

FOR LEASE

1902-1903 WRIGHT PLACE &
1917 PALOMAR OAKS WAY, CARLSBAD, CA 92008

W R I G H T P L A C E





CAMPUS OVERVIEW

W R I G H T P L A C E

- 146,461 SF Class “A” business park
- Newly constructed pickle ball court, improved on-site fitness facility, and lap pool
- Outstanding location just east of I-5 at the signalized intersection of Palomar Airport Road and Palomar Oaks Way
- Secured building (card access)
- Located near restaurants, retail services and amenities including the Aviara Park Hyatt, Legoland, the City of Carlsbad’s golf course.
- Abundant parking with a ratio of 4.0/1,000 RSF
- Elegant lobby entries in each building
- Visible from Palomar Airport Road
- 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



AVAILABILITY

1902 Wright Place

SUITE	SQUARE FEET	AVAILABLE	LEASE RATE
140	2,473 RSF	Vacant / Now	\$3.05/RSF + E
300	17,678 RSF	Vacant / Now	\$3.05/RSF + E

1903 Wright Place

SUITE	SQUARE FEET	AVAILABLE	LEASE RATE
280 New Spec Suite	3,737 RSF	Vacant / Now	\$3.05/RSF + E
300	1,914 RSF	Vacant / Now	\$3.05/RSF + E
320	3,434 RSF	Vacant / Now	\$3.05/RSF + E
Suite 300/320	5,348 RSF	Contiguous Option	\$3.05/RSF + E

1917 Palomar Oaks Way

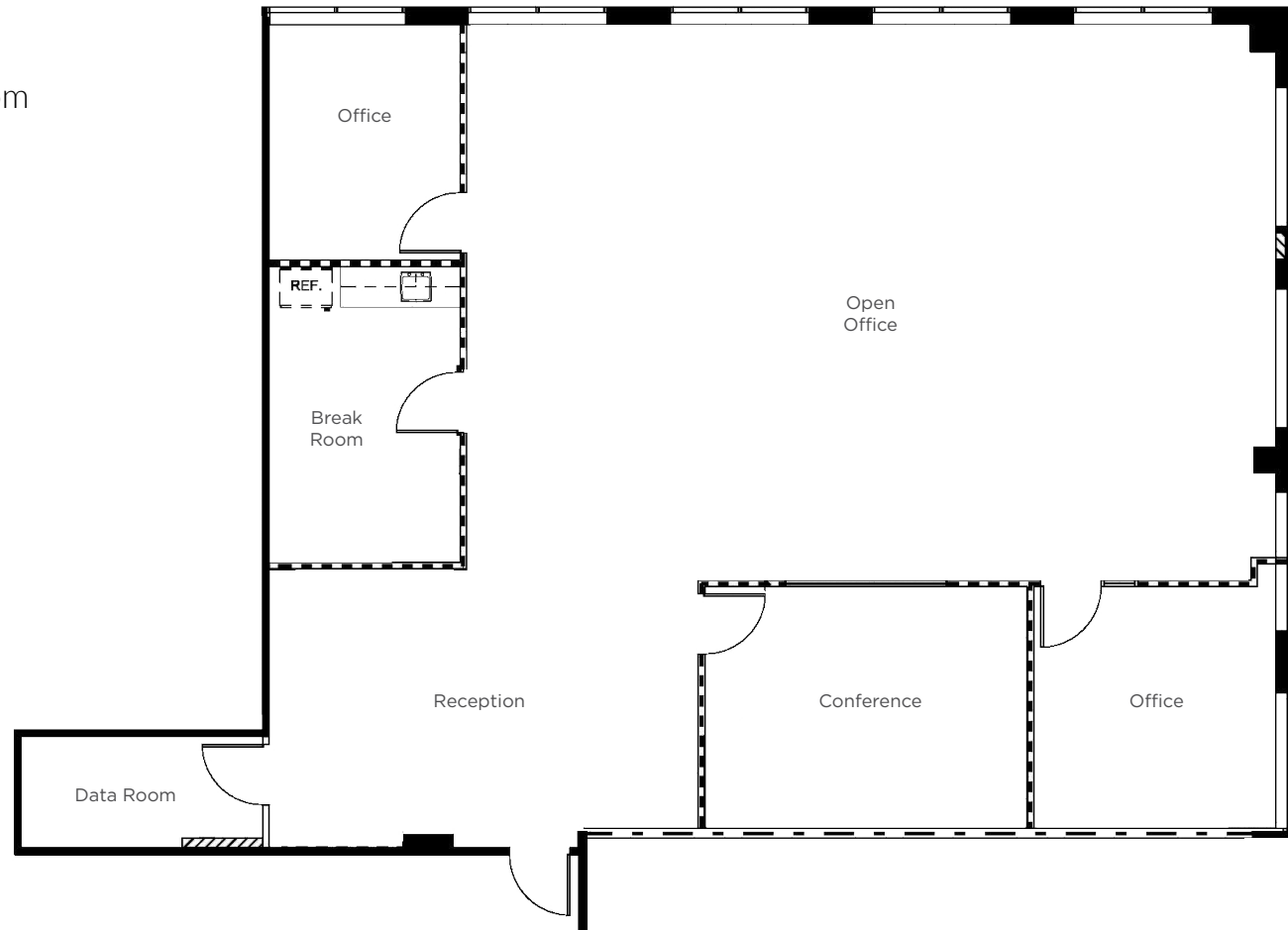
SUITE	SQUARE FEET	AVAILABLE	LEASE RATE
100 New Spec Suite	2,824 RSF	Vacant / Now	\$2.70/RSF + E
110 New Spec Suite	3,032 RSF	Vacant / Now	\$2.70/RSF + E
Second Floor (200)	16,076 RSF (Divisible to approx. 7,000 RSF)	Vacant / Now	\$2.70/RSF + E
Third Floor (300)	15,910 RSF	Vacant / Now	\$2.70/RSF + E

1902 WRIGHT PLACE

SUITE 140 | 2,473 RSF

- Reception area
- 2 private offices
- Open office area
- Break room
- Conference room
- Tele / Data / Storage room

VIRTUAL TOUR



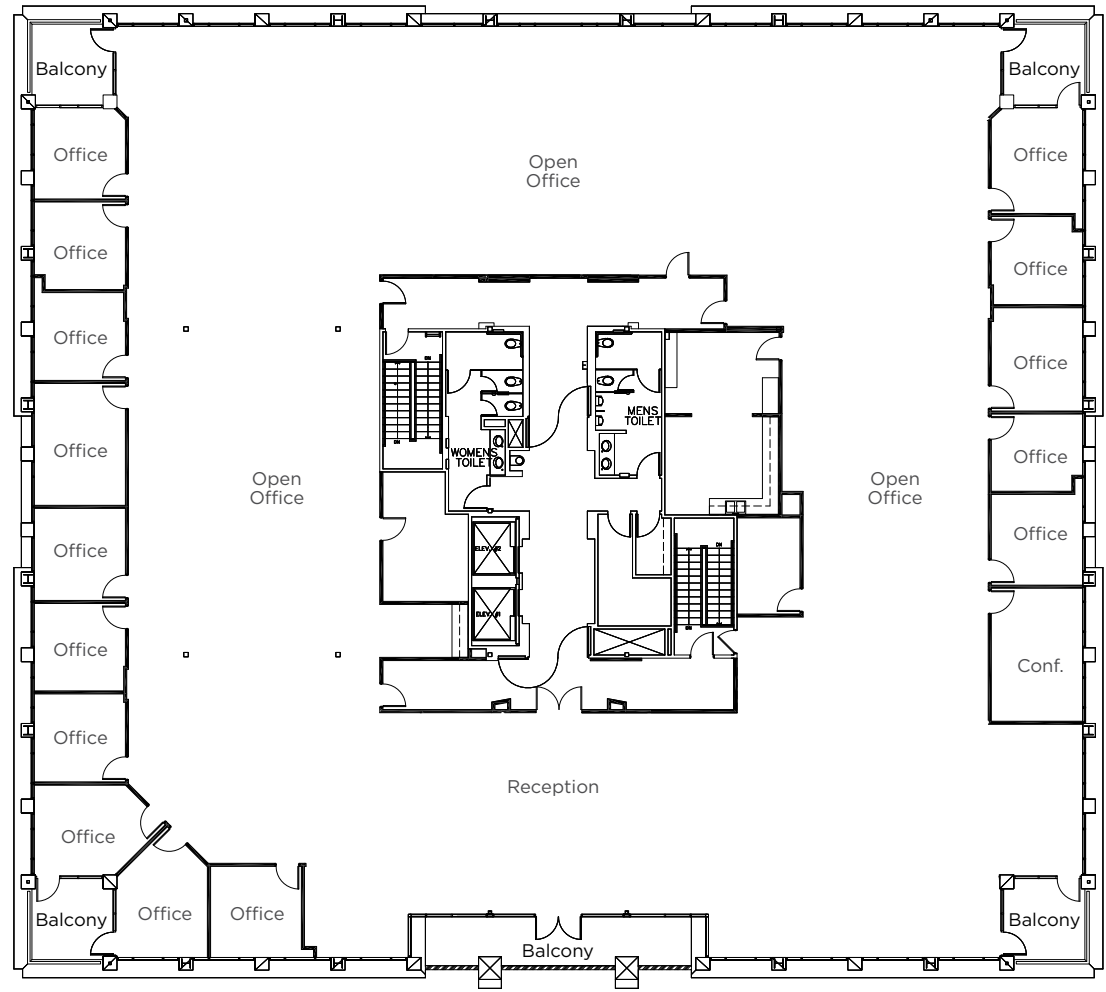
WRIGHT
PLACE

1902 WRIGHT PLACE

THIRD FLOOR | SUITE 300 | 17,678 RSF

- Full floor opportunity with prominent reception area off 3rd floor elevator lobby with double door entry
- Private window-line offices
- Open office area
- Data room
- Kitchen/break room
- Work rooms
- 5 balconies

VIRTUAL TOUR



WRIGHT
PLACE

1902 WRIGHT PLACE

THIRD FLOOR | SUITE 300 | 17,678 RSF

HYPOTHETICAL FLOOR PLAN

- Full floor opportunity with prominent reception area off 3rd floor elevator lobby with double door entry
- Private window-line offices
- Open office areas
- Collaboration areas
- Data room
- Kitchen/break room
- 5 balconies



HYPOTHETICAL TOUR

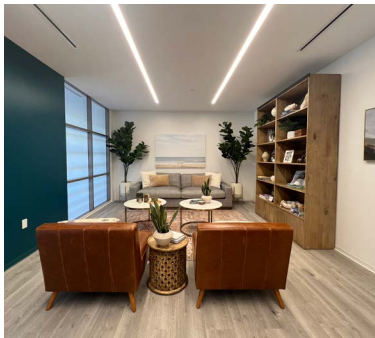


WRIGHT
PLACE

1903 WRIGHT PLACE

SUITE 280 | 3,737 RSF

- New Spec Suite
- Prominent reception area off 2nd floor elevator lobby with double door entry
- 5 private window-line offices
- Open office area
- Conference room
- Break Area
- Copy Area
- Storage



VIRTUAL TOUR



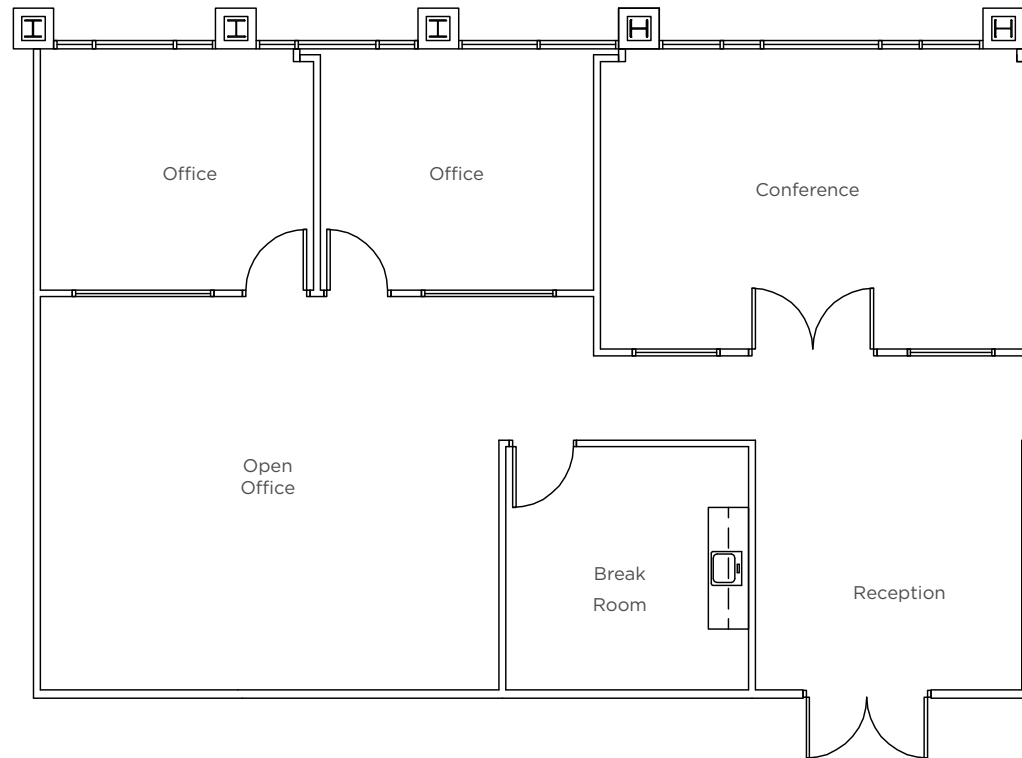
WRIGHT
PLACE



1903 WRIGHT PLACE

SUITE 300 | 1,914 RSF

- Reception area
- 2 private offices
- Open office area
- Conference room
- Break room

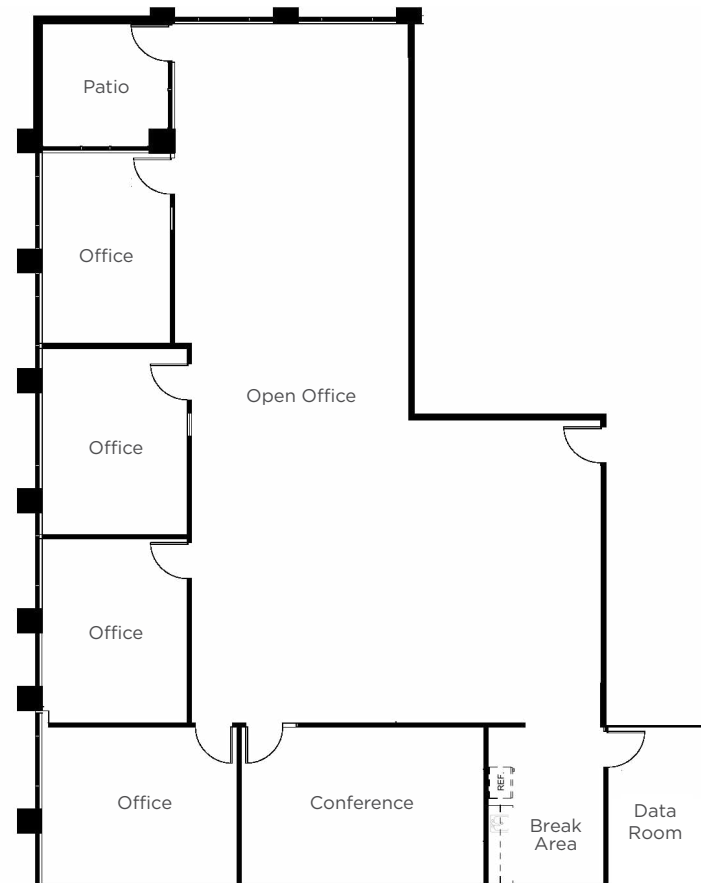


WRIGHT
PLACE

1903 WRIGHT PLACE

SUITE 320 | 3,434 RSF

- Reception area
- 4 private offices
- Large open office area
- Large conference room
- Break / work area
- Tele / Data / Storage room
- Private patio access



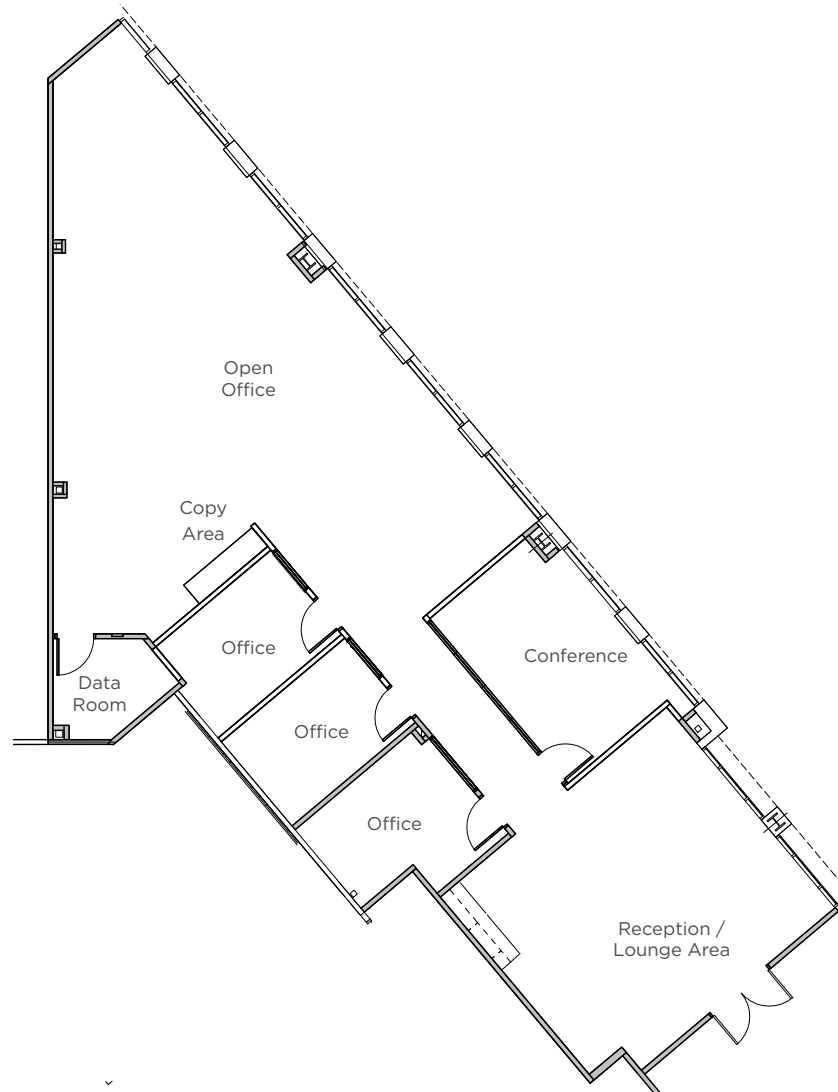
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1917 PALOMAR OAKS WAY

SUITE 100 | 2,824 RSF

- New Spec Suite
- Reception/lounge area with double door entry off the ground floor lobby
- 3 Private offices
- Conference room
- Open office area
- Telephone / IT closet
- Break room
- Open office area
- Copy area

VIRTUAL TOUR



WRIGHT
PLACE

1917 PALOMAR OAKS WAY

SUITE 110 | 3,032 RSF

- New Spec Suite
- Reception area with double door entry off the ground floor lobby
- 4 private offices
- Conference room
- Breakroom
- Open office area

VIRTUAL TOUR



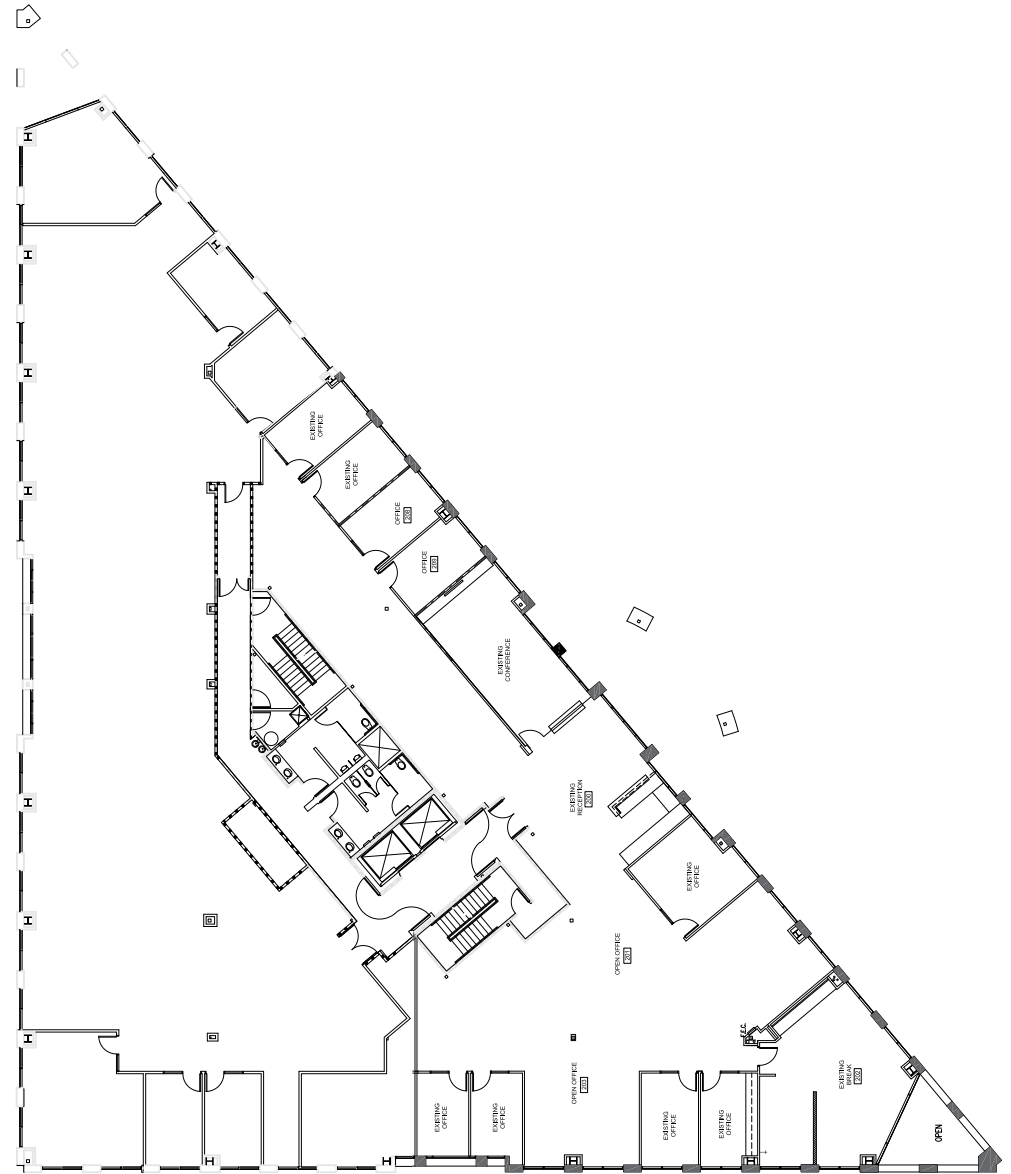
WRIGHT
PLACE

1917 PALOMAR OAKS WAY

SECOND FLOOR | SUITE 200 | 16,076 RSF

- Full floor opportunity with prominent reception area off 2nd floor elevator lobby
- Fantastic windowline
- Multiple private offices
- Open office area
- Large conference room
- Large break area
- IT/storage room

DIVISIBLE TO APPROX. 7,000 RSF



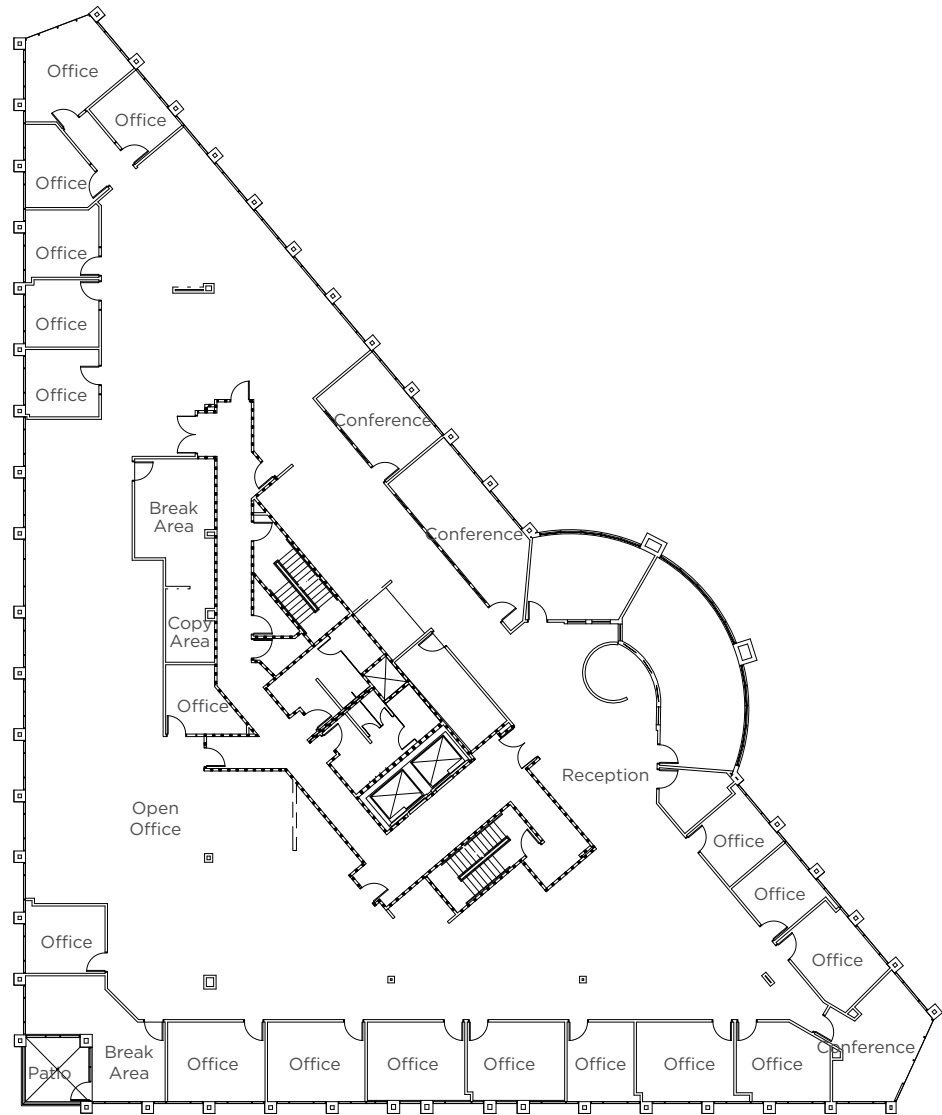
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1917 PALOMAR OAKS WAY

THIRD FLOOR | SUITE 300 | 15,910 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
- Private offices
- Work rooms
- IT room
- Storage room
- Open office area
- Multiple conference rooms
- Kitchen with patio access

VIRTUAL TOUR



WRIGHT
PLACE

FITNESS CENTER | LAP POOL | PICKLE BALL COURT

VIRTUAL TOUR



NEW OUTDOOR AREAS



SITE PLAN





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W R I G H T P L A C E



[View Site Specific COVID-19 Prevention Plan](#)

