

# THE EDGE

1808 Aston Avenue, Carlsbad, CA



**CBRE**

FOR LEASE



# THE EDGE

Situated on a hilltop in Carlsbad, THE EDGE boasts breath taking panoramic views of the Pacific Ocean.

The freshly modernized interiors offer a respite space for creative energy by bringing the outdoors in. Landscaping features have also been optimized to encourage outdoor work and relaxation.

THE EDGE caters to today's contemporary businesses and teams eager to enhance employee productivity through an elevated work environment.



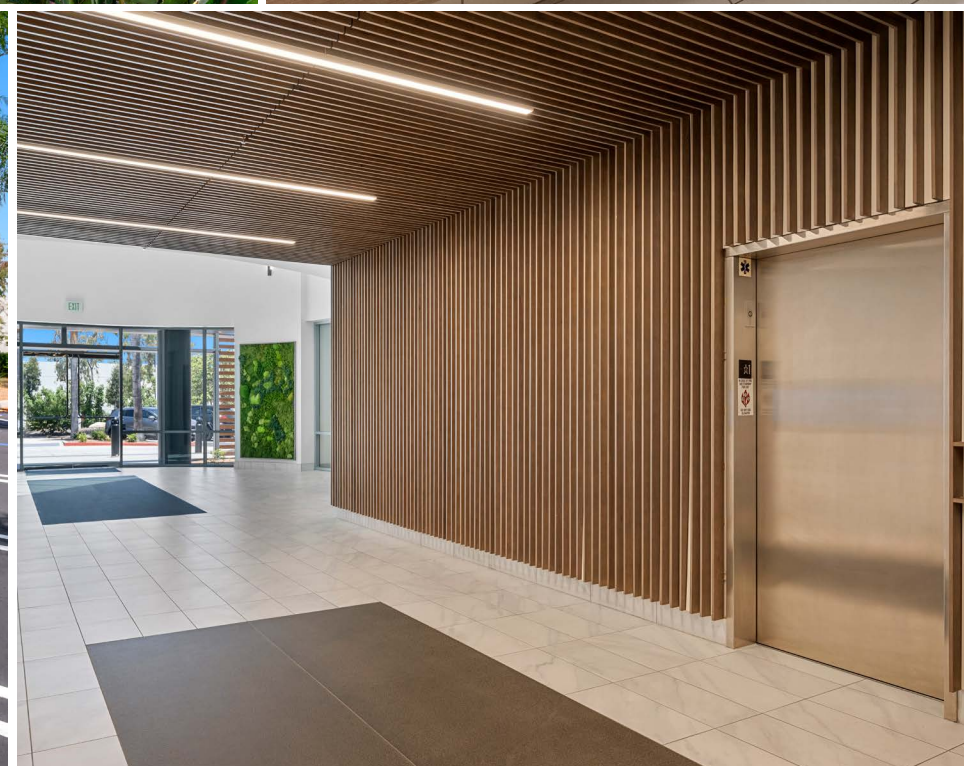


# BUILDING FEATURES

- 84,010 RSF multi-tenant office building
- Panoramic, western facing ocean, lagoon & golf course views
- Walking distance to restaurants and retail amenities (0.3 miles to The Island @ Carlsbad which includes Croutons, JBox Sushi, Jose's Taco Shop, Punjabi Tandoor, Little Zeus Greek Cafe, Allen's NY Pizza, AVO Cafe, El Cubano, Anytime Fitness, Ocean Day Spa, Studio Barre)
- Generous parking ratio of 4.2/1,000 SF
- Extensive Exterior, Interior, Restroom and landscaping renovations
- Secured building (card access)
- Allocated area (core factor) - 13.0%
- High-speed Fiber Connectivity









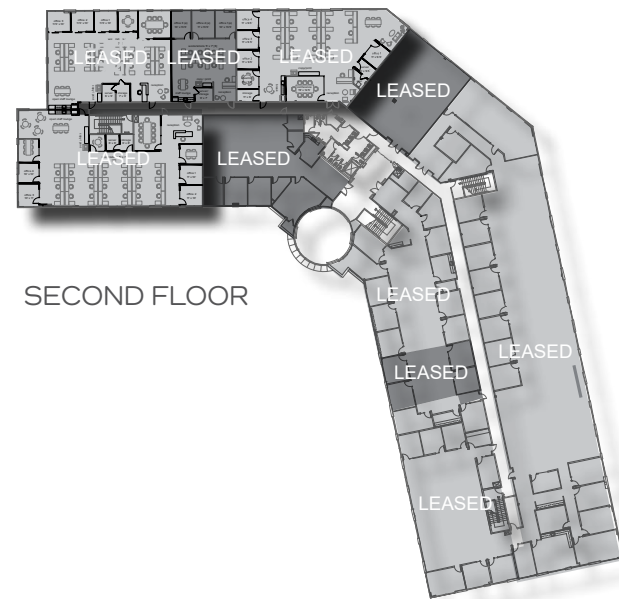
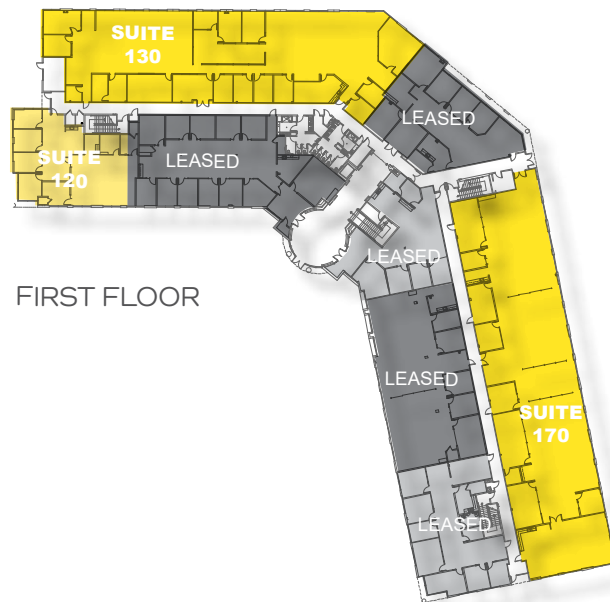
# AVAILABILITY

1808 Aston Avenue, Carlsbad, CA



LEASE RATE: \$2.95/SF + ELECTRICITY

SUITE	SIZE	CONDITION	AVAILABLE
120	1,947 RSF	Built-out	3/1/24
130	9,290 RSF (Divisible to 4,187 & 5,103 SF)	Built-out	Now
170	10,330 RSF	Built-out	12/1/24



# FLOOR PLANS

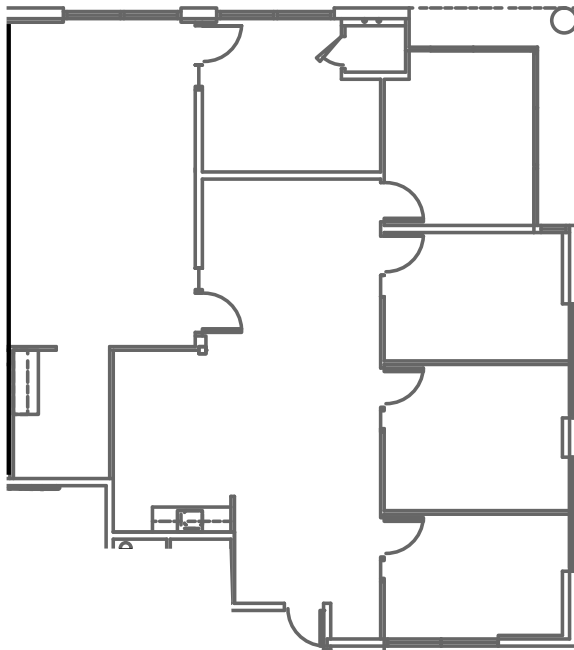
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## SUITE 120

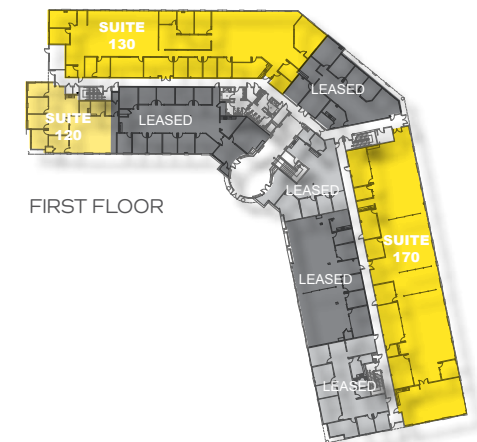
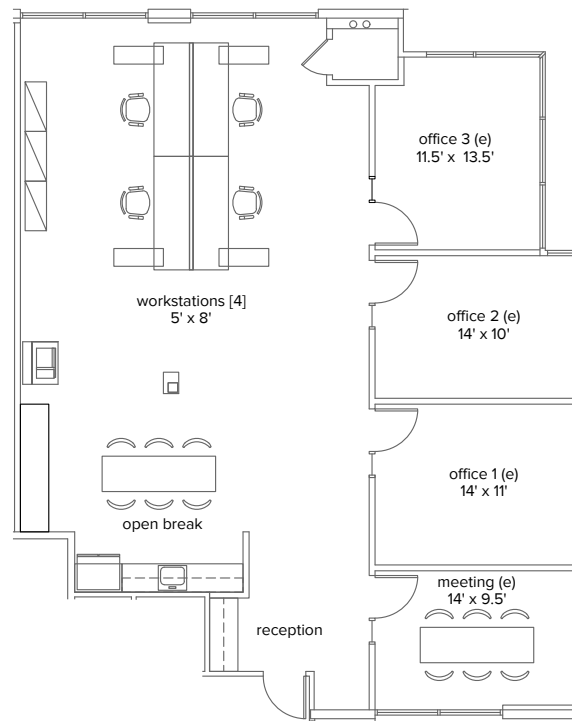
- 1,947 RSF | Available March 1, 2024



As-Built Plan



Conceptual Plan



FIRST FLOOR

# FLOOR PLANS

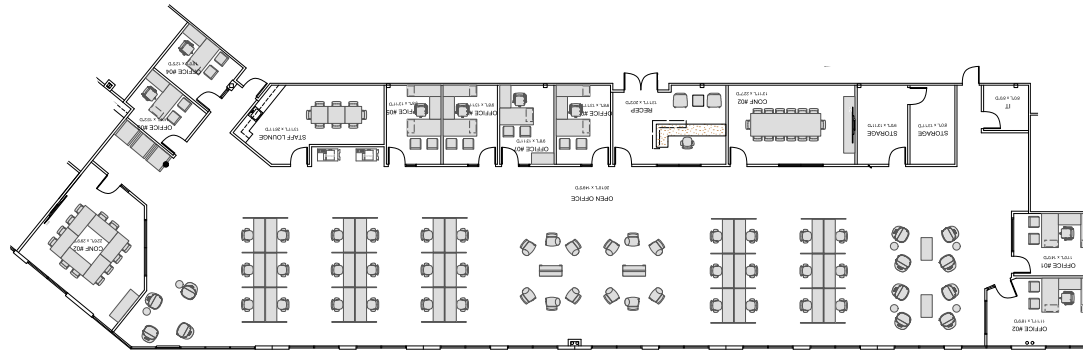
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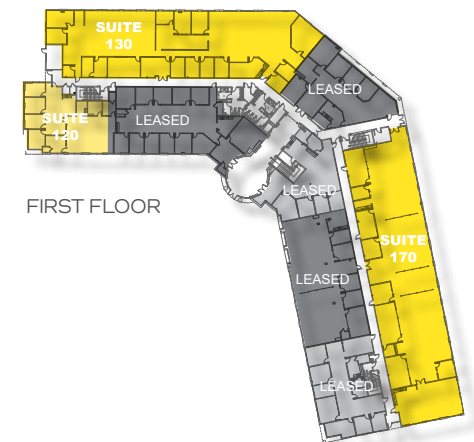
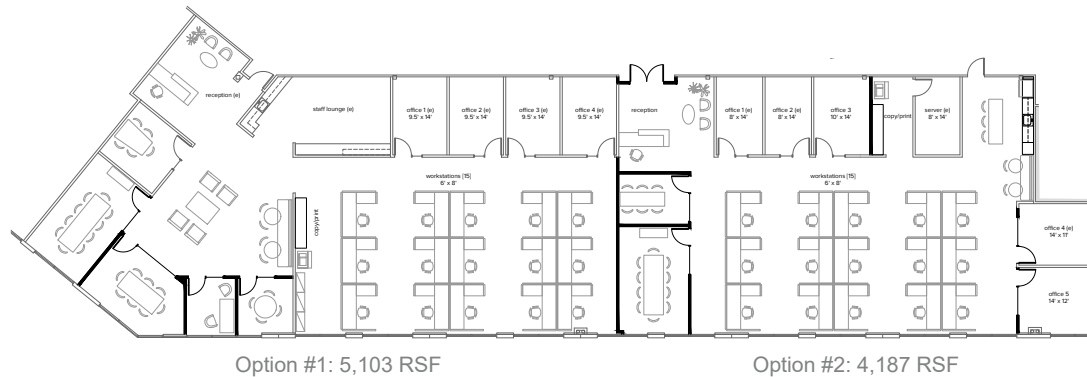
## SUITE 130

- 9,290 RSF (Divisible to 4,187 & 5,103 SF)
- Double door entry reception off the ground floor
- New carpet & paint throughout
- Renovated kitchen/break room with new flooring and cabinetry

As-Built Plan with Conceptual Furniture Layout



Hypothetical Demising Plan

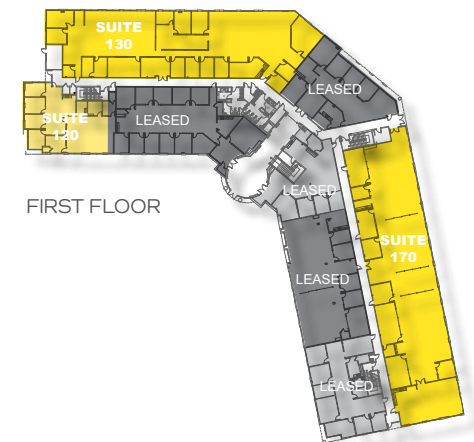
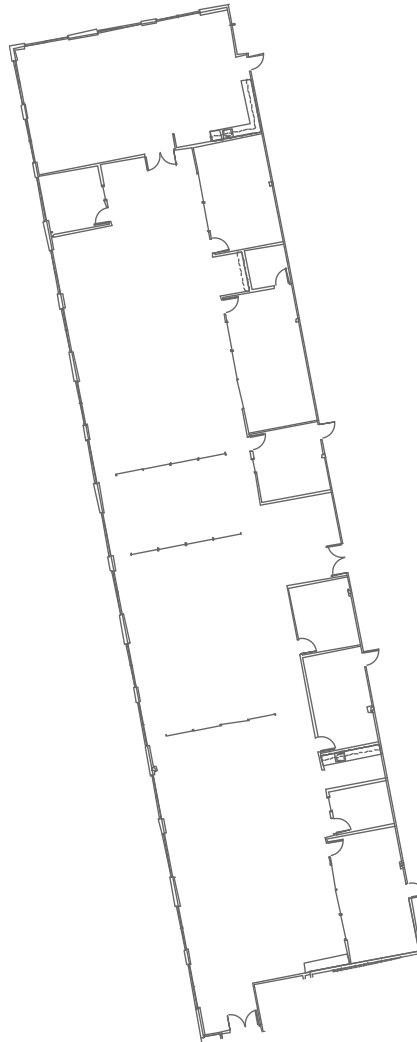


# FLOOR PLANS

1808 Aston Avenue, Carlsbad, CA

## SUITE 170

- 10,330 RSF | Available December 1, 2024





# LOCATION

1808 Aston Avenue, Carlsbad, CA



**2.2 Miles to  
I-5  
5.7 Miles to  
Hwy-78**



**2.8 Miles to  
McClellan  
Palomar Air-  
port**



**0.3 Miles to  
Island @  
Carlsbad**  
Retail Center &  
Food Court



**750 Feet to  
Emerald Lake**



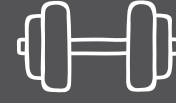
Close proximity to  
**Lodging &  
Corporate  
Housing**



Close proximity to  
**Crossings @  
Carlsbad &  
Aviara Golf  
Club**



**4 Miles to  
Legoland  
& SEA LIFE  
Aquarium**



**1.3 Miles to  
24 Hour  
Fitness Super  
Sport**



**2.8 Miles to  
Pristine  
Carlsbad  
Beaches**



PACIFIC OCEAN

AQUA HEDIONDA  
LAGOON

CROSSINGS GOLF COURSE



# AERIAL OVERVIEW

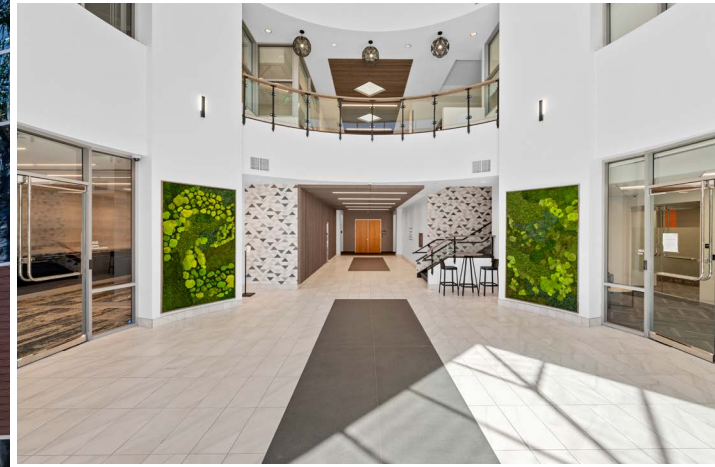
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