

# PACIFIC RIDGE



**CBRE**



PACIFIC RIDGE





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- » Pacific Ocean views
- » Located in the premier Carlsbad Ranch Business Park less than one mile to Interstate-5 from Palomar Airport Road or Cannon Road
- » Close proximity to restaurants, services, retail shops & entertainment
- » Fitness facility, showers & lockers
- » Central courtyard with water feature, & Wi-Fi Patio
- » Spacious private view balconies
- » Electric car charging stations



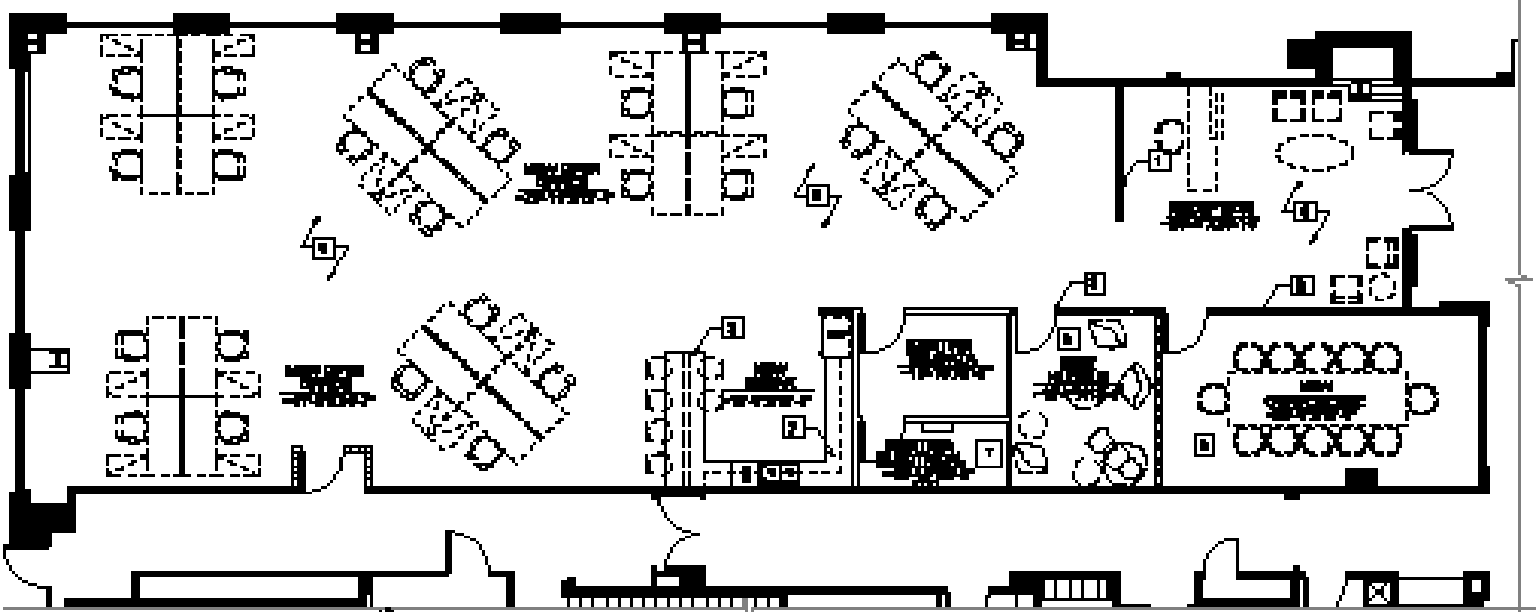
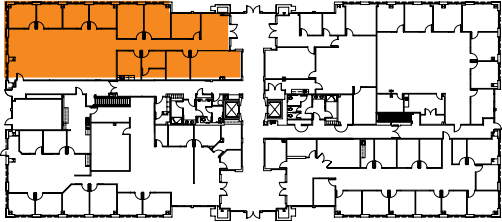
### AVAILABILITY:

| ADDRESS                               | SF          | RATE   | SUITE FEATURES  |
|---------------------------------------|-------------|--------|---|
| 5780 Fleet Street<br><b>Suite 130</b> | 4,081       | \$2.95 | <ul style="list-style-type: none"> <li>• Spec Suite under construction</li> <li>• Double door entry off main lobby</li> <li>• 6 offices, conference, reception, kitchen and open bullpen</li> </ul> |
| 5780 Fleet Street<br><b>Suite 160</b> | 2,283       | \$2.95 | <ul style="list-style-type: none"> <li>• Double door entry off main lobby</li> <li>• 4 offices, conference, reception, kitchen and open bullpen</li> </ul>  |
| 5780 Fleet Street<br><b>Suite 200</b> | 2,461-6,874 | \$2.95 | <ul style="list-style-type: none"> <li>• Double door entry off main lobby</li> <li>• Flexible layout</li> <li>• Divisible</li> </ul>  |
| 5790 Fleet Street<br><b>Suite 100</b> | 3,225       | \$2.95 | <ul style="list-style-type: none"> <li>• Newly renovated spec suite</li> <li>• Double door entry off main lobby</li> <li>• 4-6 offices, conference, reception, kitchen and open bullpen</li> </ul>  |

### MAJOR TENANTS:



5780 Fleet Street, Suite 130  
4,081 SF



\*CREATIVE OFFICE SPEC SUITE UNDER CONSTRUCTION

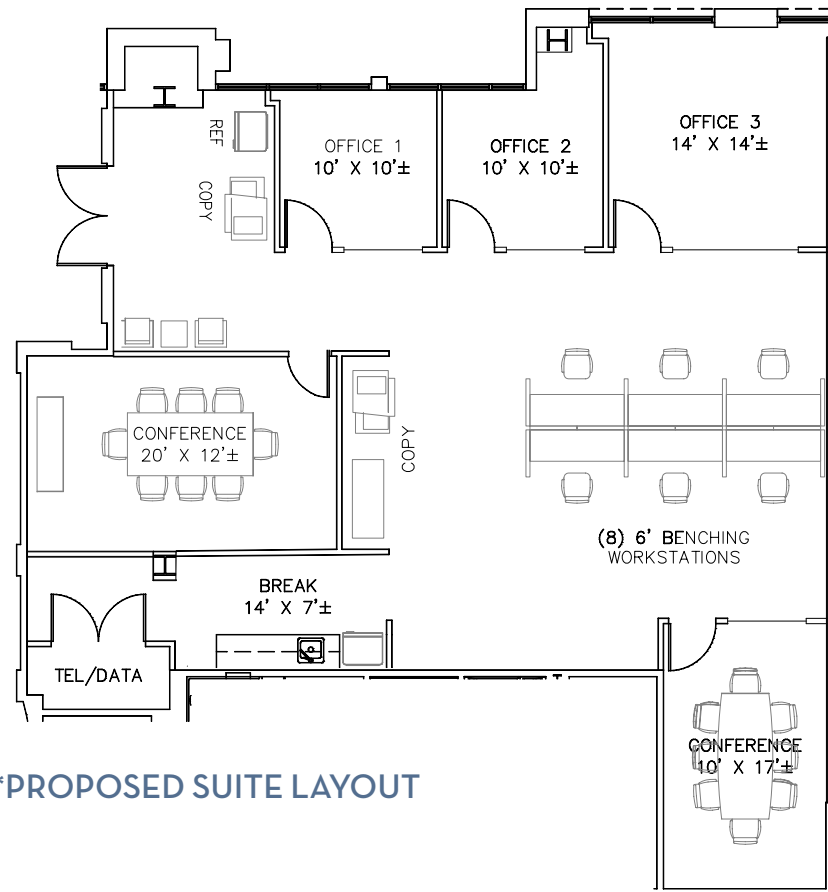
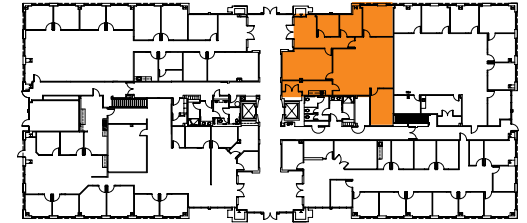
5780 Fleet Street, Suite 130 Renderings



5780 Fleet Street, Suite 130 Renderings



5780 Fleet Street, Suite 160  
2,283 SF



\*PROPOSED SUITE LAYOUT



5780 Fleet Street, Suite 200

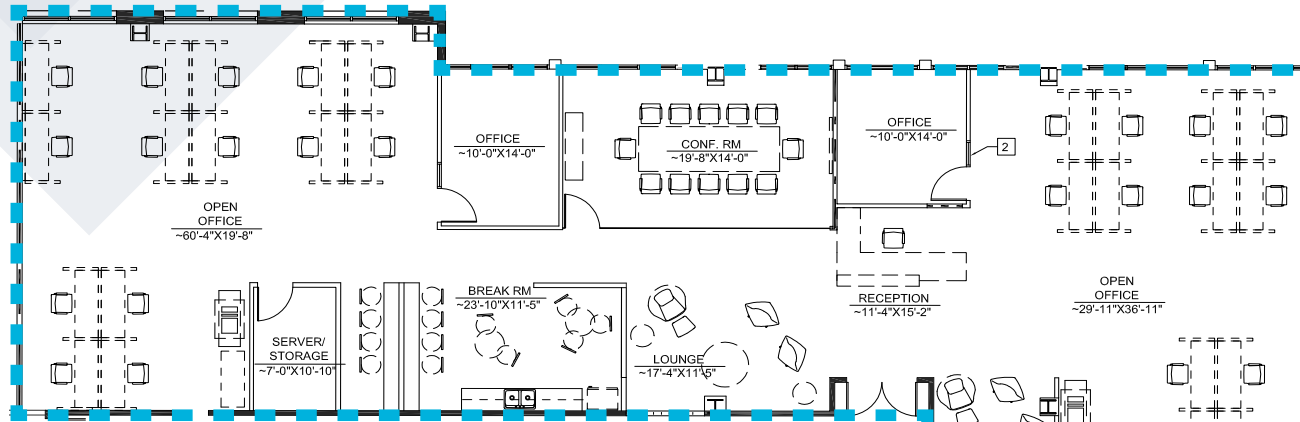
Suite 200 - 6,874 SF

Suite 200A - 4,413 SF

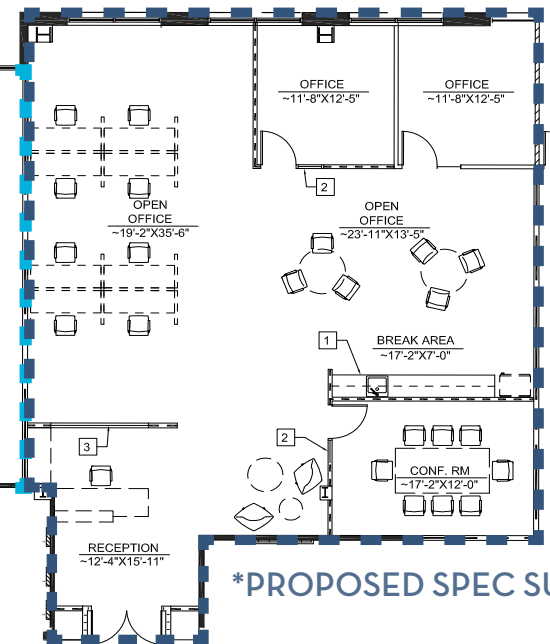
Suite 200B - 2,461 SF



Suite 200A - 4,413 SF



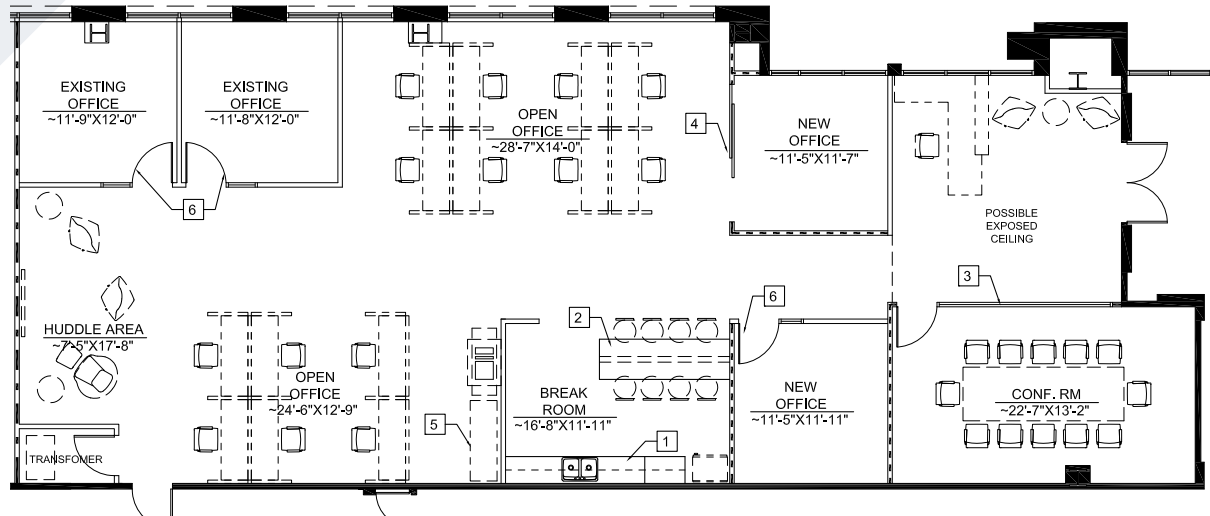
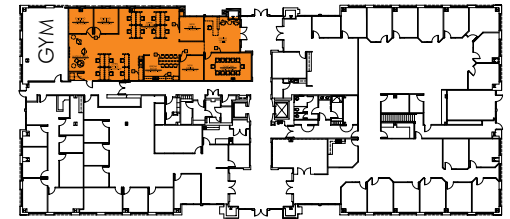
Suite 200B - 2,461 SF



\*PROPOSED SPEC SUITE



5790 Fleet Street, Suite 100  
3,225 SF



\*NEWLY RENOVATED SPEC SUITE



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FOR MORE INFORMATION, PLEASE CONTACT:

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