

2856 Whiptail Loop - Carlsbad Oaks North

116,097 - 128,402 SF CORPORATE HEADQUARTERS/INDUSTRIAL BUILDING

2856 Whiptail Loop | Carlsbad, CA 92010

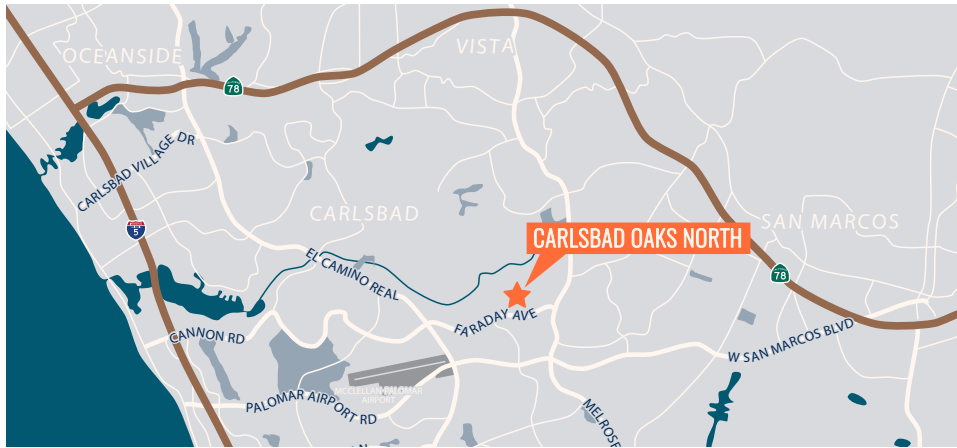
AVAILABLE FOR OCCUPANCY
2Q2018



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LOCATION



BUILDING DESCRIPTION

	Divisible:	12,187 SF
	Clear Height:	32'
	Power:	4,000 Amps, 277/480 Volt, 3 Phase
	Column Spacing:	52' x 54'
	Parking:	Option 1 - 207 Parking Spaces Option 2 - 272 Parking Spaces

	Zoning:	Carlsbad PM
	Lot Size:	7.5 acres
	Gas:	Available
	Loading:	5 Grade-level loading doors Dock-high Option 1: 24 Dock loading positions Dock-high Option 2: 8 Dock loading positions

PRICING

\$0.98/SF Net of Operating Expenses (Operating Expenses estimated to be approximately \$0.26/SF)

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OPTION 1 : FEATURES DOCK LOADING

PROVIDES 24 DOCK LOADING POSITIONS,
5 GRADE-LEVEL LOADING DOORS,
AND 207 PARKING SPACES

DH- Dock-high loading door
GL- Grade-level loading



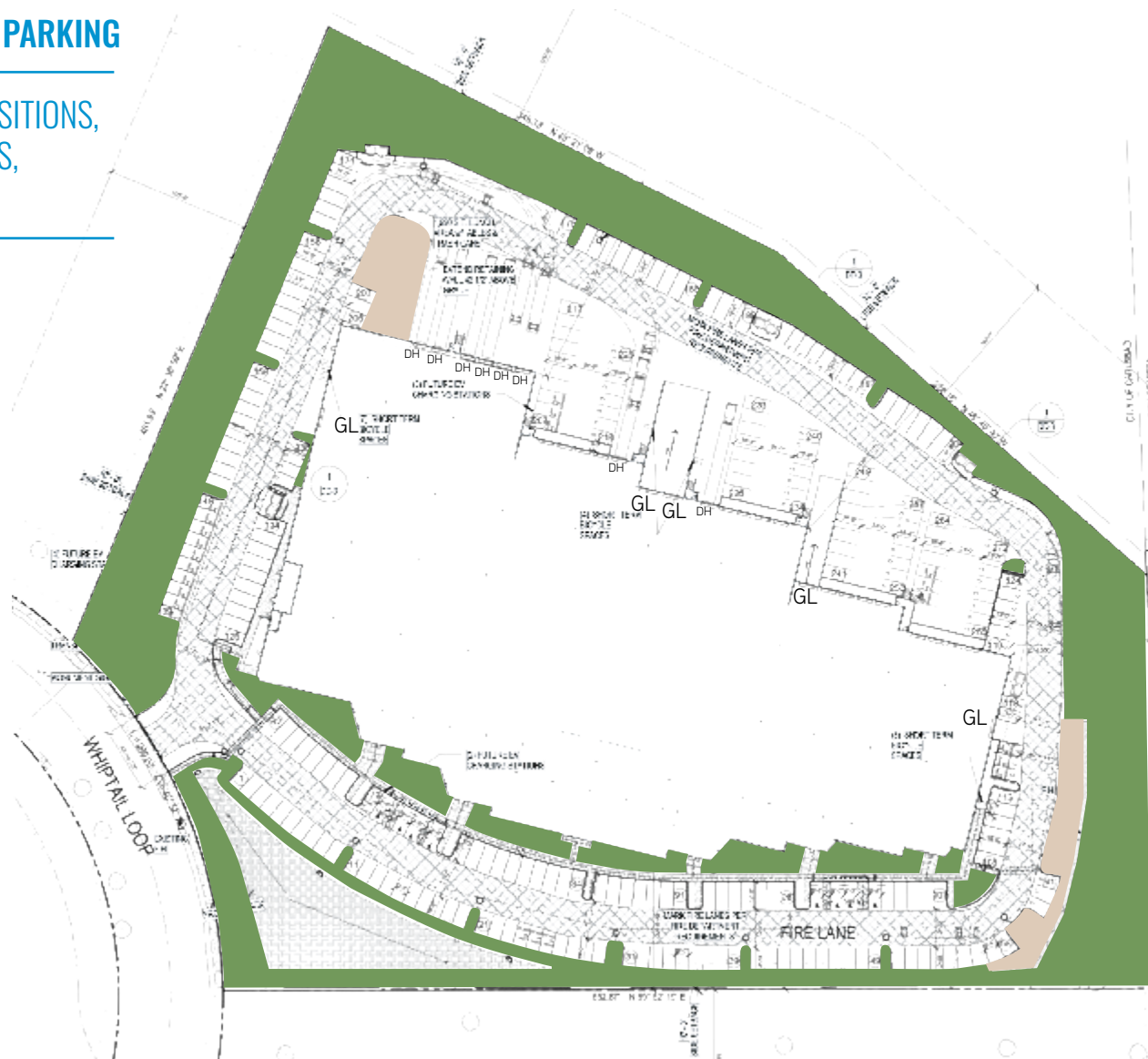
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OPTION 2 : FEATURES ADDED PARKING

PROVIDES 8 DOCK LOADING POSITIONS,
5 GRADE-LEVEL LOADING DOORS,
AND 272 PARKING SPACES

DH- Dock-high loading door
GL- Grade-level loading



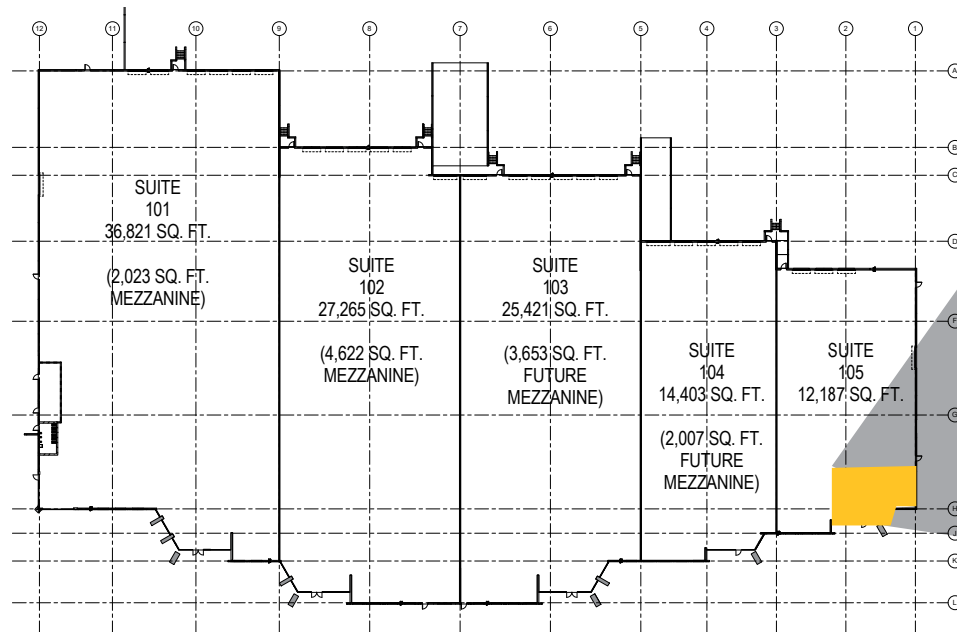
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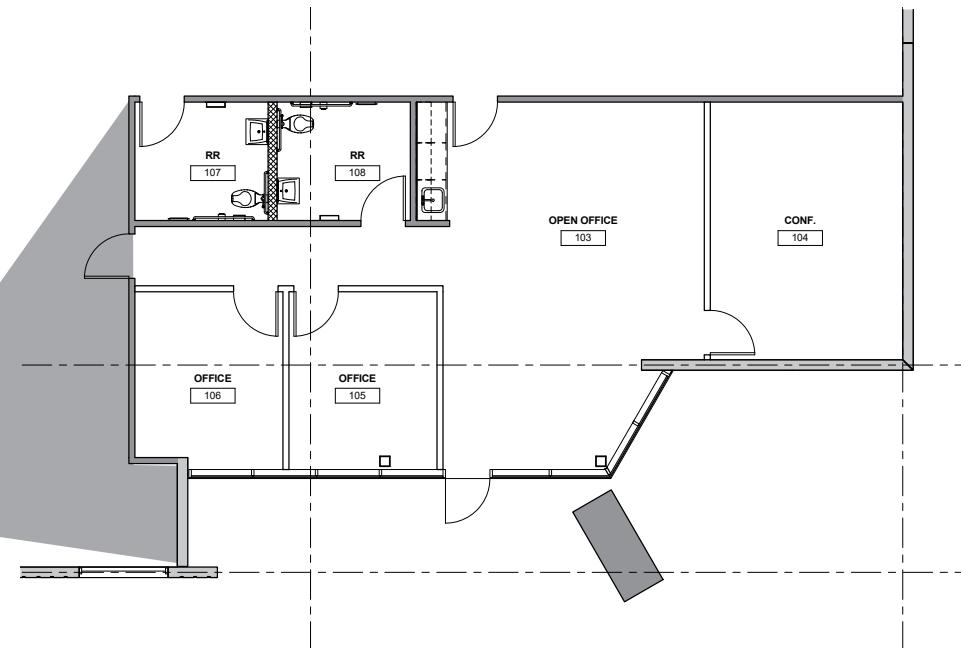
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FLOOR PLANS

FIRST FLOOR - 116,097 SF



SPEC PLAN

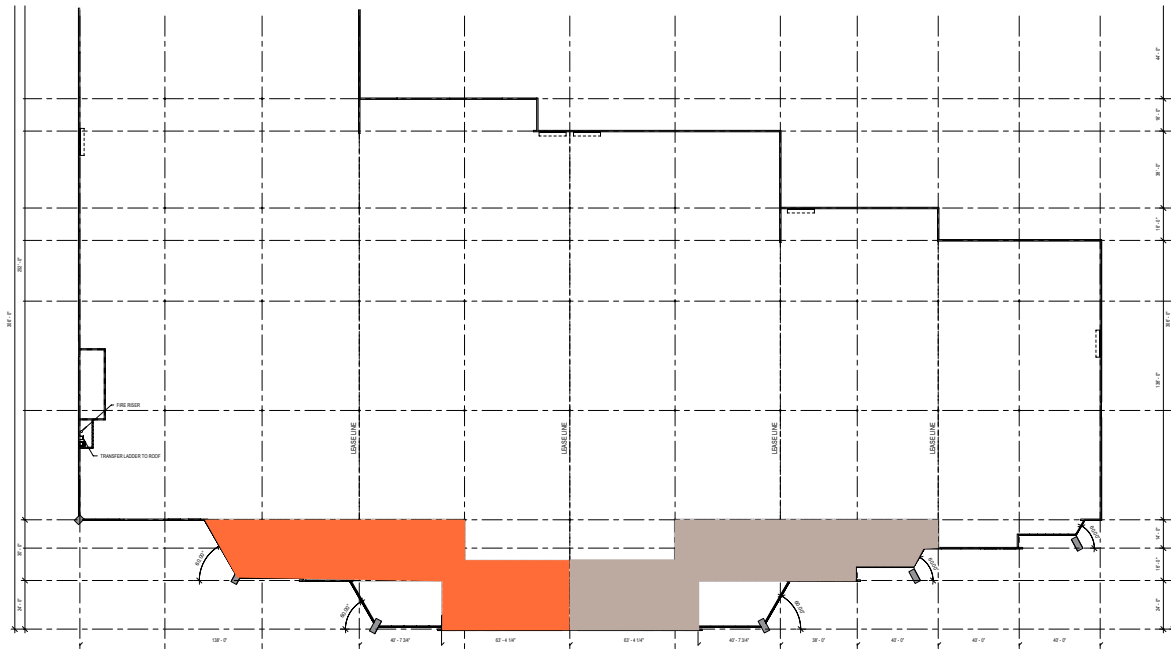


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FLOOR PLANS

OPTIONAL SECOND FLOOR - 12,305 SF



- MEZZANINE AREA #1 - 6,645 SF
- MEZZANINE AREA #2 - 5,660 SF



REASONS TO WORK IN CARLSBAD

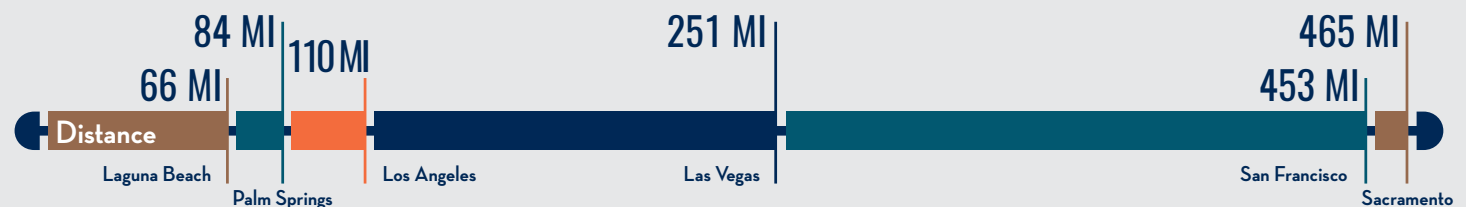
10. With nearly 50 miles of trails, running after your kids can be fun.
9. You get to work where people come on vacation.
8. Save lives, or a birdie. Carlsbad has a strong life sciences cluster and is the golf capital of the world.
7. You don't have to choose between L.A. and San Diego.
6. Google likes us. Carlsbad was Google's California eCity in 2013.
5. You can get from your office to the Carlsbad airport (CLD) in five minutes.
4. You won't be the only person to clock in 20 miles by 8am.
3. You don't have to give up playing with LEGO bricks.
2. Our executive briefings take place here on the golf course/at the club.
1. Your wetsuit isn't in your garage; it's hanging out to dry.

OPPORTUNITY

The project consists of 150.6 acres for corporate offices, R&D centers, and light manufacturing.

Located in the heart of southern California in North County San Diego County, Carlsbad is 35 miles north of downtown San Diego and 54 miles south of the John Wayne Airport in Orange County. The city covers 39 square miles, nearly 40 percent of which is dedicated to open space, including three lagoons, 46 miles of hiking trails and seven miles of coastline on the Pacific Ocean.

1. Centrally located between Orange County & Downtown SD
2. Excellent proximity to Palomar Airport Road, Interstate 5 & Highway 78
3. Over 200 acres of natural open space within Carlsbad Oaks North



- | | | | |
|------------------|------------------|--------------------------|-------------------|
| 1 GoPro | 8 Ortho | 15 Taylor Made | 22 BREG |
| 2 Costco | 9 Genoptix | 16 Beckman Coulter | 23 OPTUM Rx |
| 3 24 Hr. Fitness | 10 Callaway Golf | 17 Alphatec Spine | 24 Spinal Element |
| 4 Office Team | 11 Carlsbad Tech | 18 FedEx | 25 VIP |
| 5 K1 Speed | 12 Mercedes-Benz | 19 Zimmer | |
| 6 ThermoFisher | 13 Abbott | 20 Nordson Asymtek | |
| 7 Titleist | 14 Medtronic | 21 IONIS Pharmaceuticals | |



2856 Whiptail Loop

Subway, Flippin' Pizza, The Home Depot, Jose's Taco Shop, Nikos

Staples, Bank of America, Starbucks, Los Primos Mexican Food, Surf Brothers, Azia Cafe

Stater Bros., Trader Joes, Board & Brew, Pure Burger, Luna Grill, Rubio's, Kasi Fresh

Lowe's, Panera, Chipotle, Five Guys, Noodles & Company, Jersey Mike's, Jamba Juice, Kabob Lounge

Vons, Cinopolis, Starbucks, Notorious Burgers, Tuscany, Tin Leaf Fresh Kitchen, Wells Fargo, Allen's New York Pizza

La Quinta Inn & Suites, Ramada, Motel 6, Holiday Inn Express & Suites, Benihana

Ralph's, Chase, Jack in the Box, Starbucks, El Pollo Loco, Pick Up Stix, Rite Aide, Sushi Kuchi, Ramen Factory, Primo Pizza & Pasta, St. Tropez Bistro

KEY

- Corporate Neighbors
- Shopping Centers