

FOR LEASE |
CREATIVE OFFICE

lift

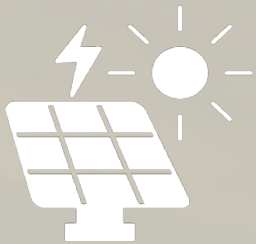
6021-6023

INNOVATION WAY
CARLSBAD, 92009



CUSHMAN &
WAKEFIELD

property FEATURES



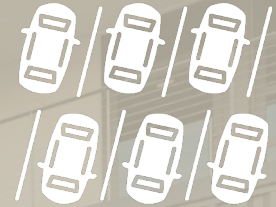
SOLAR
140K Watts



**EV CHARGING
STATIONS**
4 Stations



SECURITY SYSTEM
Card Access &
Remote



PARKING
5.23/1,000



- Modern Creative Office Setting
- Located On The Signalized Intersection of Palomar Airport Road & Innovation Way
- Adjacent to Bressi Town Square Shopping Center and Palomar Commons with over 200,000 SF of walkable retail

- Three onsite restaurants:
 - Eureka Burger
 - Del Lusso Italian
 - Krave Asian Fusion
- Minutes to Interstate 5, McClellan Palomar Airport and the Pacific Ocean
- State-Of-The-Art energy efficient building

6021

INNOVATION

2ND FLOOR
SUITE 100

7,727 sf

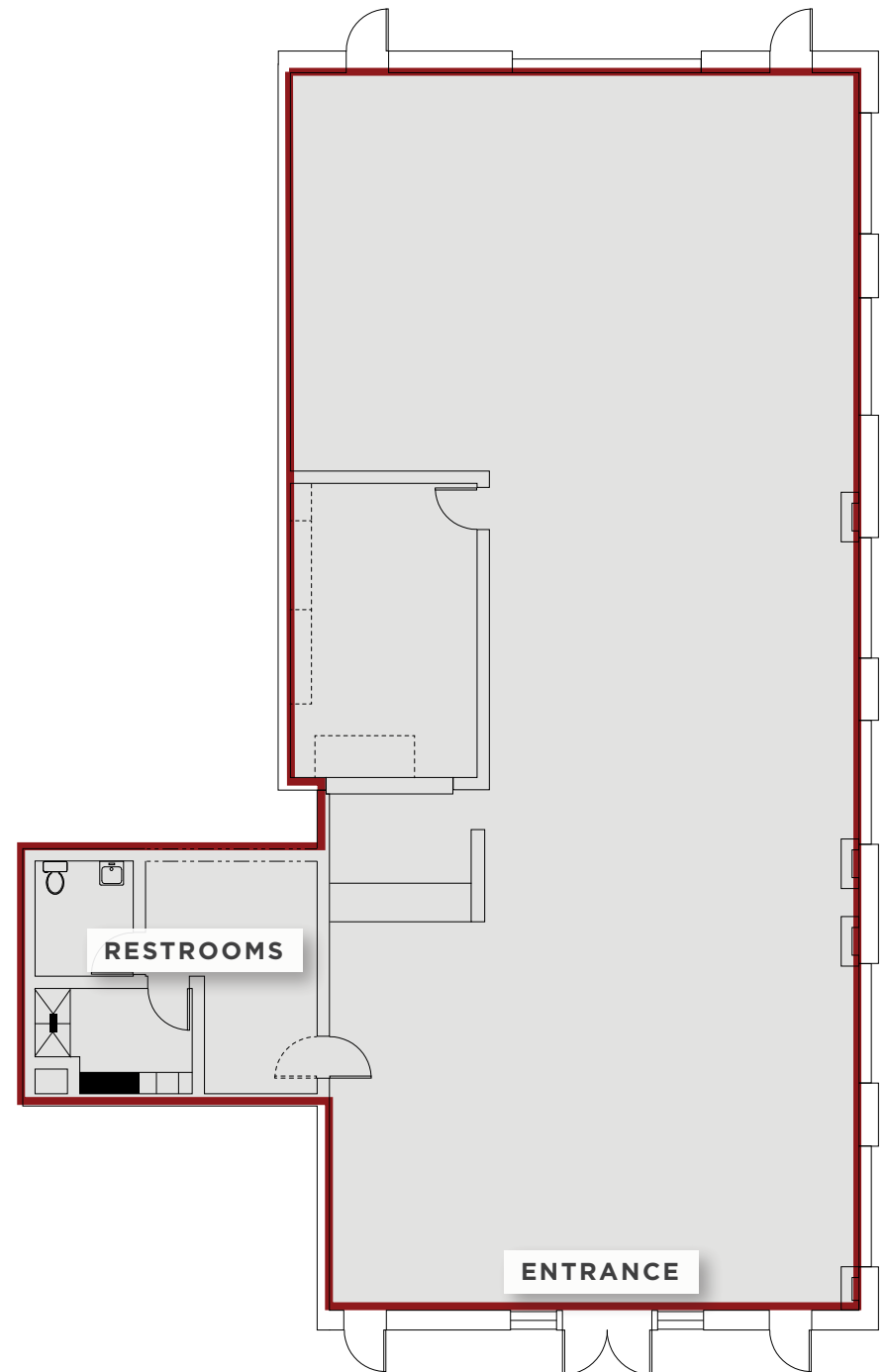
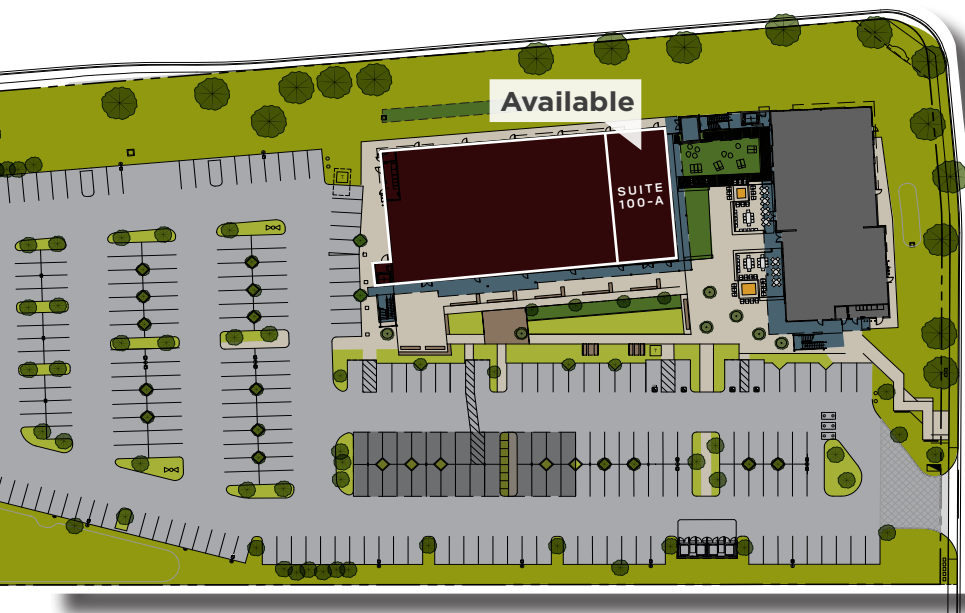


6023

INNOVATION

1ST FLOOR
SUITE 110

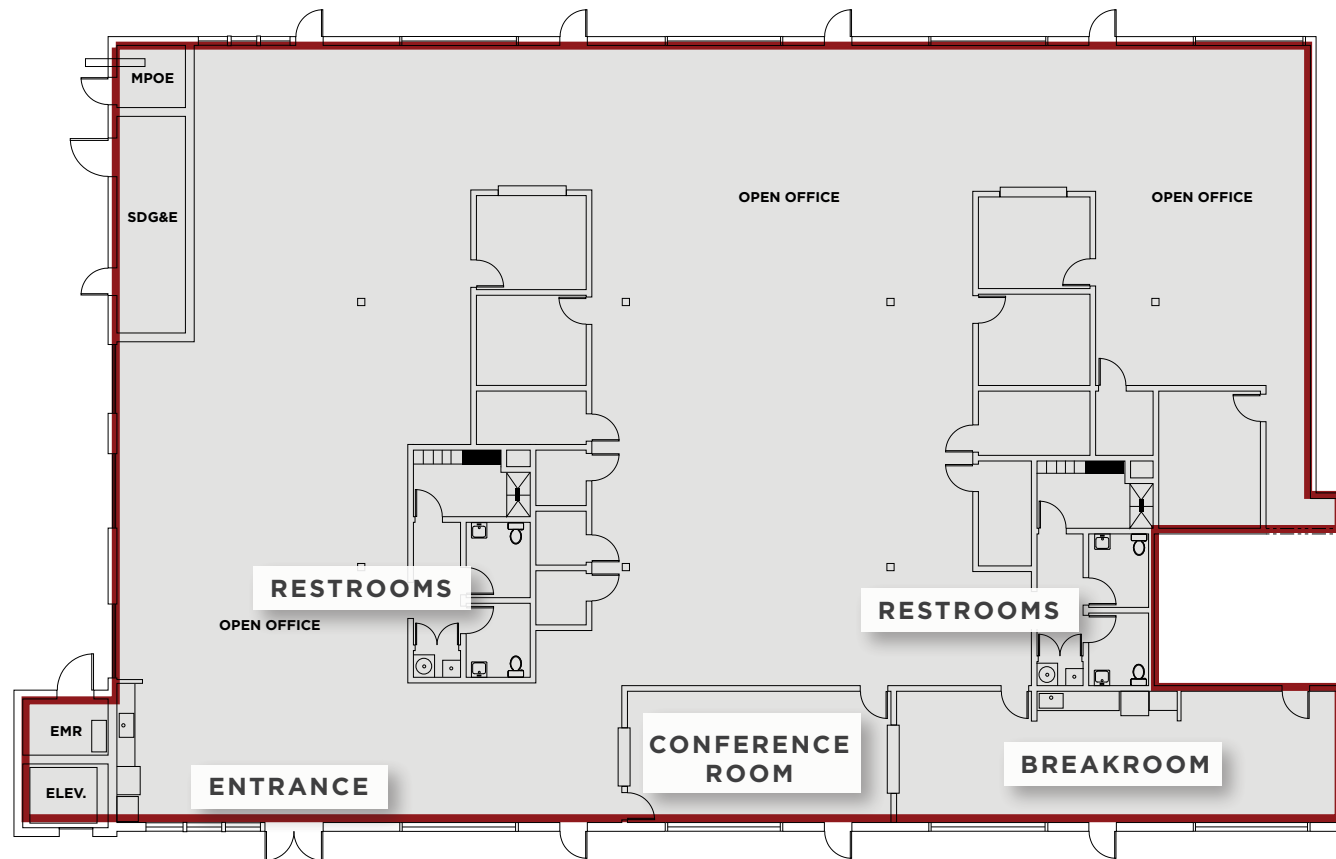
3,519 sf



6023

INNOVATION

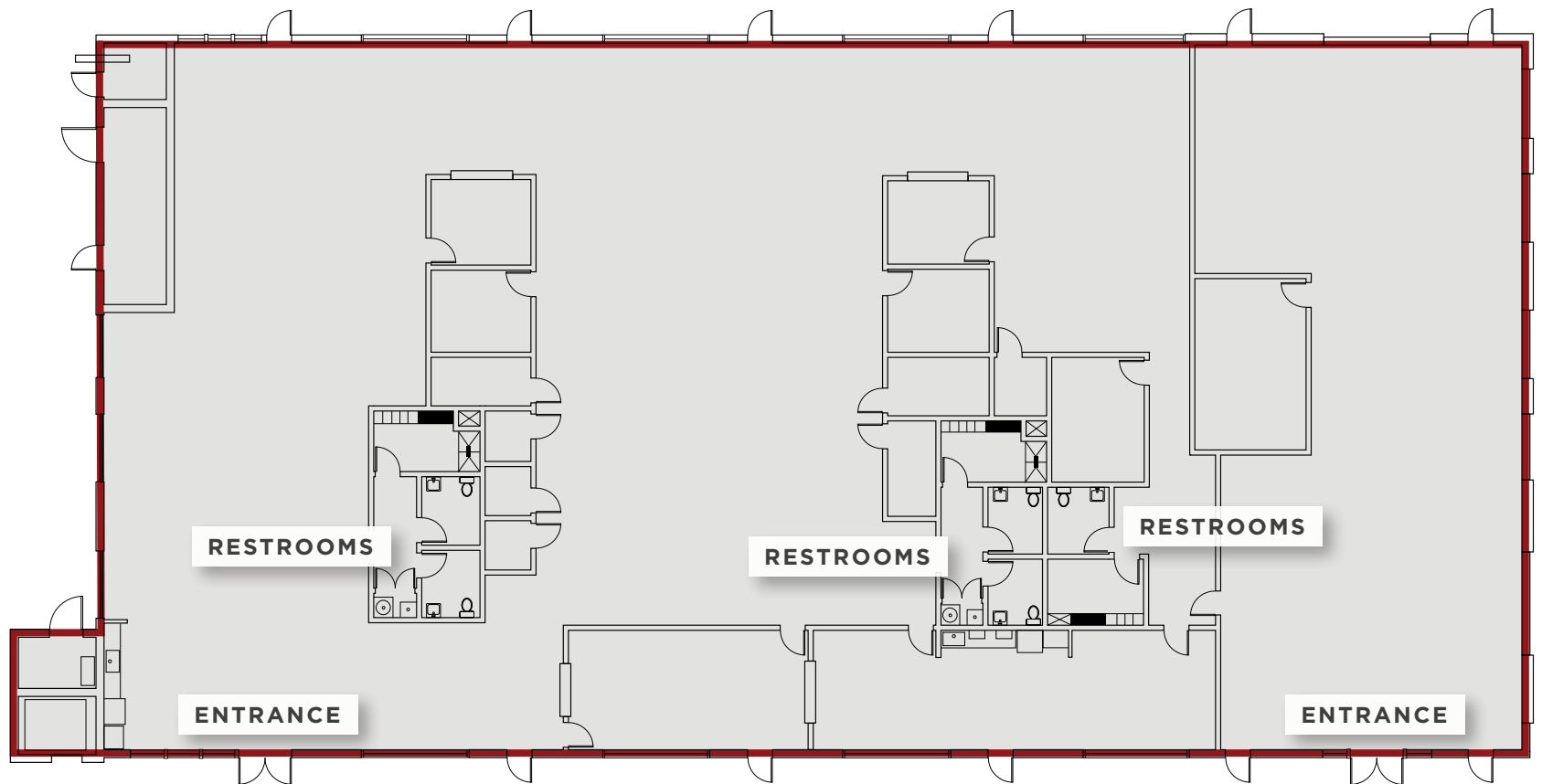
1ST FLOOR
SUITE 100
13,631 sf



6023

INNOVATION

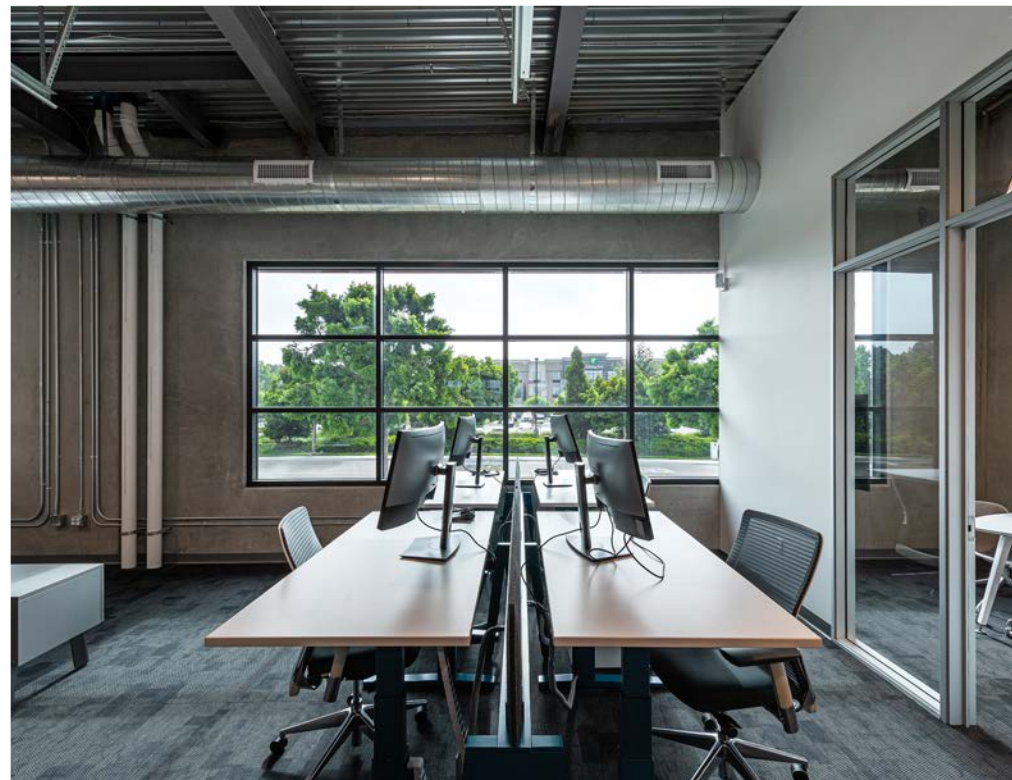
1ST FLOOR
FULL FIRST FLOOR
17,150 sf



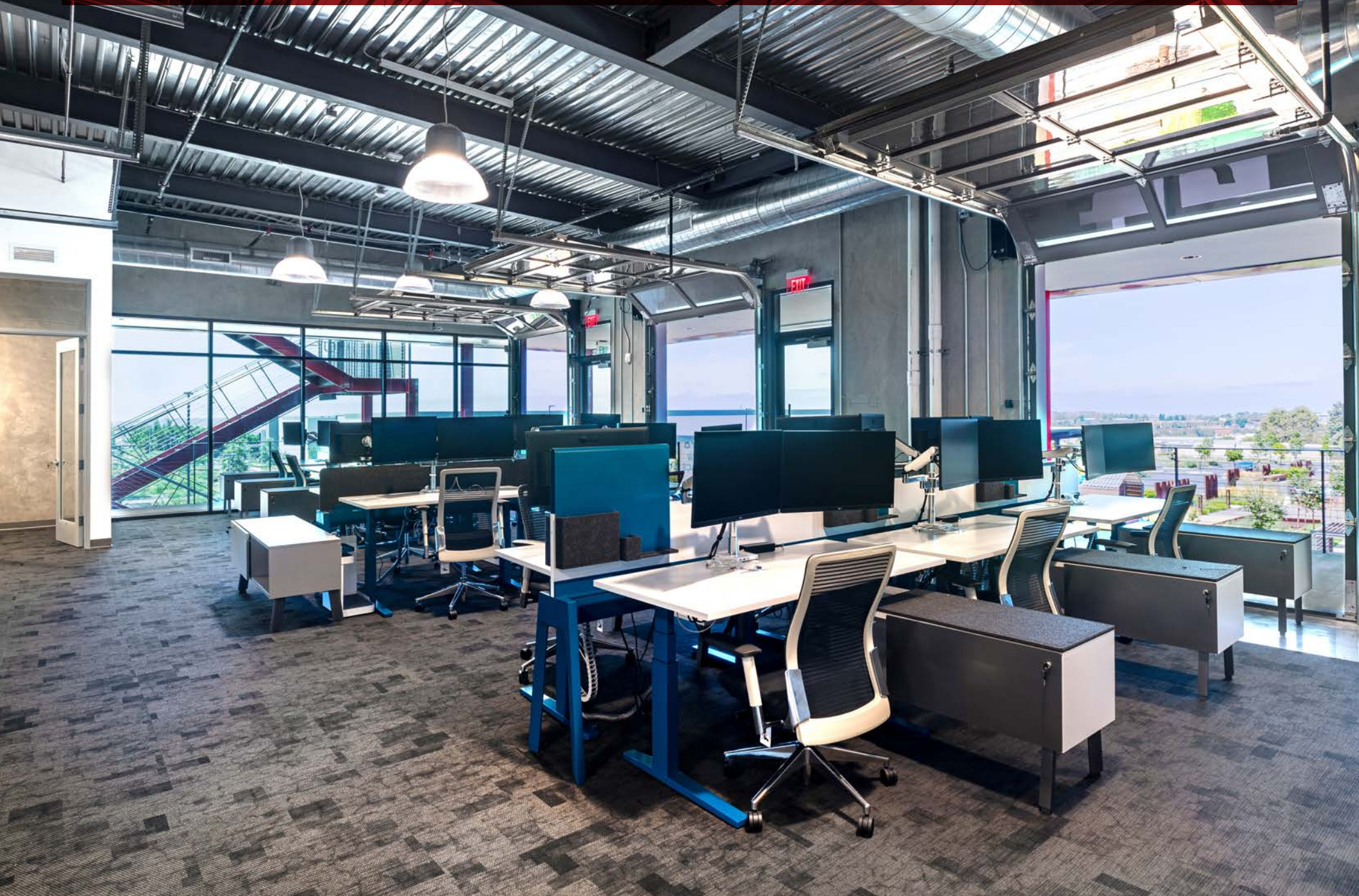
exterior PHOTOS



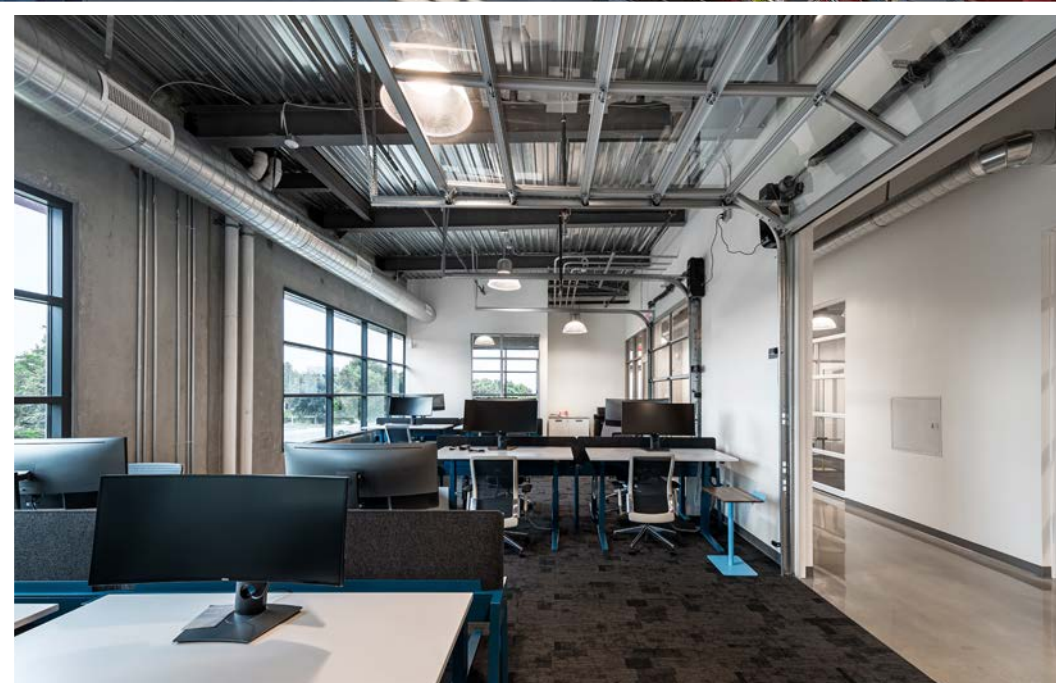
interior PHOTOS 6021 2nd Floor | Suite 200



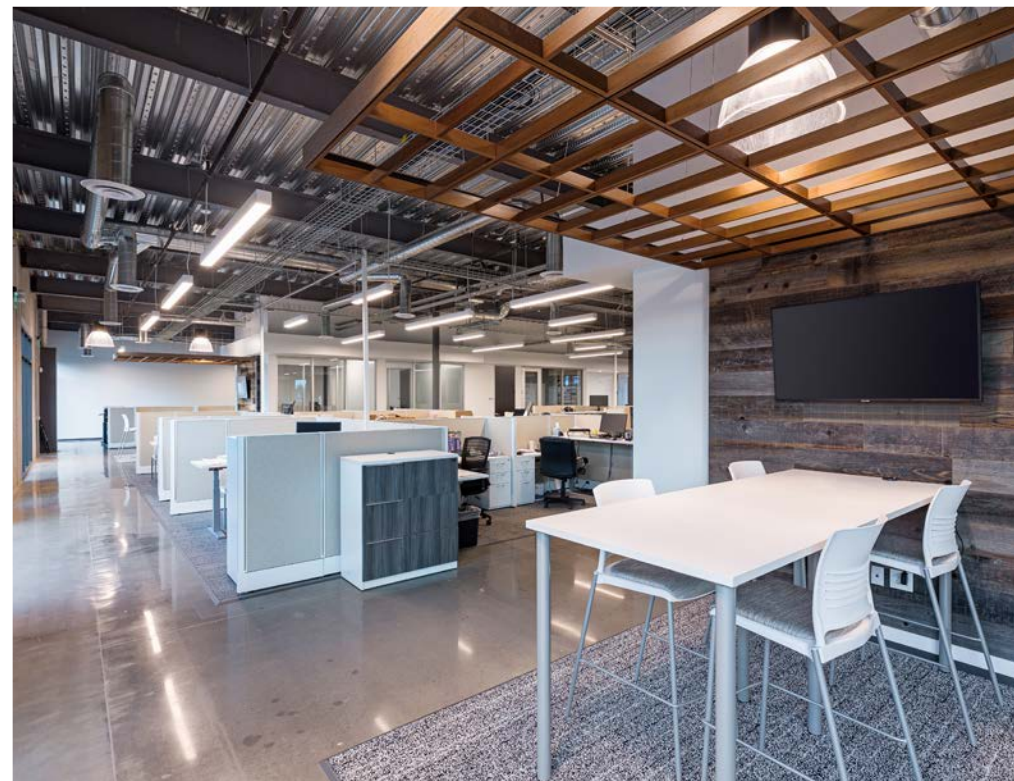
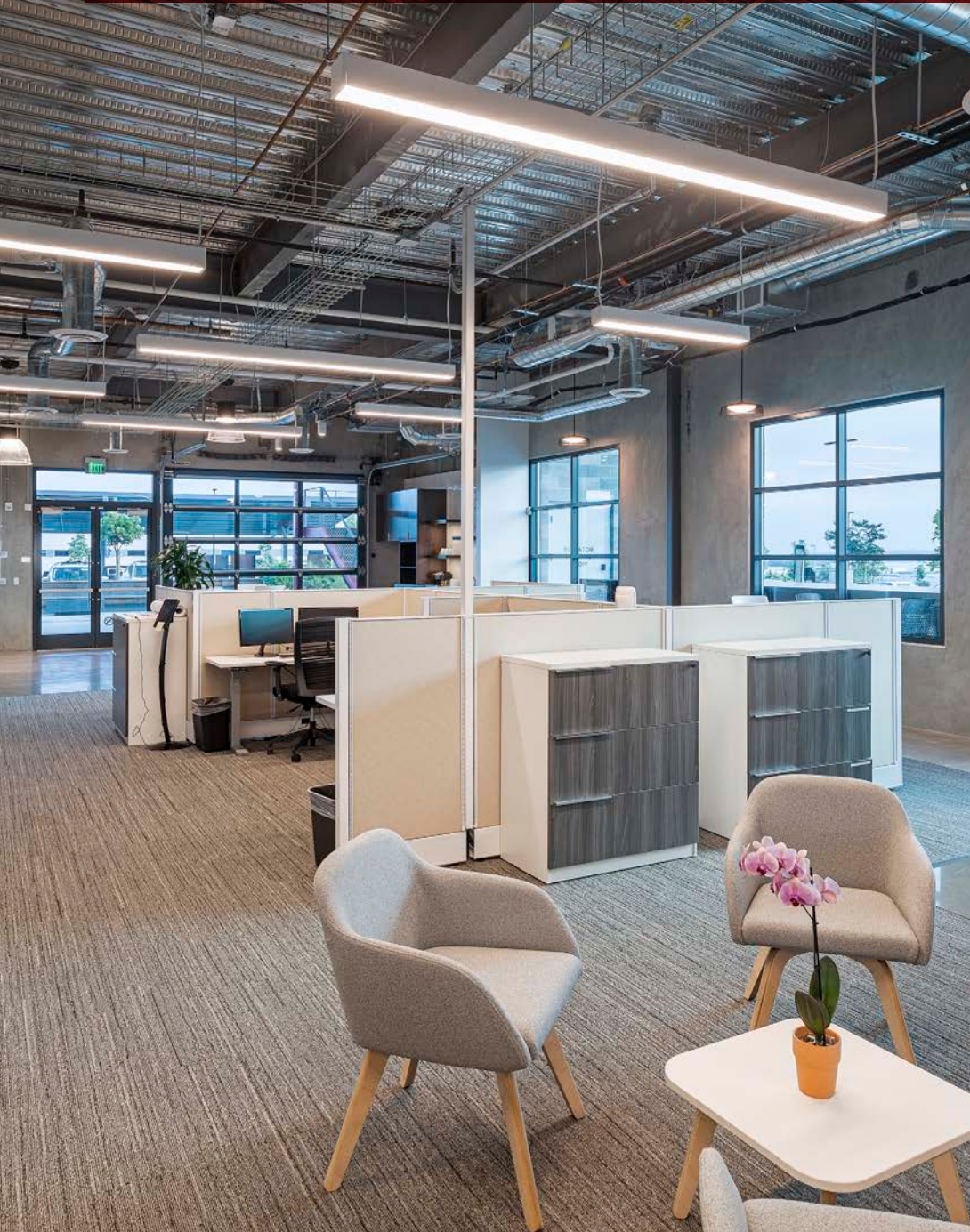
interior PHOTO 6021 2nd Floor | Suite 200



interior PHOTOS | 6021 2nd Floor | Suite 200



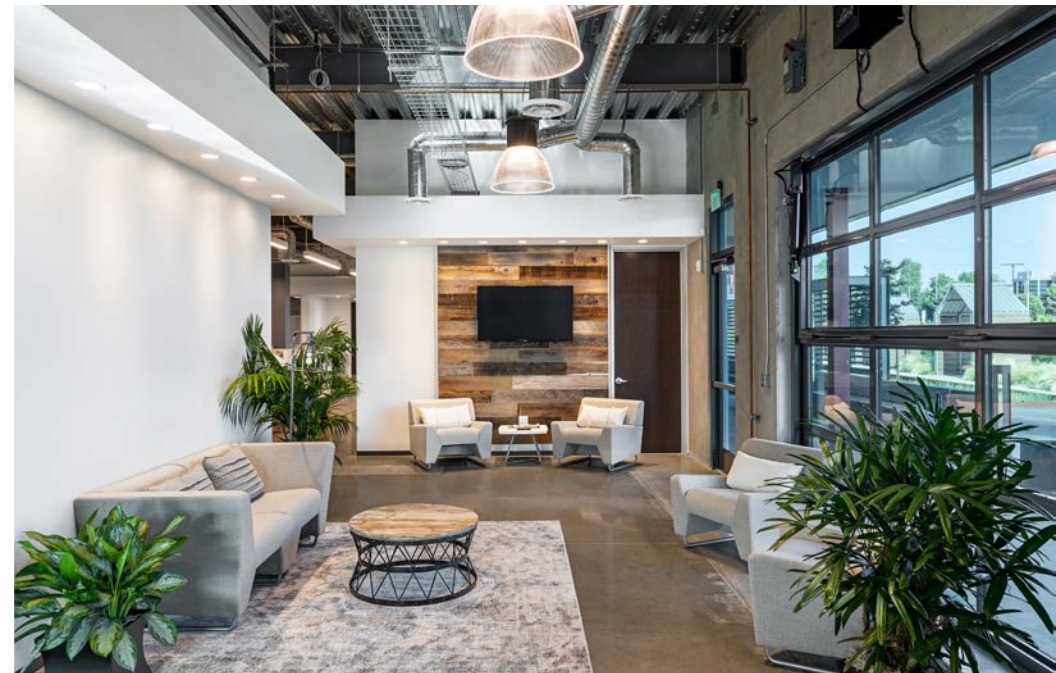
interior PHOTOS | 6023 1st Floor | Suite 100



interior PHOTO | 6023 1st Floor | Suite 110

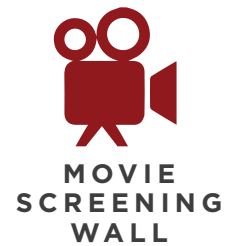


interior PHOTOS | 6023 1st Floor

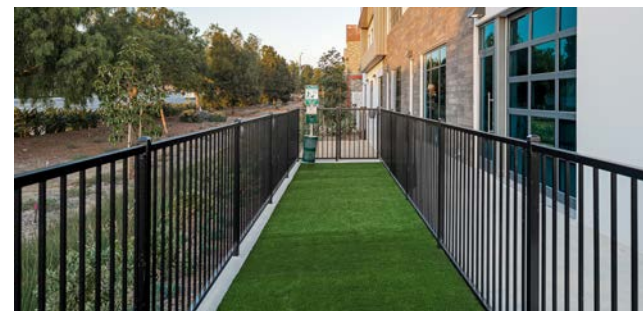




lift amenities



onsite AMENITIES



ideal HIGH VISIBILITY LOCATION



PACIFIC
OCEAN



PALOMAR
AIRPORT

lift

STAYBRIDGE
SUITES



Holiday Inn

Innovation Way

Palomar Airport Road



 **PACIFIC OCEAN**

 **PALOMAR AIRPORT**

lift

BRESSI RANCH



CASERO
TAQUERIA

MENDOCINO FARMS
sandwich market



BevMo!
CHASE

Peet's
COFFEE

rubio's
COASTAL GRILL

CVS pharmacy

TRADER JOE'S

usbank

petco

MISSION
FEDERAL CREDIT UNION

RICHARD WALKER'S
Pancake House

Carlsbad



lift RECREATIONAL AMENITIES

Hike/Run/Explore
Batiquitos Lagoon
🚗 5 min

Surf/Swim/Paddle
Ponto State Beach
🚗 5 min

Golf Courses
The Crossings
🚗 5 min

Surf/Swim/Paddle
Tamarack Beach
🚗 12 min

Hike/Run/Explore
Aviara Trails
🚗 5 min

Hike/Run/Explore
Buena Vista Lagoon
🚗 12 min

Golf Courses
Aviara Golf Club
🚗 5 min

Surf/Swim/Paddle
Agua Hedionda
🚗 7 min

Golf Courses
Omni La Costa
🚗 5 min

Shop/Eat/Play
Bressi Ranch
🚗 2 min

lift





CUSHMAN &
WAKEFIELD

6021

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