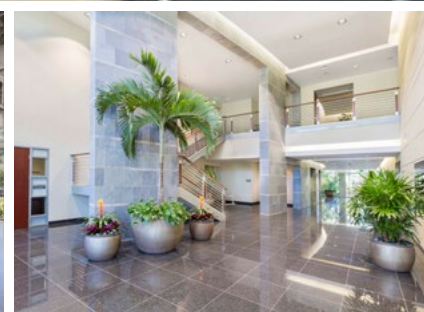
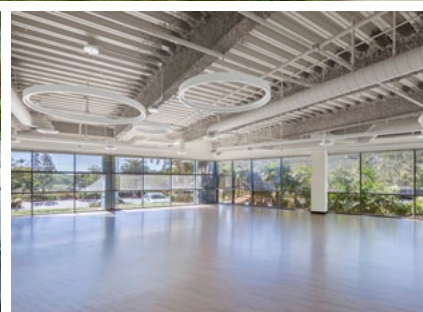


Emerald Lake Corporate Centre

1525 Faraday Avenue, Carlsbad, CA 92008

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- AERIAL LOCATOR
- DIRECTIONAL MAP



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- Location:* 1525 Faraday Avenue, Carlsbad, CA 92008
- Building:* A 83,915 rentable square foot, 3 story, Class "A" office building
- Rent:* \$2.65 per rentable square foot per month, includes 5 day per week janitorial service. Tenants pay separately metered electricity
- Tenant Improvements:* Negotiable allowance
- Operating Expenses:* Base Year
- Parking:* 339 spaces (4.0/1.000 RSF)
- Signage Availability:* 3 Building signs & 6 Monument sign positions available for major users (visible to Faraday Avenue)
- Developer:* Newport National Corporation
- Additional Features:*
- NEW SPEC SUITES!! Creative open plans with plank flooring, glass walls, open kitchens and open ceilings. Ideal for benching, collaborative meeting areas, workstations, cubicles & desks, creating a functional, creative and highly productive work environment.
 - Exercise facility with state-of-the-art fitness machines and equipment!
 - Resort quality bathrooms with separate shower and locker rooms
 - AT&T High-Speed Fiber Connectivity Available
 - Class "A" office building within five minutes of I-5 via Cannon Road, located at the Northwest entrance to Carlsbad Research Center, which is the most prestigious business park in Carlsbad
 - Panoramic views of the adjacent open space and municipal golf course
 - Beautiful exterior common areas with lush exotic tropical landscaping and koi ponds
 - Timeless exteriors: honed and filled travertine stone with high performance floor to ceiling glass and spectacular two story lobby
 - Remotely monitored card key system for after hours access and security with Video surveillance of all building entries and lobbies
 - Adjacent to prestigious Emerald Lake & walking path
 - Close proximity to retail, restaurants and services
 - Easy in and out parking with above standard ratio
 - Energy Star rating by the USEPA and LEED for Existing Buildings by USGBC
 - Utility cost saving SDG&E Savings by Design with designer light fixtures and energy saving lighting control program
 - High quality tenant improvement work letters
 - Largely column free floor plates and 9' minimum ceiling height throughout



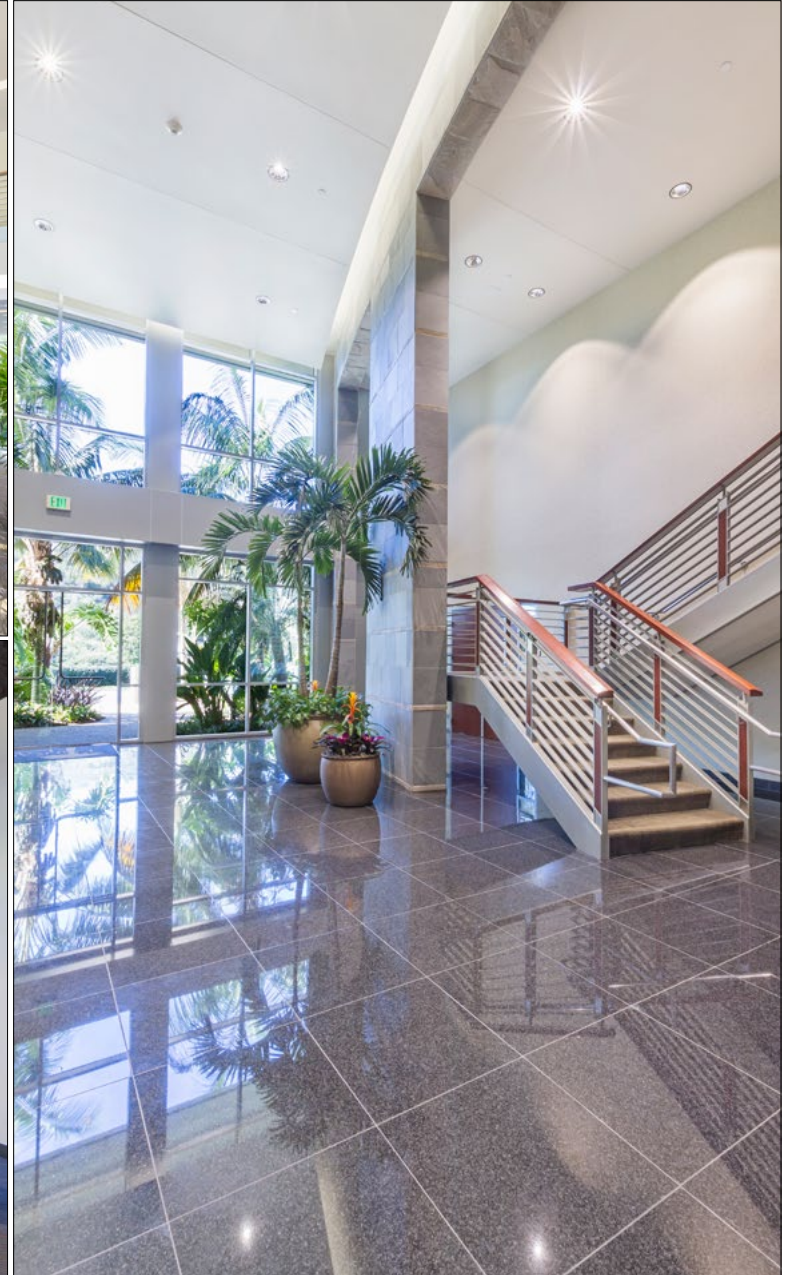
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ASKING RENTAL RATE: \$2.65 per rentable square foot per month

Base rental rate includes 5 day per week janitorial service. Tenants pay separately metered electricity.

Click Suite # to View Floor Plan >>

Suite #	Floor	Square Feet	Available	Description
110	1 st	2,469 RSF	Vacant / Now	Extensive glassline on 3 sides of the suite with high-end finishes throughout. Reception area with double door entry, 5 private window line offices, including: executive office overlooking courtyard koi ponds, 4 person conference room, open office area, kitchen / break room.
290	2 nd	7,521 RSF	Vacant / Now	CREATIVE OPEN FLOOR PLAN SUITE ~ Mix of private offices and open area ideal for benching, collaborative gathering areas, workstations, cubicles & desks, creating a functional, creative and highly productive work environment. Creative open-ceiling reception with double door entry off the 2nd floor lobby, extensive window line, 3 private offices, large conference room, small meeting room, kitchen / break room, large work / copy / supply room, server room, wellness / quiet rooms, copy / storage room, large open office and collaboration areas.

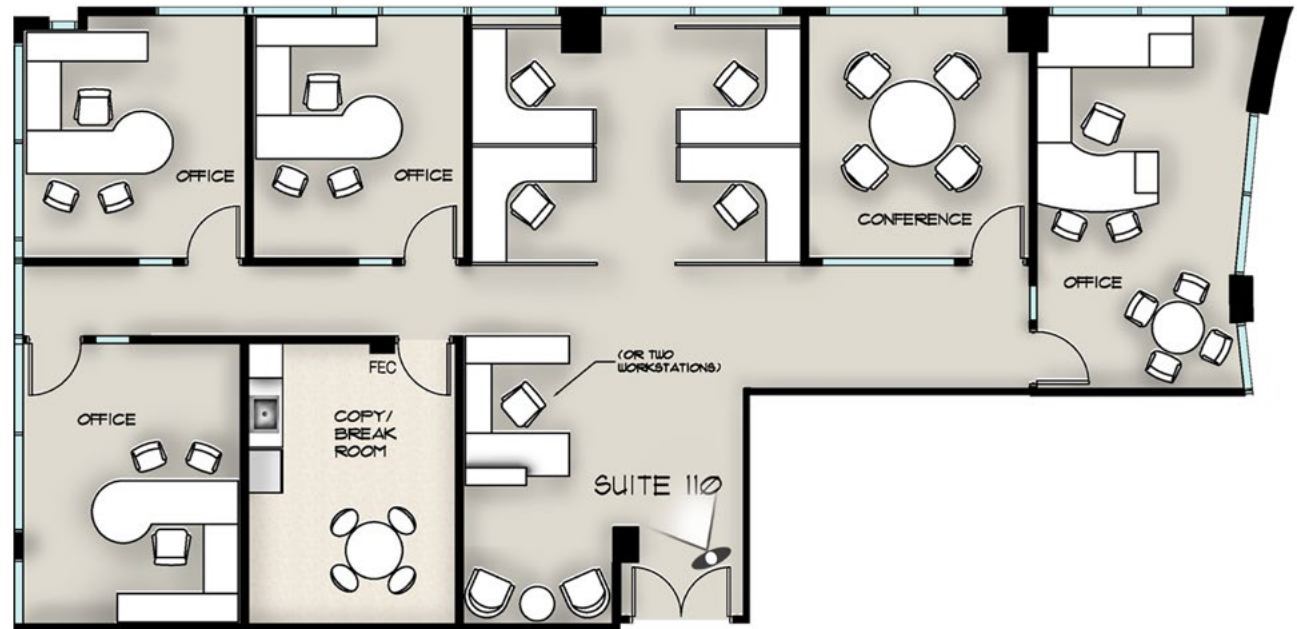
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SUITE 110 | SUITE 290

SUITE 110 (2,469 SF)

- » Extensive glassline on 3 sides of the suite with high-end finishes throughout
- » Reception area with double door entry
- » 5 private window line offices, including:
 - » Executive office overlooking courtyard koi ponds
- » 4 person conference room
- » Open office area
- » Kitchen / break room



Furniture shown for demonstration purposes only and is not included in the lease.



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SUITE 110 | SUITE 290

SUITE 290 (7,521 RSF)

» CREATIVE OPEN FLOOR PLAN

- » Mix of private offices and open area ideal for benching, collaborative gathering areas, workstations, cubicles & desks, creating a functional, creative and highly productive work environment.
- » Creative open-ceiling reception with double door entry off the 2nd floor lobby
- » Extensive window line
- » 3 private offices
- » Large conference room
- » Small meeting room
- » Kitchen / break room
- » Large work / copy / supply room
- » Server room
- » Wellness / quiet rooms
- » Copy / storage room
- » Large open office and collaboration areas

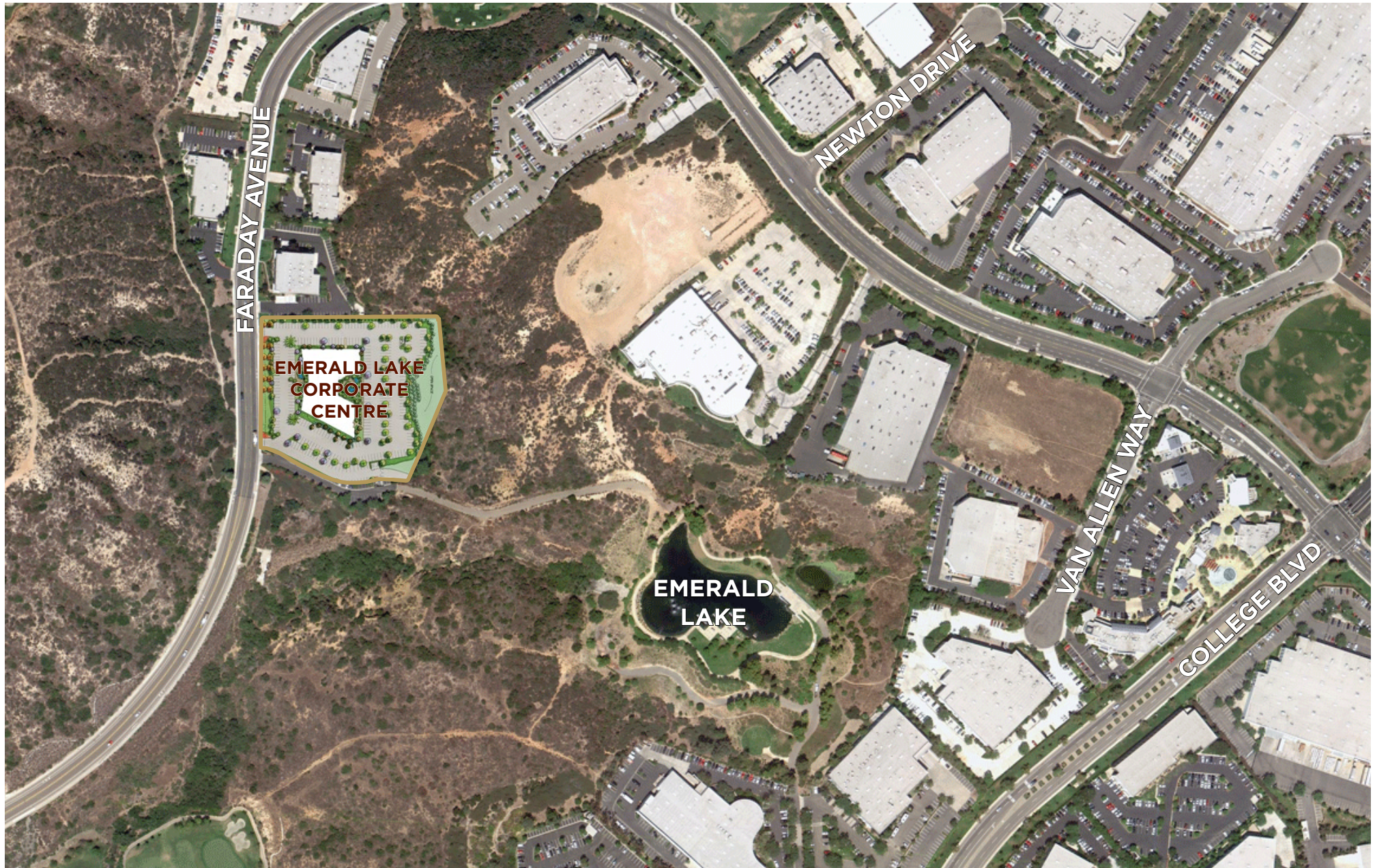


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