

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





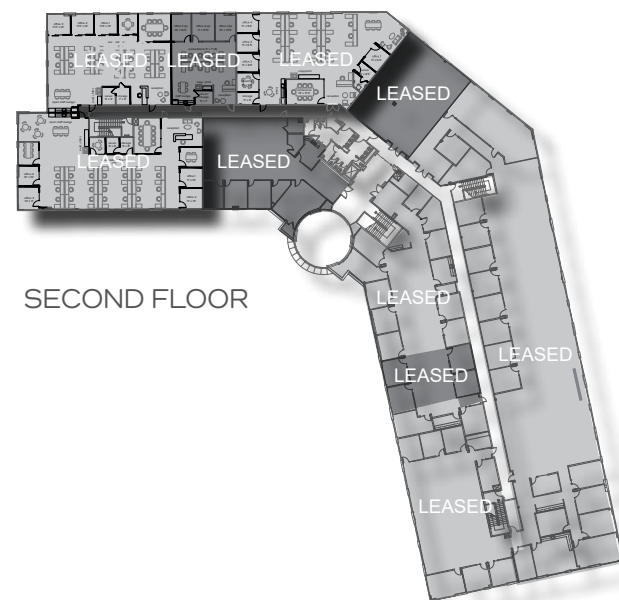
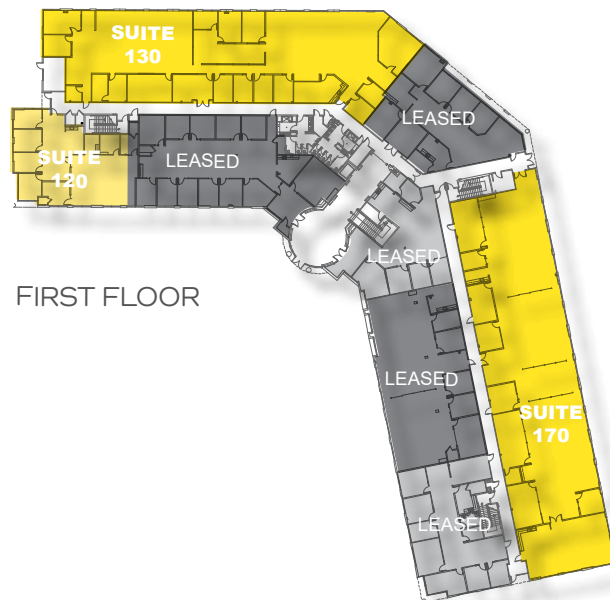
AVAILABILITY

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	9,320 RSF (Divisible to 4,201 & 5,119 SF)	Built-out	Now
170	10,330 RSF	Built-out	12/1/24



FLOOR PLANS

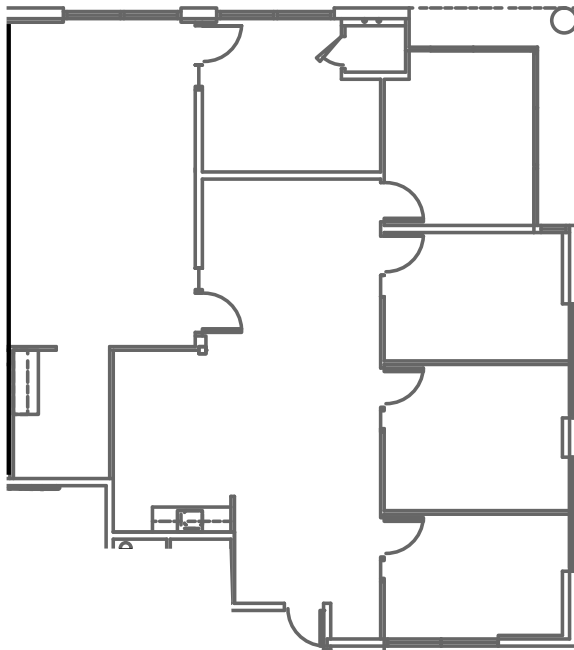
1808 Aston Avenue, Carlsbad, CA

SUITE 120

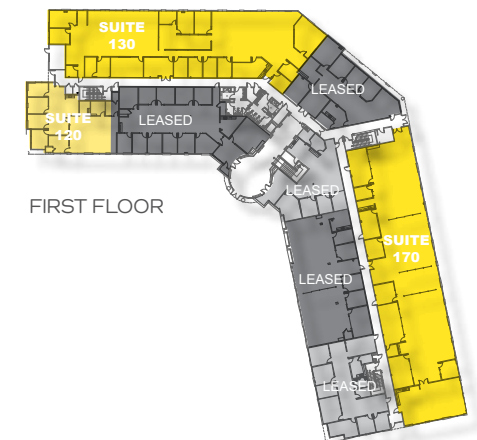
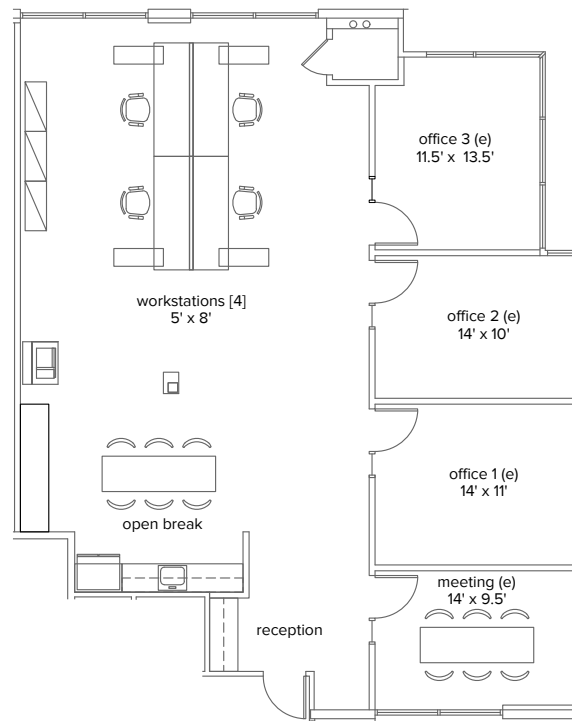
- 1,947 RSF | Available March 1, 2024



As-Built Plan



Conceptual Plan



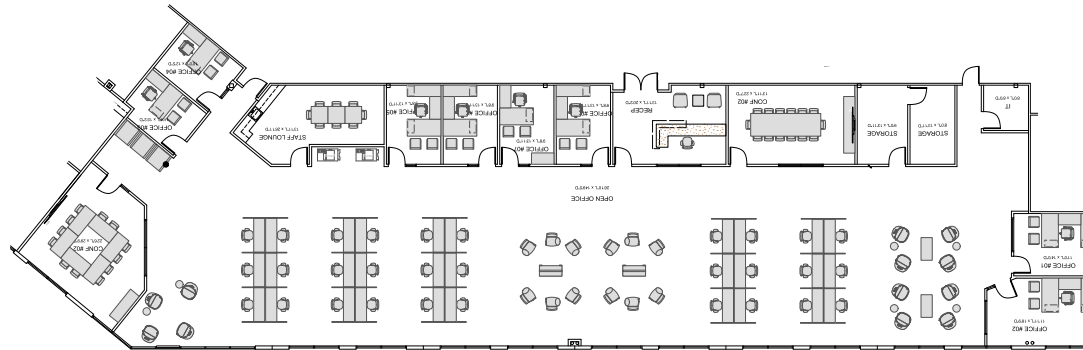
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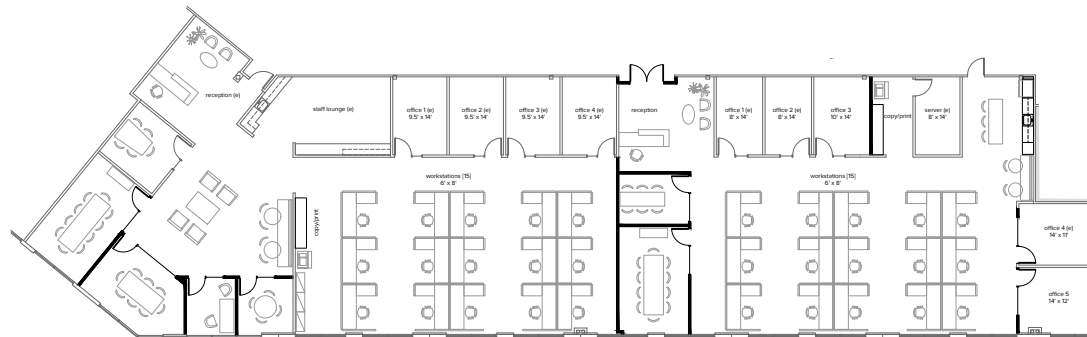
SUITE 130

- 9,320 RSF (Divisible to 4,201 & 5,119 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

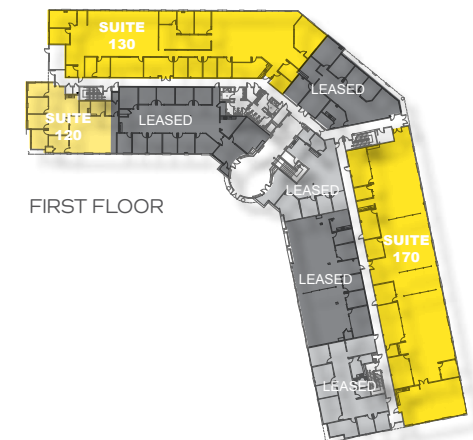


Hypothetical Demising Plan



Option #1: 5,119 RSF

Option #2: 4,201 RSF

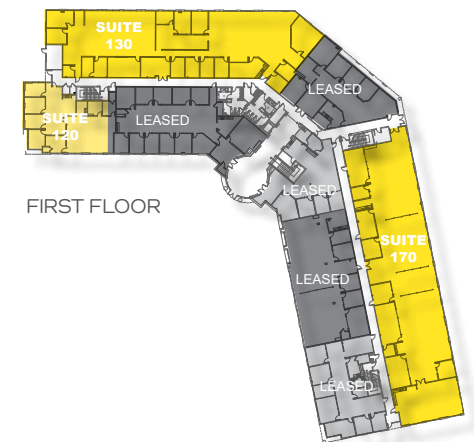
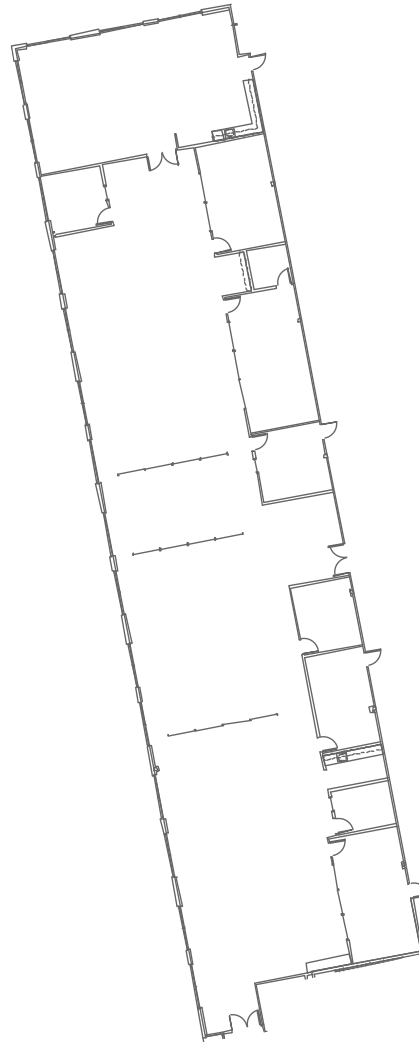


FLOOR PLANS

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**



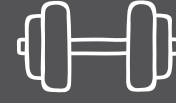
Close proximity to
**Lodging &
Corporate
Housing**



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



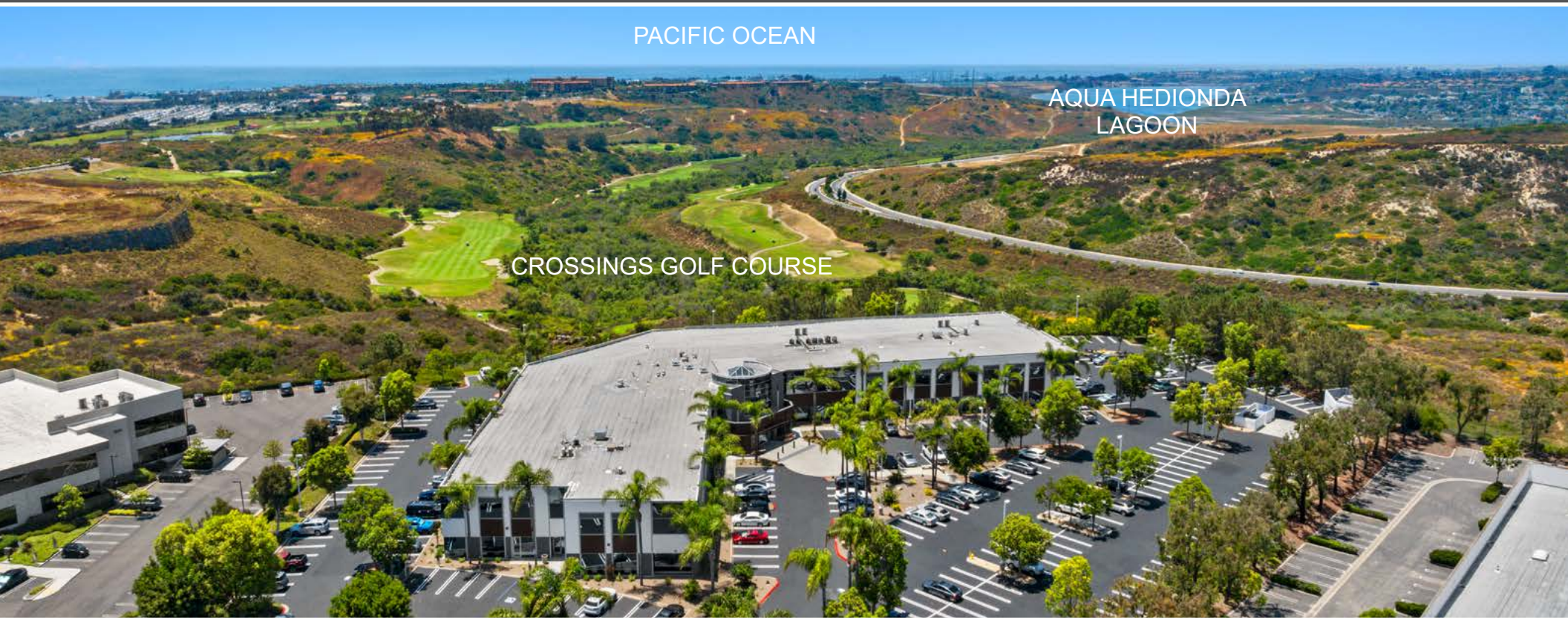
**4 Miles to
Legoland
& SEA LIFE
Aquarium**



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



**2.8 Miles to
Pristine
Carlsbad
Beaches**



AERIAL OVERVIEW

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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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