

2200 FARADAY AVENUE, CARLSBAD, CA 92008

STUDIO 2200

▶ 52,726 SF Suite

AVAILABLE NOW FOR LEASE

premier place,

flexible space

Welcome to Studio 2200, featuring versatile, functional space for a wide variety of users including life science, R&D, and creative office. The advantages of this prime location within the highly sought-after Carlsbad Research Center make for an ideal corporate site. Studio 2200 is situated in the greater San Diego area, one of the country's most prominent life science and research hubs, with abundant nearby amenities and easy access to the rest of southern California.

ideal for//

- ▶ Life Science / R&D / GMP
- ▶ Creative Office
- ▶ Industrial
- ▶ Corporate HQ

STUDIO
2200

highlights//

- ▶ Class A, 233,194 SF campus
- ▶ 52,726 SF available immediately
- ▶ Private balconies and outdoor amenity spaces
- ▶ Prominent signage opportunities
- ▶ Dock loading, truck court, & access to a communal freight elevator
- ▶ Mix of creative office / R&D lab / shell buildouts
- ▶ Convenient access to I-5, SR 78, and I-15



2200 FARADAY AVENUE

setting a new standard

for workplace amenities

The onsite amenities that people want are at Studio 2200, including stunning new outdoor spaces coming soon. Give your top talent a destination workplace, with places to work and socialize.

onsite amenities//

- ▶ Lounge areas
- ▶ Large balconies with canyon & coastal views
- ▶ Fitness center with showers & lockers
- ▶ EV charging



2200 FARADAY AVENUE



designed for the needs

of modern businesses

building features & specifications//

- ▶ Fiber optic wiring to building
- ▶ Fully fire sprinklered
- ▶ 15'6" to 17'-5" ceiling heights
- ▶ Expansive skylight for abundant natural light
- ▶ 1 passenger elevator and 1 freight elevator
- ▶ Steel decking roof and 2nd floor; capable of R&D and production uses
- ▶ 1 dock loading position, expandable with 7 existing dock locations
- ▶ 100% HVAC - 4 Air Handlers and 2 McQuay
- ▶ 1 grade loading position, expandable to provide private grade-level loading
- ▶ Parking ratio 4.43:1,000 (additional parking available)
- ▶ 24' x 40' column spacing
- ▶ 8,000A 277/480V Power



suite availability



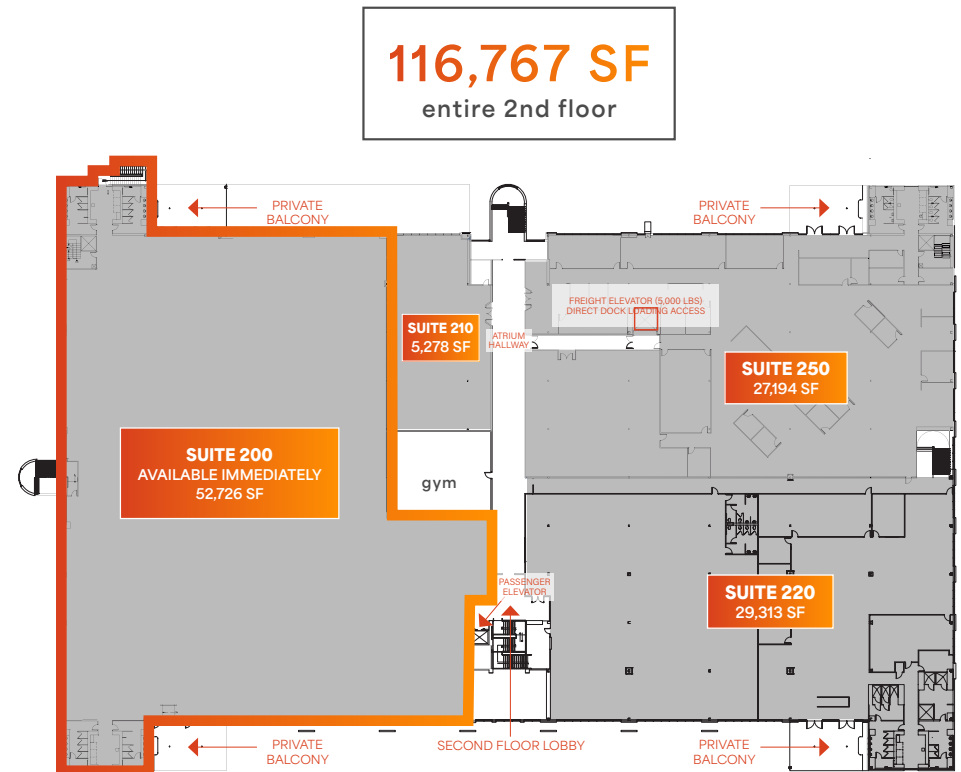
17,726 - 233,194 SF

SUITE	SF	AVAILABLE DATE	STATUS	EXISTING CONDITION
200	52,726 SF	Immediately	Vacant	Warm Shell



2200 FARADAY AVENUE

52,726 SF available immediately



○ GRADE-LEVEL LOADING ▲ DOCK-HIGH LOADING

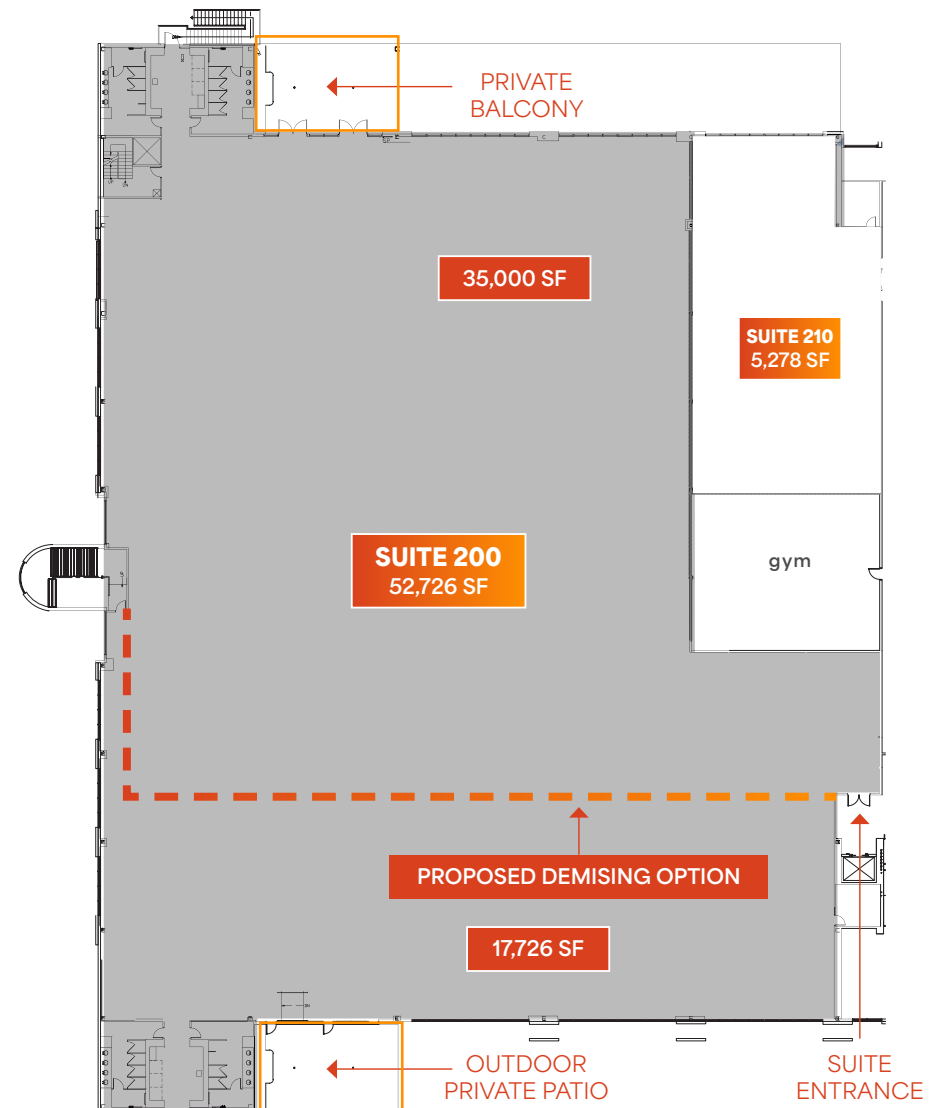
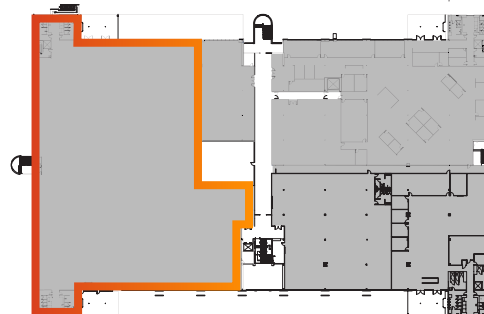
your new

space awaits

With immediate availability that can accommodate creative office, R&D, or life science laboratory, Studio 2200 has the space you need without the wait.

suite 200 highlights//

- ▶ Available Immediately
- ▶ 24'-40' column spacing (typical)
- ▶ 52,726 SF
- ▶ Heavy power, with total building service of 8,000 AMPS 277/480
- ▶ Demisable to ±35,000 and ±17,726 SF
- ▶ Outdoor patios
- ▶ Warm shell condition
- ▶ 15.5' ceiling height



exterior photos

STUDIO
2200



2200 FARADAY AVENUE

suite 200

STUDIO
2200



Existing Warm Shell - Available

studio 2200 concept design



Finished Build-Out Example
(Currently Occupied)

2200 FARADAY AVENUE

exterior photos

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2200

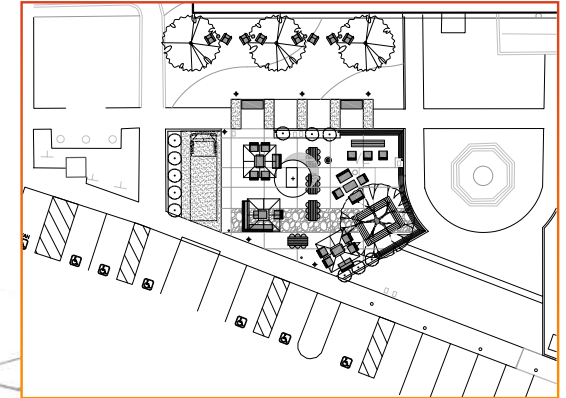
Private 2nd
Floor Balcony



Dock & Freight
Elevator Access

2200 FARADAY AVENUE

proposed front amenity areas



Outdoor Turf Lawn
Lounge Seating

Hardscape Shaded
Seating/ Event Space

Dedicated Food
Truck Pull In

proposed northeast corner
amenity area



aerial view

Expansive Site w/ Ability for Future Development or Above Standard Parking

PRIVATE BALCONY

PRIVATE BALCONY

PRIVATE BALCONY

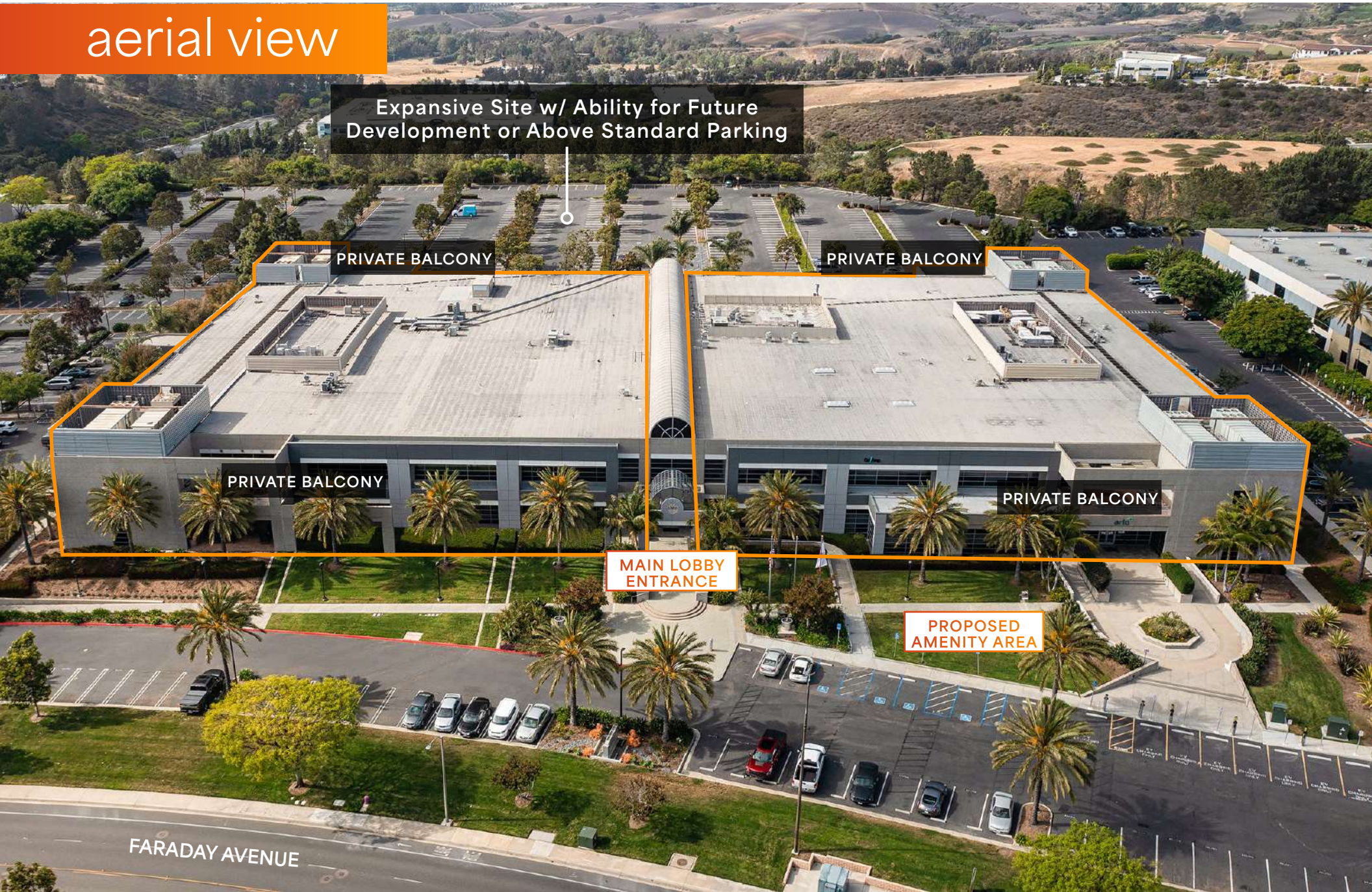
PRIVATE BALCONY

MAIN LOBBY
ENTRANCE

PROPOSED
AMENITY AREA

FARADAY AVENUE

2200 FARADAY AVENUE



proposed exterior facade upgrade



2200 FARADAY AVENUE

proposed exterior facade upgrade



2200 FARADAY AVENUE

location

PACIFIC OCEAN



5 MINUTES
TO OCEAN

55 MINUTES
TO U.S. - MEXICO BORDER

5 MINUTES
INTERSTATE 5

40 MINUTES
TO DOWNTOWN

35 MINUTES
TO ORANGE COUNTY

3 MINUTES
TO PALOMAR AIRPORT



MCCLELLAN
PALOMAR
AIRPORT

20 MINUTES
TO INTERSTATE 15

15 MINUTES
TO HIGHWAY 78

COLLEGE BLVD

RUTHERFORD ROAD

FARADAY AVENUE



2200 FARADAY AVENUE

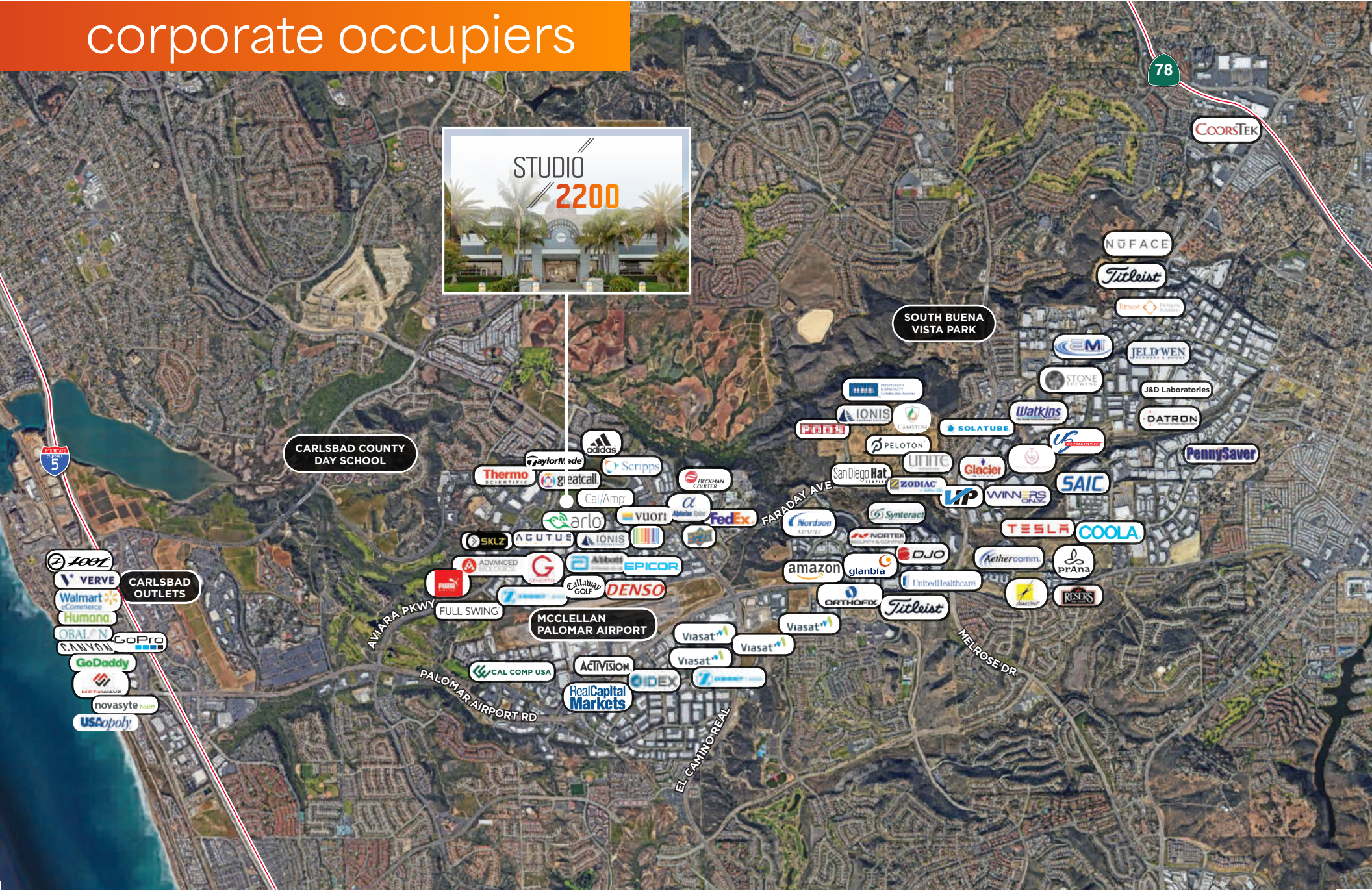
corporate
occupiers

Ideally Located within the
Highly Sought-After and
Innovation Hub
Carlsbad Research Center



2200 FARADAY AVENUE

corporate occupiers

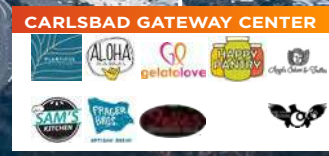


2200 FARADAY AVENUE

nearby amenities



MCCLELLAN PALOMAR AIRPORT



2200 FARADAY AVENUE

carlsbad

highlights



In the heart of the
Carlsbad Research
Center



Walking distance to
the Island at Carlsbad
retail food court



Convenient access to
Interstate 5, Highway 78,
McClellan Palomar Airport,
and El Camino Real



Walking distance
to parks and
bike trails



Near some of
Carlsbad's finest
hotels and resorts

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STUDIO 2200

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