

NEW CREATIVE SPEC SUITES

1
carlsbad

FOR LEASE
2382 & 2386 FARADAY AVENUE
CARLSBAD, CA 92008

 CUSHMAN &
WAKEFIELD

 COSEO
PROPERTIES, INC.



100,029 rsf two-building,
three-story office project



extensive common area
upgrades complete

property highlights

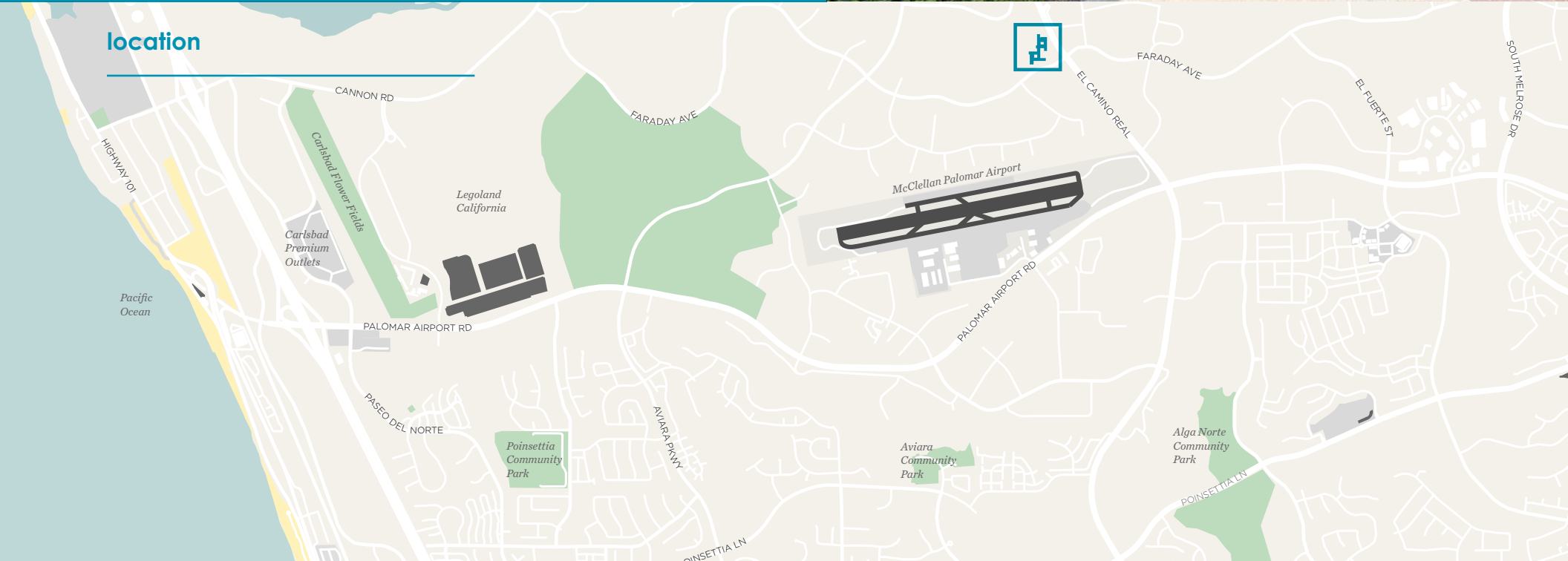
1 Carlsbad is an approximate 100,029 square foot two-building, three-story and two-story office project prominently located within the Carlsbad Research Center with excellent access to I-5 via Cannon Road or Palomar Airport Road. Offering Carlsbad's best glass/floor area ratio, along with lushly landscaped atriums providing collaborative gathering areas, this property also boasts great mountain and airport views with ample parking.

property features

- Unique atrium setting with multiple newly-renovated courtyards & extensive window lines
- Private patios with direct outdoor access in select ground level suites
- Enhanced building exteriors with titanium bands
- Project monument signs offering strong corporate identity
- 3 Electric vehicle charging stations
- Beach cruiser bikes for tenant use to nearby retail
- Fiber optic access / ready
- Flexible floor plates offer a variety of suite sizes
- Close proximity to dining, hotel, and retail amenities



location



availability summary

2382 faraday ave.

building	floor	suite	rsf	available	lease rate/rsf	as-built suite features
2382	first	140	4,106	immediately	\$2.50 +E	New creative spec suite complete! Open work area with access to a private patio, conference room and break area with glass roll-up door opening out to the newly renovated atrium courtyard. High end finishes.
2382	second	250	6,343	immediately	\$2.50 +E	New creative spec suite complete! 3 offices, conference room, huddle room, open collaboration areas, break area and reception.
2382	third	third floor	22,830	60 days	\$2.35 +E	Flexible floor plan, built to tenant needs. Currently shell condition. See conceptual plan.

2386 faraday ave.

building	floor	suite	rsf	available	lease rate/rsf	as-built suite features
2386	first	110	3,512	immediately	\$2.35 +E	9 offices, open collaboration area, break room and reception.





property photos





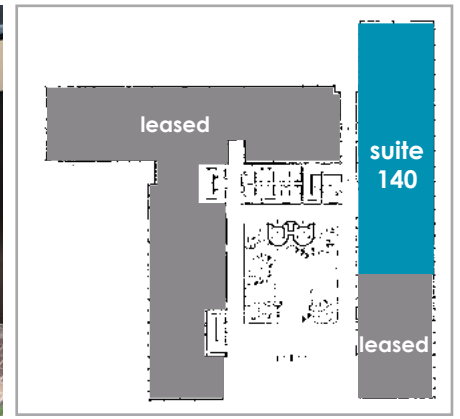
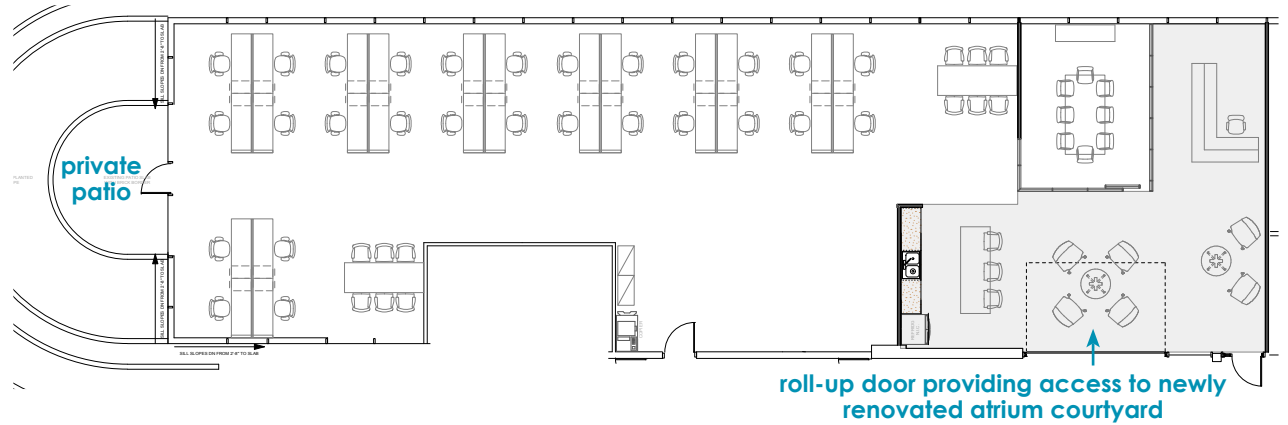
property photos





floorplans

2382 faraday ave.
suite 140
4,106 rsf *new creative spec suite!*

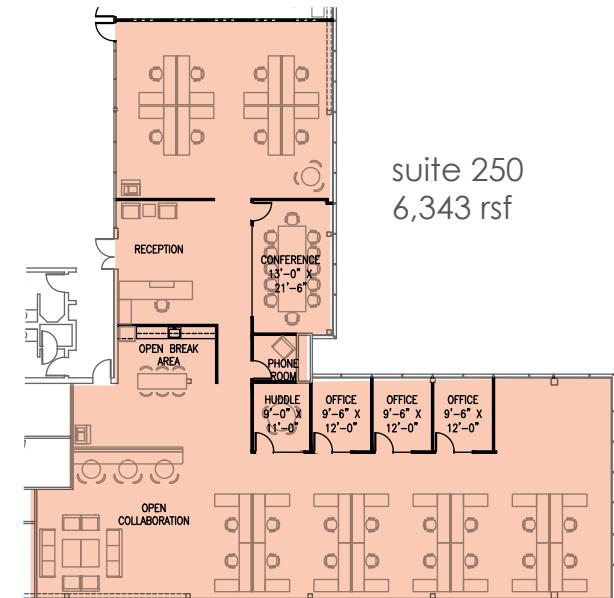
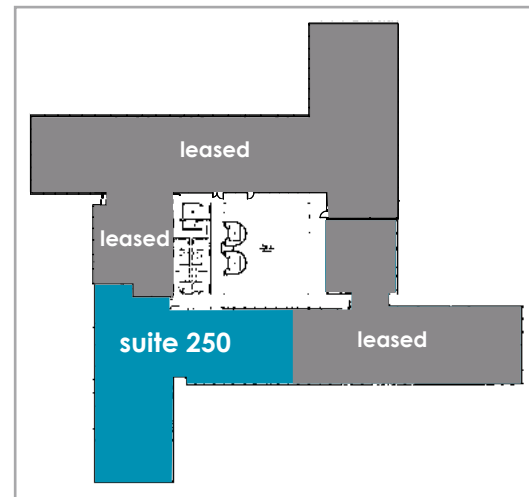


Furniture shown for demonstration purposes only.



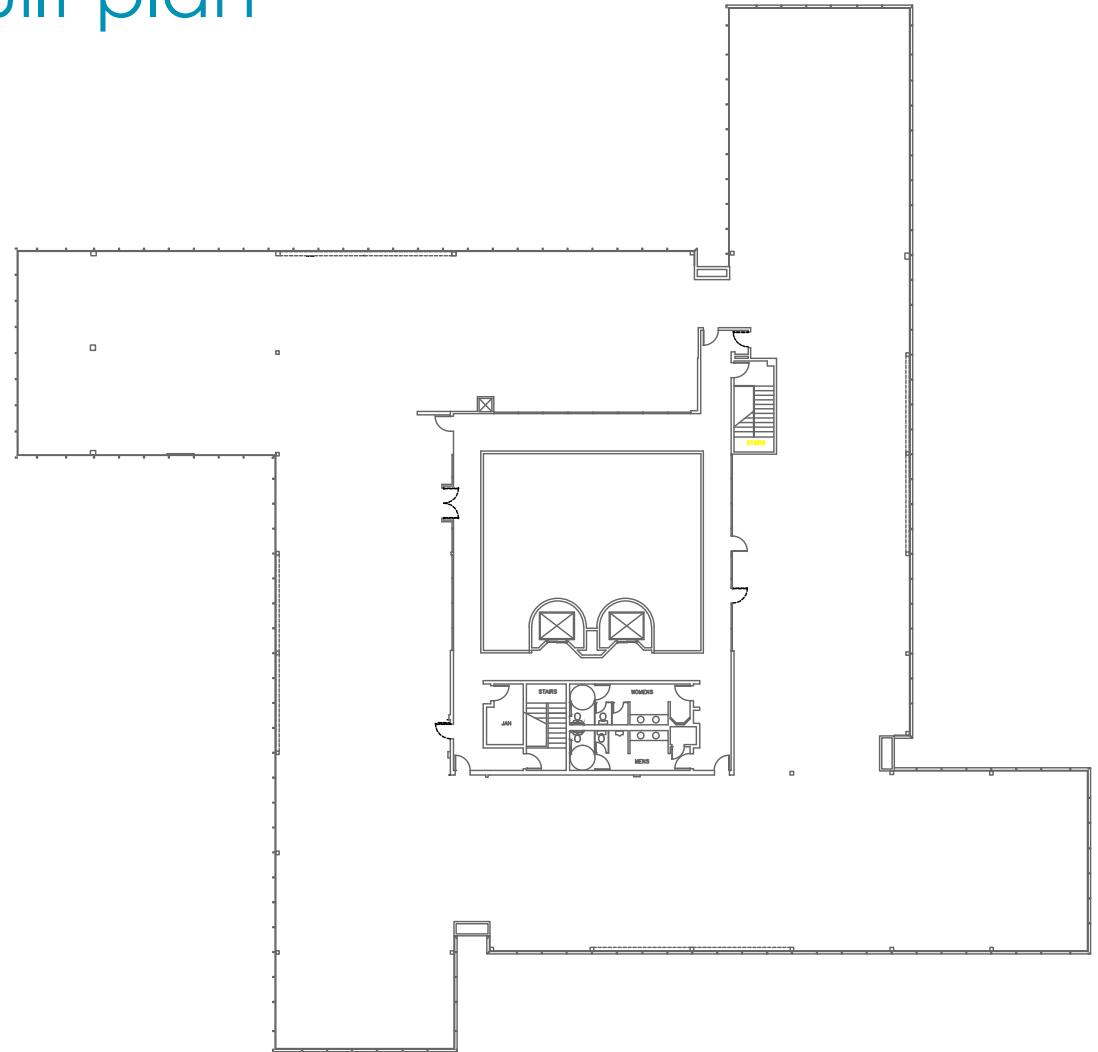
floorplans

2382 faraday ave.
suite 250 - 6,343 rsf
*new creative
spec suite!*





2382 faraday ave.
3rd floor
22,830 rsf
as built plan





floorplans

2382 faraday ave.
3rd floor
22,830 rsf
conceptual plan



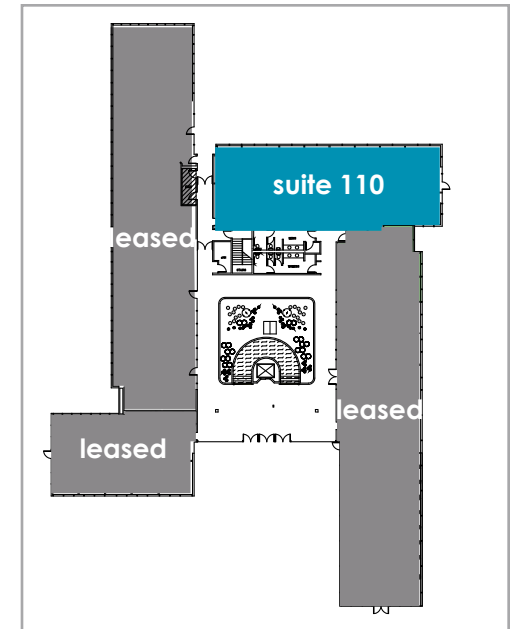
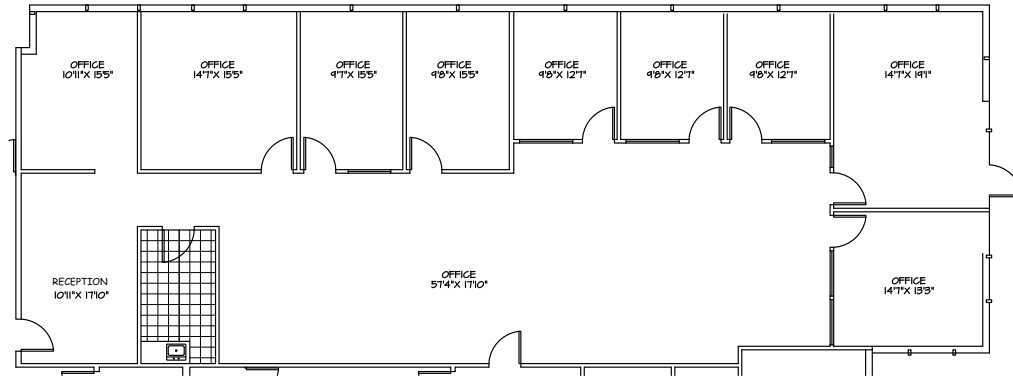
view virtual tour
<https://youtu.be/UbGQOgK32bM>





floorplans

2386 faraday ave.
suite 110
3,512 rsf





carlsbad

why carlsbad?



BEST PLACE TO LIVE

Named one of the "Best Places to Live 2016"
Men's Journal, 2016



ECITY AWARD

"Digital Capital of California" eCity award
(Carlsbad)
Google, 2013



BEST CITY FOR JOB SEEKERS

#7 Best City for Job Seekers in California
(Carlsbad)
Nerd Wallet, 2014



BEST FOR ZIP VENTURE CAPITAL

#4 of the Top Ten Zip Codes for Venture Capital Investment in San Diego
(Carlsbad)
Atlantic Cities, 2013



BEST STARTUP ENVIRONMENT

#1 Best Place to Launch a Startup in 2014
(San Diego)
Forbes, 2014



BUSINESS GROWTH

#5 Top Cities for fast-growth companies
(San Diego-Carlsbad-San Marcos)
Inc., 2014



1 carlsbad

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Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.
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