

FOR LEASE |  
CREATIVE OFFICE

lift

6021  
INNOVATION WAY  
CARLSBAD,  
92009



# 6021

INNOVATION

## SECOND FLOOR

7,727 sf  
AVAILABLE



# property FEATURES



*Size:* 7,727 SF (LOCATED ON THE SECOND FLOOR)

*Parking:* 5.23/1,000

*Solar:* 140K WATTS

*Ev Charging Stations:* 4

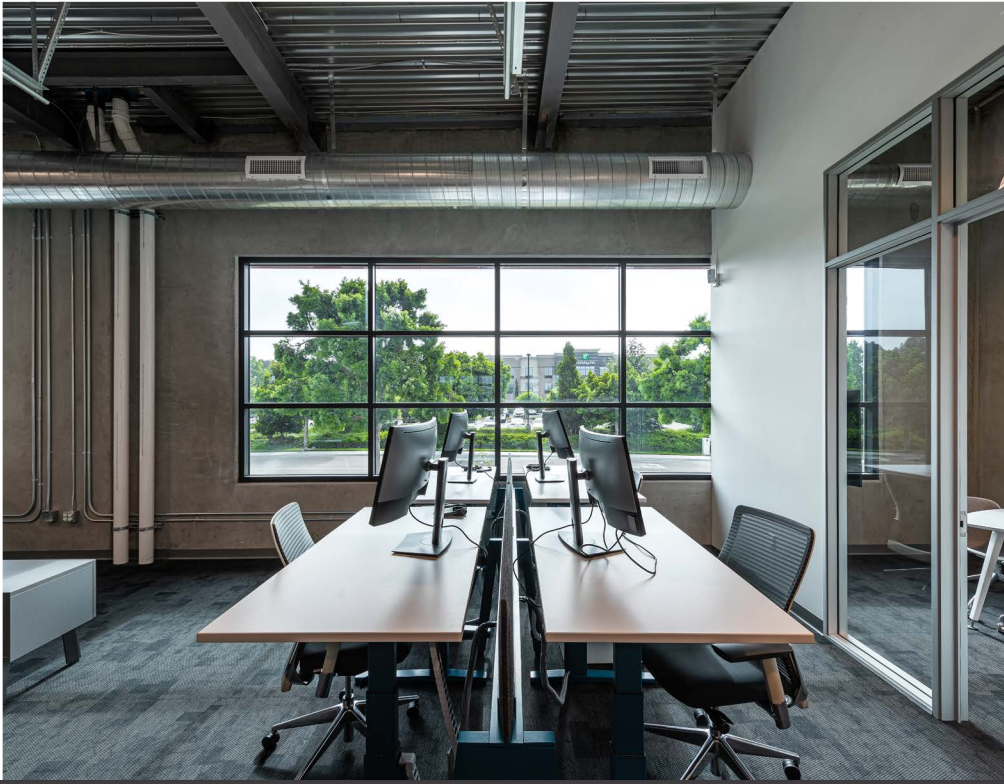
*Security System:* CARD ACCESS AND REMOTE

- MODERN CREATIVE OFFICE SETTING
- LOCATED ON THE SIGNALIZED INTERSECTION OF PALOMAR AIRPORT ROAD AND INNOVATION WAY
- ADJACENT TO BRESSI TOWN SQUARE SHOPPING CENTER AND PALOMAR COMMONS WITH OVER 200,000 SF OF WALKABLE RETAIL
- THREE ONSITE RESTURANTS: EUREKA BURGER, DEL LUSSO ITALIAN, AND KRAVE ASIAN FUSION
- MINUTES TO INTERSTATE 5, MCCLELLAN PALOMAR AIRPORT, AND THE PACIFIC OCEAN
- STATE-OF-THE-ART ENERGY EFFICIENT BUILDING

*exterior* PHOTOS



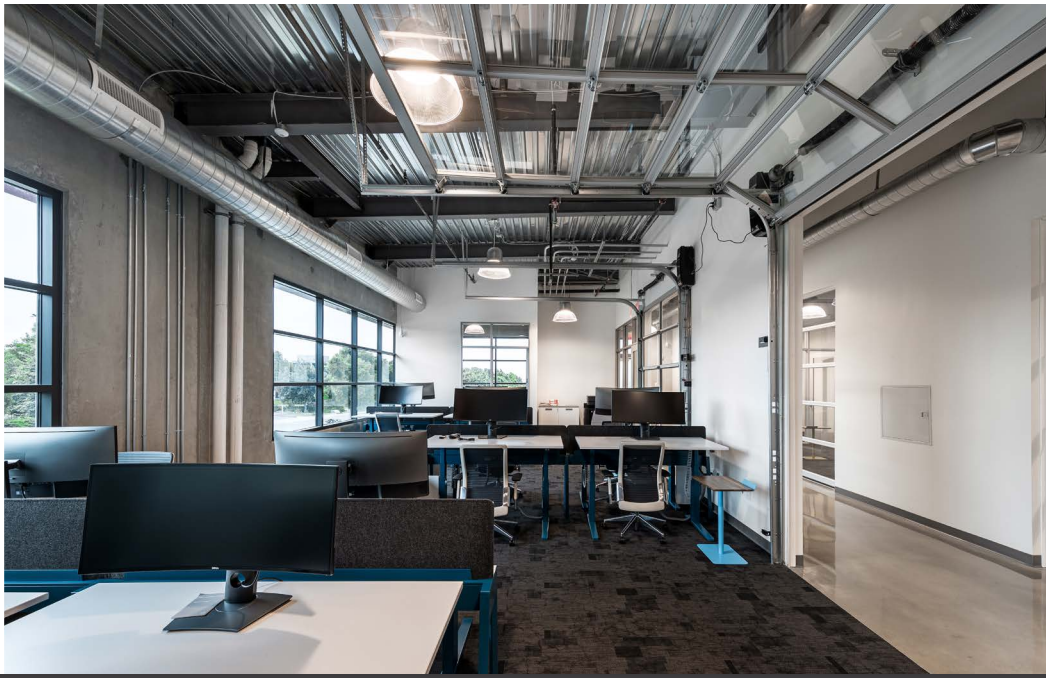
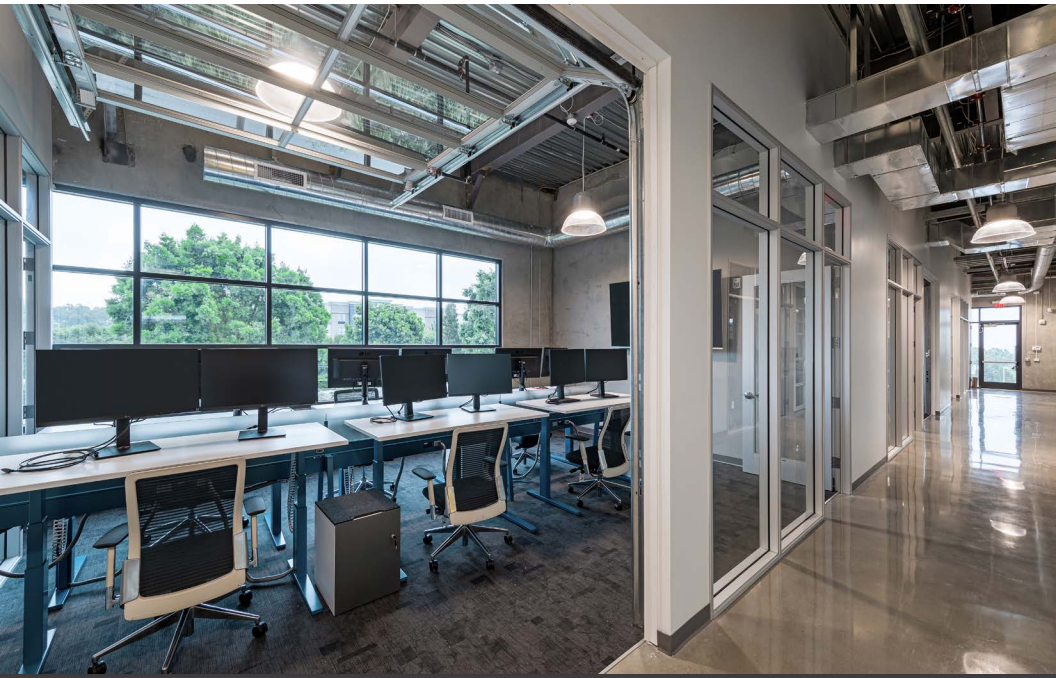
*interior* PHOTOS



*interior* PHOTO














*interior* PHOTOS

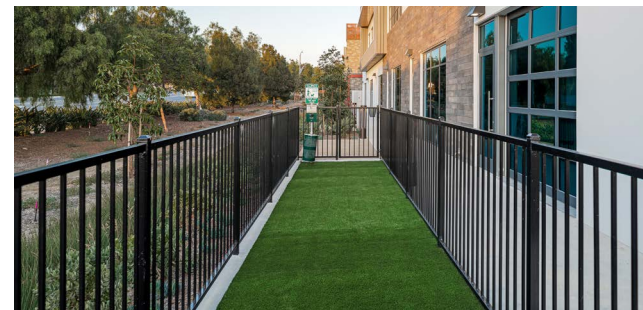




**lift**  
*amenities*

-  EV CHARGING STATIONS
-  BIKE LOCKERS
-  SKY DECK
-  RESTAURANT PATIOS
-  CABANA SEATING
-  OFFICE PATIOS
-  FIRE PITS
-  BARBEQUE
-  DOG ZONE
-  TURF KIDS ZONE
-  MOVIE SCREENING WALL

# onsite AMENITIES



 **PACIFIC OCEAN**

 **PALOMAR AIRPORT**

**lift**

**BRESSI RANCH**



**PICK UP STIX**  
**SPROUTS FARMERS MARKET**  
**CASERO TAQUERIA**  
**MENDOCINO FARMS sandwich market**  
**STATER BROS. MARKETS**  
**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**



LOCATED  
IN  
*Coastal*  
SAN DIEGO



*ideal* HIGH VISIBILITY LOCATION





Innovation Way

Palomar Airport Road







# 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



6021



CUSHMAN &  
WAKEFIELD

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**ARIC STARCK**

Executive Vice Chairman  
+1 760 431 4211  
aric.starck@cushwake.com

**ALEX BUSH**

Senior Director  
+1 760 302 6343  
alex.bush@cushwake.com