

5816 DRYDEN PLACE

Your Name Here

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PROPERTY FEATURES



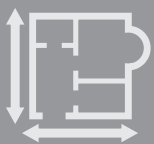
22,156 SF Flex and R&D building under new ownership



Major renovations underway including drought-tolerant landscaping, new building paint, and updated parking lot



Excellent access to Palomar Airport Road with numerous retail and dining amenities close by



No core factor



Building signage available



AVAILABLE SPACE

Suite 100



+/- 1,600 - 4,751 SF spec suite available for lease



New finishes throughout suite include updated LED lighting & ceiling, new paint, and replaced carpet. Renovated private restrooms in suite



Private exterior entrance into suite with building signage



Functional layout- three private offices, large open bullpen and open kitchen

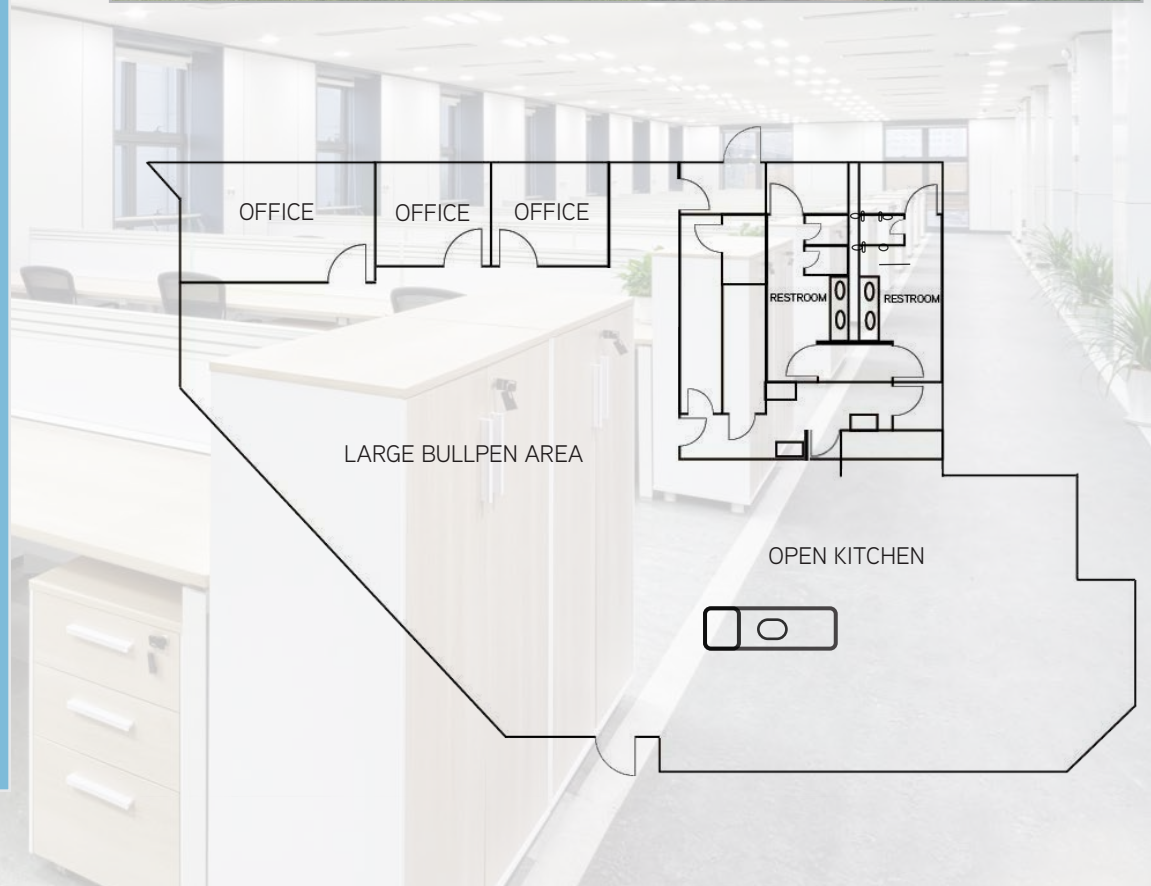


Competitively priced lease rate: \$1.20 plus NNN (estimated to be \$0.35, janitorial and electric included)

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Parking ratio of 4/1,000 SF



PROPERTY
& IN SUITE
PHOTOS





Carlsbad State Beach



Carlsbad Village



The Shoppes at Carlsbad



Carlsbad Premium Outlets

AMENITIES

- 1 CARLSBAD PREMIUM OUTLETS
- 2 KARL STRAUSS BREWING COMPANY
- 3 THE ISLAND AT CARLSBAD: Croutons, Punjabi Tandoor, Hacienda de Vega, Juice Stop, French Corner, Sourdough & Co, Carlsbad Pizza
- 4 Costco, Burger Lounge, Starbucks, Carl's Jr., Islands Restaurant, Taco Bell, Subway
- 5 BRESSI RANCH VILLAGE CENTER: Trader Joe's, Pure Burger, Verizon Retailer, Pieology, Board & Brew, Rubio's, Petco, Skater Bros.
- 6 POINTSETTIA VILLAGE: Starbucks, Ralph's, El Pollo Loco, Jack in the Box, Ramen Factory, Primo Pizza & Pasta, Sushi Kuchi, Pick-up Stix
- 7 PLAZA PASEO REAL: Panda Express, Tin Leaf Fresh Kitchen, Beach Plum Kitchen, Notorious Burgers, TOGO's Sandwiches, Tomoyama Sushi, La Costa Coffee Roasting, Post Office, The UPS Store
- 8 PALOMAR COMMONS: Chipotle Mexican Grill, Shell, Noodles & Company, Jersey Mike's Subs, Panera Bread, Kabob Lounge, Five Guys



The Flower Fields Of Carlsbad

FOR MORE INFORMATION

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