



±143,100 SF AVAILABLE FOR SUBLEASE

2502 + 2508

GATEWAY ROAD

Carlsbad, CA 92009

Longer term,
direct lease
available



2508 GATEWAY ROAD

65,700 SF | MASTER LEASE EXPIRES APRIL 2027

- Electronics labs on 1st floor
- Power: 480Y/227V, 3ph, 4W
- 2 oversized, grade-level, roll up doors
- Roof constructed to support antennas
- Interior slide connecting 2nd & 3rd floors
- Break room on all floors
- 2nd & 3rd floors have consistent neighborhood office layout (section of offices with a collaboration area in the middle)
- Large customer experience center located on 1st floor

2502 GATEWAY ROAD

77,400 SF | MASTER LEASE EXPIRES APRIL 2029

- Electronics labs on 1st & 2nd floors
- Power: 480Y/227V, 3ph, 4W
- Executive wing located on 3rd floor
- Large board room on 3rd floor
- Large, fenced in yard with grade level roll up door on 1st floor
- Partial 1st, all 2nd, & all 3rd floors have consistent neighborhood office layout (section of offices with a collaboration area in the middle)
- Break room on all floors



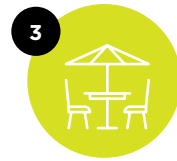
PROPERTY DETAILS



CAMPUS-LIKE
SETTING
SUITABLE FOR
CORPORATE HQ



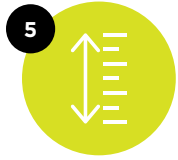
FURNITURE
CAN BE MADE
AVAILABLE



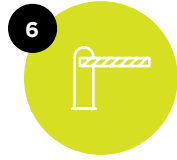
OUTDOOR
GATHERING
AREA WITH
SEATING



3 MINUTES
TO
PALOMAR
AIRPORT



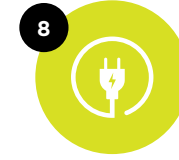
UP TO 14'
CLEAR HEIGHT



GATED
PROPERTY



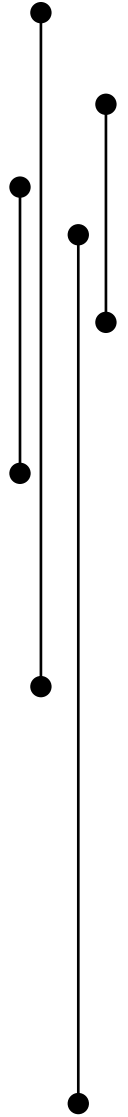
40+ NEARBY
RESTAURANTS



EV PARKING
AVAILABLE



2502 GATEWAY ROAD



2502 GATEWAY ROAD

FLOOR 1



FLOOR HIGHLIGHTS

- 61 Private offices
- 4 Conference rooms
- 6 Labs
- 1 Break room
- 1 Wellness room
- 3 Grade Level Roll-up Doors

2502 GATEWAY ROAD

FLOOR 2



FLOOR HIGHLIGHTS

- 80 Private offices
- 4 Conference rooms
- 3 Labs
- 1 Break room

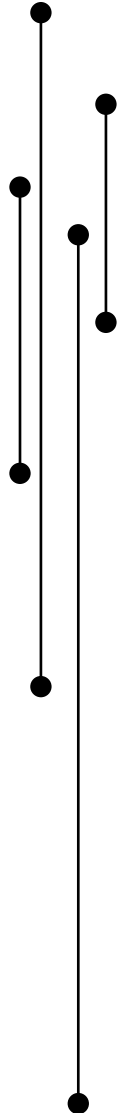
2502 GATEWAY ROAD

FLOOR 3

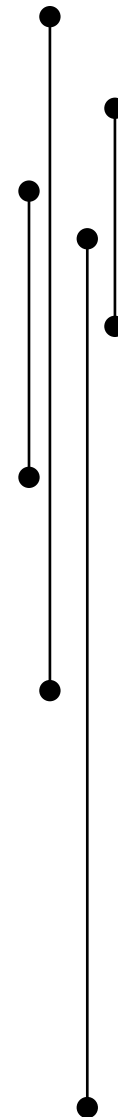


FLOOR HIGHLIGHTS

- 96 Private offices (including executive wing)
- 6 Conference rooms
- 1 Break room



2508 GATEWAY ROAD



2508 GATEWAY ROAD

FLOOR 1



FLOOR HIGHLIGHTS

- 46 Private offices
- 5 Labs
- 2 Conference rooms
- 1 Break room
- 2 Grade Level Roll-up Doors

2508 GATEWAY ROAD

FLOOR 2

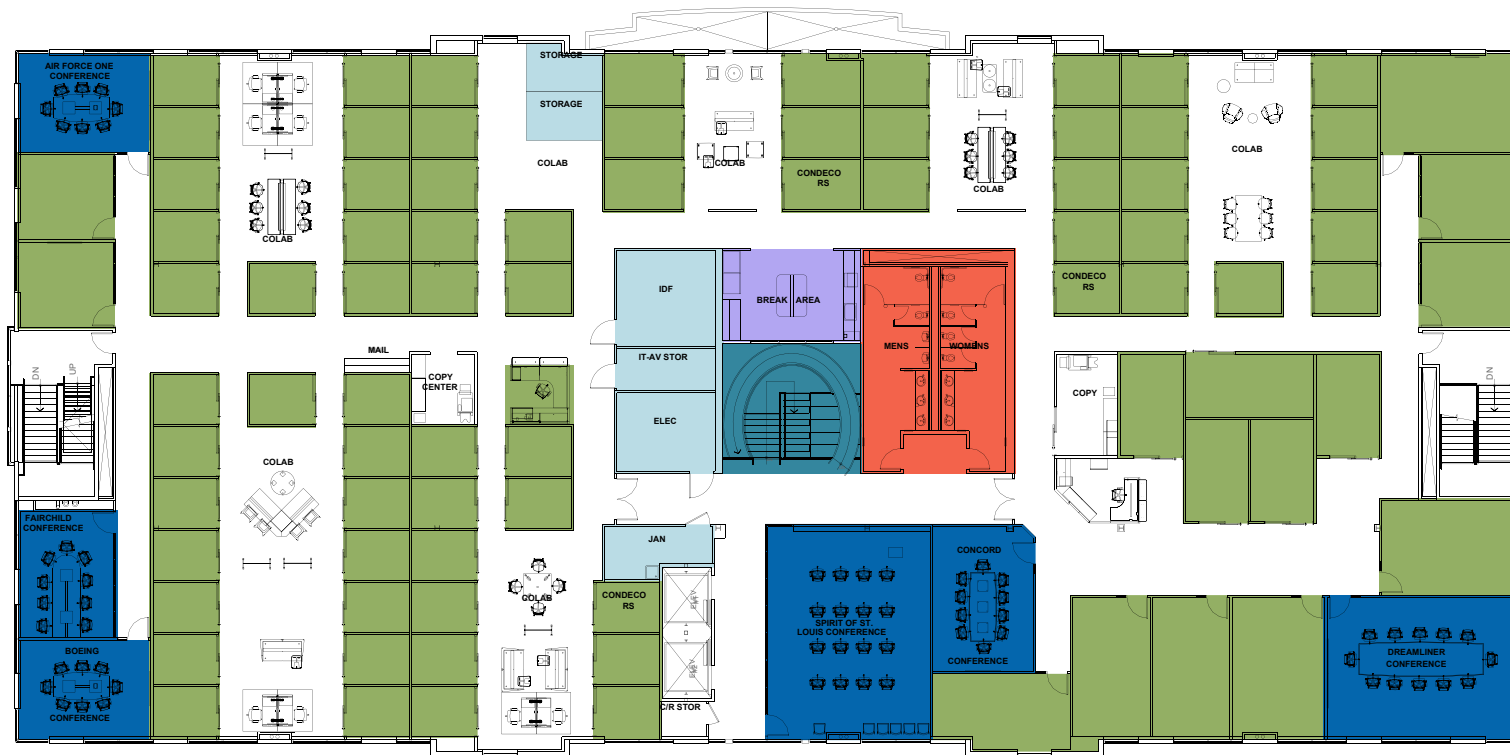


FLOOR HIGHLIGHTS

- 88 Private offices
- 6 Conference rooms
- 1 Break room
- 1 Wellness room

2508 GATEWAY ROAD

FLOOR 3



FLOOR HIGHLIGHTS

- 85 Private offices
- 1 Break room
- 6 Conference rooms
- 1 Slide connecting to the 2nd floor



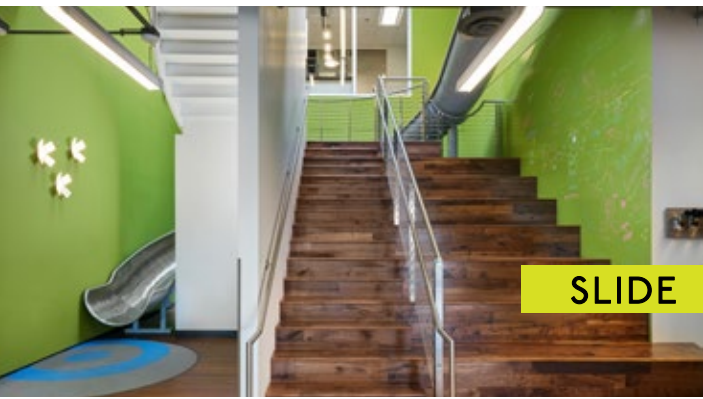
BREAK ROOM



OFFICES



BOARD ROOM



SLIDE



ELECTRONICS LAB



ELECTRONICS LAB



OFFICES



EV CHARGING



TRAINING ROOM

LOCAL AMENITIES



2052 + 2508
GATEWAY ROAD

MC CLELLAN PALOMAR
AIRPORT

DINING

- 1 Panini Kabob Grill
- 2 Pieology Pizzeria
- 3 Red Oven Pizza
- 4 Hooked On Poke
- 5 Tommy V's Urban Kitchen and Bar
- 6 Torsap Thai Kitchen
- 7 Mendocino Farms
- 8 Tabu Shabu Bressi Ranch
- 9 Casero Taqueria
- 10 Main Chick Hot Chicken
- 11 Matchstick Masala
- 12 Tandoori Guys
- 13 Fish District
- 14 Rubio's
- 15 Luna Grill
- 16 Board & Brew
- 17 Stratus Restaurant & Bar
- 18 Eureka!
- 19 Del Lusso
- 20 Krave Asian Fusion Restaurant
- 21 Carlsbad Brewing Company
- 22 Rock N Roll Sushi
- 23 Primos
- 24 Surf Brothers Teriyaki
- 25 Pho House & Grill
- 26 Locally Toasted

RETAIL

- 1 Road Runner Sports
- 2 The North Face
- 3 Sprouts Farmers Market
- 4 Stater Bros. Markets
- 5 Trader Joe's
- 6 Costco
- 7 Carlsbad Premium Outlets

FITNESS

- 1 Carlsbad Crossfit
- 2 F45 Training Bressi Ranch
- 3 Fortis Fitness and Strength Training & Yogalux
- 4 North County Martial Arts
- 5 True Balance Fitness
- 6 Yoga Six

THINGS TO DO

- 1 Legoland
- 2 Carlsbad Flower Fields
- 3 The Crossings at Carlsbad

2502 + 2508 GATEWAY ROAD

CARLSBAD, CA 92009



±143,100 SF AVAILABLE FOR SUBLEASE

KEVIN MEISSNER

Executive Managing Director
(619) 807-6829
kevin.meissner@cushwake.com
CA Lic #01856425

GENEROSE ANGAROLA

Transaction Manager
(970) 390-1231
generose.angarola@cushwake.com
CA LIC #02200157



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.