

# GAZELLE COURT

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2855 GAZELLE COURT, CARLSBAD, CA 92010

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This build-to-suit facility will be located on approximately 12.35+/- net acres in the Carlsbad Oaks North Business Park in the city of Carlsbad.

The Property will enjoy superior access to I-5 via Palomar Airport Road and Faraday Avenue.



**BIOMED REALTY TRUST, INC.**  
Real Estate for the Life Science Industry®



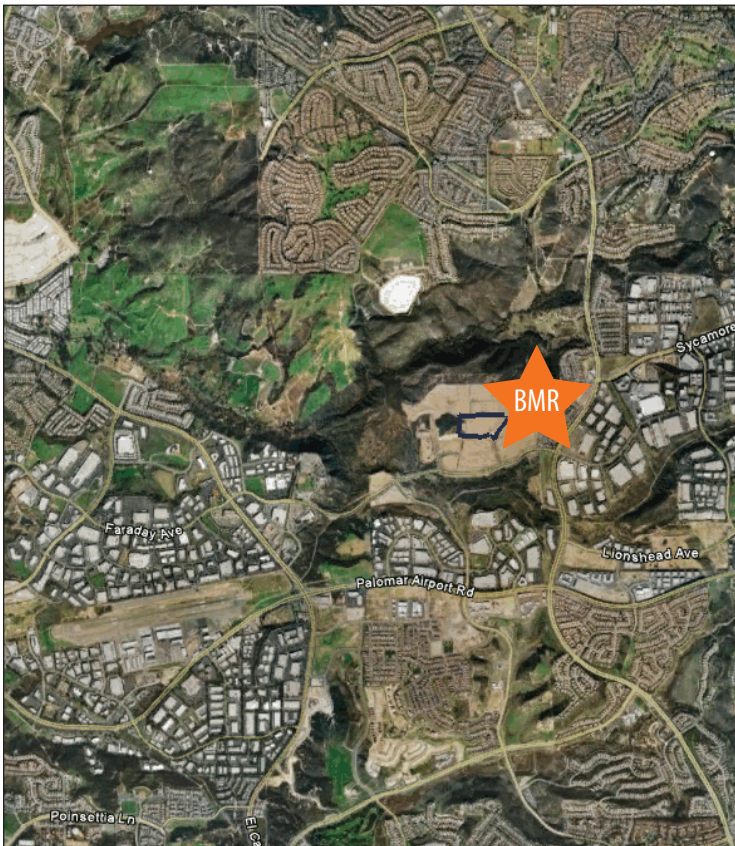
## BIO MED REALTY TRUST, INC.

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### Property Information

The planned project will be a new corporate headquarters and R&D center for Isis Pharmaceuticals. This build-to-suit facility will be located on approximately 12.35+/- net acres in the Carlsbad Oaks North business Park in the city of Carlsbad. Site improvements will include parking in excess of 550 spaces, an outdoor dining area, sports court and service yard.



### Features

- Number of Buildings: 1
- Rentable Square Feet: 176,000 SF
- Year Built: 2011 (currently under construction)
- Tenant: ISIS Pharmaceuticals, Inc.

### Amenities

- Laboratory and lab support
- Office and office support
- Warehouse
- Central utility plant
- Prime location with breathtaking views
- Location within a biotechnology cluster
- Superior access to I-5 via Palomar Airport Road and Faraday Avenue