

Carlsbad Ranch Corporate Center

5800 Armada Drive
Carlsbad, CA 92008
www.cbre.com/sandiego

PROPERTY FEATURES

- + A 42,960 square foot three-story, Class "A" office bldg with a premium coastal Carlsbad Ranch location, overlooking Carlsbad Flower Fields situated on 50 acres of dedicated open space.
- + Located at the corner of Armada Drive and Fleet Street in the Carlsbad Ranch development with convenient I-5 access is provided via Cannon Road and Palomar Airport Road, less than a mile away.
- + Immediate access to the Carlsbad trail system and the Promenade Park overlooking the world-famous Flower Fields with 180-degree ocean views. Walking distance to Karl Strauss Brewery with close proximity to beaches, restaurants, services, hotels and quality retail establishments.
- + Carlsbad is the heart of the North County region and serves as the gateway between the Orange County and San Diego markets.
- + Granite and limestone facade with wood & stone lobby finishes.
- + High Bandwidth AT&T, Cox Communications, Time Warner & Charter/Spectrum Fiber Connectivity available.
- + A Development by DCM Properties, Inc.

PREMIUM CARLSBAD RANCH LOCATION | OCEAN VIEWS



Contact Us

Justin Halenza

First Vice President
+1 760 438 8514
justin.halenza@cbre.com
Lic. 01238120

Michael Mahoney

Senior Vice President
+1 760 438 8516
michael.mahoney3@cbre.com
Lic. 01392972

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Availability

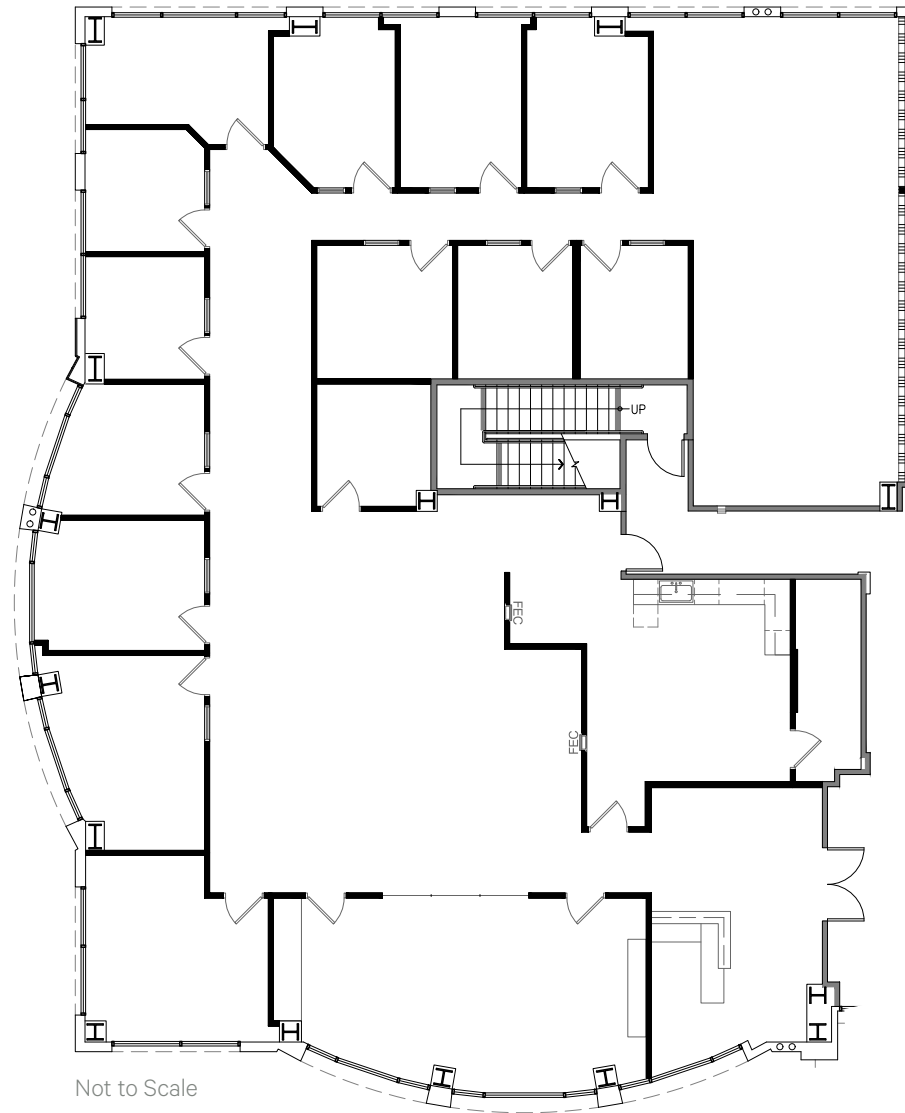
Floor	Suite #	RSF	Rate	Comments	Available
1 ST	100	6,104 RSF	\$3.30/SF + E	Ground floor double door entry with direct access from the exterior of the building. 12 private offices, large and small conference rooms, open office area, large upgraded kitchen, copy room and server room.	Now
2 ND	235	2,684 RSF	\$3.30/SF + E	High-end finishes throughout, reception with double door entry off the second floor lobby, 3 private offices, conference room or executive office, open office area, kitchen, work room and server room.	Now
2 ND	240	1,555 RSF	\$3.30/SF + E	3 private offices, server room (temperature controlled), break room, open office area.	Now
2 ND	235/240	4,239 RSF	\$3.30/SF + E	Contiguous option. Conceptual plans can be made available.	Now
3 RD	310	3,913 RSF	\$3.40/SF + E	Expansive top floor views with high-end finishes throughout, multiple private offices, conference room or executive office, open office area.	Now



Suite 100 - 6,104 RSF

Class "A" Office

Ground floor double door entry with direct access from the exterior of the building. 12 private offices, large and small conference rooms, open office area, large upgraded kitchen, copy room and server room.



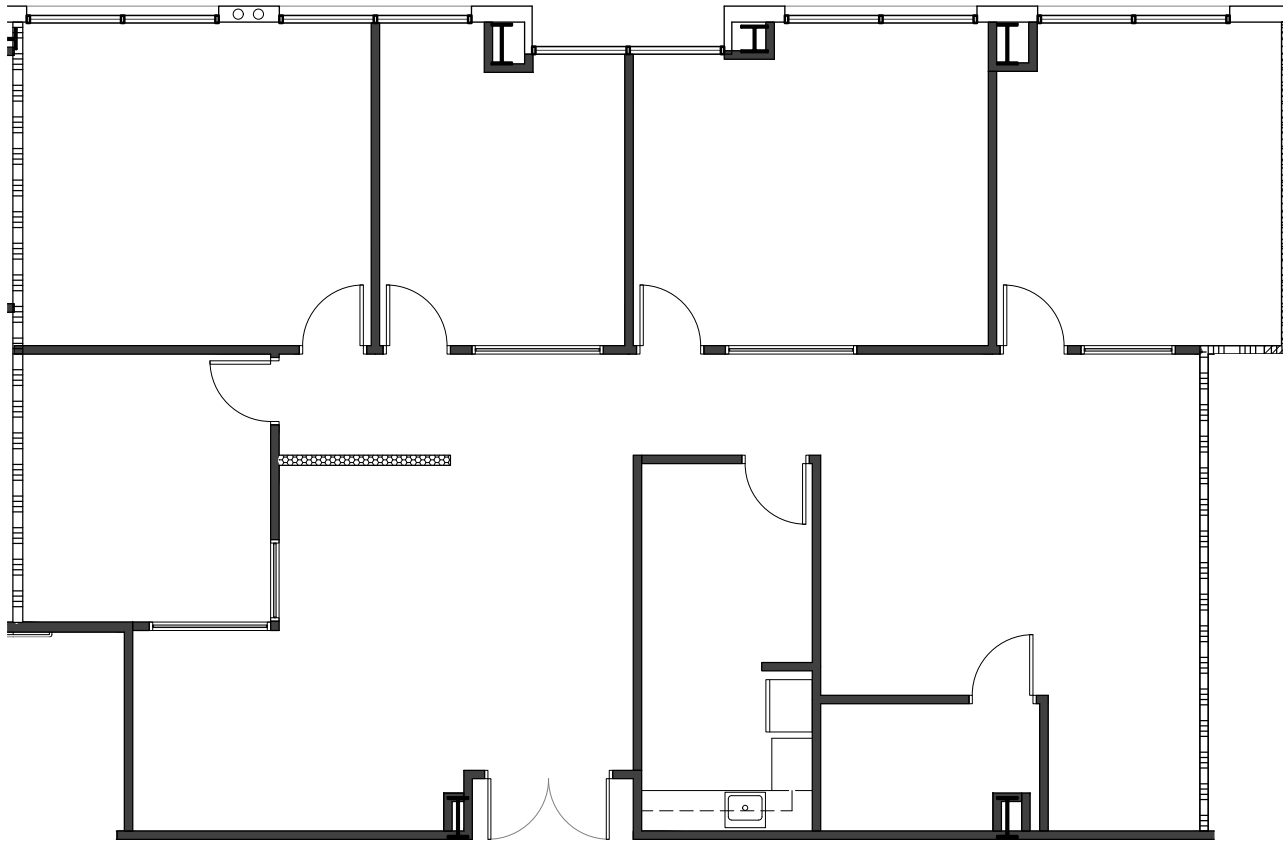
FIRST FLOOR



Suite 235 - 2,684 RSF

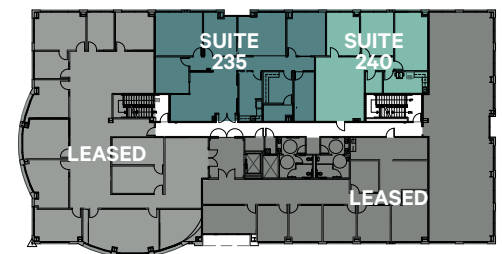
Class "A" Office

High-end finishes throughout, reception with double door entry off the second floor lobby, 3 private offices, conference room or executive office, open office area, kitchen, work room and server room.



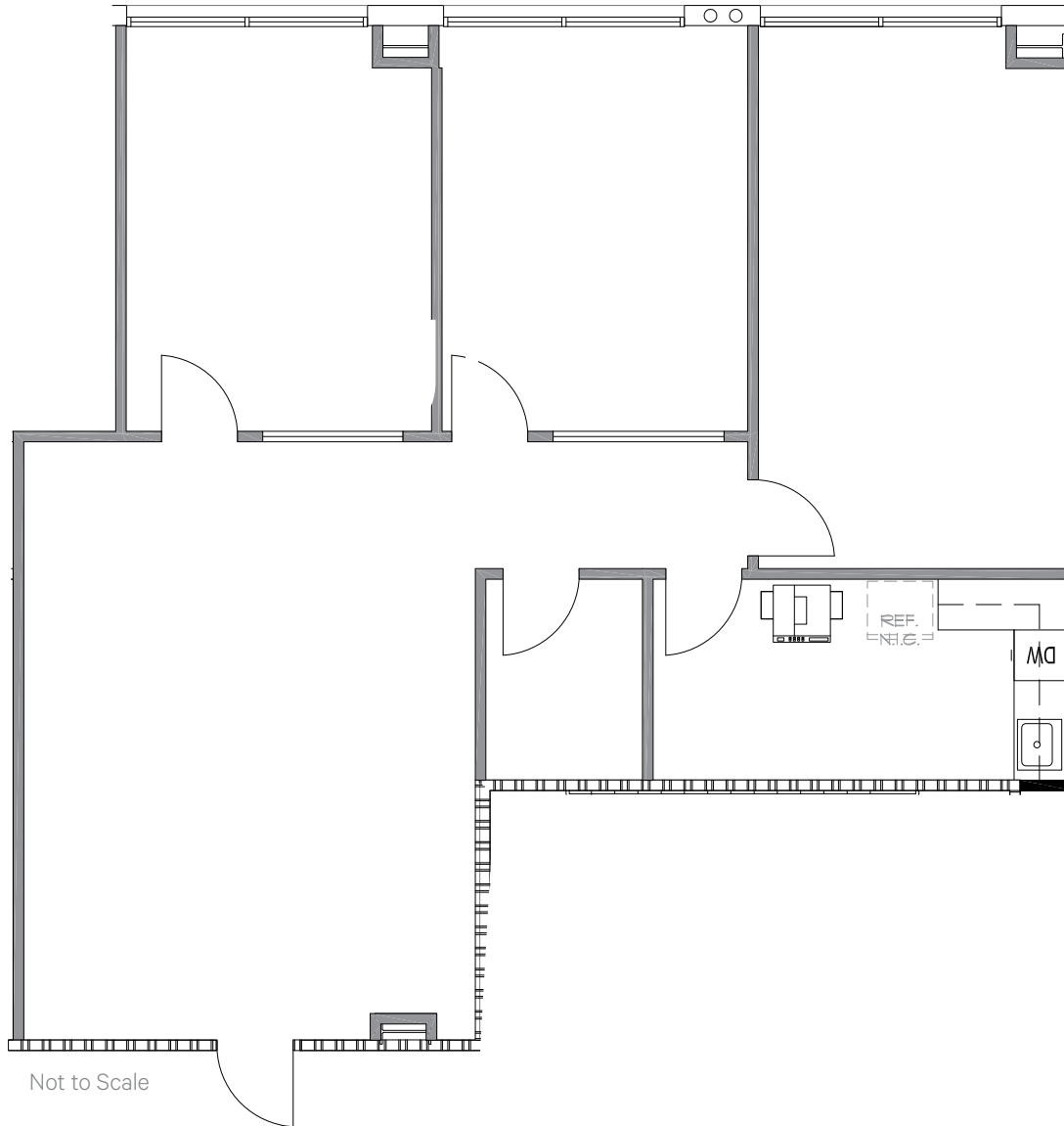
Not to Scale

SECOND FLOOR

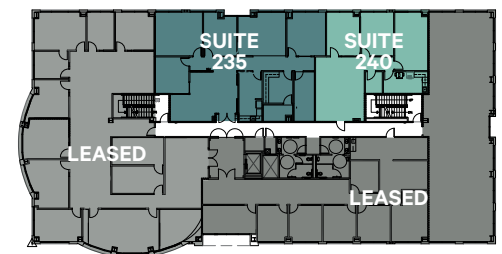


Suite 240 - 1,555 RSF

Three private offices, server room (temperature controlled), break room and open office area.
Furniture can be made available.



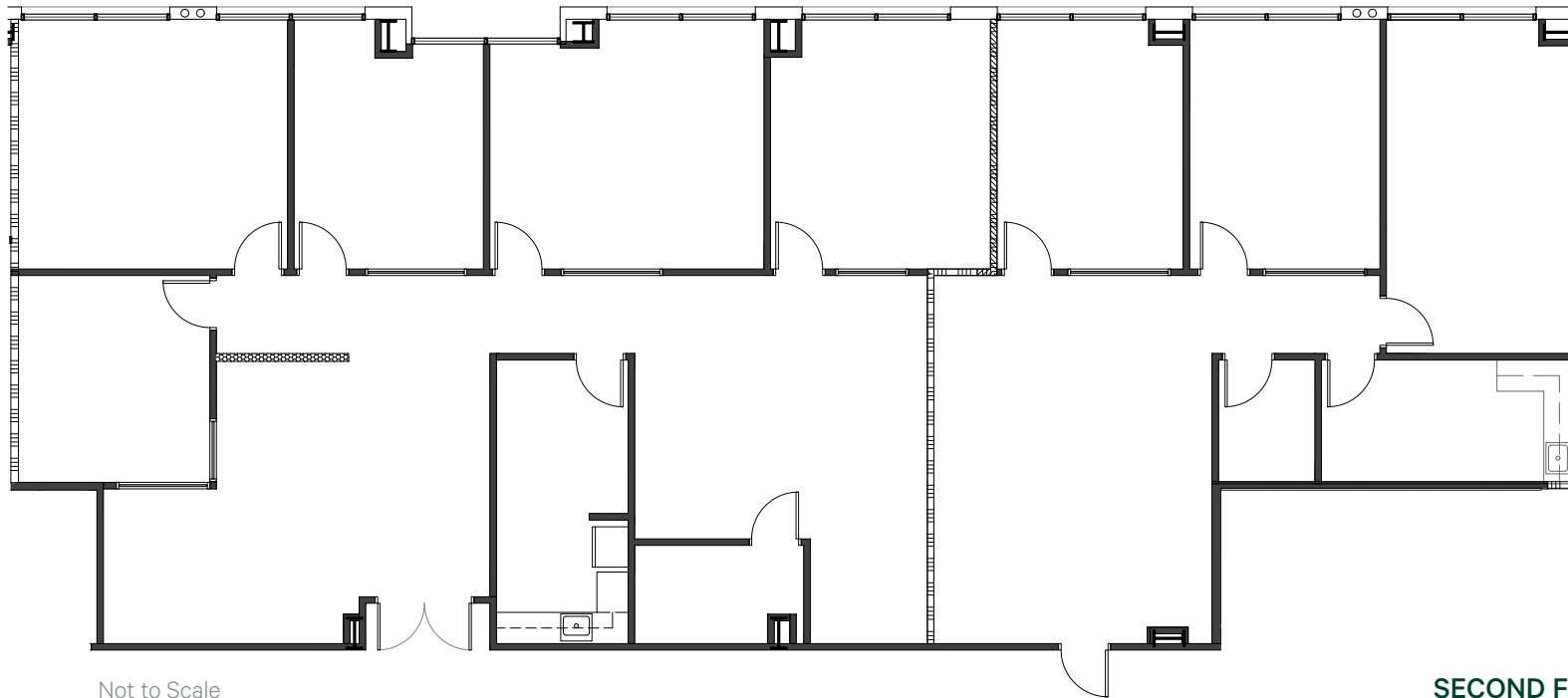
SECOND FLOOR



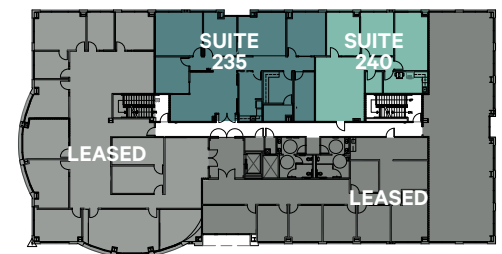
Suite 235/240 - 4,239 RSF

Contiguous Option

Conceptual plans can be made available.



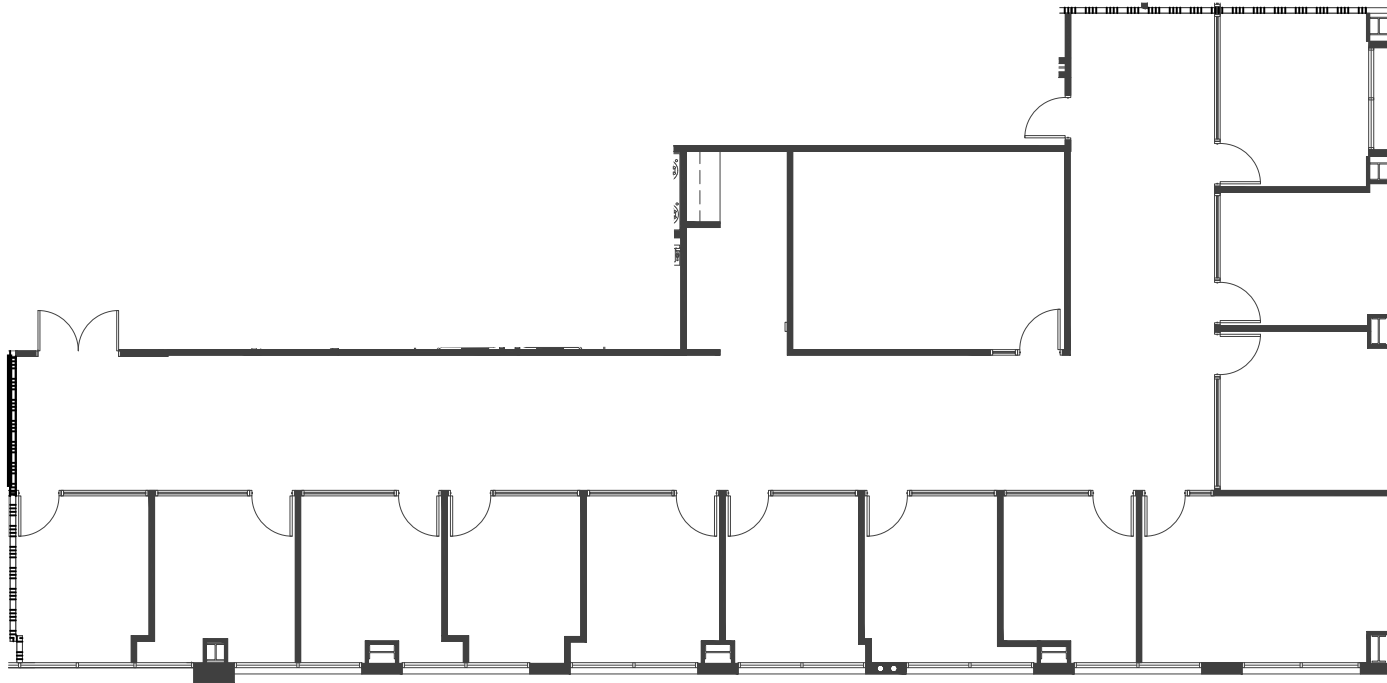
SECOND FLOOR



Suite 310 - 3,913 RSF

Expansive Top Floor Views

High-end finishes throughout, double door entry off lobby, multiple private offices, conference room or executive office and open office area.



Not to Scale

THIRD FLOOR



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For Lease

Unparalleled Access to The Flower Fields

Carlsbad Ranch Corporate Center provides immediate access to the Carlsbad trail system and the Promenade Park overlooking the world-famous Flower Fields, with 180-degree ocean views. The 55-acres of Giant Tecolote Ranunculus flowers that make up The Flower Fields are in bloom for approximately six to eight weeks each year.

Explore the trail access here: [Armada Drive Trail](#)





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

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

SIMON[®]
 MALLS
 90 outlet stores
 10 restaurants

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

WESTIN[®]
 HOTELS & RESORTS

SHERATON
 Carlsbad Resort & Spa

HILTON
 GRAND VACATIONS

LEGO[®]
 LEGOLAND
 CALIFORNIA

**CARLSBAD RANCH
 CORPORATE CENTER**

Grand Pacific Palisades
 A Carlsbad Resort

50 acres of dedicated open space