



**FOR LEASE**

**±21,514 SF Flex/R&D Space**

**Palomar Point | 1910 Palomar Point Way | Carlsbad, CA 92008**

# Palomar Point

1910 Palomar Point Way | Carlsbad, CA



## FLEX/R&D SPACE FOR LEASE

84,640 SF

Project Size

32,097 SF

Building Size

±15,561 SF

1st Floor Available

±5,953 SF

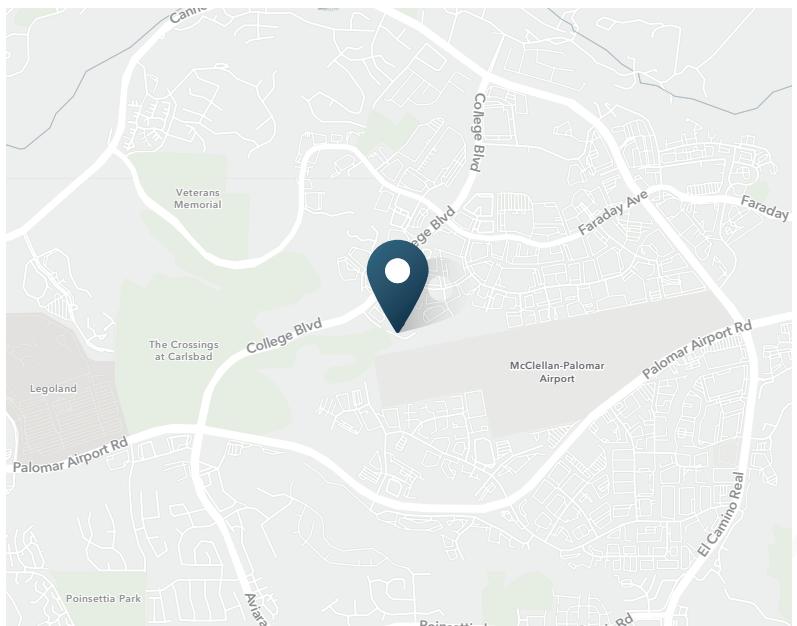
Suite 201 Available

4.0/1,000

Above Standard Parking

## PROPERTY HIGHLIGHTS

- On-Site Management: Lanikai Management Corporation
- Fiber Optic Cable to All Suites
- Ocean & Golf Course Views  
*Best Views in Carlsbad*
- Walk to The Island @ Carlsbad and Numerous Amenities
- Adjacent to McClellan-Palomar Airport
- Quick Access to I-5 Via Cannon and Palomar Airport Roads
- Adjacent to the Prestigious Carlsbad Research Center



# Palomar Point

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# Panoramic Coastal Views

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OUTDOOR DINING AREA

# Panoramic Coastal Views

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## View from Ground Floor Office Building

OVERLOOKING THE CROSSINGS AT CARLSBAD

# Site Plan & Highlights

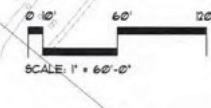
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## HIGHLIGHTS

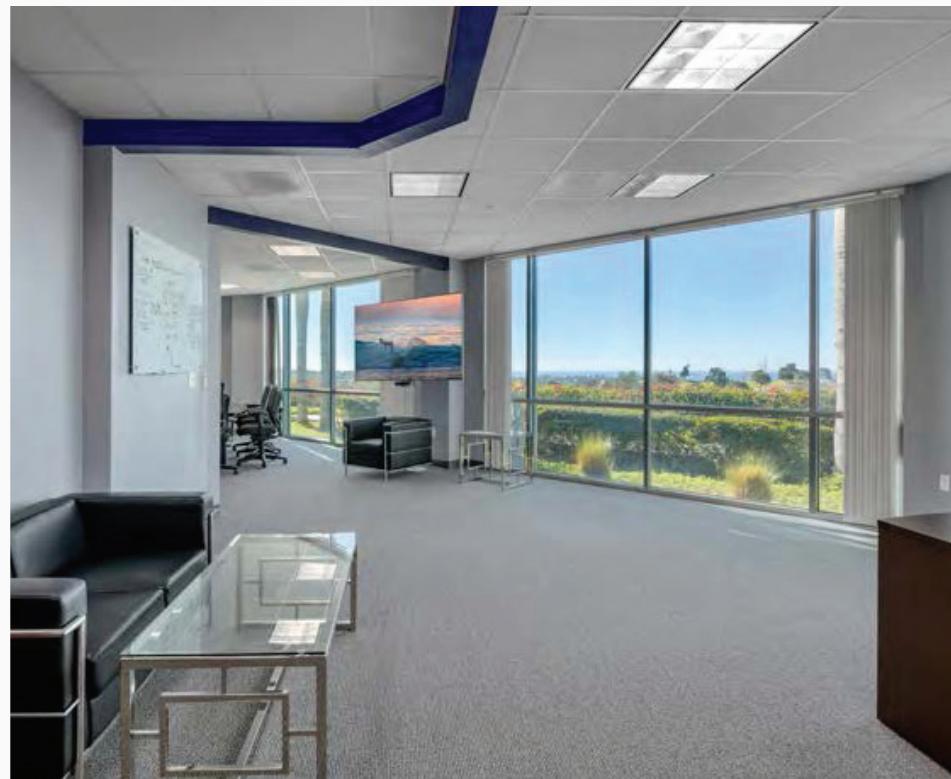
- Private offices
- Sizeable open office area
- Large, open R&D/production area
- Spacious conference room
- High end lobby/reception area
- 1 grade level door
- 1,200 amp, 120/208 volt, 3-phase power (*ground floor*)
- Break room
- Showers
- \$1.55/SF NNN

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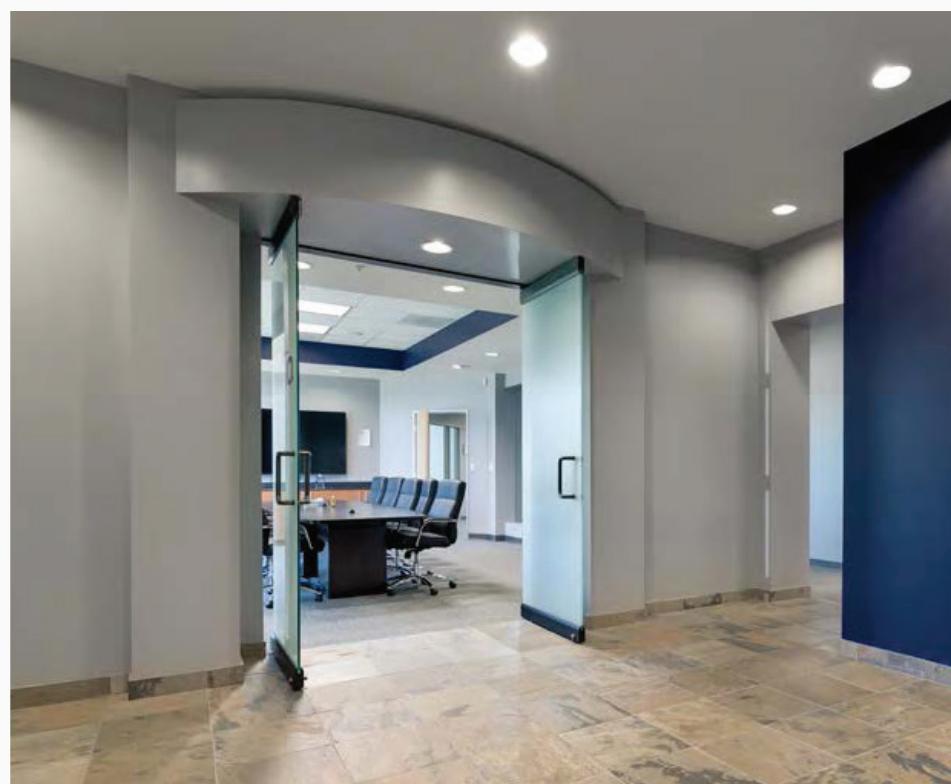
# Property Photos

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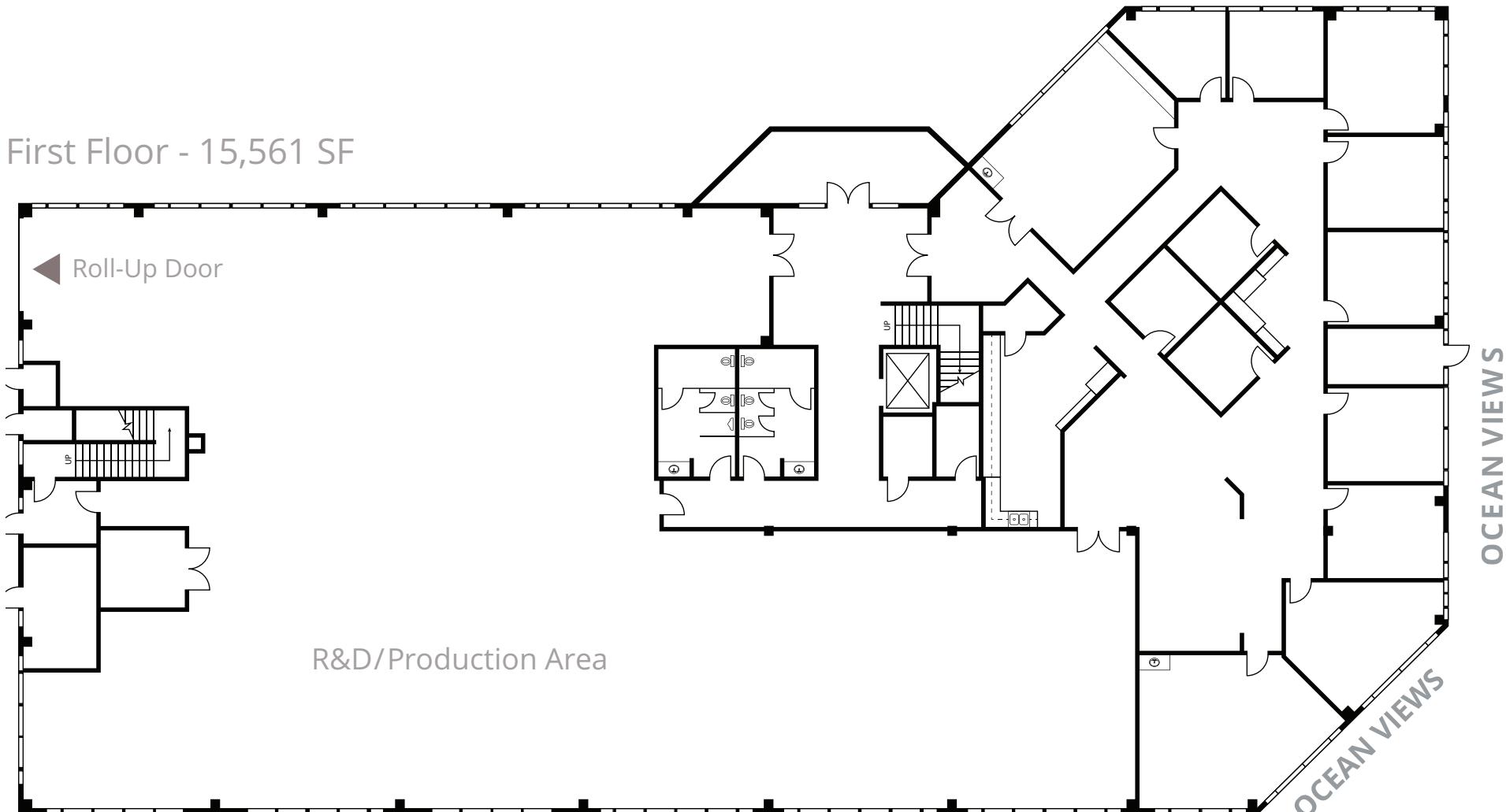


# First Floor

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First Floor - 15,561 SF



Floor plans are not to scale and for general reference only.

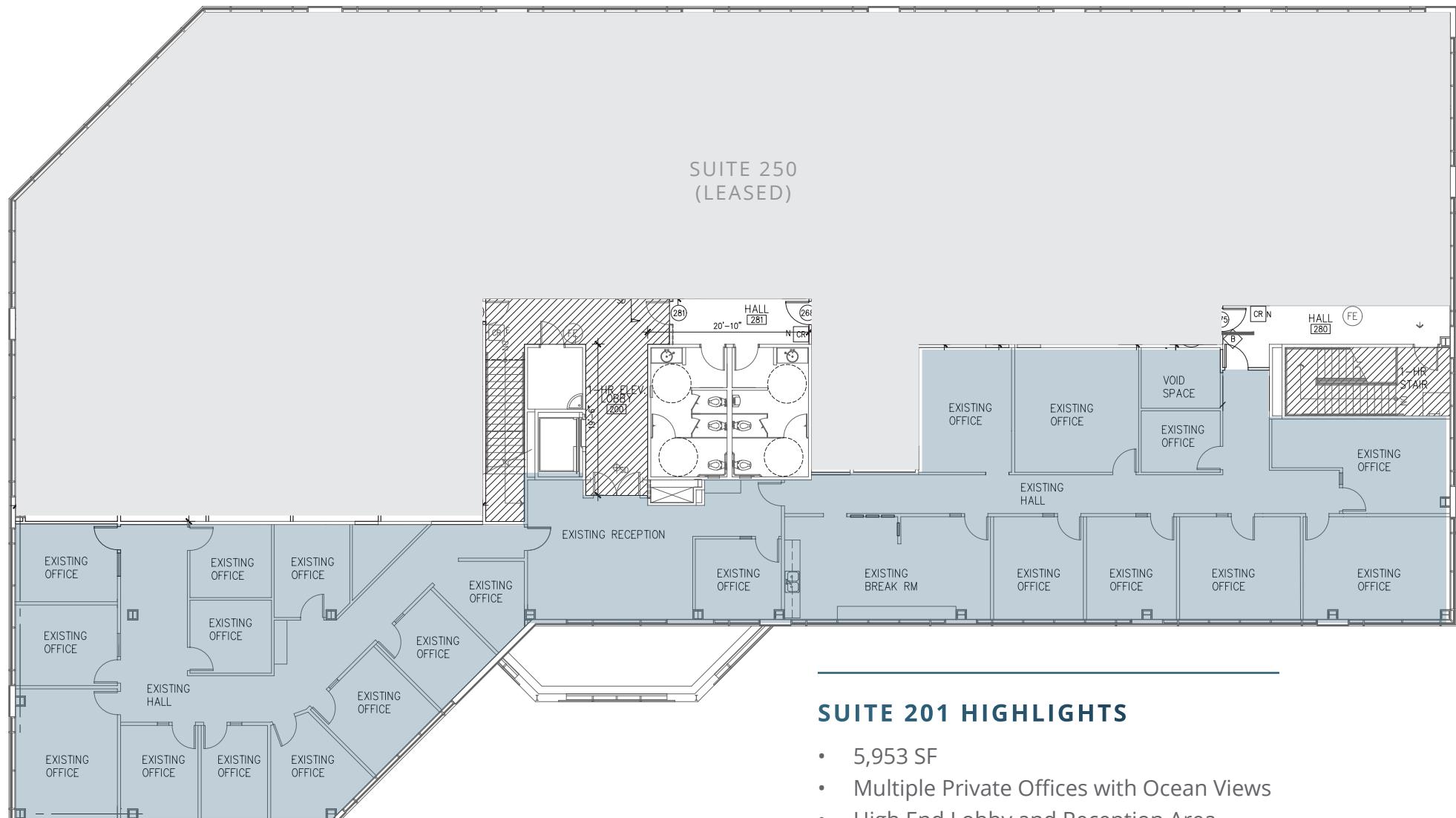
# R&D/Production Area

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# Second Floor

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## SUITE 201 HIGHLIGHTS

- 5,953 SF
- Multiple Private Offices with Ocean Views
- High End Lobby and Reception Area
- Large Break Room
- New LED Lights Throughout the Suite

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# Corporate Neighbors & Access

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# Mountain Views to the East

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View from 2<sup>nd</sup> Floor

MOUNTAIN VIEWS TO THE EAST

# Ocean Views to the West

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OCEAN VIEWS TO THE WEST



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