



±143,100 SF AVAILABLE FOR LEASE

2502 + 2508

GATEWAY ROAD

Carlsbad, CA 92009



2508 GATEWAY ROAD

65,700 SF

- 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

- 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



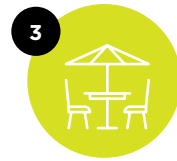
PROPERTY DETAILS



CAMPUS-LIKE
SETTING
SUITABLE FOR
CORPORATE HQ



FURNITURE
CAN BE MADE
AVAILABLE



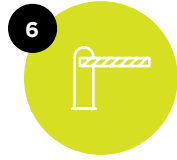
OUTDOOR
GATHERING
AREA WITH
SEATING



3 MINUTES
TO
PALOMAR
AIRPORT



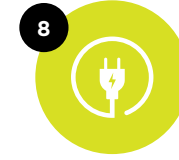
UP TO 14'
CLEAR HEIGHT



GATED
PROPERTY



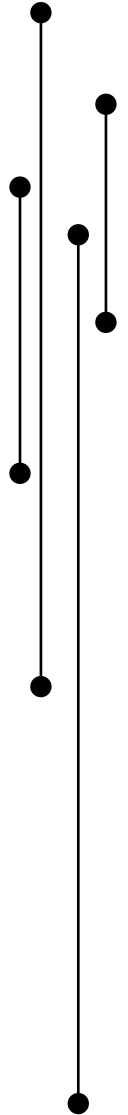
40+ NEARBY
RESTAURANTS



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

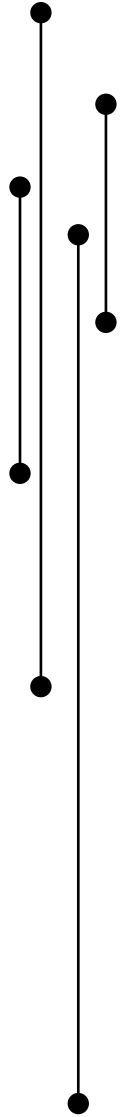
 PRIVATE OFFICES	 BREAK ROOM	 STORAGE/ELECTRICAL
 ELECTRONIC LABS	 RESTROOM/SHOWERS	 WELLNESS ROOM
 CONFERENCE ROOMS	 GATED OUTDOOR YARD	



FLOOR HIGHLIGHTS

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

2508 GATEWAY ROAD



2508 GATEWAY ROAD

FLOOR 1

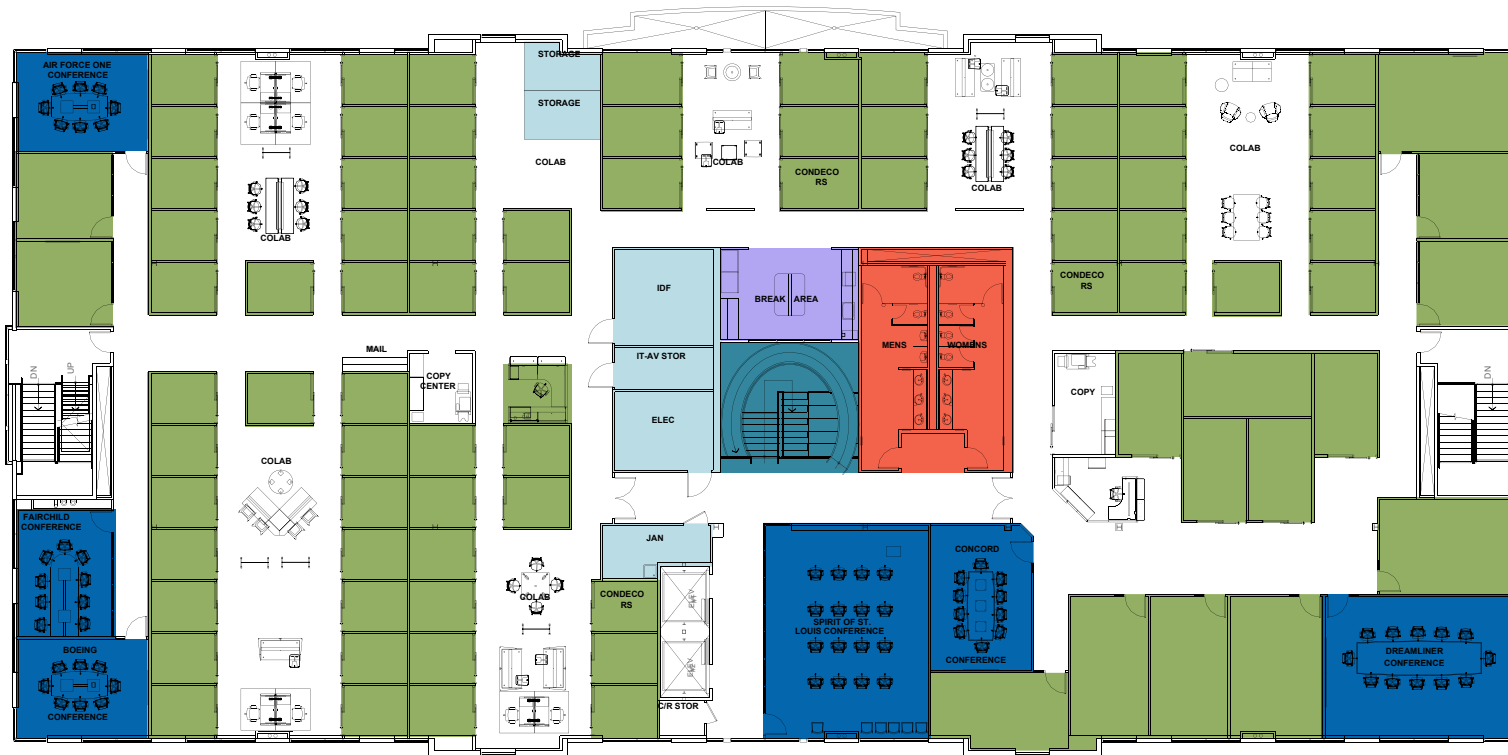


FLOOR HIGHLIGHTS

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

2508 GATEWAY ROAD

FLOOR 3



FLOOR HIGHLIGHTS

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



BREAK ROOM



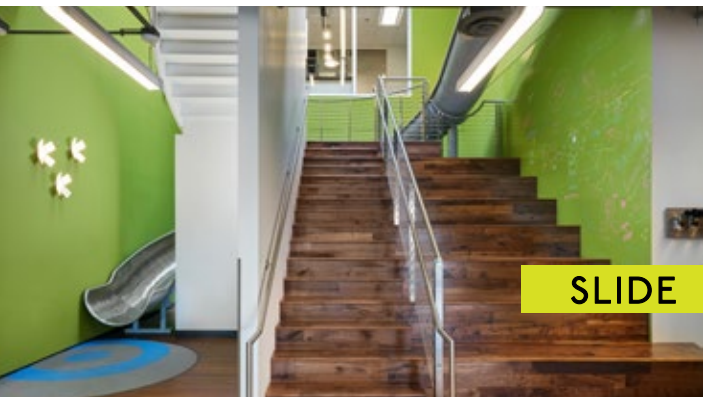
OFFICES



BOARD ROOM



ELECTRONICS LAB



SLIDE



ELECTRONICS LAB



OFFICES



EV CHARGING



TRAINING ROOM

LOCAL AMENITIES



2052 + 2508
GATEWAY ROAD

MCLELLAN 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
- 27 On A Roll
- 28 Prager Brothers Pizza
- 29 Plantiful Kitchen
- 30 Felix's BBQ with Soul
- 31 2051 Cucina Italiana
- 32 The Landings at Carlsbad
- 33 Chipotle Mexican Grill
- 34 Five Guys
- 35 Bistro Kabob Carlsbad
- 36 Noodles & Company
- 37 Hellopoki Carlsbad
- 38 Jersey Mike's
- 39 Green Dragon Tavern & Museum

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

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