

CORNERSTONE CORPORATE CENTRE

CARLSBAD

FOR LEASE | 1900-1903 WRIGHT PLACE & 1917 PALOMAR OAKS WAY, CARLSBAD, CALIFORNIA 92008



FOR MORE
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1000 Aviara Parkway
Suite 100
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www.cushmanwakefield.com



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FEATURES

- 179,900 SF Class "A" business park
- **New on-site fitness facility!**
- Built 1998 - 2001
- Outstanding location in Carlsbad Business Centre just east of I-5 at the signalized intersection of Palomar Airport Road and Palomar Oaks Way
- Located near restaurants, retail services and amenities such as the Aviara Park Hyatt, Legoland, the City of Carlsbad's new golf course, and a new regional park
- Abundant parking with a ratio of 4.0/1,000 RSF
- Elegant lobby entries in each building
- Visible from Palomar Airport Road
- Volleyball court, lap pool & spa
- Men & women's shower/locker rooms
- Patio & barbeque areas
- Lushly landscaped grounds
- Signage available
- AT&T and Cox phone service, fiber optics available to the project
- Secured building (card access)



1900 Wright Place
33,181 SF / 2-stories
Class "B" Bldg / Built 2001



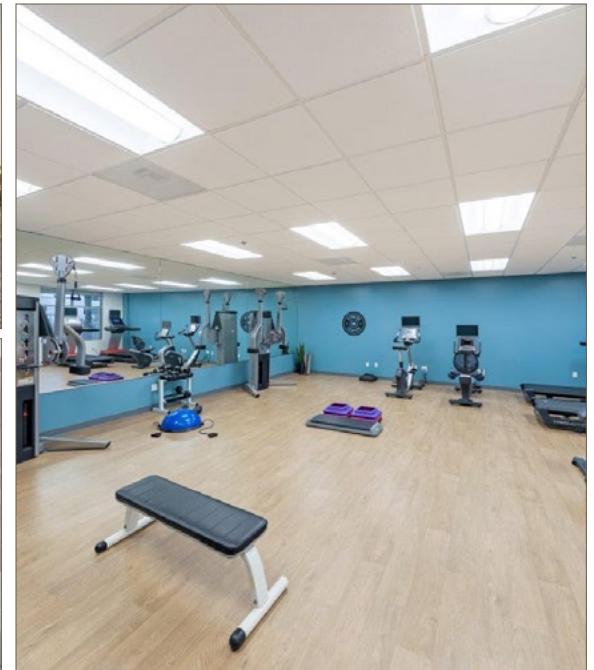
1902 Wright Place
50,117 SF / 3-stories
Class "A" Bldg / Built 1998



1903 Wright Place
50,133 SF / 3-stories
Class "A" Bldg / Built 1998



1917 Palomar Oaks Way
46,469 SF / 3-stories
Class "A" Bldg / Built 2001



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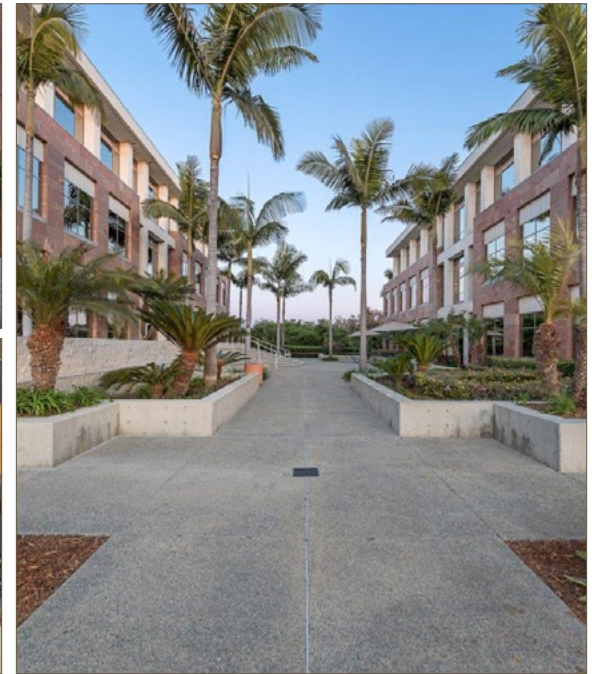
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AVAILABILITY

1900 Wright Place

SUITE	SQUARE FEET	AVAILABLE	LEASE RATE
100	4,953 RSF	Vacant / Now	\$2.70/RSF + E
120	4,311 RSF	Vacant / Now	\$2.70/RSF + E
160	1,391 RSF	Vacant / Now	\$2.70/RSF + E

1902 Wright Place

SUITE	SQUARE FEET	AVAILABLE	LEASE RATE
140	2,473 RSF	Vacant / Now	\$2.85/RSF + E
180	8,545 RSF	Vacant / Now	\$2.85/RSF + E
300	16,563 RSF	Vacant / Now	\$2.85/RSF + E

1903 Wright Place

SUITE	SQUARE FEET	AVAILABLE	LEASE RATE
140	1,680 RSF	Vacant / Now	\$2.85/RSF + E
150	1,571 RSF	Vacant / Now	\$2.85/RSF + E
180	3,338 RSF	Vacant / Now	\$2.85/RSF + E
190	3,589 RSF	Vacant / Now	\$2.85/RSF + E
280	4,548 RSF	Vacant / Now	\$2.85/RSF + E
320	3,288 RSF	Vacant / Now	\$2.85/RSF + E

1917 Palomar Oaks Way

SUITE	SQUARE FEET	AVAILABLE	LEASE RATE
100	2,823 RSF	Vacant / Now	\$2.70/RSF + E
110	2,988 RSF	30 Days' Notice	\$2.70/RSF + E
250	8,480 RSF	Vacant / Now	\$2.70/RSF + E
300	11,848 RSF	Vacant / Now	\$2.70/RSF + E
340	856 RSF	Vacant / Now	\$2.70/RSF + E
360	626 RSF	Vacant / Now	\$2.70/RSF + E
300, 340 & 360	13,330 RSF	Contiguous Option	\$2.70/RSF + E



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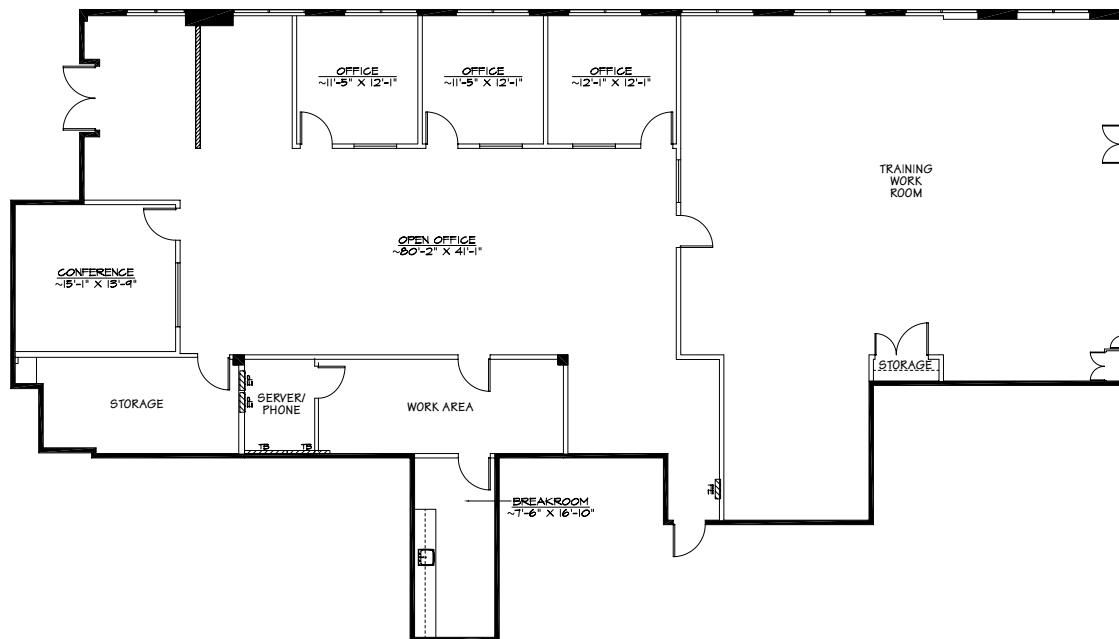
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SUITE 100



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1900 Wright Place

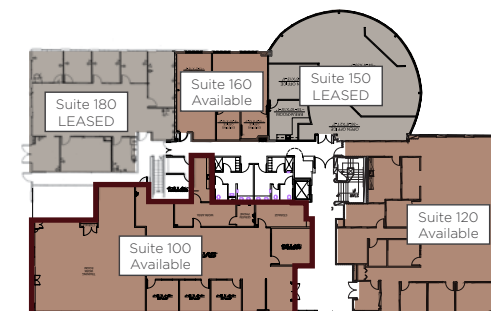
SUITE 100

4,953 RSF

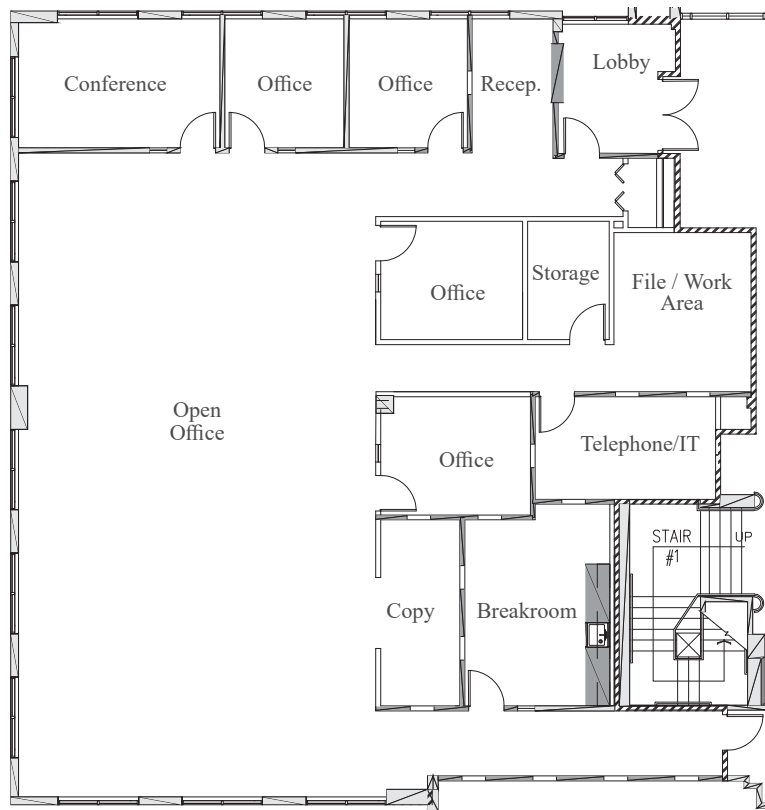
- Reception area with double door entry off ground floor lobby
- 3 offices
- Open office area & training / work room
- Conference room
- Breakroom
- Telephone / server room
- Storage

1900 Building

1st Floor



SUITE 120



1900 Wright Place

SUITE 120

4,311 RSF

- Reception area with double door entry off ground floor lobby and guest lobby area
- 4 offices
- Open office area
- Conference room
- Breakroom
- Work room
- Telephone / server room
- Storage / file room

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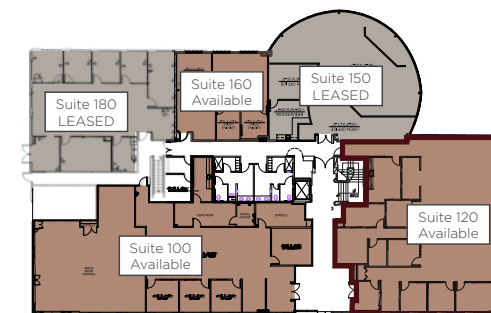
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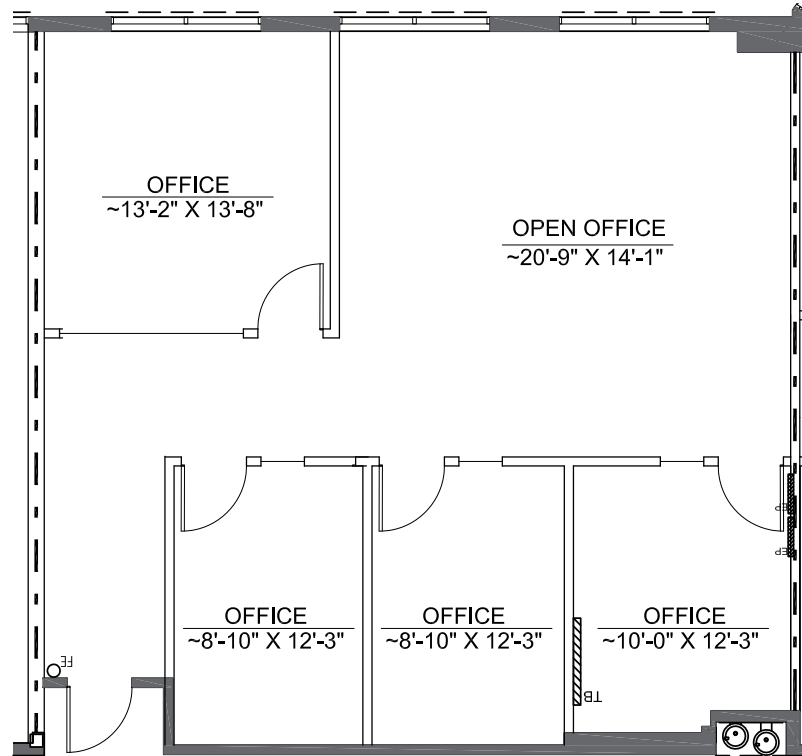
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1900 Building

1st Floor



SUITE 160



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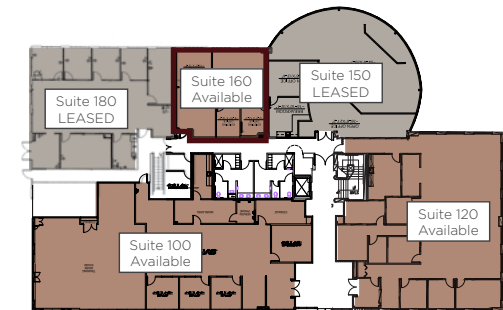
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1900 Wright Place SUITE 160 1,391 RSF

- *Small turn-key professional office suite with high end finishes and excellent glassline*
- *Reception*
- *3 private offices*
- *Glass conference room or additional private office*
- *Open office area*

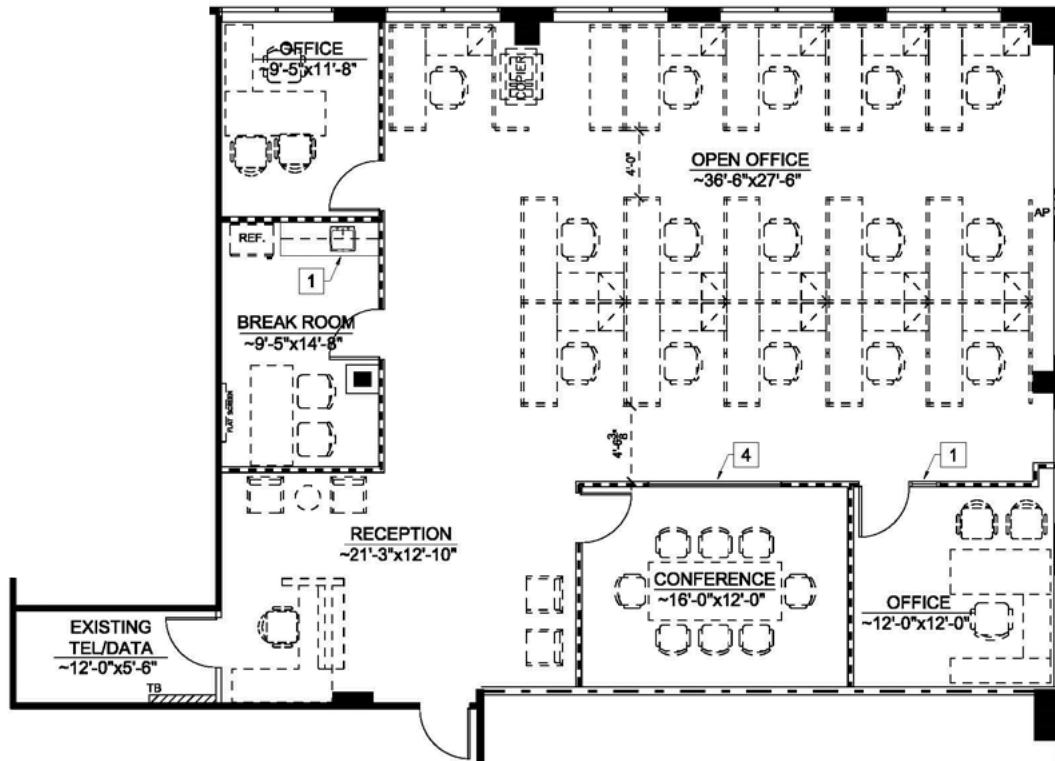
1900 Building
1st Floor



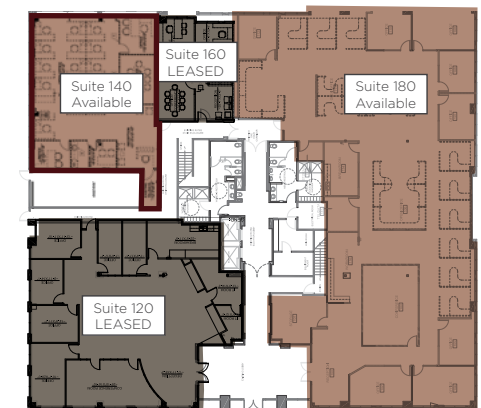
SUITE 140

1902 Wright Place SUITE 140 2,473 RSF

- Reception area
- 2 private offices
- Open office area
- Break room
- Conference room
- Tele / Data / Storage room
- Furniture shown for demonstration purposes only and is not included in the lease



1902 Building
1st Floor



FOR MORE
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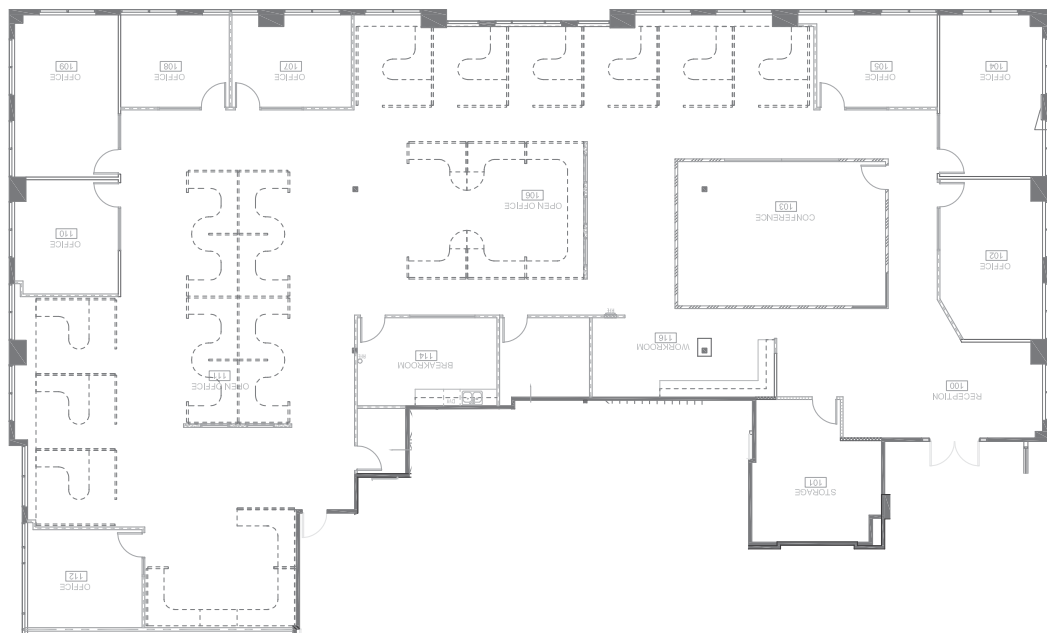
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SUITE 180



1902 Wright Place SUITE 180 8,545 RSF

- Reception area with double door entry off the ground floor lobby
- 7 private offices
- Open office area
- Break room
- Conference room
- Tele / Data / Storage room
- Workroom
- Furniture shown for demonstration purposes only and is not included in the lease

FOR MORE
INFORMATION CONTACT:

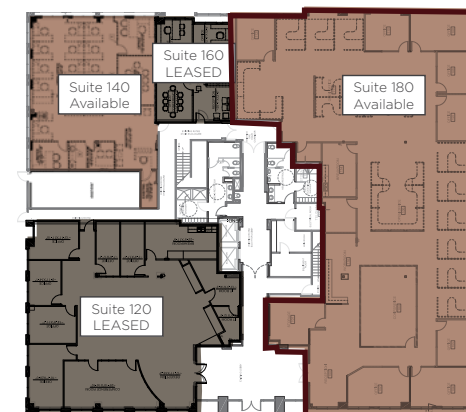
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1902 Building
1st Floor



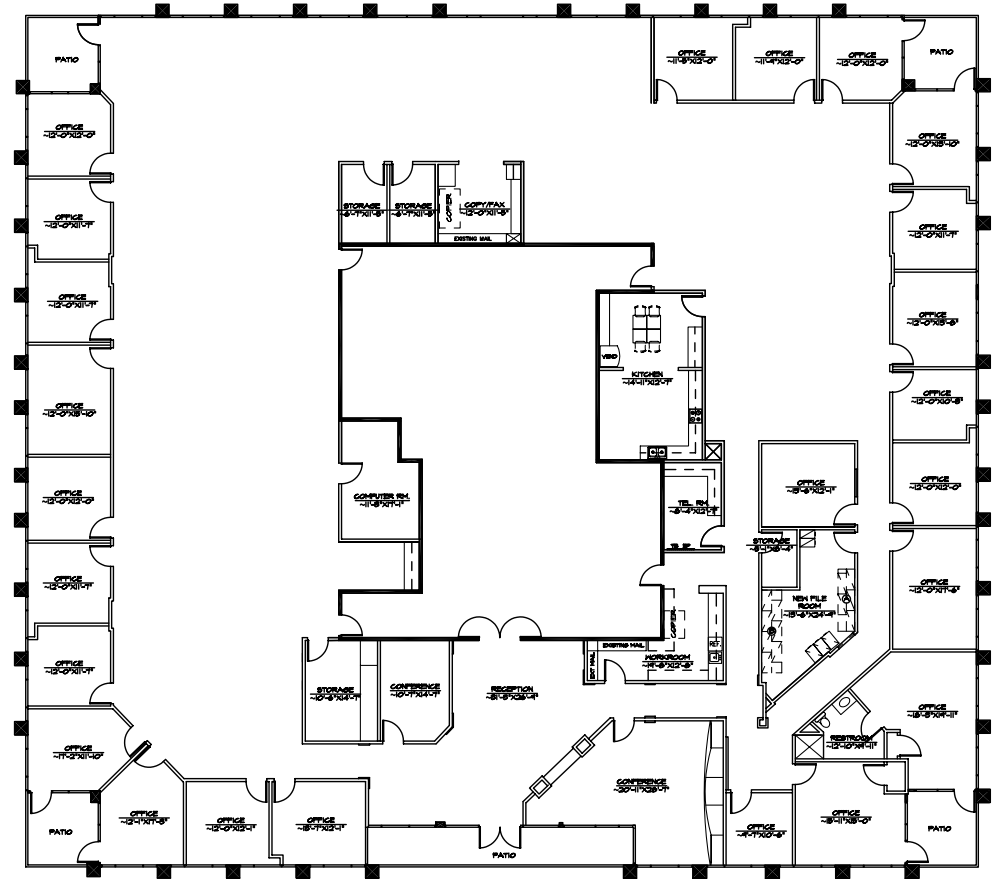
SUITE 300

1902 Wright Place

SUITE 300

16,563 RSF

- Full floor opportunity with prominent reception area off 3rd floor elevator lobby with double door entry
- 26 private window-line offices
- 1 interior office
- Open office area for approximately 30-35 desks/cubicles
- 2 conference rooms
- 3 storage rooms
- Data room
- Large kitchen/break room
- Work rooms
- 4 balconies



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SUITE 140/150

1903 Wright Place SUITE 140

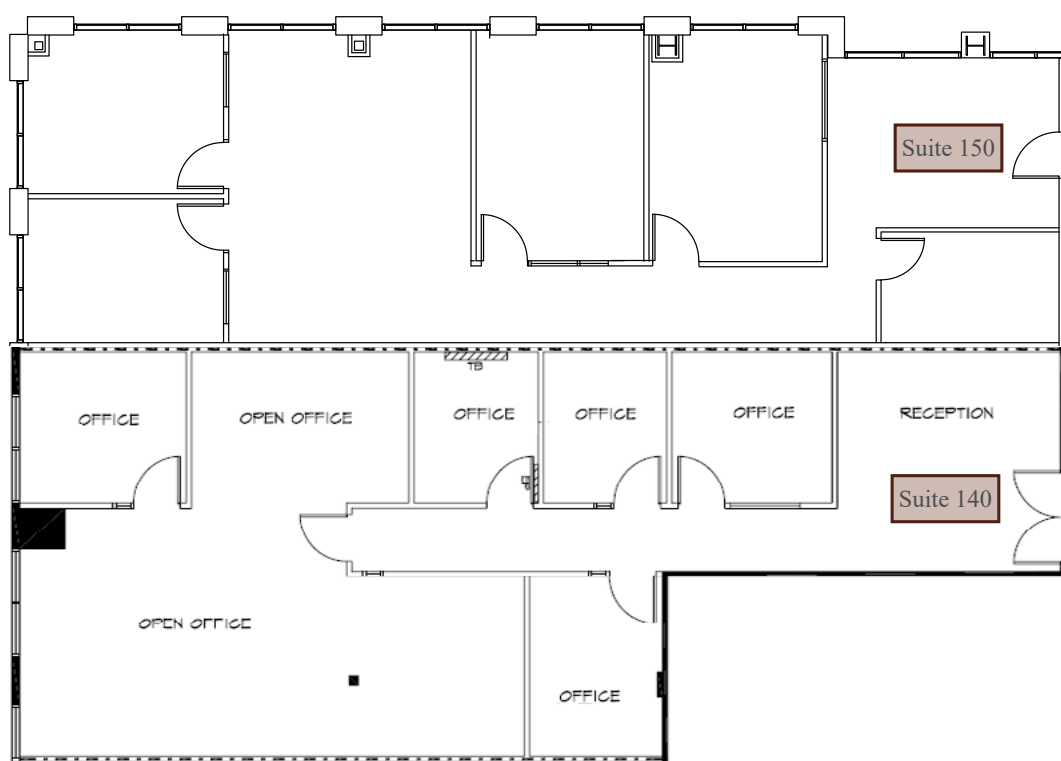
1,680 RSF

- Double door entry
- Reception area
- 5 private offices
- Open office area

1903 Wright Place SUITE 150

1,571 RSF

- Reception area
- 3 private offices
- Conference room
- Open office area
- Storage



1903 Building
1st Floor



FOR MORE
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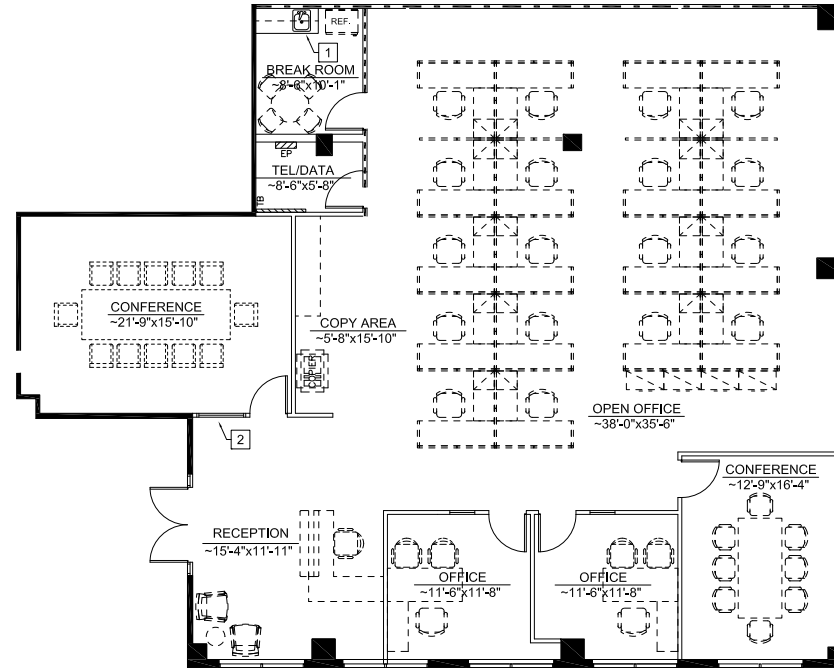
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SUITE 180



1903 Building
1st Floor



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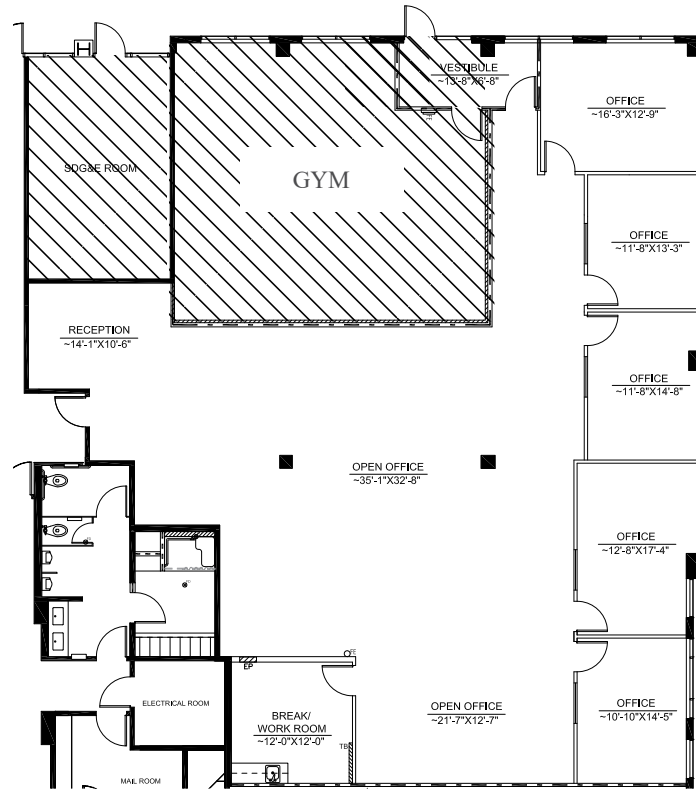
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1903 Wright Place SUITE 180

3,338 RSF

- Reception area
- Conference Room
- 2 private offices
- Large open office area
- Break room
- Data room

SUITE 190



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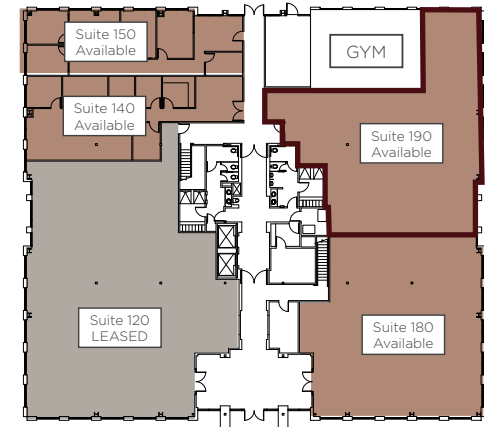
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1903 Wright Place SUITE 190

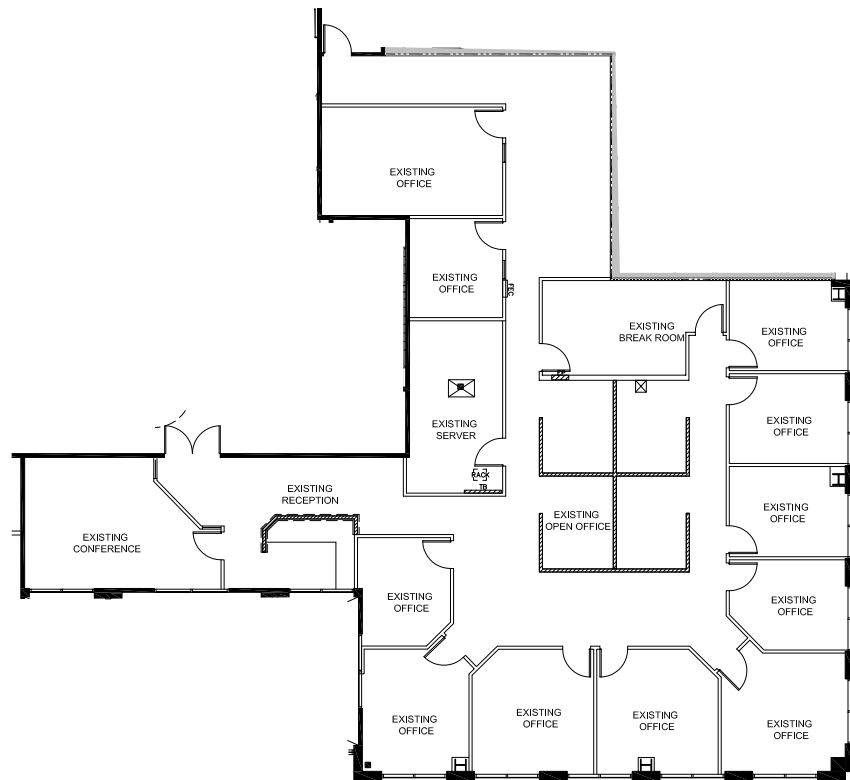
3,589 RSF

- Reception area
- 5 private offices
- Large open office area
- Break room

1903 Building
1st Floor



SUITE 280



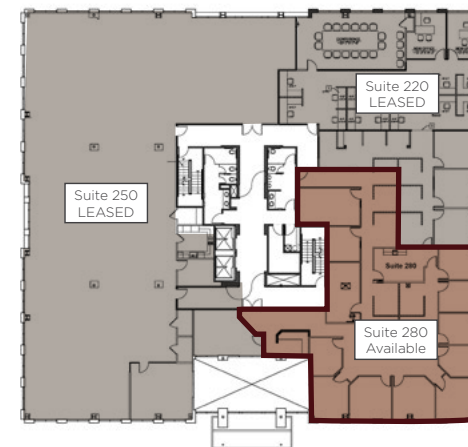
1903 Wright Place

SUITE 280

4,548 RSF

- *Prominent reception area off 2nd floor elevator lobby with double door entry*
- *9 private window-line offices*
- *2 interior offices*
- *Open office area*
- *Conference room*
- *Server room*
- *Kitchen/break room*

1903 Building
2nd Floor



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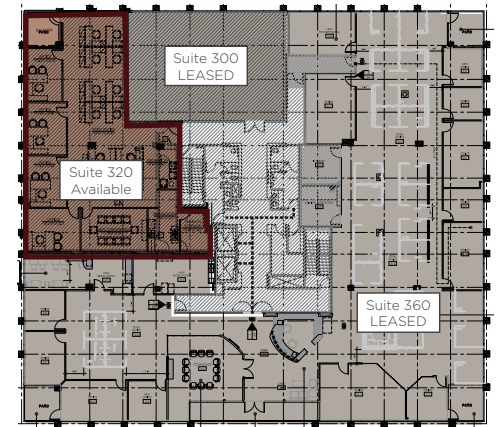
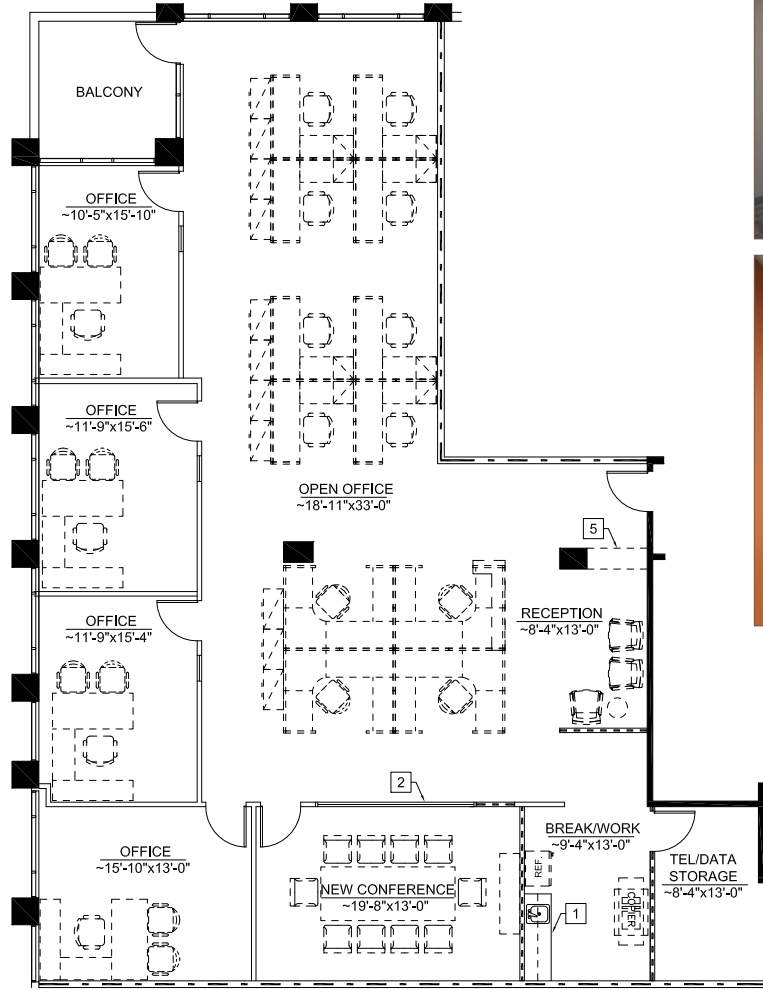
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SUITE 320

1903 Wright Place SUITE 320 3,288 RSF

- Reception area
- 4 private offices
- Large open office area
- Large conference room
- Break / work area
- Tele / Data / Storage room
- Balcony access
- Furniture shown for demonstration purposes only



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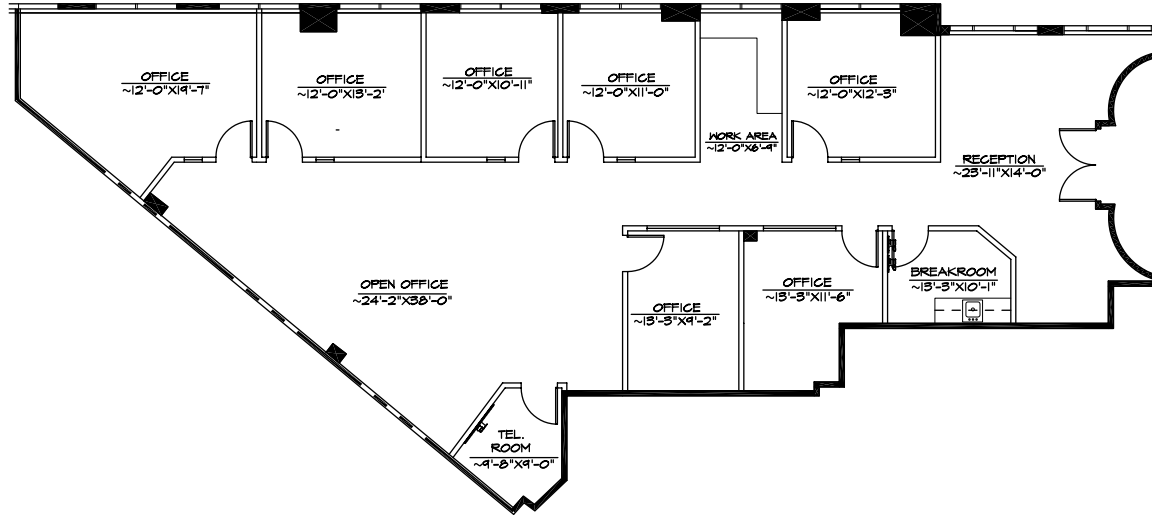
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SUITE 100



1917 Palomar Oaks Way SUITE 100

2,823 RSF

- Reception area with double door entry off the ground floor lobby
- 7 Private offices
- Telephone / IT closet
- Break room
- Open office area

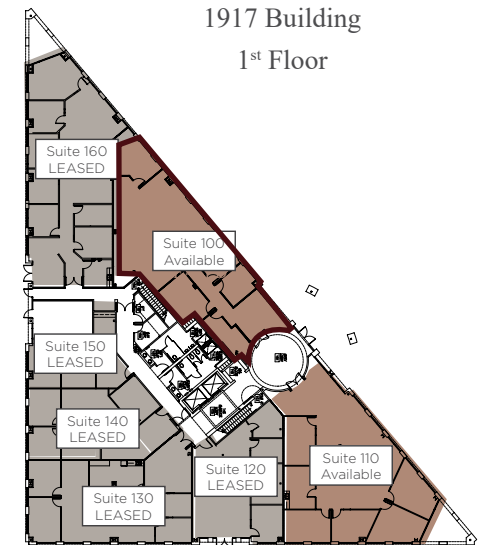
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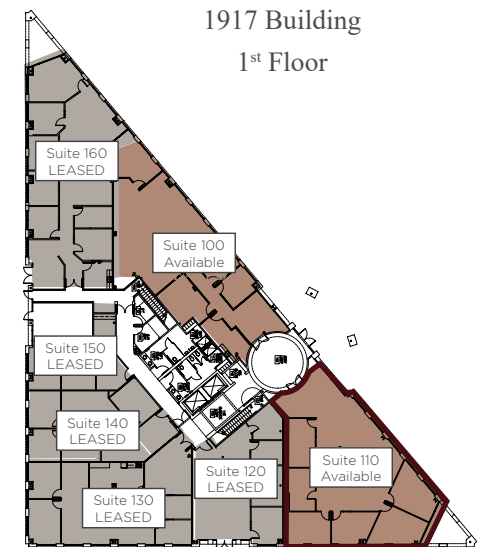
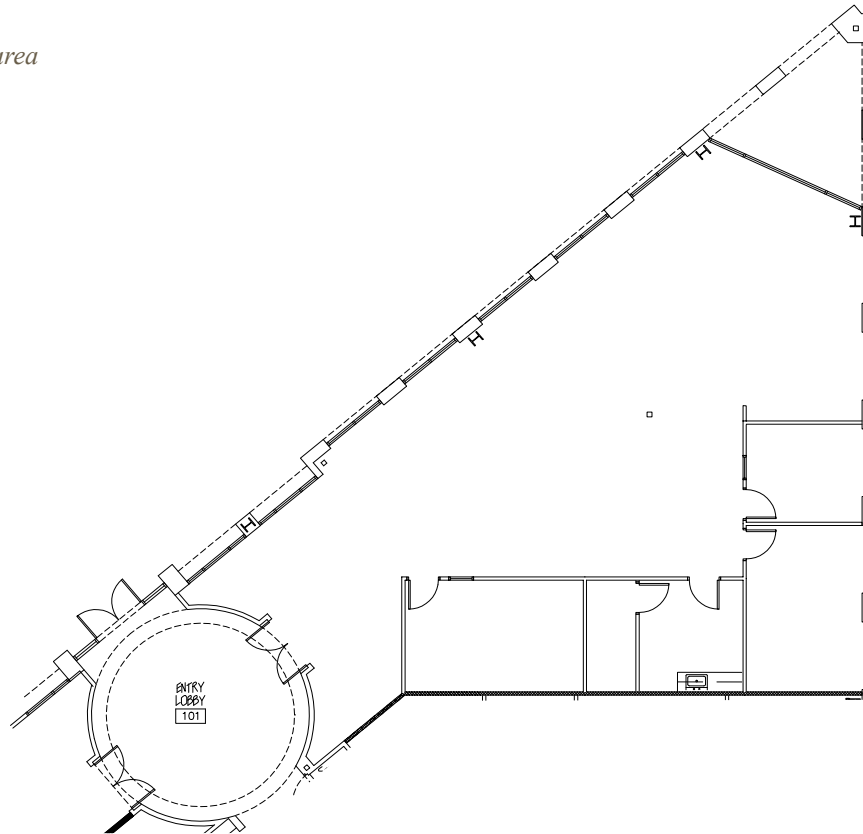


1917 Palomar Oaks Way

SUITE 110

2,988 RSF

- Reception area with double door entry off the ground floor lobby
- 3 offices
- Kitchen
- Open office area



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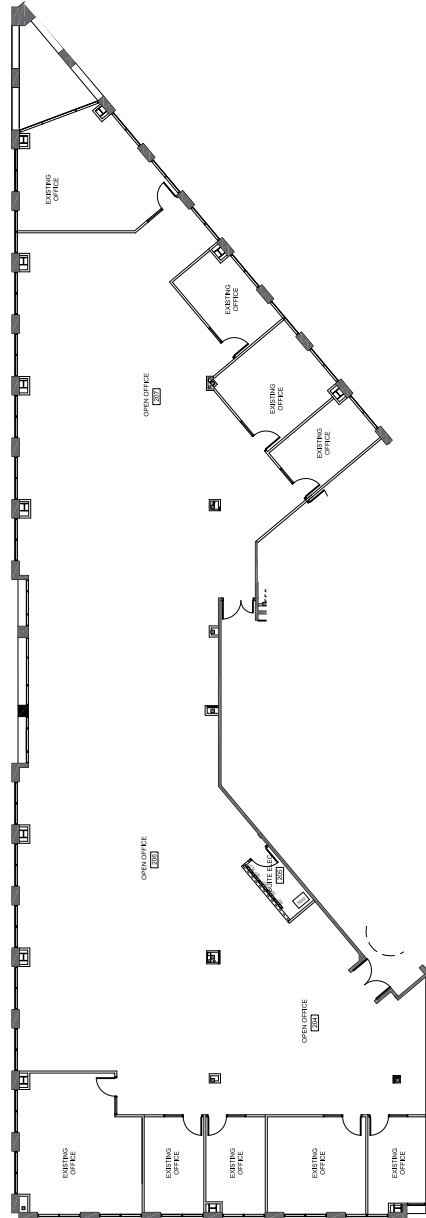
SUITE 250

1917 Palomar Oaks Way SUITE 250

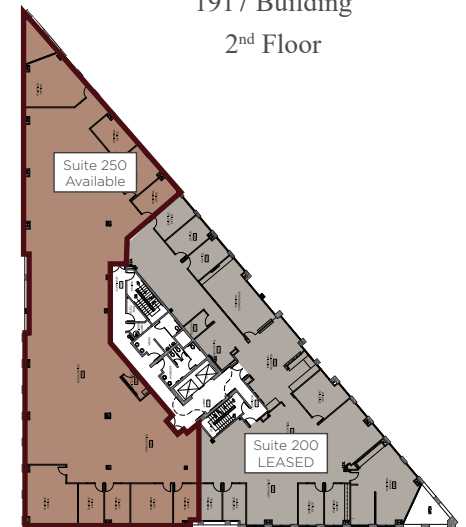
8,480 RSF

- *Fantastic windowline*
- *Multiple private offices*
- *Large open office area*
- *Break room*
- *Multiple conference rooms*

TENANT IMPROVEMENT FINISH
BOARDS AVAILABLE FOR SUITE 250



1917 Building
2nd Floor



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SUITE 300/340/360

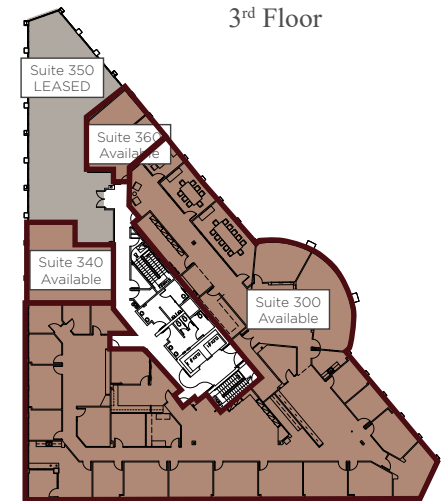
1917 Palomar Oaks Way SUITE 300

11,848 RSF (Contiguous up to 13,330 RSF)

- Double door entry from the 3rd floor lobby with prominent reception and waiting area
- Excellent window-line
- Guest and reception kitchenette
- Mail & copy room
- 20 private offices
- Work rooms
- IT room
- Storage room
- Open office area
- Multiple conference rooms
- Kitchen with balcony access
- High-end tenant improvements throughout



1917 Building
3rd Floor



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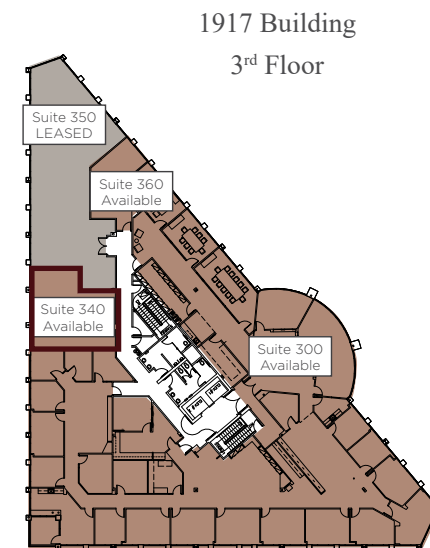
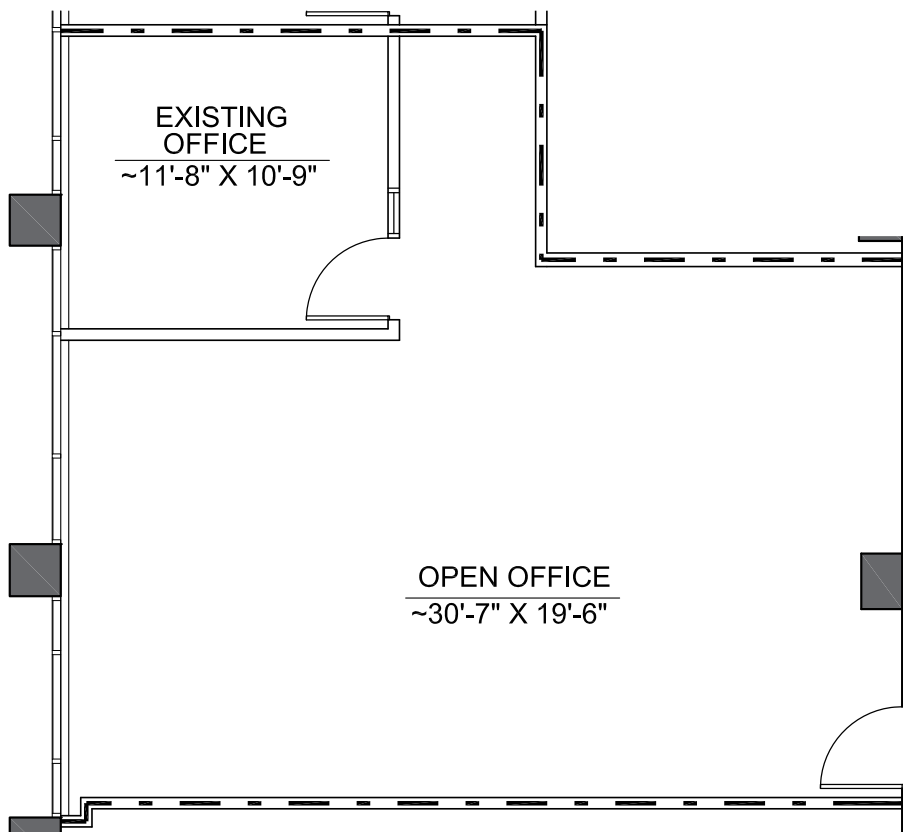
SUITE 340

1917 Palomar Oaks Way

SUITE 340

856 RSF

- Reception area
- 1 Private office
- Open office area



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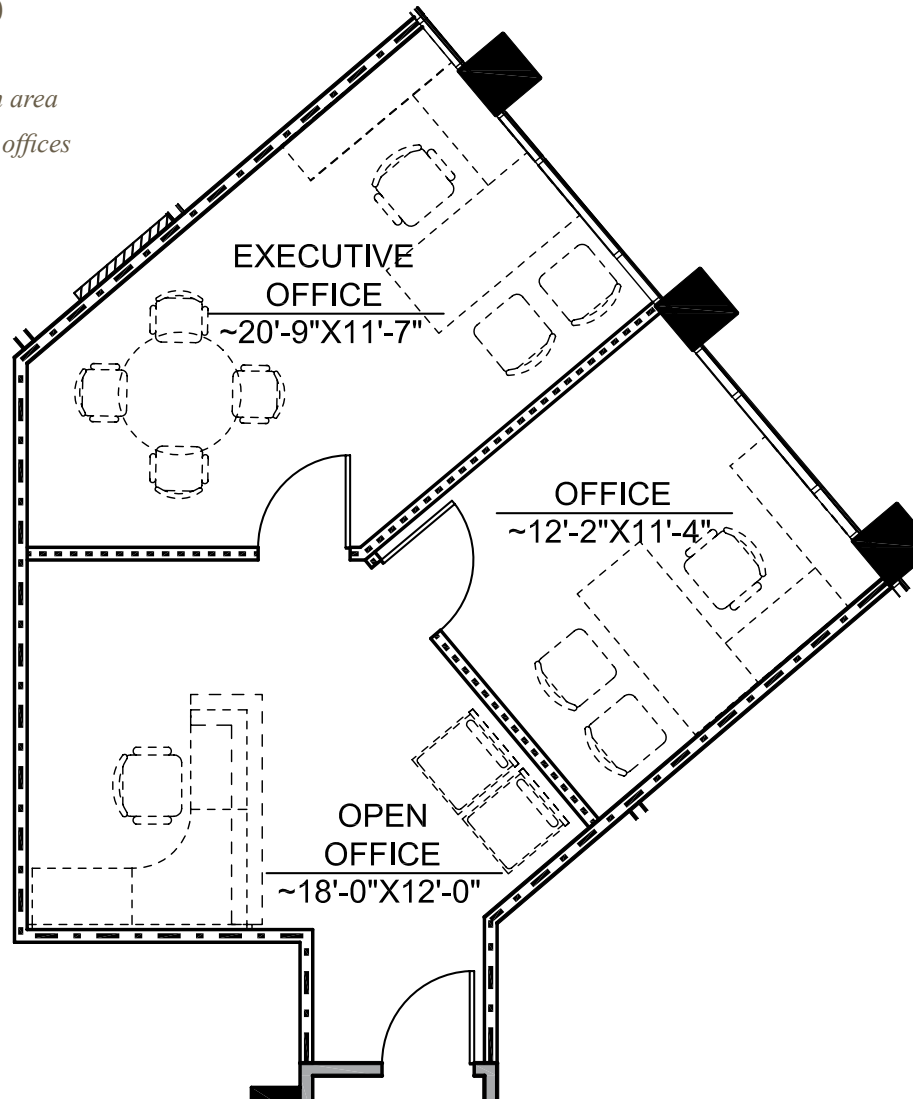
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SUITE 360

1917 Palomar Oaks Way
SUITE 360
626 RSF

- Reception area
- 2 Private offices



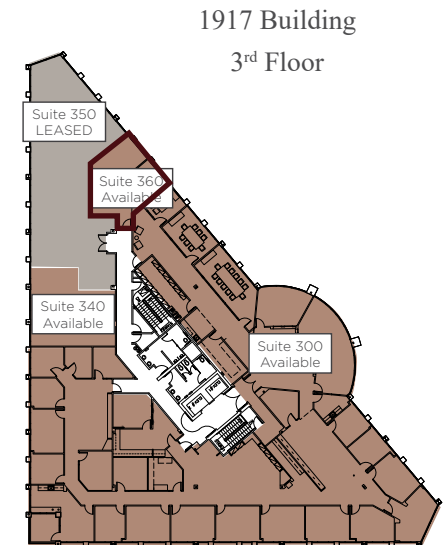
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SITE PLAN



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