

# 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



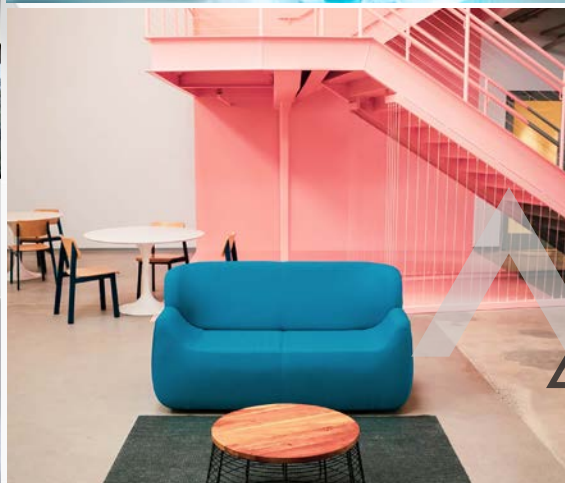
Level 2  
Virtual Tour

**FLIGHTCARLSBAD.COM**



JADIAN CAPITAL

CUSHMAN & WAKEFIELD



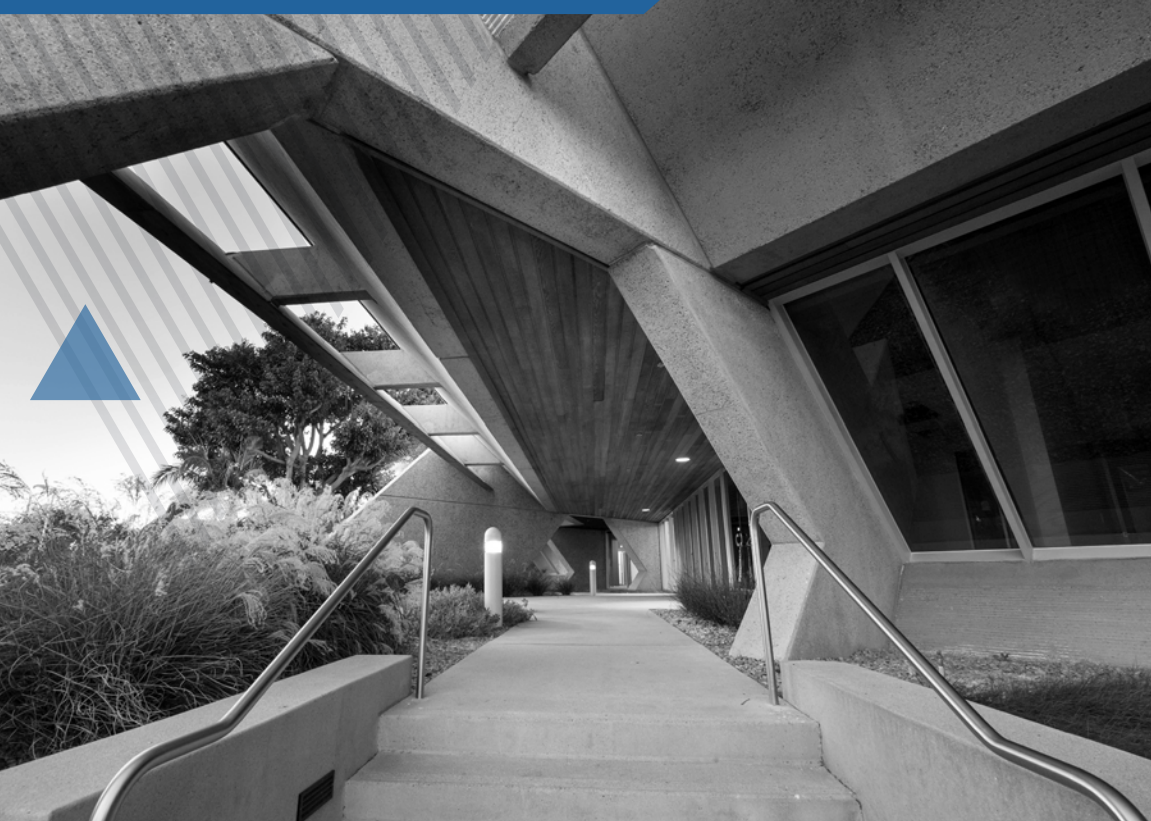
# ✓ INTRODUCING ✓ CARLSBAD'S NEWEST ✓ LIFE SCIENCE ✓ CAMPUS.

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

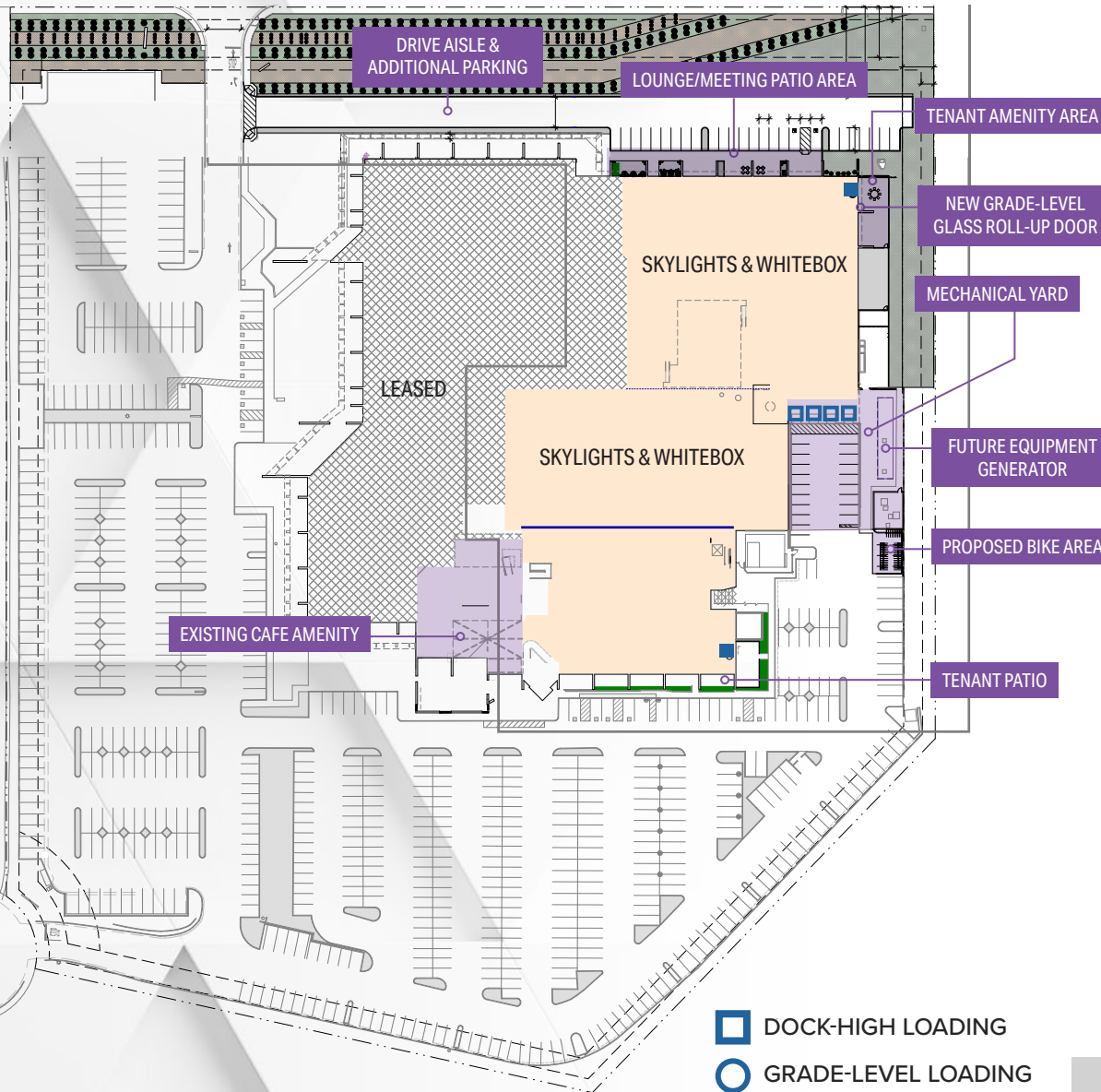


## ▼ TO HELP THE ▼ BRIGHTEST SHINE

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

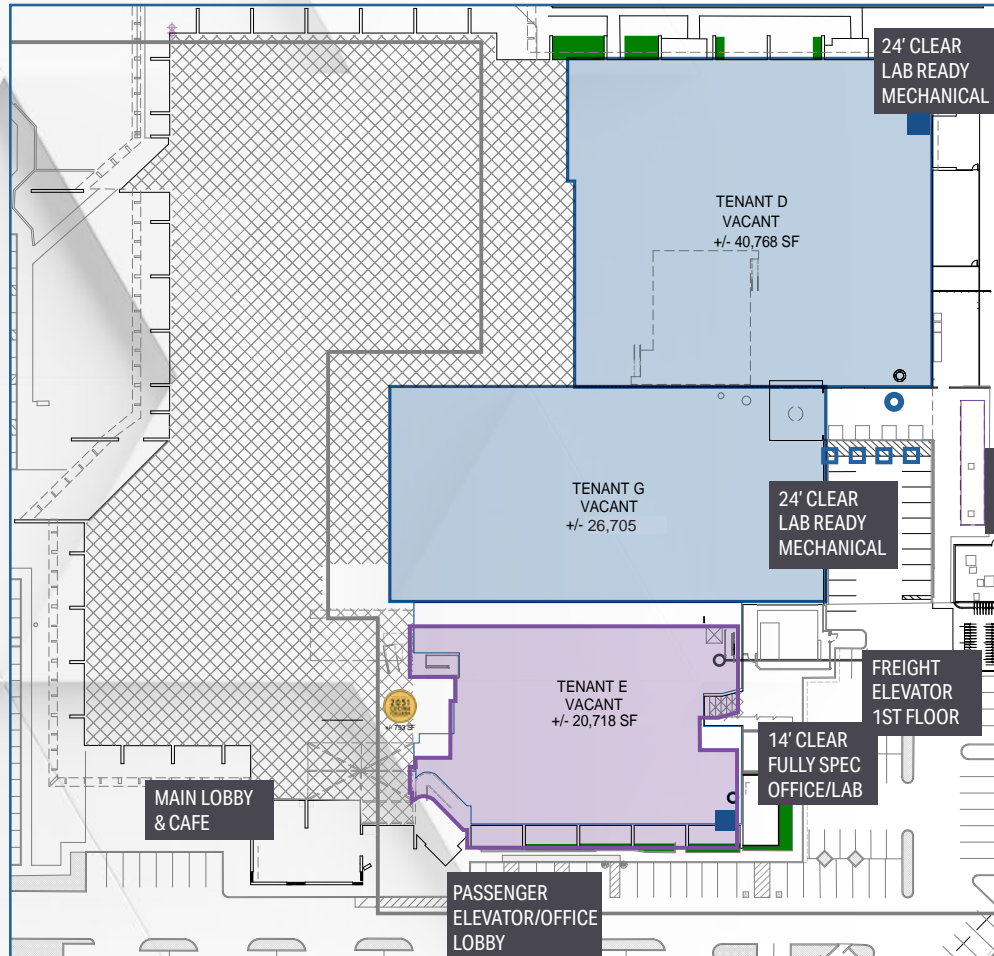


## Property Overview

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

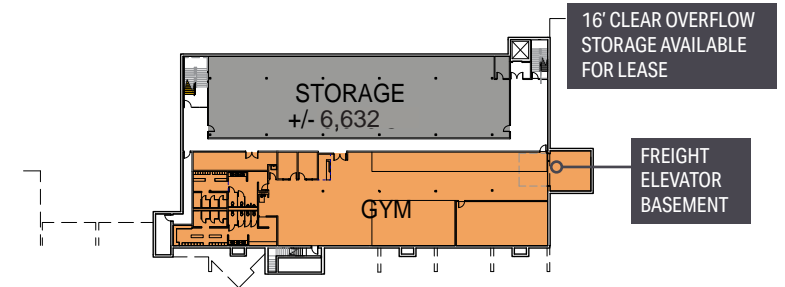
# FLOOR PLANS

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

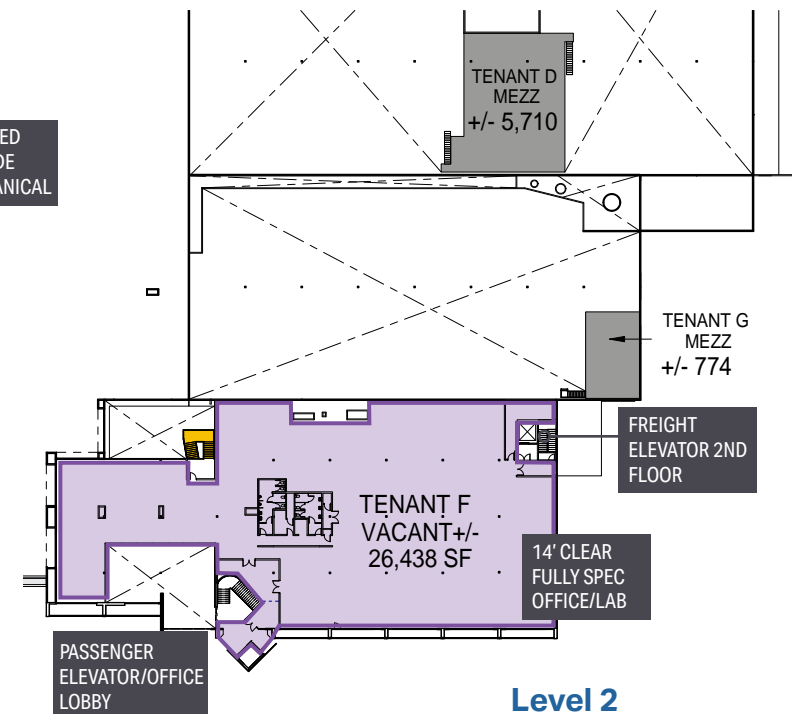


Level 1

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



Level 0



Level 2

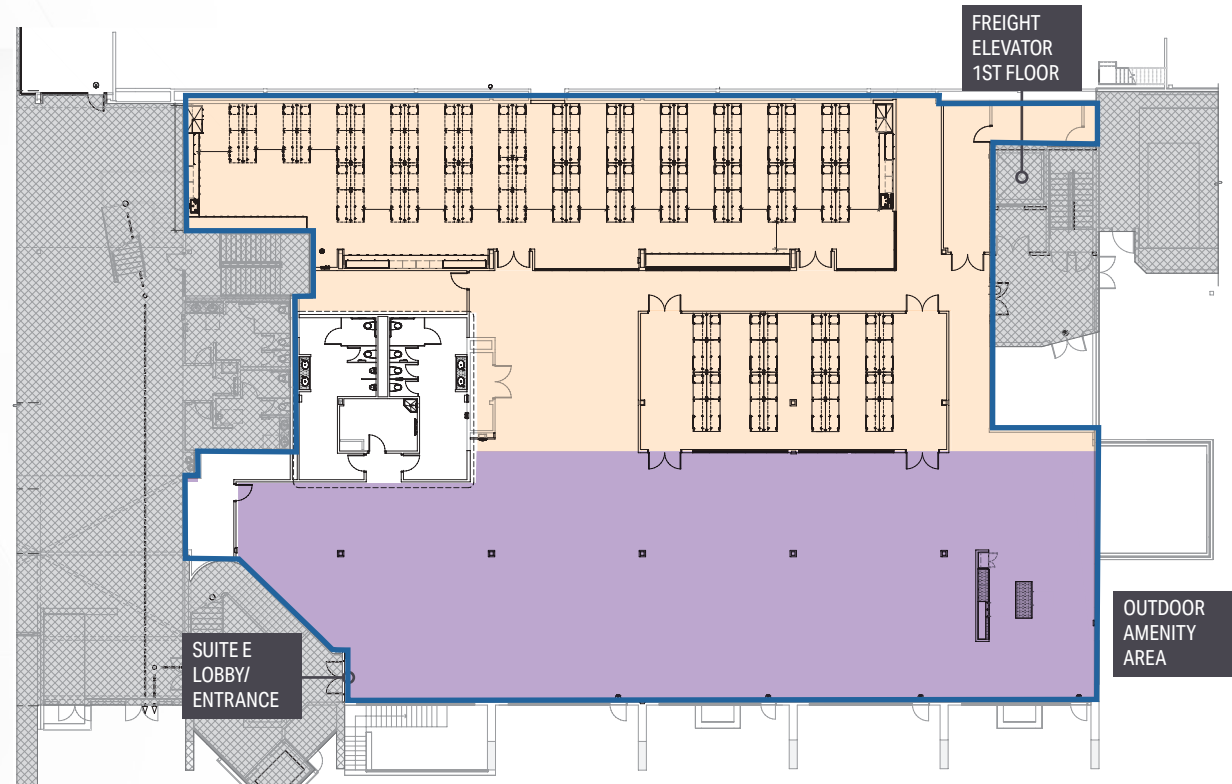
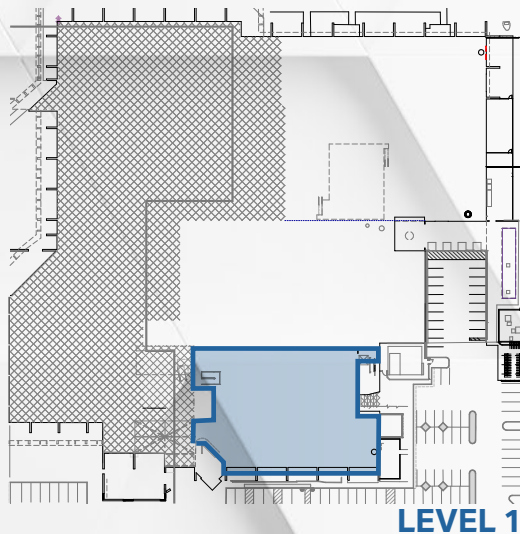
# SUITE E

**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

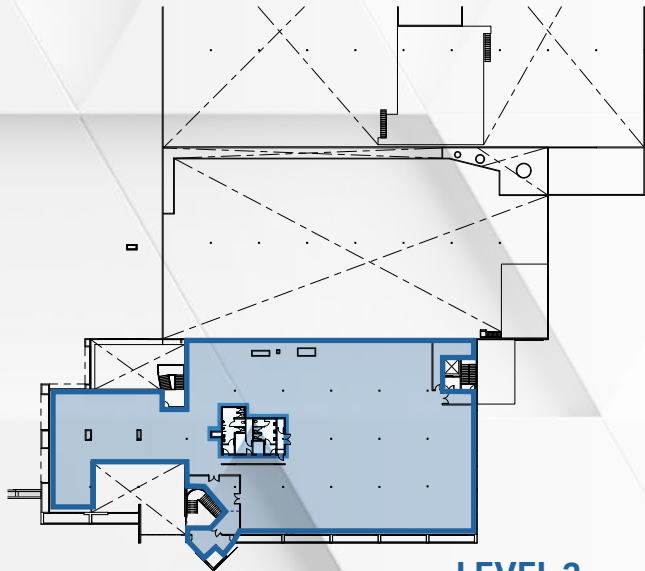
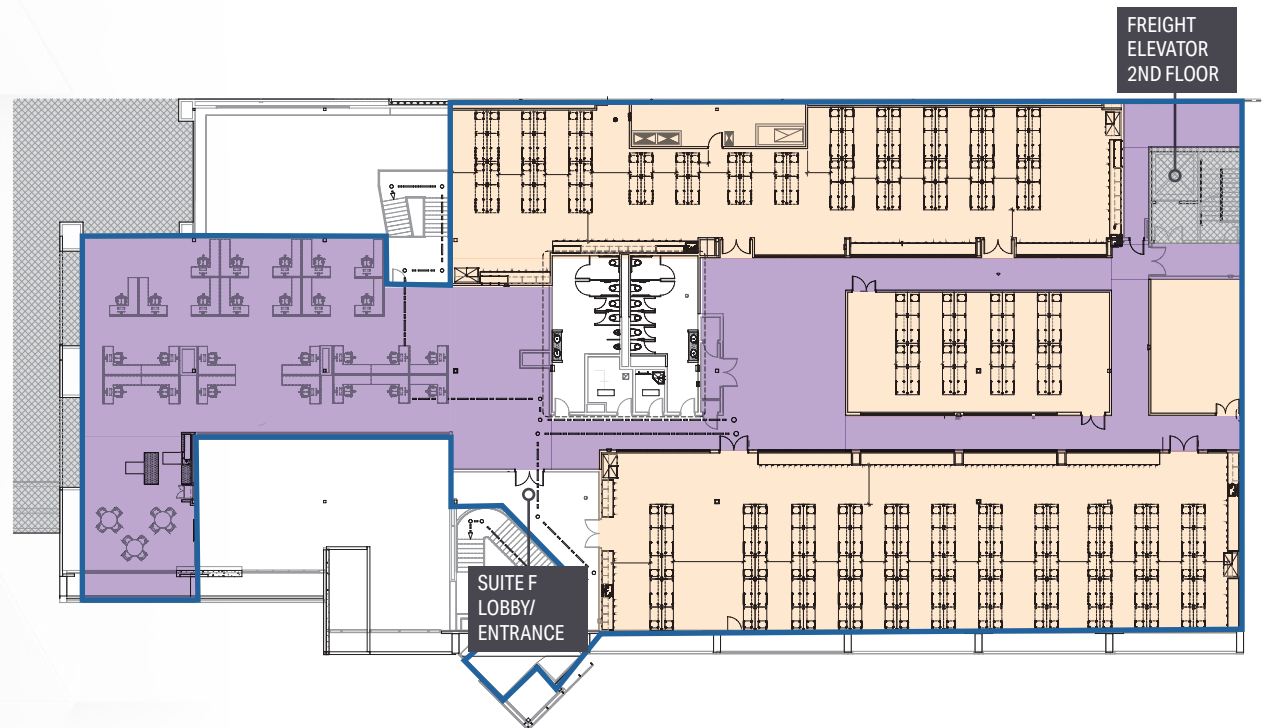
# SUITE F

**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

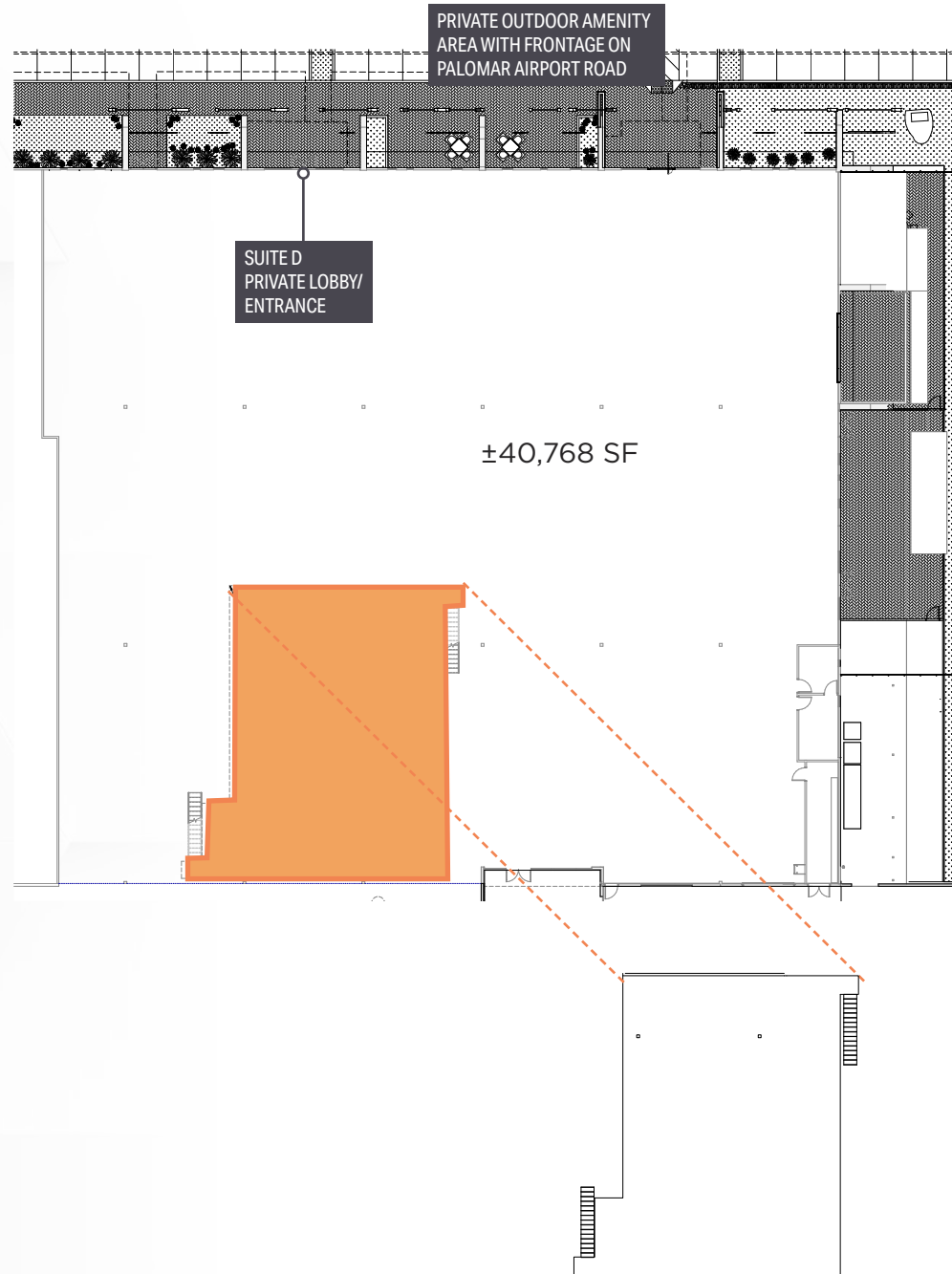
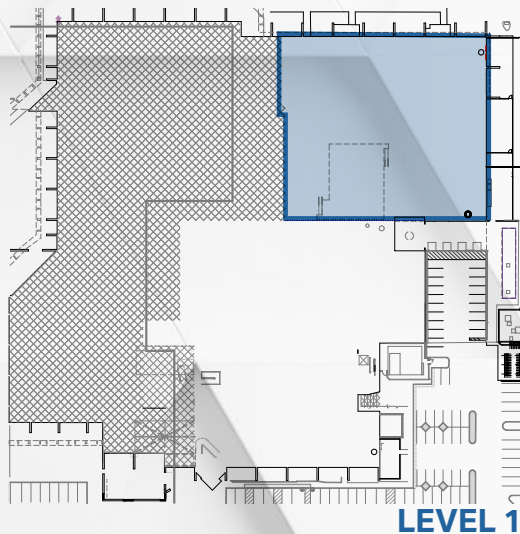
# SUITE D

**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



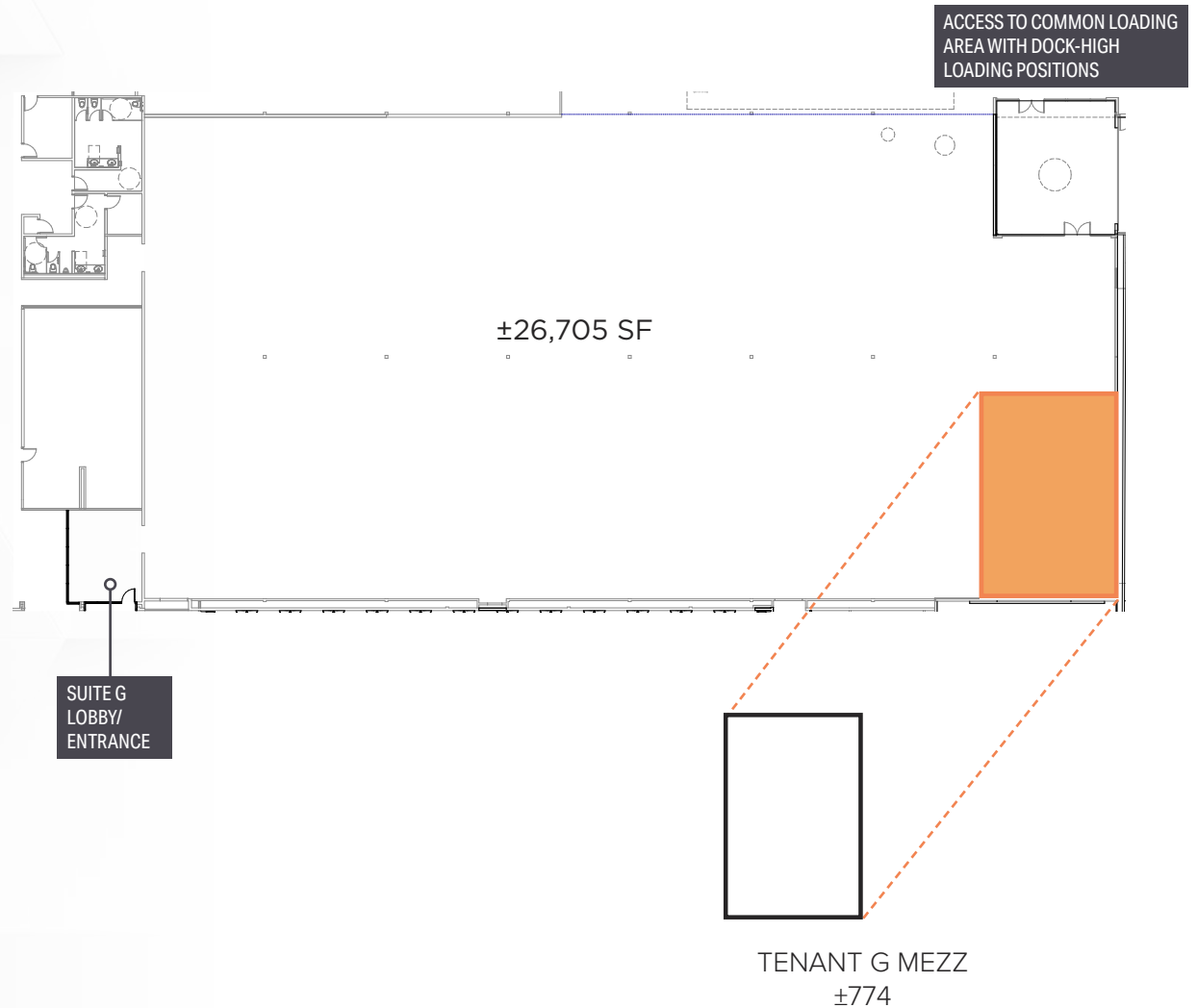
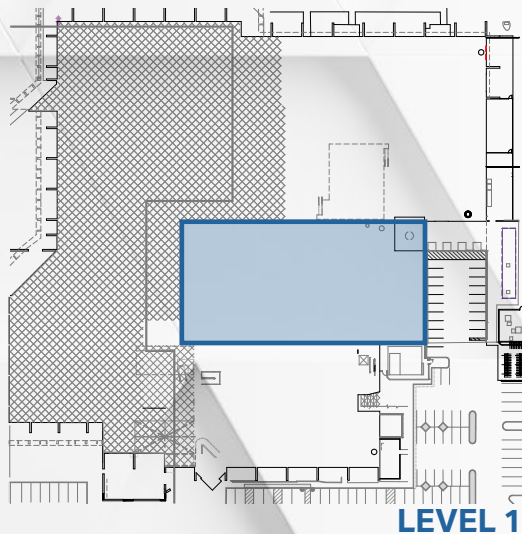
# SUITE G

**Size: ±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



# BASEMENT STORAGE

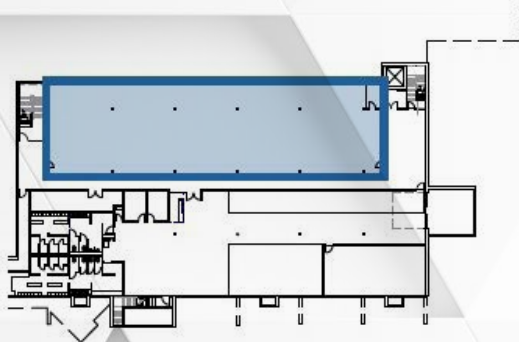
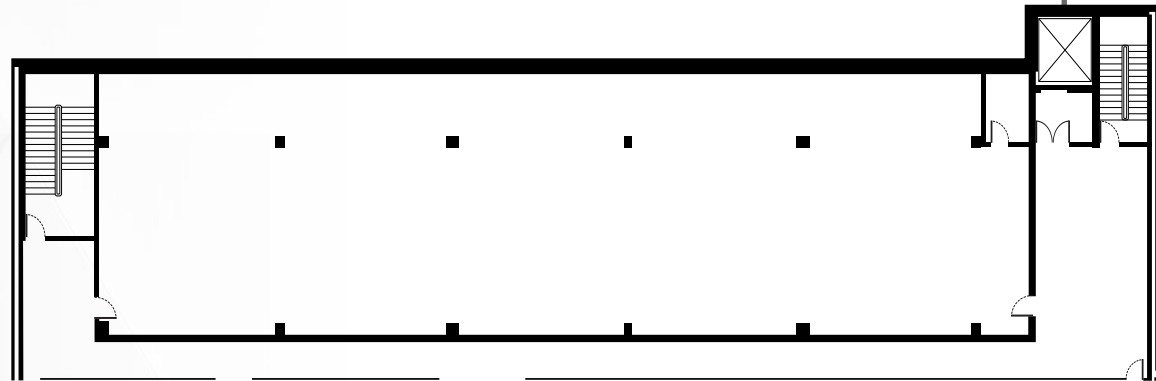
**Size: ±6,632 SF**

**Available Now**

**Warm Shell/Warehouse Storage**

- Freight Elevator Access
- ±14' Clear Height

FREIGHT  
ELEVATOR  
BASEMENT



**LEVEL 0**

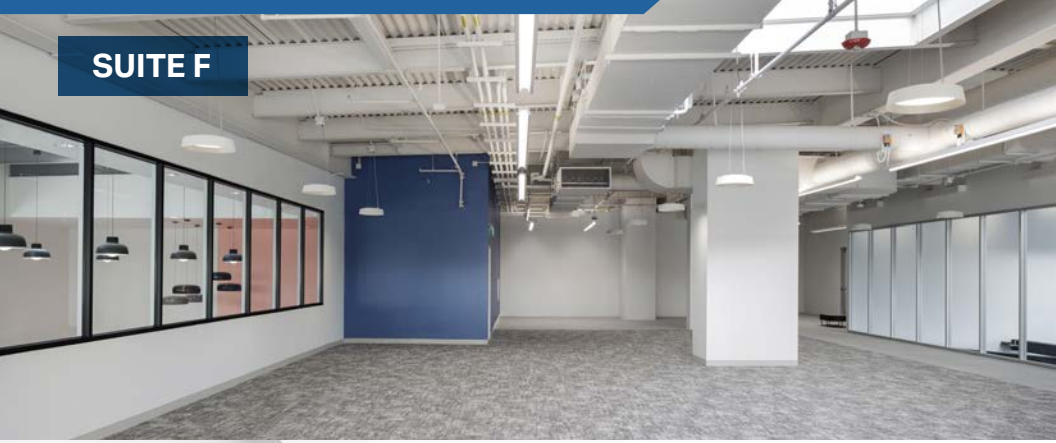
**LEVEL 1**

# IMAGES



# IMAGES

SUITE F



SUITE E



SUITE E



LAB



SUITE G



SUITE D



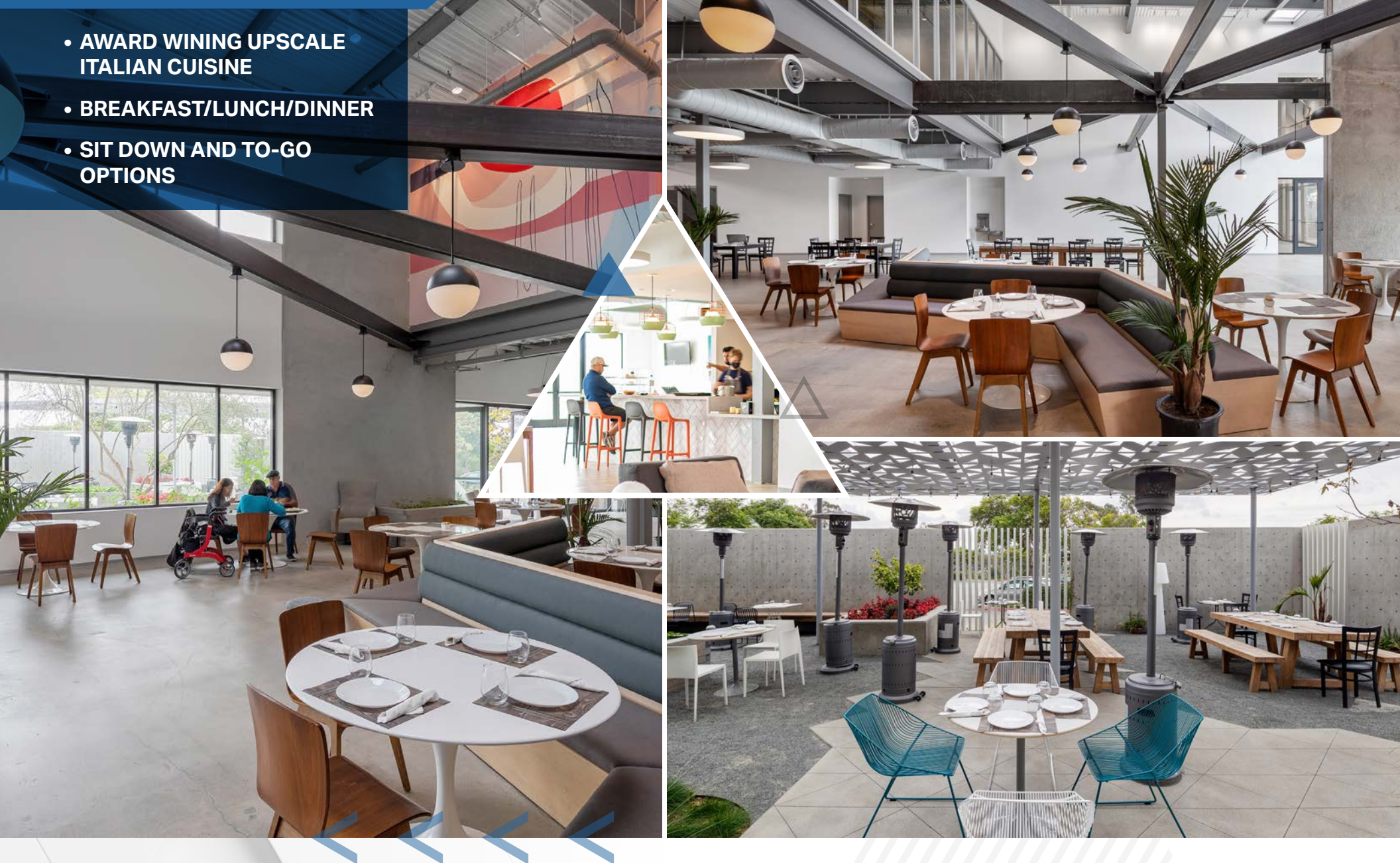
# ONSITE FITNESS CENTER

- 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

FLIGHT  
CARLSBAD

5 MIN.



DOWNTOWN  
CARLSBAD

PALOMAR  
AIRPORT

PALOMAR AIRPORT RD

EL CAMINO REAL

PALOMAR COMMONS

BRESSI RANCH

Logos for businesses in Bressi Ranch:

- SPATER BROS
- PICK UP STIX
- CHASE
- petco
- TRADER JOE'S
- rubio's
- Board & Brew
- SUPERCUTS
- Peet's COFFEE
- FISH DISTRICT
- nékker JUICE BAR
- Luna Grill
- twig hair lounge
- BLOOM a women's boutique
- verizon
- BOYS & GIRLS CLUBS

Logos for businesses in Palomar Commons:

- LOWE'S
- Chipotle
- FIVE GUYS
- noodles & company
- Jockey Mitten
- Panera
- CALIFORNIA BANK
- Shell

LIFT

Eureka! DEL LUSO

THE SQUARE

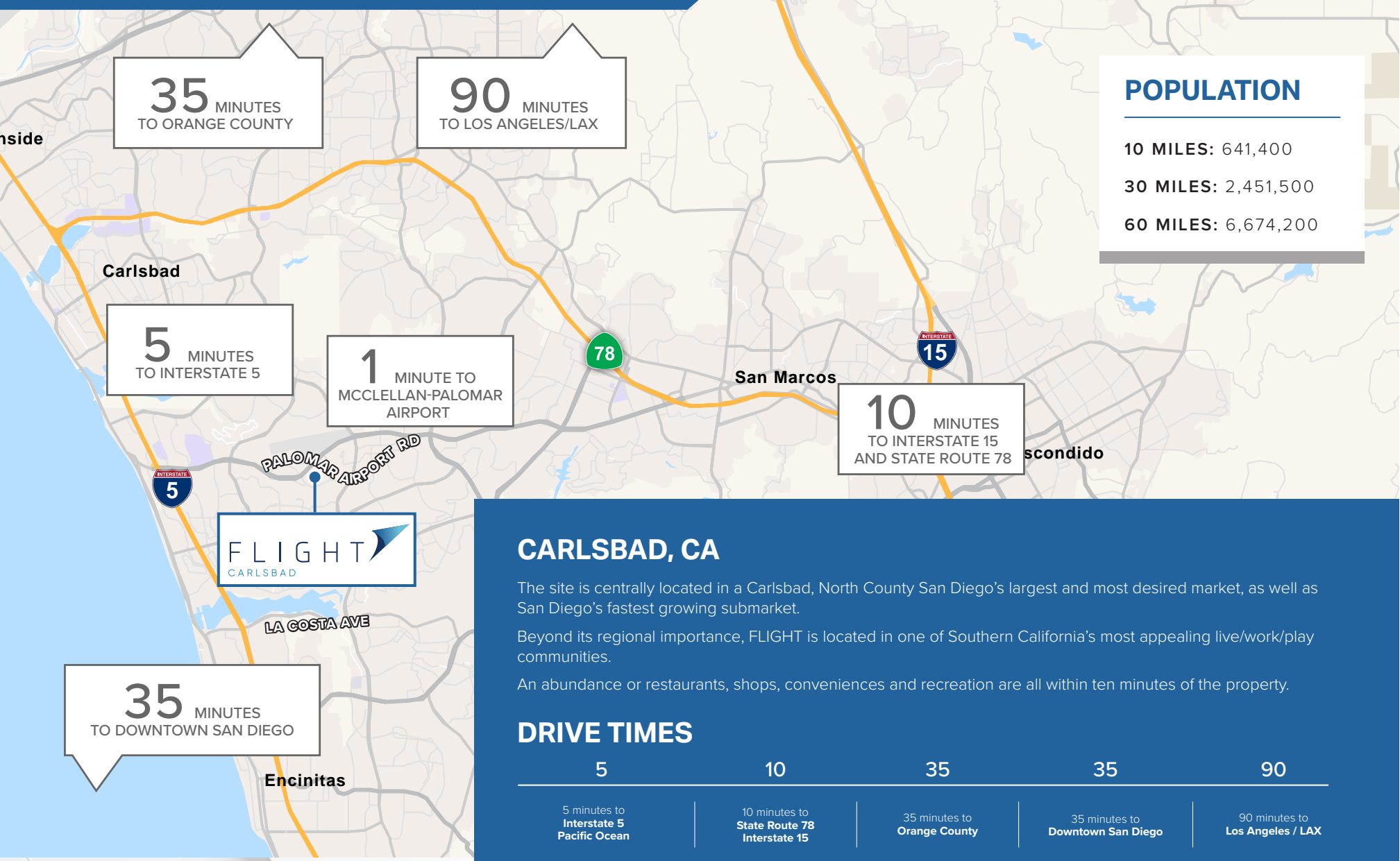
Logos for businesses in The Square:

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

# 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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±127,745 SF AVAILABLE FOR LEASE

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2051 PALOMAR AIRPORT ROAD

**For More Information, Please Contact:**

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