

LOCATED IN SAN DIEGO-CARLSBAD THE NATION'S 3RD LARGEST BIOTECH HUB

FRC

Faraday Research Center  
2131 Faraday Avenue



47,075  
SQUARE FEET  
AVAILABLE

HIGH-IMAGE  
LIFE SCIENCE HQ

LOCATED IN THE  
CARLSBAD RESEARCH  
CENTER

EXISTING BSL &  
WET LAB

CLASS A  
CORPORATE  
OFFICE

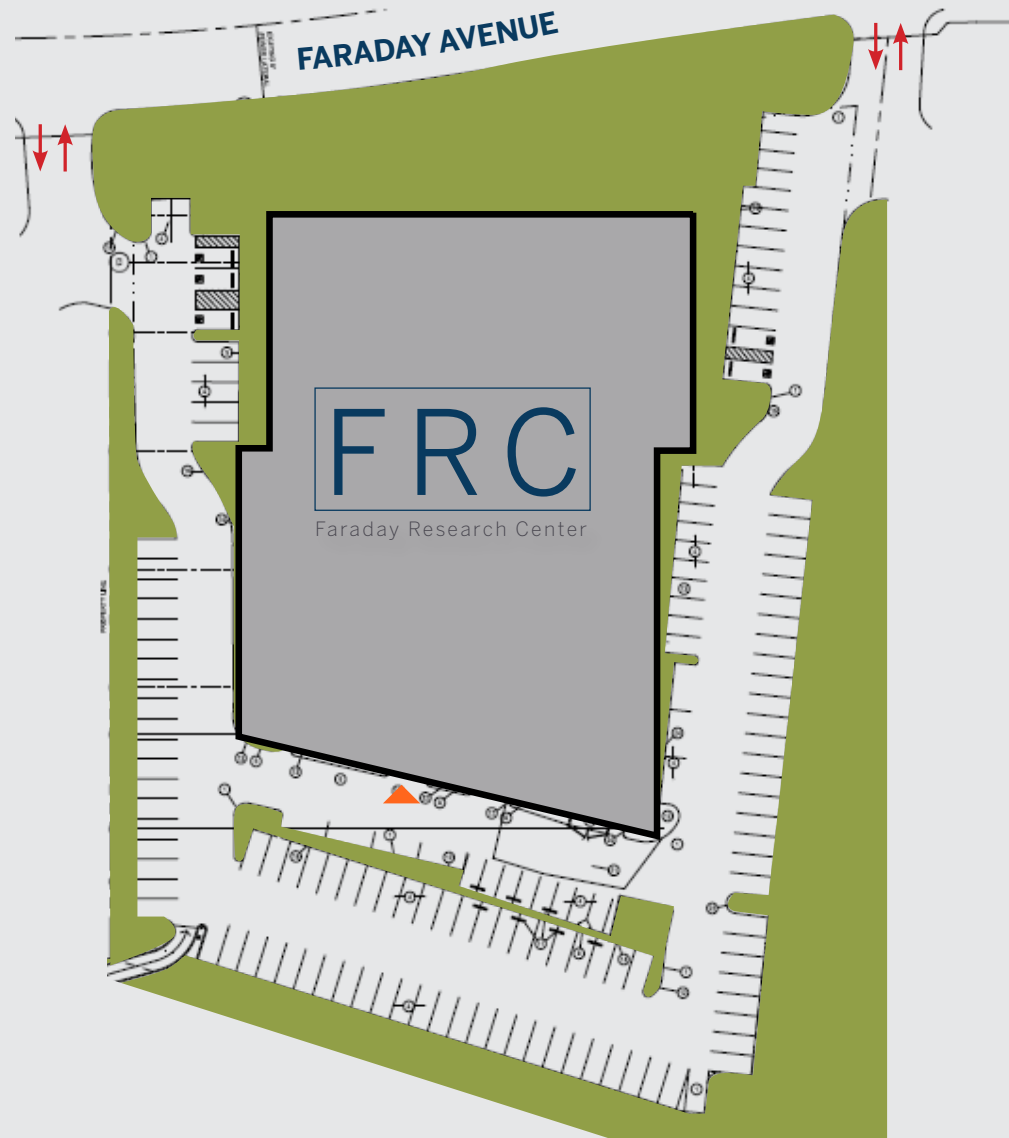


# PROPERTY OVERVIEW

PROPERTY ADDRESS	2131 Faraday Avenue, Carlsbad, CA 92008
PROPERTY DESCRIPTION	Single Tenant Life Science Corporate HQ
YEAR BUILT / RENOVATED	1987
TOTAL SQUARE FEET	47,075 SF
TOTAL ACRES	2.88 Acres
ZONING (OFFICE, LIGHT INDUSTRIAL, R&D)	C-M
STORIES	Single Story
COLUMN SPACING	50'X24' Typical
CLEAR HEIGHT	18'
GRADE-LEVEL LOADING	1
POWER	3,000 AMPS 277/480 V
PARKING	3.04/1,000
ROOF	1/2" Struct Over 2x4 Purlins @ 24" Typical 2010 Arithane Foam
GENERATOR	John Deer Diesel, 275KW



# SITE PLAN



▲ Grade-Level Doors

# FLOOR PLAN



±12,600 SF OF EXISTING BSL  
LAB SPACE

INTERNAL DUCT SYSTEM  
& LABORATORY HUMIDIFICATION  
CONTROL SYSTEM

6 CLASS II BIO SAFETY CABINETS

5 CHEMICAL FUME HOODS

4 WET LAB AREAS  
2 LAB SUPPORT ROOMS

# LAB INVENTORY

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## LAB EQUIPMENT

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4

Hanson fume hoods

1

Hanson walk-in fume hood  
(lab waste room)

6

Baker Class II BioSafety  
cabinets

2

Nederman flex-arm hoods

## HVAC EQUIPMENT LIST

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- Aeon air handlers
- York air cooled chiller
- Armstrong chilled water systems
- Bell & Gossett hot water systems (boilers & pumps)
- Laboratory exhaust fans
- Meefog humidification system
- Trane rooftop package units (office areas and computer rooms)

## LABORATORY SYSTEMS

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- Laboratory vacuum system (bench top & hood feature)
- Laboratory compressed air system (bench top feature)
- Laboratory RODI water filtration system
- Laboratory gas delivery system (mechanical to lab #1220)





MODERN LOBBY ENTRANCE WITH HERCULITE DOORS







ENCLOSED LAB AREA



BIO SAFETY CABINETS





WET LAB BENCHES



BIO SAFETY CABINETS & FUME HOODS

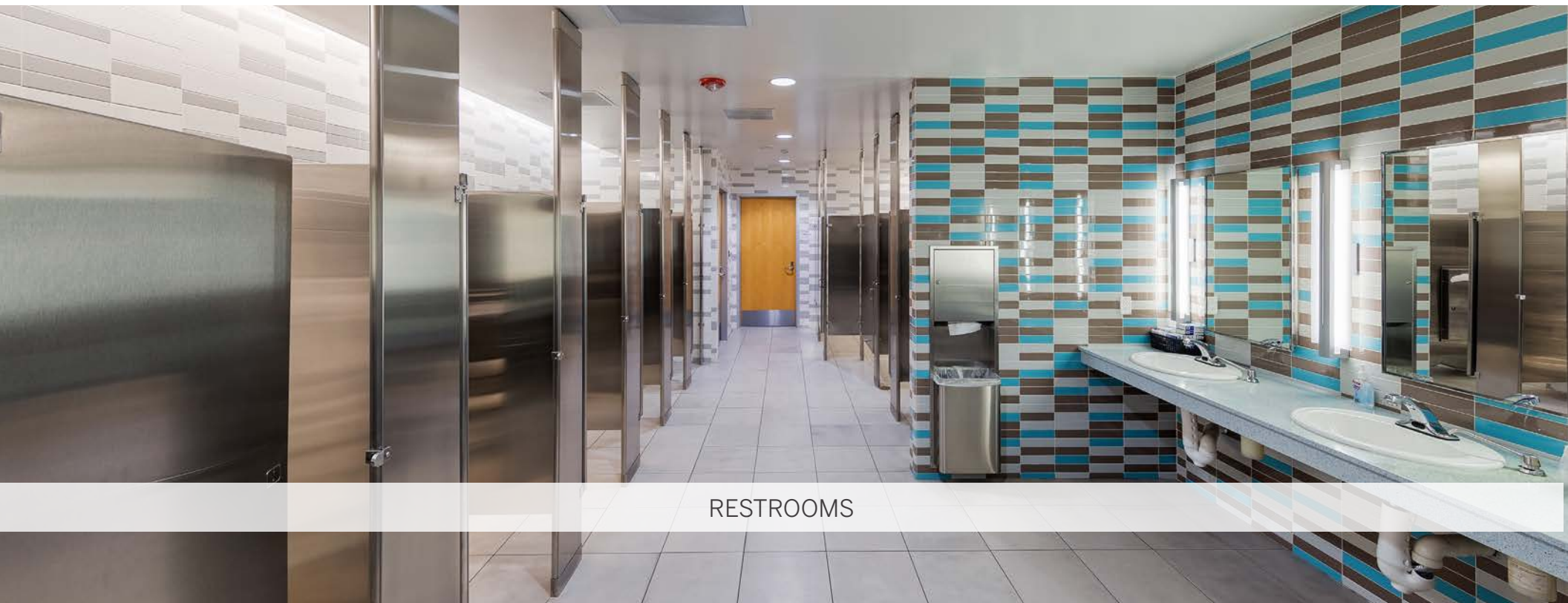




ONSITE SHOWERS & LOCKERS



AMENITIZED EMPLOYEE COMMON AREA



RESTROOMS





SKY LIGHTS & RAISED 14' CEILINGS



EXECUTIVE OFFICES WITH EXCELLENT GLASSLINE



HIGH IMAGE CONFERENCE ROOM





EXCELLENT VISIBILITY AND FRONTAGE ON FARADAY AVENUE





MAIN LOBBY ENTRANCE



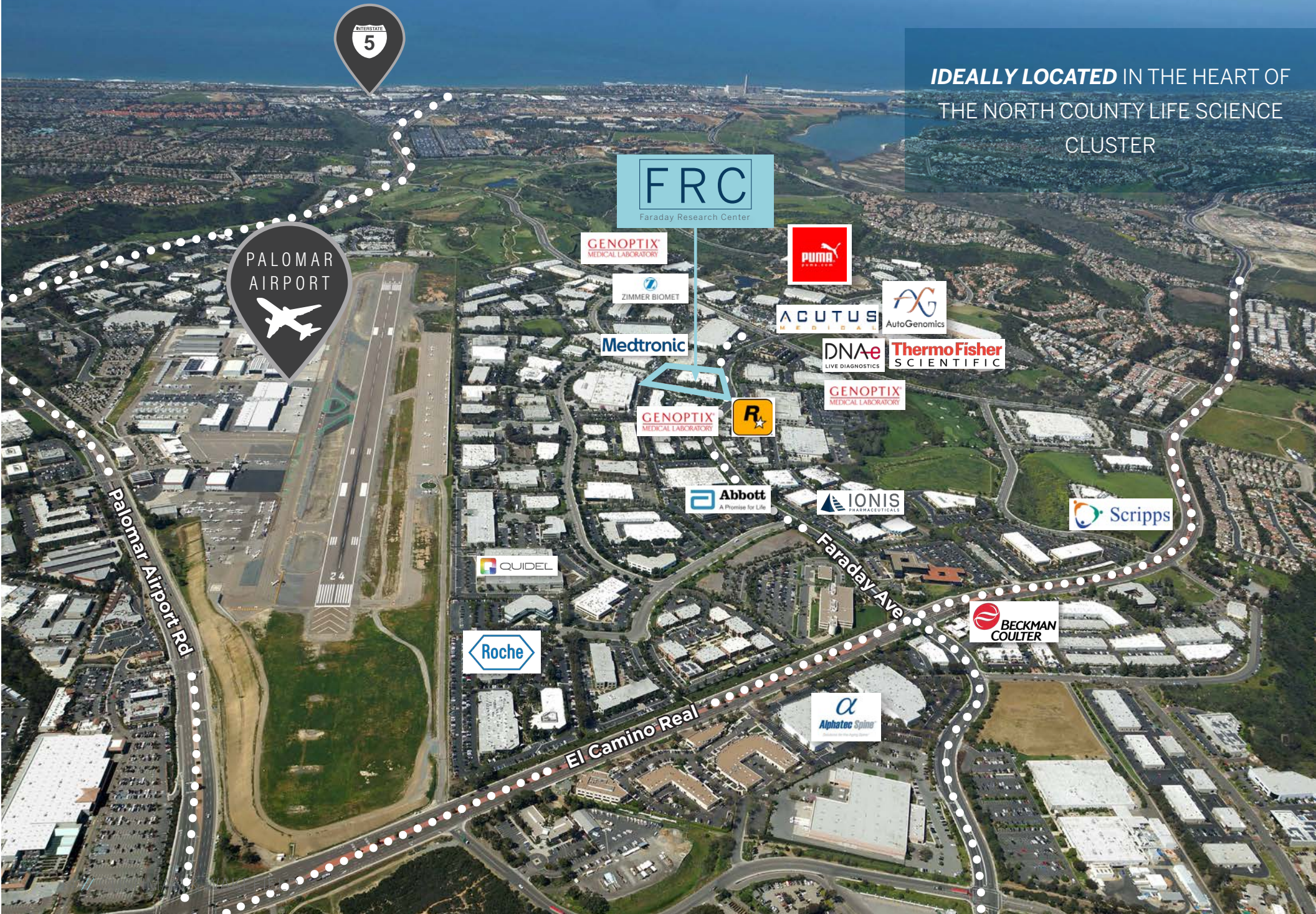
REAR LOADING - TWO GRADE-LEVEL DOORS



TENANT OUTDOOR AMENITY



# RARE TURNKEY LIFE SCIENCE HEADQUARTERS VACANT LEASE-UP INVESTMENT OPPORTUNITY



**IDEALLY LOCATED** IN THE HEART OF  
THE NORTH COUNTY LIFE SCIENCE  
CLUSTER



# MAJOR LIFE SCIENCE OCCUPIERS | NORTH SAN DIEGO







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