

**FOR LEASE**

# CARLSBAD GATEWAY CENTER

5650 El Camino Real, Carlsbad, CA 92008



**Bob Cowan**

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[www.cbre.com/sandiego](http://www.cbre.com/sandiego)

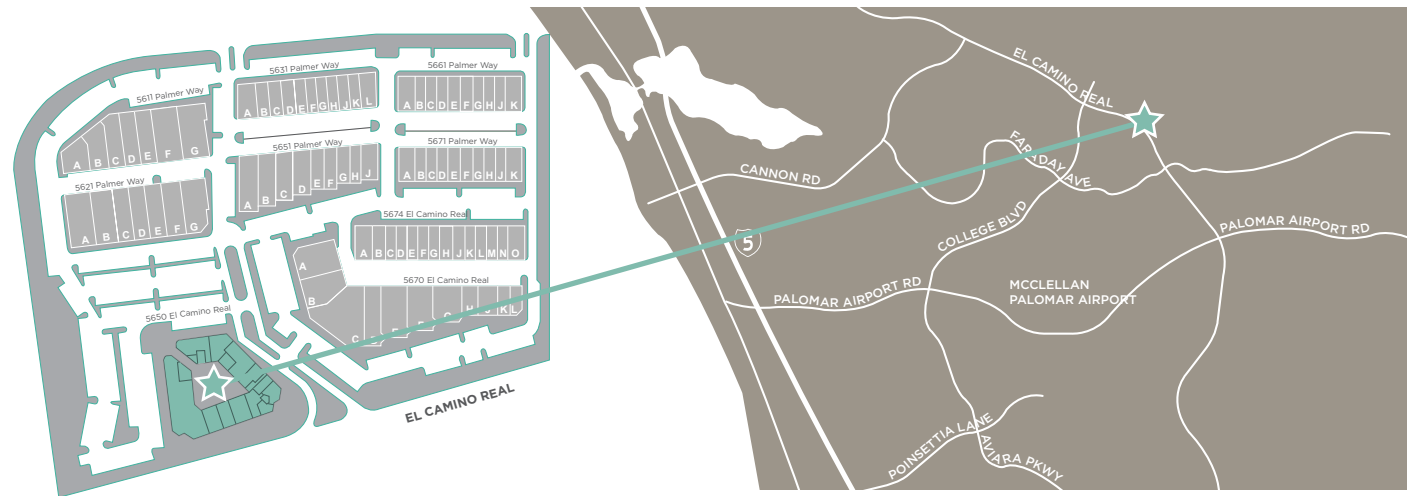


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## LOCATION



## PROPERTY HIGHLIGHTS

- 50,071 SF, two-story, Class A office building
- Building signage available | Flexible unit sizes with varying office build outs and tenant improvement packages available
- Beautiful interior courtyard with waterfalls, pond, and lush landscaping
- Frontage on El Camino Real with back country views
- Amenity rich environment with deli, brewery, bakery and coffee cafe
- Five minutes from Interstate 5
- Close proximity to shopping, airport and housing
- Expansion capabilities within 233,000 SF business park
- Flexible zoning can accommodate most commercial uses with ability to be open to the public (including medical)
- Unique tenant mix includes commercial kitchen operations, food production uses, craft breweries, as well as health and wellness
- For more information, please visit [WWW.CARLSBADGATEWAYCENTER.COM](http://WWW.CARLSBADGATEWAYCENTER.COM)

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## AVAILABILITIES

**LEASE RATE:** \$2.20/SF + Electricity

Suite Number	Square Footage	Availability
160	2,023 RSF	30 DAYS
215	1,296 RSF	NOW
220	1,437 RSF	NOW
250	2,073 RSF	NOW

*Flexible tenant improvement packages available*



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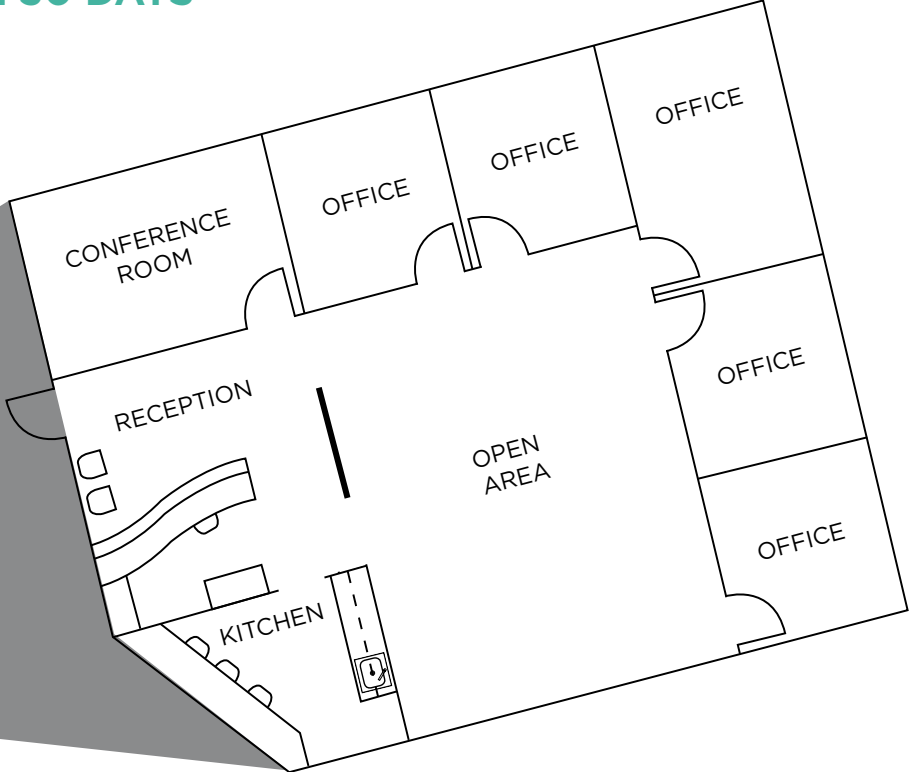
**CBRE**

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**SUITE 160 | 2,032 SF  
AVAILABLE 30 DAYS**

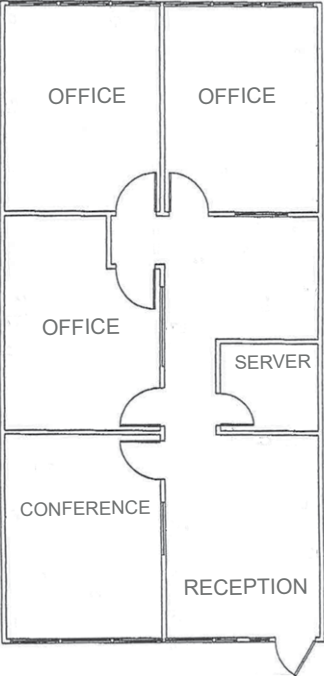


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**SUITE 215 | 1,296 SF  
AVAILABLE NOW**

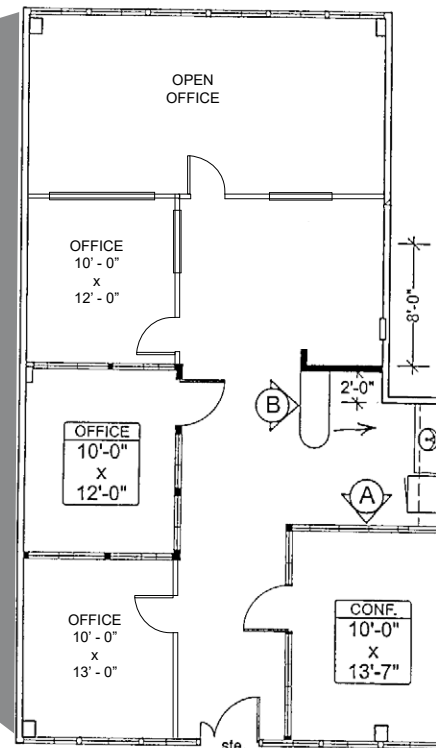
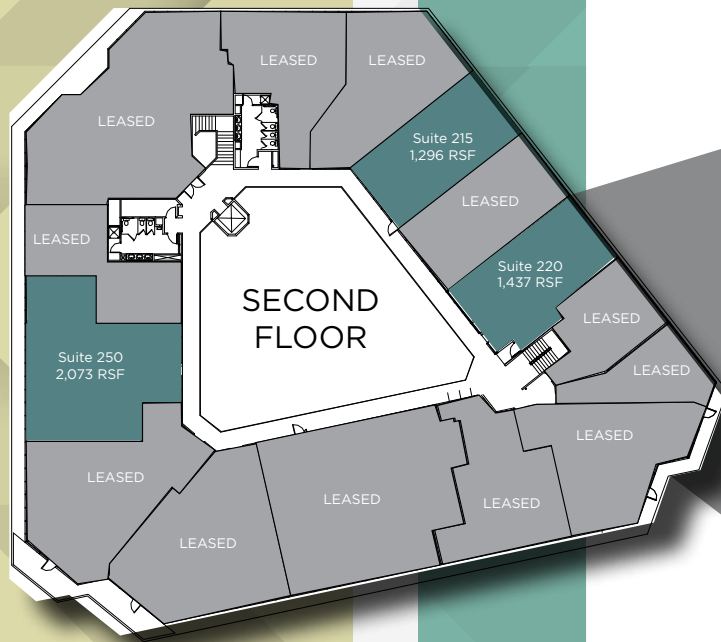


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5650 El Camino Real, Carlsbad, CA 92008

**SUITE 220 | 1,437 SF  
AVAILABLE NOW**

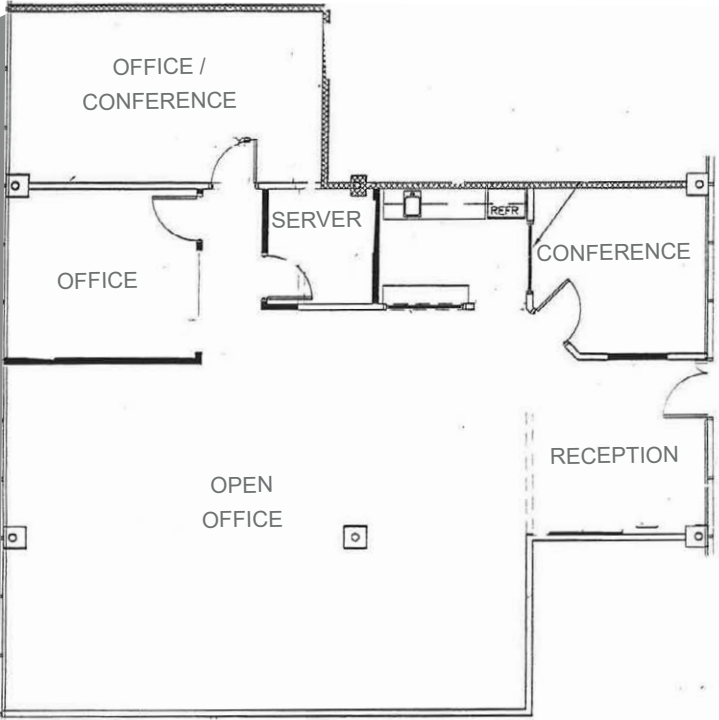


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**SUITE 250 | 2,073 SF  
AVAILABLE NOW**



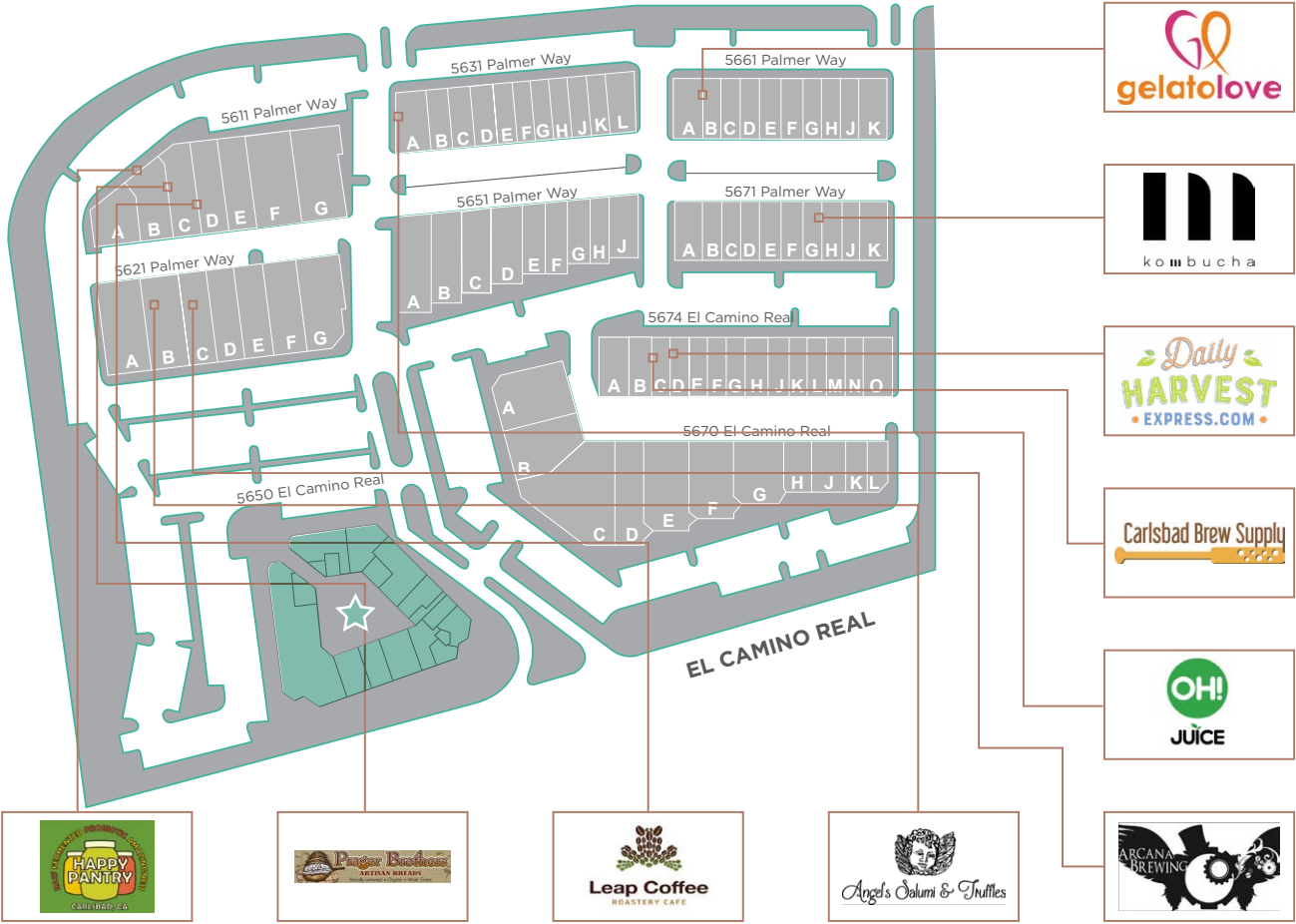


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## SITE PLAN | ON-SITE AMENITIES



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