



CROSSINGS CORPORATE CENTRE

6005 HIDDEN VALLEY ROAD
CARLSBAD, CA 92011

AVAILABLE
FOR LEASE

CBRE

Property Features

- 72,310 SF Class "A" Office building with an outstanding location in the heart of Carlsbad, just 1-mile off the Interstate-5 at the signalized intersection of Palomar Airport Rd and Hidden Valley Road
- Located near amenities such as the Park Hyatt Resort, Legoland, The Crossings at Carlsbad Golf Course, and several regional parks
- Abundant parking with a ratio of 4.07 spaces per 1,000 RSF
- Elegant lobby entry that opens into a spacious 2-story atrium with elevator and stair access
- Roof recently replaced
- Energy efficient water loop heat pump system
- Exterior granite building accents and extensive landscaping
- Exterior amenity area includes private patios with picnic style and lounge seating
- Showers and locker room facilities
- Secured Building (card access)
- Dual lobbies for increased identity
- Four access points to building for convenience
- Efficient 13% load factor
- Building and monument signage available
- AT&T DSL internet available service
- Cox fiber internet service available (all speeds)

AVAILABLE FOR LEASE | Asking Lease Rate: Negotiable

SUITE	SIZE	CONDITION	AVAILABLE
100	2,368 RSF	Built-out	3/1/24
160	7,366 RSF	Built-out	11/1/24
170/270	23,534 RSF (Two floors connected by an internal staircase)	Built-out	11/1/24*

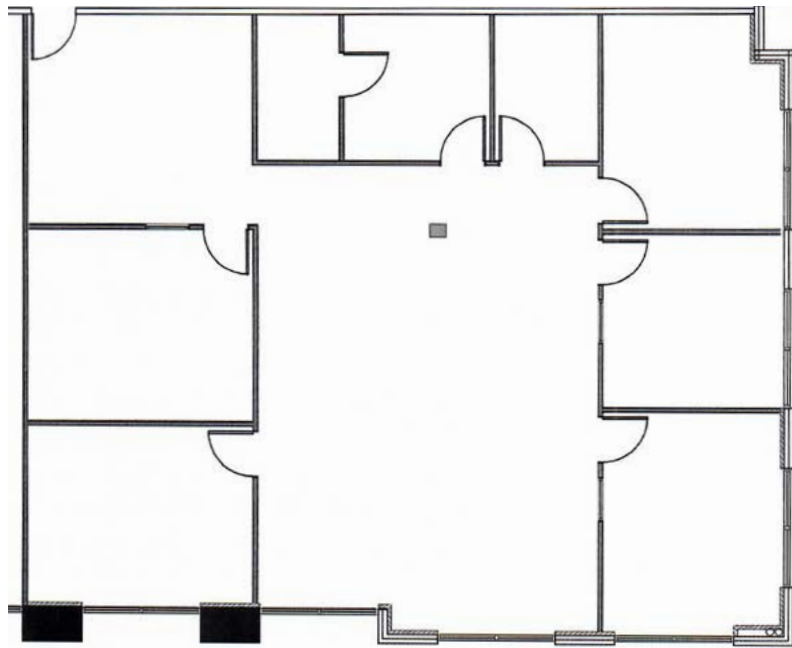
* Subject to negotiation, this space could potentially be made available at any time after 10/01/23.



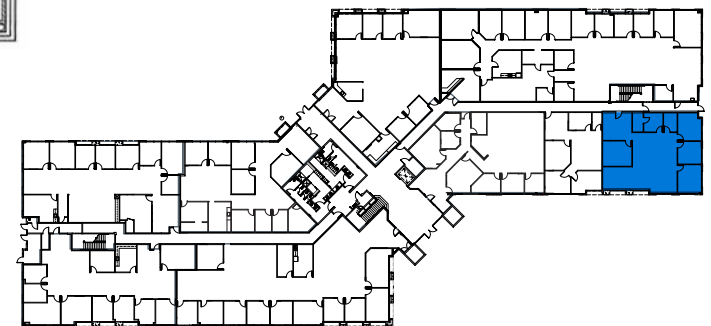


Availability - Suite 100

2,368 SF | AVAILABLE 3/1/24



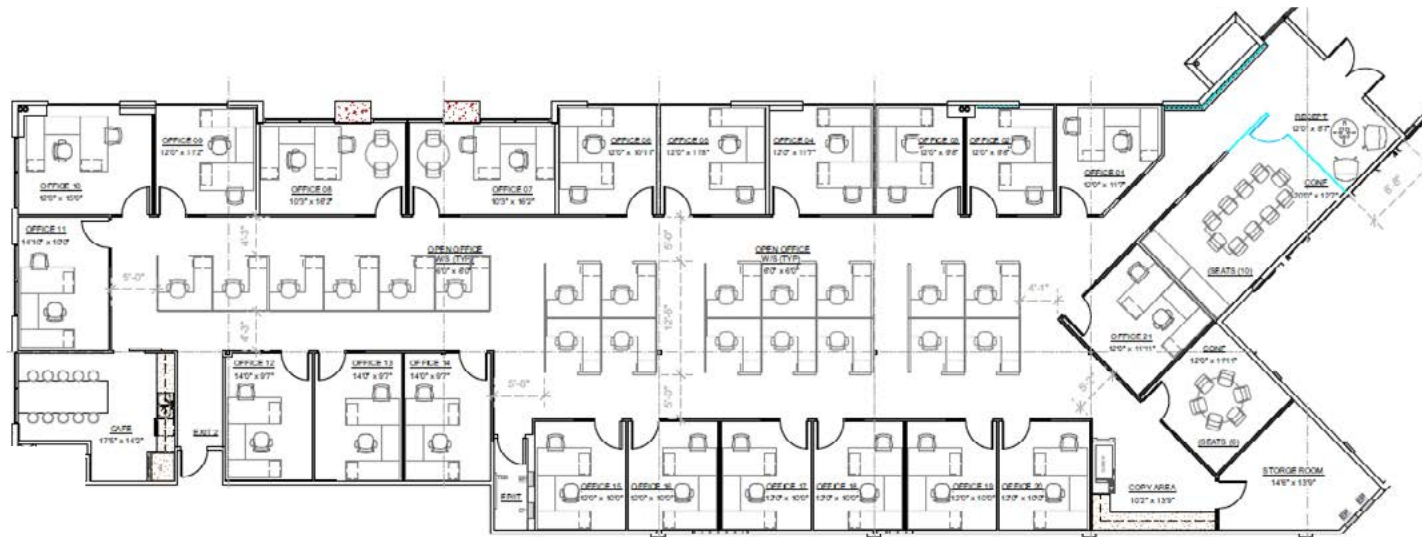
FIRST FLOOR



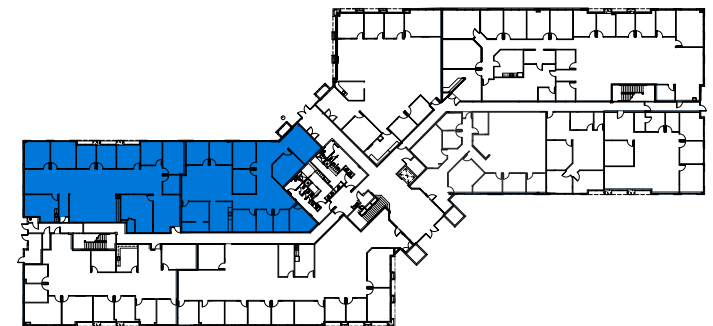


Availability - Suite 160

7,366 SF | AVAILABLE 11/1/24



FIRST FLOOR





Availability - Suite 170/270

23,534 SF | AVAILABLE 11/1/24

* Subject to negotiation, this space could potentially be made available at any time after 10/01/23.

Two floors connected by internal staircase, furniture and fixtures can be available. First & second floors connected by internal staircase.

- Multiple demising options
- Approx 45 private offices
- Approx 5 conference rooms
- Approx 50 cubicle spaces
- 3 kitchens & 3 break rooms
- 2 copy rooms
- 3 server rooms

FIRST FLOOR



SECOND FLOOR

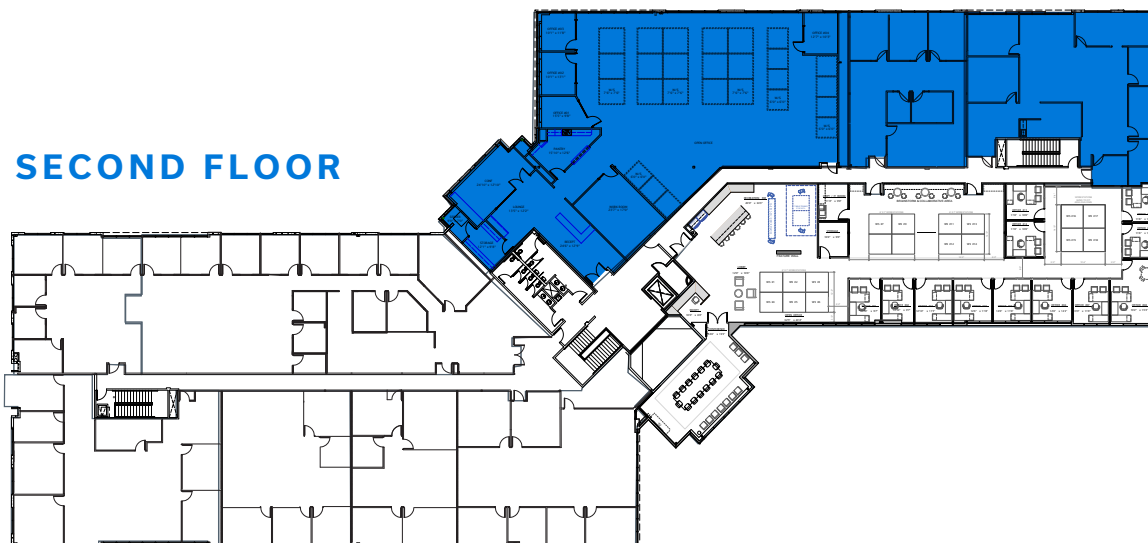


PHOTO GALLERY



LOCATION



PACIFIC OCEAN

CARLSBAD
PREMIUM
OUTLETS



FLOWER FIELDS

LEGOLAND

PALOMAR AIRPORT ROAD

HIDDEN VALLEY PARKWAY



CROSSINGS CORPORATE CENTRE

1 MILE
2 MINUTES

Interstate 5 Freeway

1.6 MILES
4 MINUTES

Pacific Ocean

2.3 MILES
5 MINUTES

Palomar Airport

4.3 MILES
8 MINUTES

Carlsbad Village

5.3 MILES
11 MINUTES

Highway 78

32 MILES
36 MINUTES

Downtown San Diego

55 MILES
56 MINUTES

Orange County (Irvine)



CONTACTS

MICHAEL MAHONEY

Senior Vice President

+1 760 685 2915

Lic. 01392972

michael.mahoney3@cbre.com

JUSTIN HALENZA

First Vice President

+1 760 438 8514

Lic. 01238120

justin.halenza@cbre.com

CBRE

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness.

You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All othermarks displayed onthis document are the property of their respective owners, and the use of such logos doesnot imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.