

WRIGHT PLACE CORPORATE CENTER

1903 WRIGHT PLACE, SUITE 360



12,193 SF CLASS A OFFICE SUITE - FOR SUBLEASE



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



CORE Office Group

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Address: 1903 Wright Place
Carlsbad, CA 92008

APN: 212-091-22

Submarket: Carlsbad

Total Bldg RBA: 48,150 SF

Year Built: 1998

Zoning: P-M: Planned Industrial

Construction: Steel

Parking Ratio: 4.0/1,000

Sprinklers: Fully Sprinklered

Available SF: 12,193 SF

Sublease Rate: \$2.88/SF + E

FF&E: Available / Negotiable

Sublease Term: Through 11/30/2025

Virtual Tour: <https://my.matterport.com/show/?m=e8x1vgsiwC1>





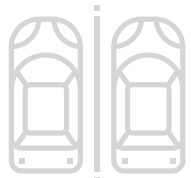
12,193

RSF For Sublease



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Year Built



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Parking



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Sublease Rate

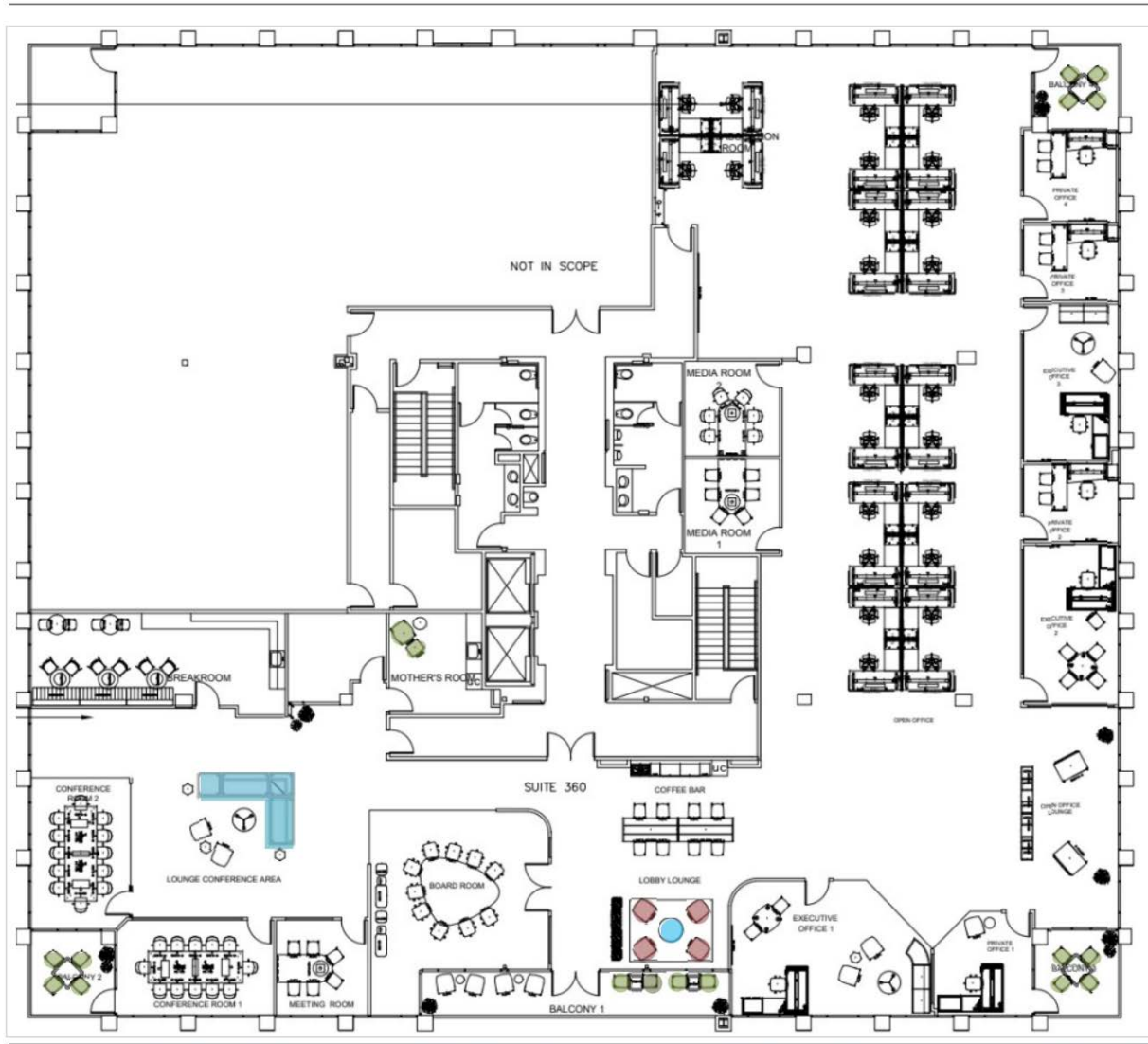
Located in Carlsbad's thriving business area, 1903 Wright Place offers ease of accessibility to/from I-5 via Palomar Airport Road and to/from San Marcos & Escondido via Palomar Airport Road and San Marcos Blvd. The building itself sits right off of Palomar Airport Road. A healthy parking ratio of 4/1,000 SF provides ample parking for creative/professional office tenancy.



HIGHLY SOUGHT AFTER NORTH COUNTY CENTRAL LOCATION



- Amenity Rich Environment
- Only pool & hot tub offered at office property in San Diego County
- 100% office space, located on the 3rd floor
- Modern, open floorplan
- Creative, collaborative office space
- Elevator served
- New landscaping and exterior glass
- New energy efficient HVAC systems



*Not drawn to scale. Tenant to verify.

- » 3 Executive Offices
- » 4 Private Offices
- » 1 Board Room
- » 2 Conference Rooms
- » 3 Huddle/Media Rooms
- » 24 Large Cubicles
- » 3 Open Collab Spaces
- » Mother's Room
- » Coffee Bar
- » Kitchen/Break Room
- » 4 Balconies



FF&E
Available/Negotiable

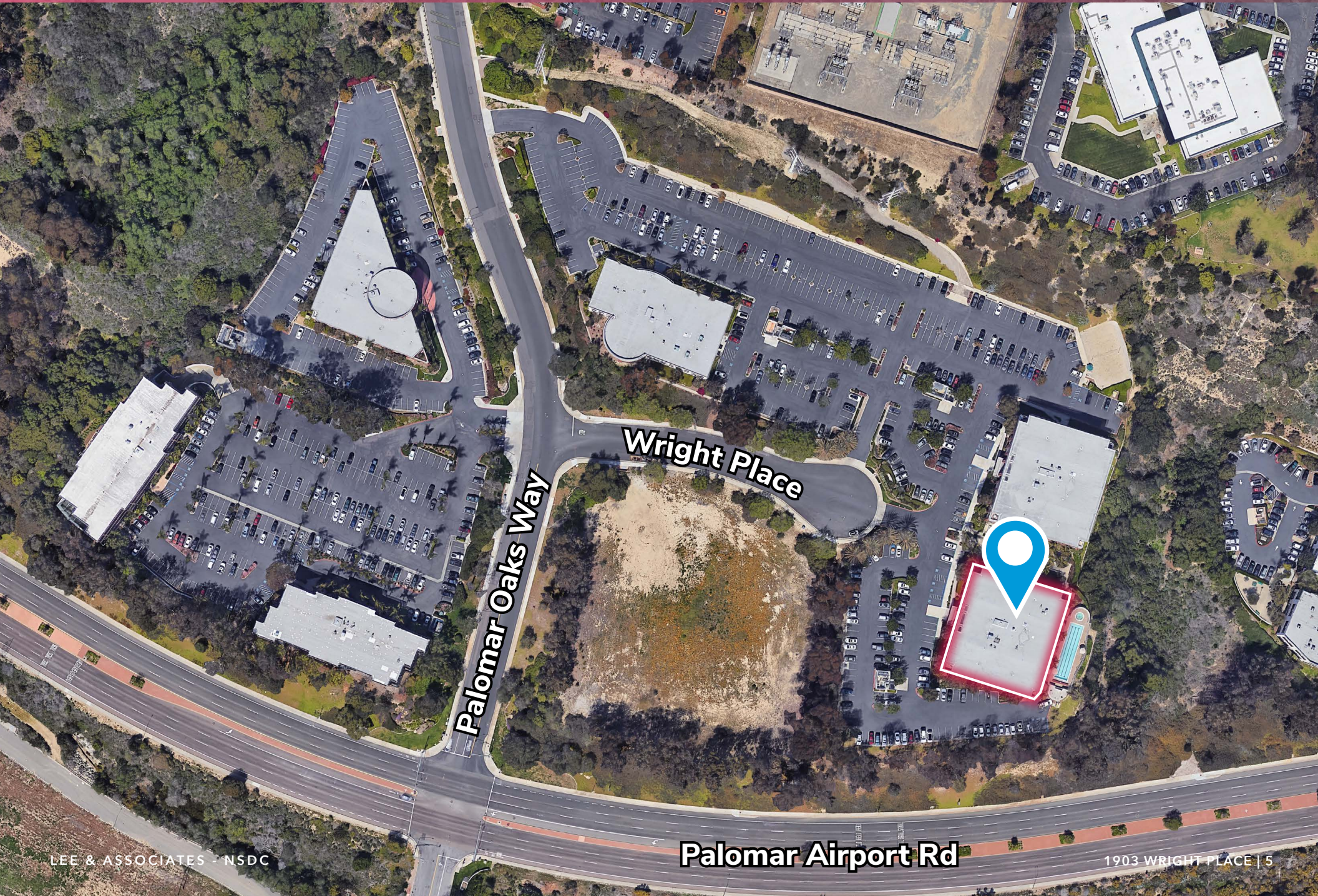


MASTER LEASE
Valid Through 11/30/2025



Availability
Now

±12,193 RSF | 3RD FLOOR



Palomar Oaks Way

Wright Place

Palomar Airport Rd









Carlsbad Premium Outlets



LEGOLAND

The Crossings at Carlsbad Golf Course

24 FITNESS



FAIRFIELD INN
Marriott

ARCO ampm

K&S SPEED

PALOMAR AIRPORT RD

BITCHIN' SAUCE

Carlsbad Seapointe Resort

CITY NATIONAL BANK

BURGEON BEER CO.

CAMINO VIDA ROBLE

HOMWOOD SUITES

Hampton Inn & Suites

Callaway

TaylorMade

TaylorMade

FedEx Express

UPPER DECK

EL CAMINO REAL

ViaSat

Aspirations Pre-School

Coastal Family Urgent Care



OCEANSIDE



CARLSBAD

MCCLELLAN PALOMAR AIRPORT

OCEANSIDE

INNOVATE 78

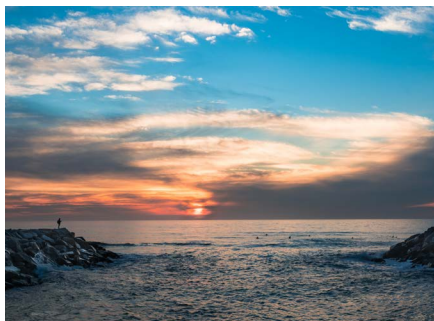
SHOP. EAT. PLAY.



CENTRALLY
LOCATED
 WITH EASY
 ACCESS TO
 Highway 78, I-5 via Palomar
 Airport Rd and North County Cities
 (Carlsbad, San Marcos)

WRIGHT PL
 CORPORATE CENTER

SUITE 360



ABOUT THE AREA

CARLSBAD DEMOGRAPHICS

(within 5 miles of the subject property)



202,857
Population



41.5
Median Age



0.6%
Population
Growth



\$146,649
Avg. Household
Income



80,564
Households



13,265
Total Businesses



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