



TheQuad

A PREMIER CARLSBAD RANCH LOCATION



CUSHMAN &
WAKEFIELD

CBRE

TheQuad

5740, 5750, 5760 & 5770 Fleet Street, Carlsbad CA 92008

- Prestigious Carlsbad Ranch location
- Private balconies with panoramic views of the Pacific Ocean and Carlsbad Flower Fields
- Immediate access to I-5 via Cannon Road or Palomar Airport Road
- Close proximity to restaurants, hotels and other amenities
- New exterior improvements and on-site fitness center with showers & lockers
- Efficient floor plans with quality tenant improvements
- Monument and building signage available
- After hours security access system

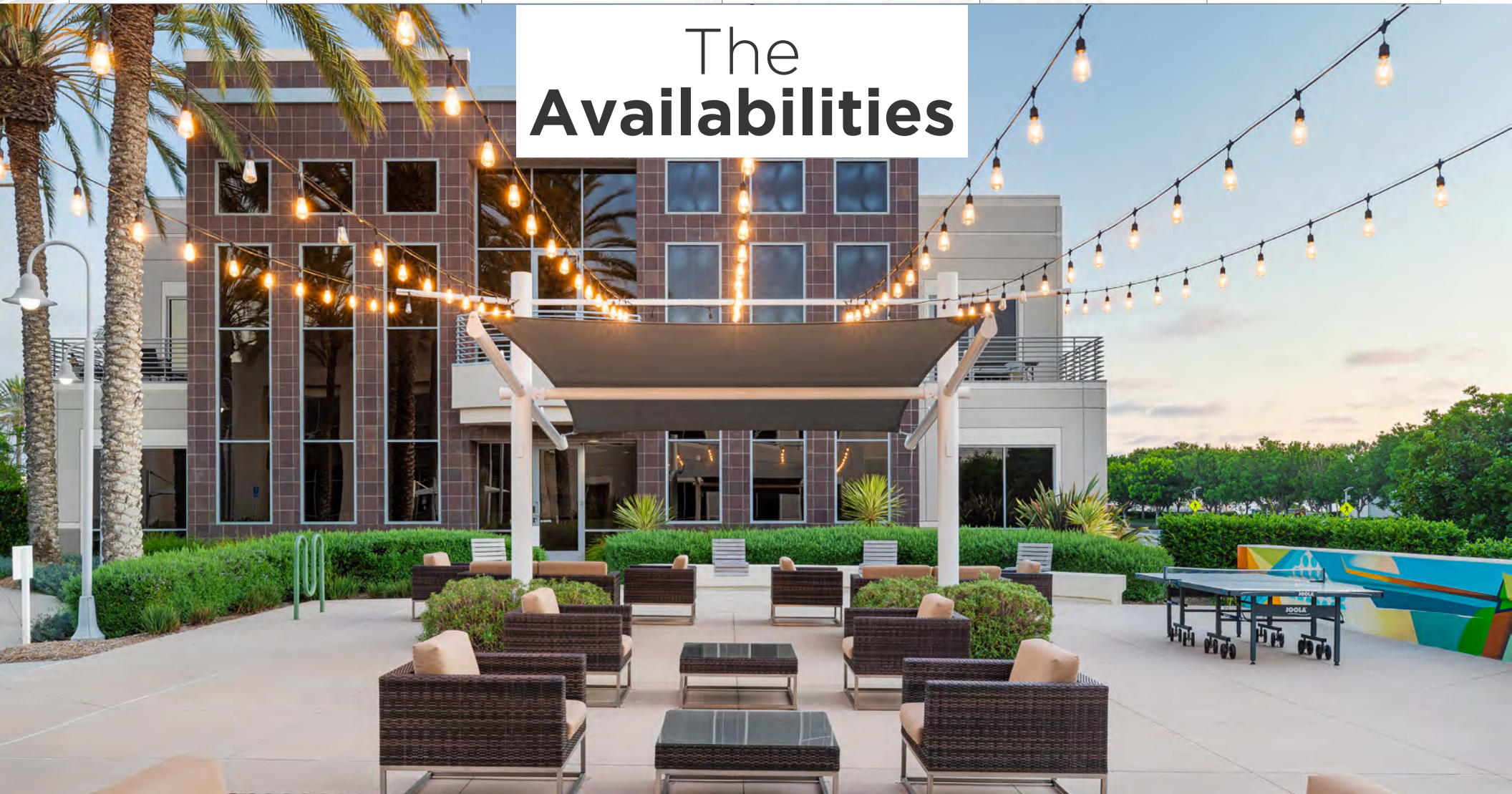
The Highlights

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BUILDING	BUILD-OUT	SUITE	SIZE (RSF)	AVAILABILITY	LEASE RATE
5740	Creative	100	4,187 RSF	Now	\$3.20/SF + E
5740	Traditional	110	2,853 RSF	Now	\$3.20/SF + E
5740	Traditional	150	4,148 RSF	Now	\$3.20/SF + E
5760	Shell	100A	4,996 RSF	90 Days	\$3.20/SF + E
5760	Creative	200	7,301 RSF	30 Days	\$3.20/SF + E
5760	Creative	220	10,876 RSF	Now	\$3.20/SF + E
5770	Traditional	200	12,881 RSF	Now	\$3.20/SF + E

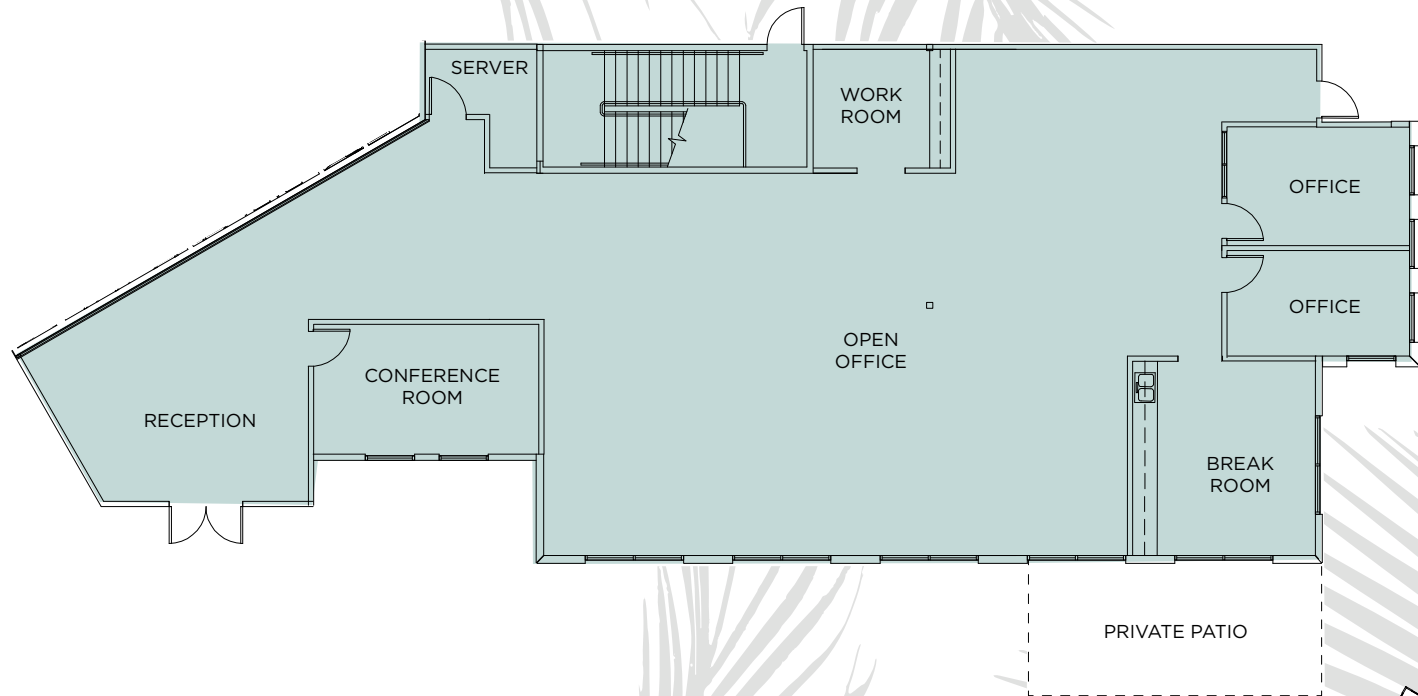
The Availabilities



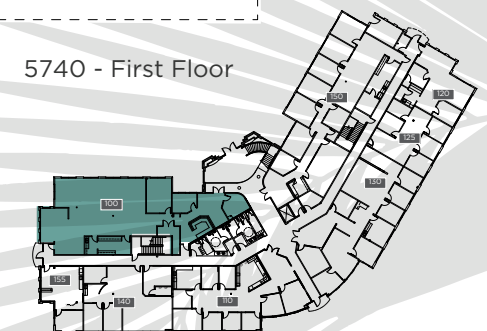
TheQuad

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5740 Fleet Street, Suite 100 | 4,187 RSF

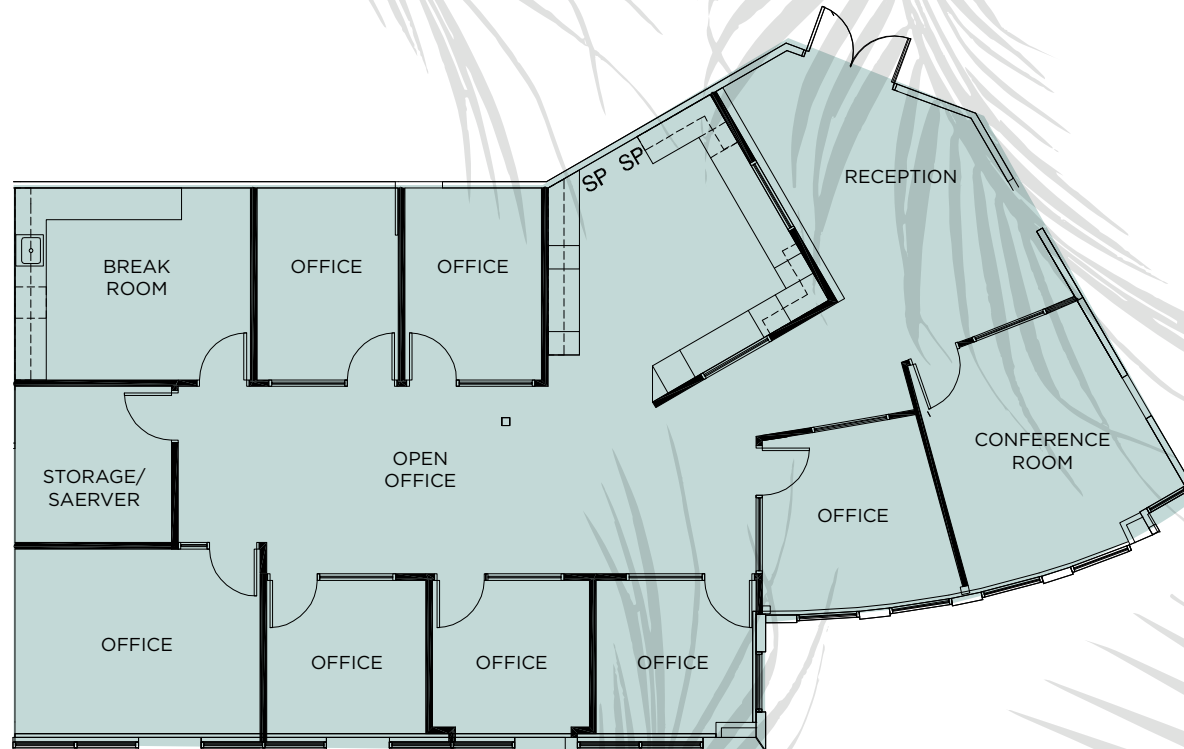


5740 BUILDING



5740 - First Floor

5740 Fleet Street, Suite 110 | 2,853 RSF



5740 BUILDING

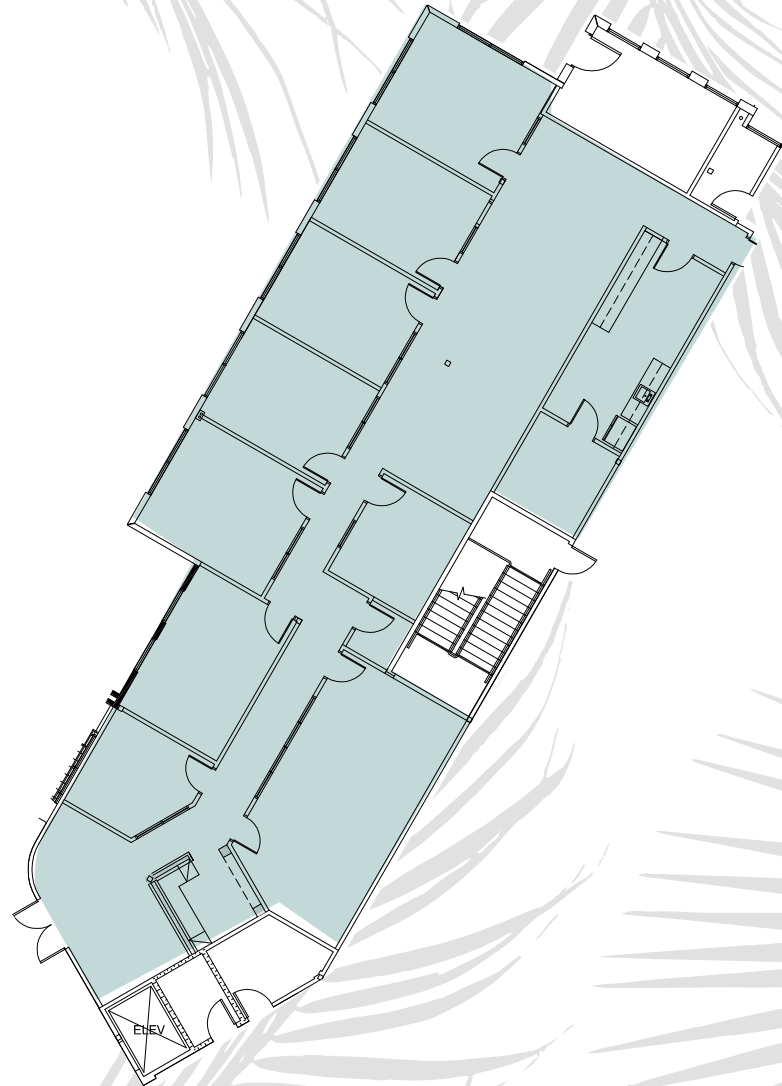
5740 - First Floor



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5740 Fleet Street, Suite 150 | 4,148 RSF

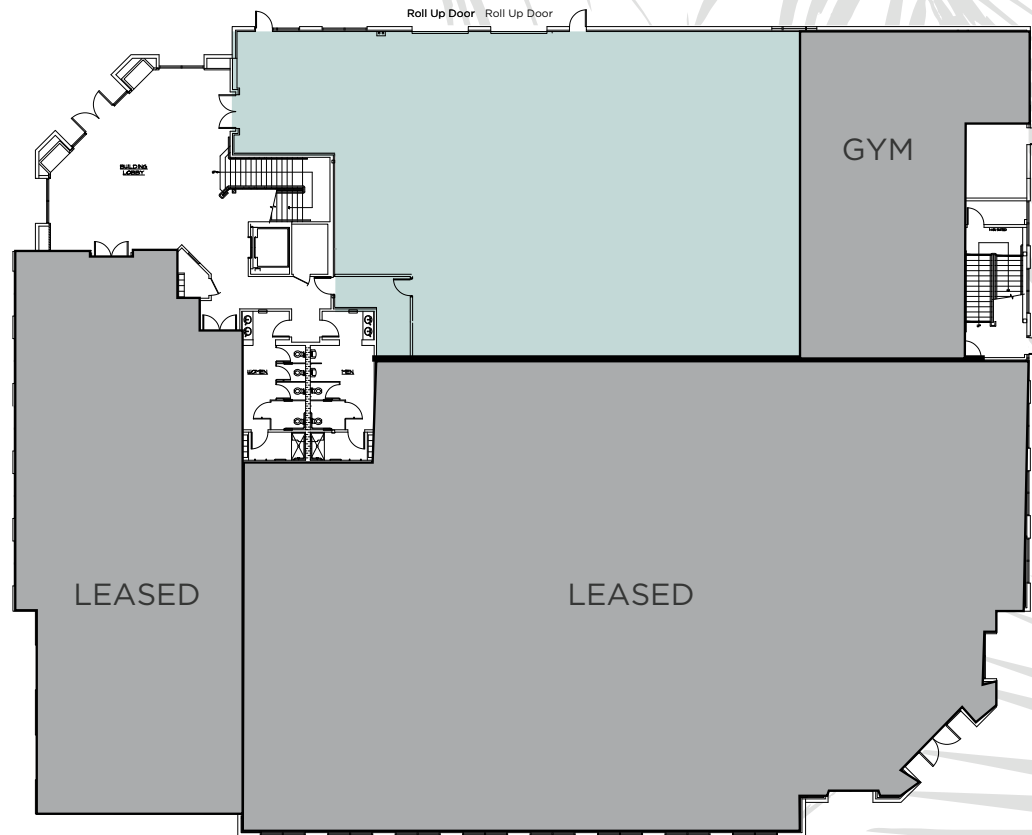


5740 - First Floor



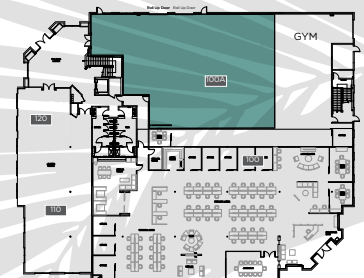
5760 Fleet Street, Suite 100A | 4,996 RSF

Shell Space

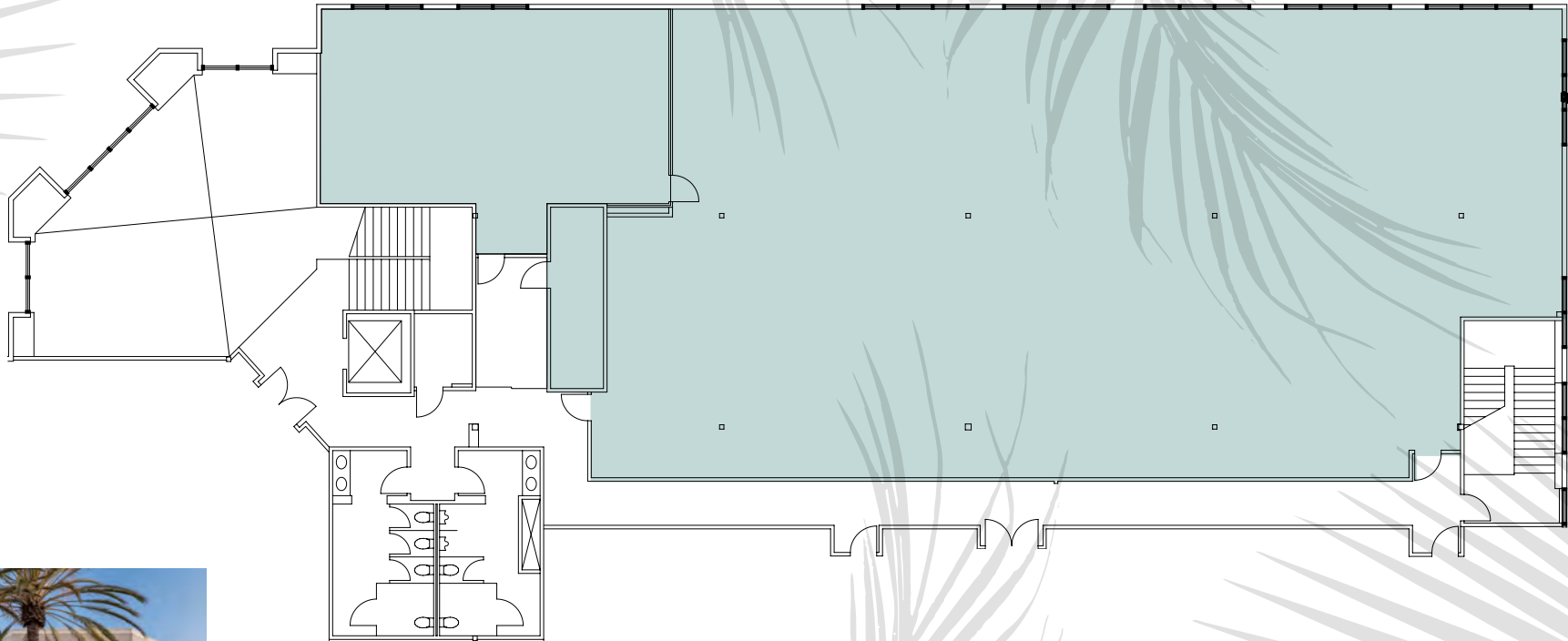


5760 BUILDING

5760 - First Floor

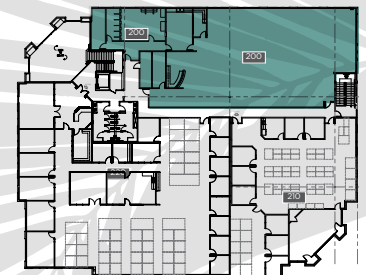


5760 Fleet Street | Suite 200 | 7,301 RSF

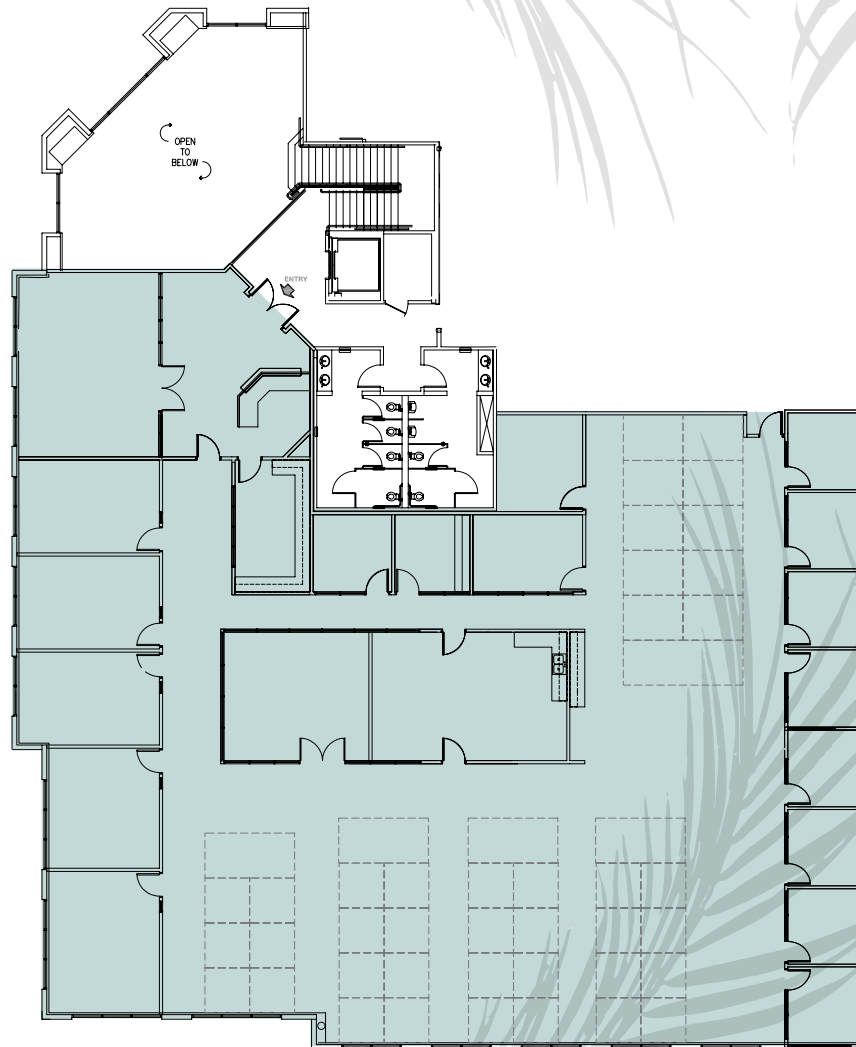


5760 BUILDING

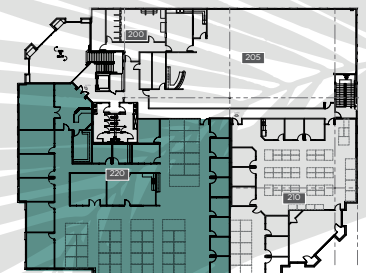
5760 - Second Floor



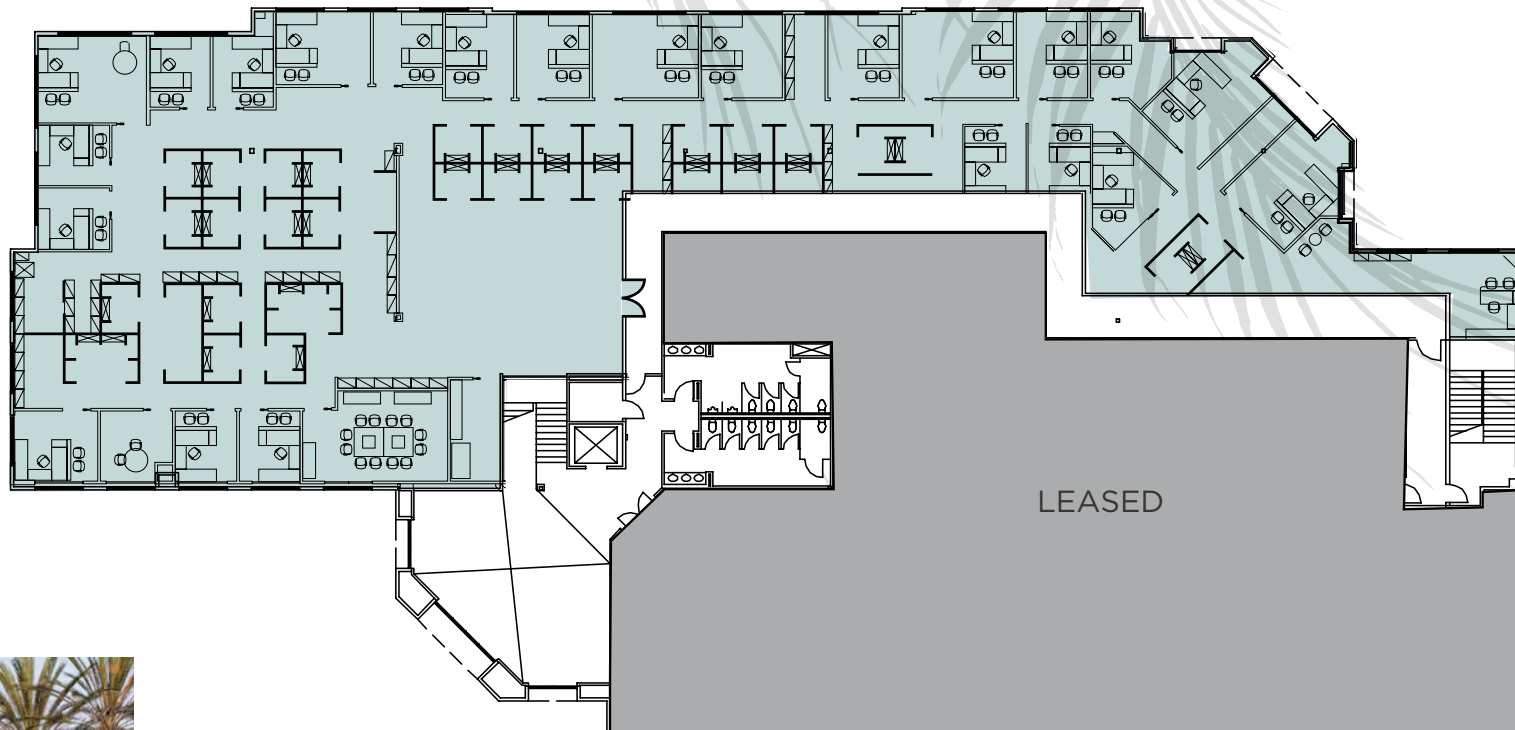
5760 Fleet Street, Suite 220 | 10,867 RSF



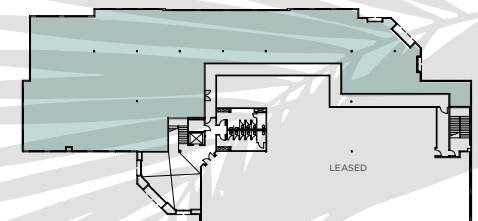
5760 - Second Floor



5770 Fleet Street, Suite 200 | 12,881 RSF
Furniture is for Demonstration Purposes Only



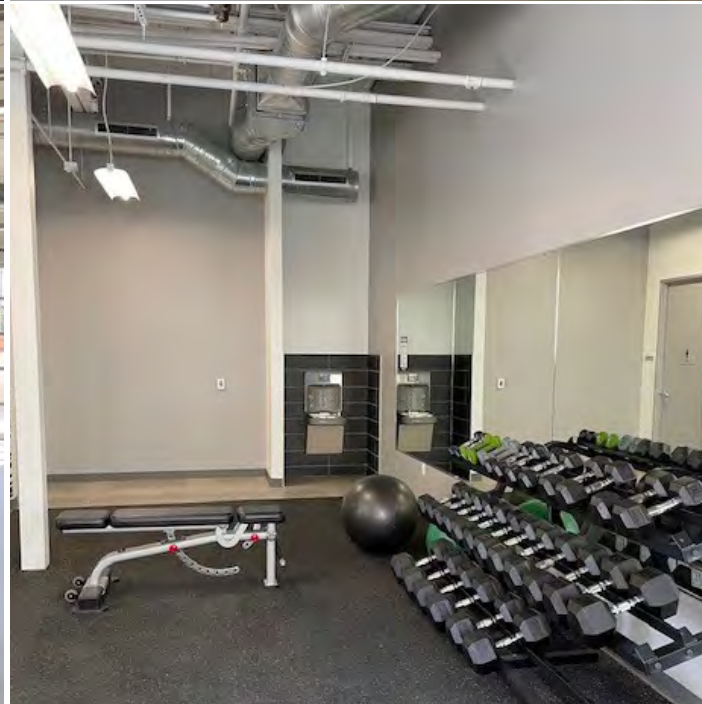
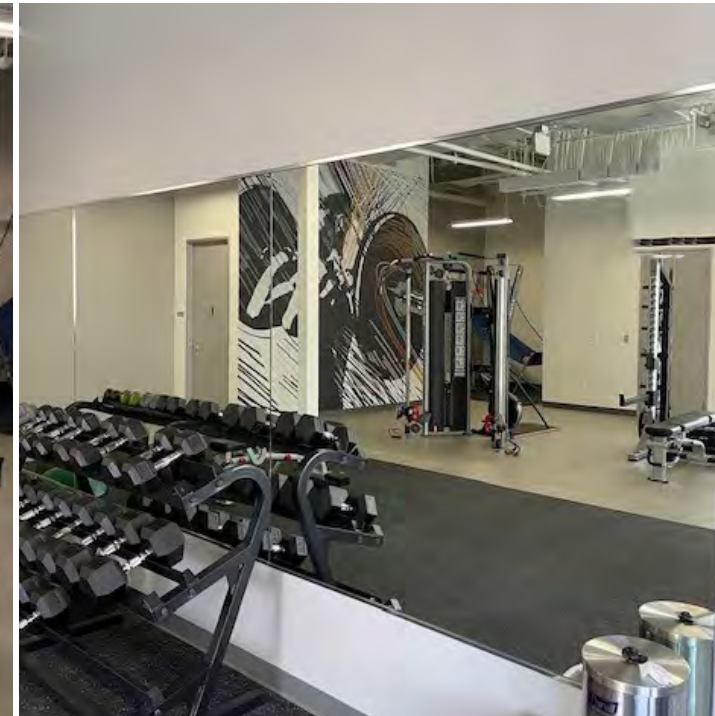
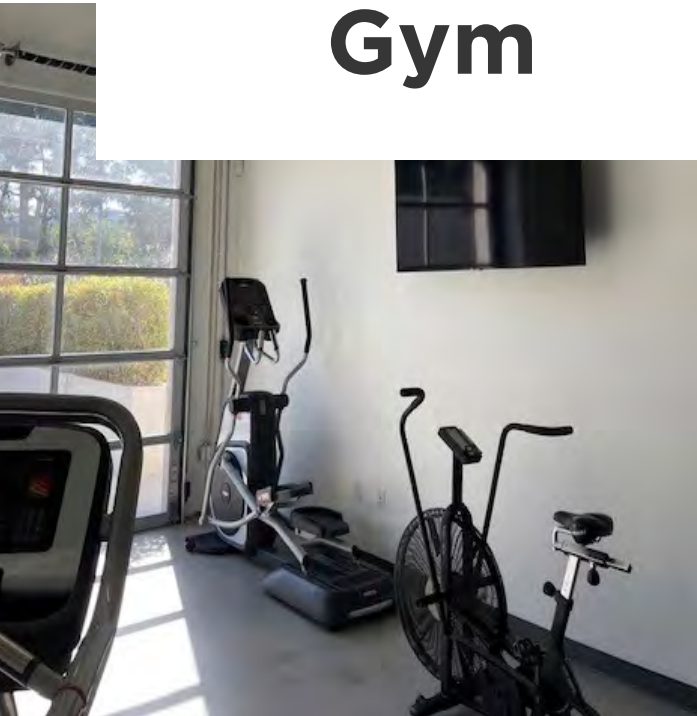
5770 - Second Floor



The Gym

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The Location

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The Amenities

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PCH 101 / CARLSBAD BLVD

AVENIDA ENCINAS

CANNON ROAD

TheQuad

WESTIN
HOTELS & RESORTS

GRAND PACIFIC PAISADES
LUXURY RESORT

LEGO
LEGOLAND
CALIFORNIA

GRAND PACIFIC PAISADES
Luxury Resort

ARMADA DR

FLEET STREET

CAR COUNTRY
CARLSBAD
25 franchise dealerships,
including Alfa Romeo,
Audi, Cadillac, Jaguar,
Land Rover, Lexus,
Mercedes-Benz, Porsche
and more.

SIMON
PREMIUM OUTLETS
90 outlet stores
10 restaurants

THE FLOWER FIELDS
50 acres of dedicated
open space

Kings Fish House,
PF Changs,
Corner Bakery,
BJs Brewhouse

In-n-out, Miguels,
McDonalds,
Toast Gastrobrunch,
Draft Republic

THE WINDMILL
CARLSBAD
14,000 SF
11 food vendors
Future Redevelopment:
PASEO CARLSBAD
Retail=101,690 SF

Subway, Carls Jr,
Islands, Tip Top
Meats, Green Dragon
Tavern, Taco Bell,
7-Eleven, Carlsbad
Ranch Market

Costco, Starbucks,
Burger Lounge,
Veggie Grill, Nothing
Bundt Cakes

STATE ROUTE 56

INTERSTATE 5

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A PREMIER CARLSBAD RANCH LOCATION

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