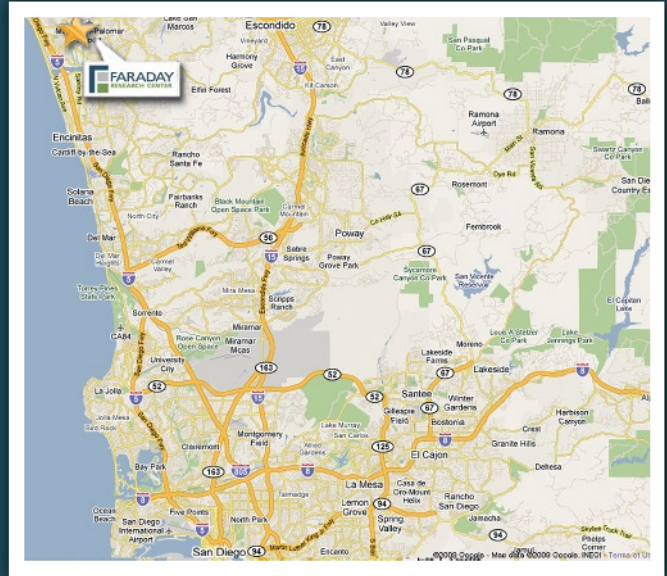


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Location

Carlsbad is known as the "golf capital of the world" but is also the number one destination for high-technology, biotech, communication, and sports apparel firms wishing to stay on the north coastal corridor. Companies continue to be attracted to the Carlsbad submarket due to its:

- Proximity to Downtown San Diego, Orange County, and Riverside via Interstate 5, Highway 78, and Interstate 15.
- Access to the highest concentration of highly skilled labor in the region.
- Vast availability of executive housing, creating shorter commute times.
- Direct access to I-5 via Cannon Road and Palomar Airport Road (with future direct access to Vista and beyond once Faraday Avenue extends to Melrose Drive).
- Walking distance to hotels, restaurants, parks and bike trails.



Proposed Floor Plan

