



TheQuad

A PREMIER CARLSBAD RANCH LOCATION



TheQuad

5740, 5750, 5760 & 5770 Fleet Street, Carlsbad CA 92008

- Prestigious Carlsbad Ranch location
- Private balconies with panoramic views of the Pacific Ocean and Carlsbad Flower Fields
- Immediate access to I-5 via Cannon Road or Palomar Airport Road
- Close proximity to restaurants, hotels and other amenities
- New exterior improvements and on-site fitness center with showers & lockers
- Efficient floor plans with quality tenant improvements
- Monument and building signage available
- After hours security access system

The Highlights

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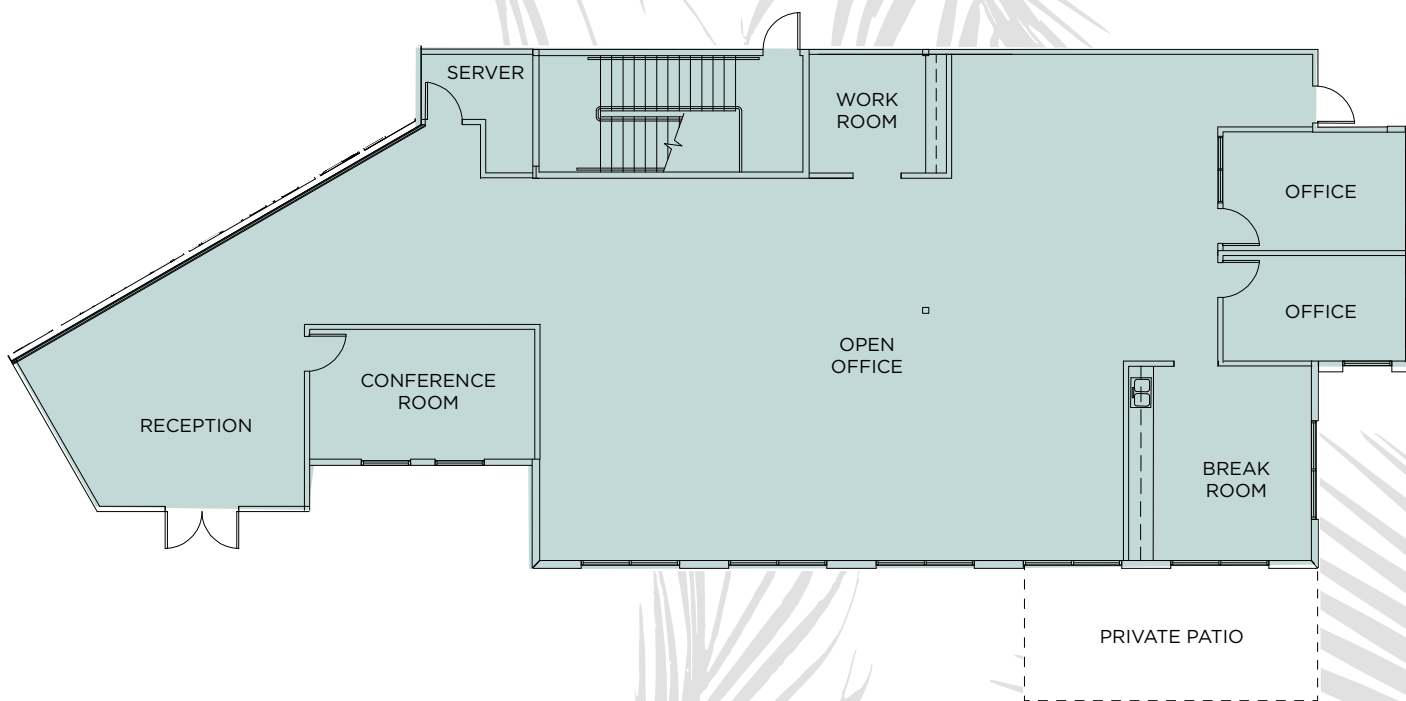
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BUILDING	BUILD-OUT	SUITE	SIZE (RSF)	AVAILABILITY	LEASE RATE
5740	Creative	100	3,921 RSF	Now	\$3.20/SF + E
5740	Traditional	150	4,115 RSF	Now	\$3.20/SF + E
5740	Creative	200	4,645 RSF	Now	\$3.20/SF + E
5740	Creative	260	5,561 RSF	Now	\$3.20/SF + E
5740	Creative	200/260	10,206 RSF	Now	\$3.20/SF + E
5760	Shell	100A	3,649 RSF	90 Days	\$3.20/SF + E
5760	Creative	205	6,000 RSF	Now	\$3.20/SF + E
5760	Creative	210	5,614 RSF	Now	\$3.20/SF + E
5770	Traditional	100	16,771 RSF	Now	\$3.20/SF + E

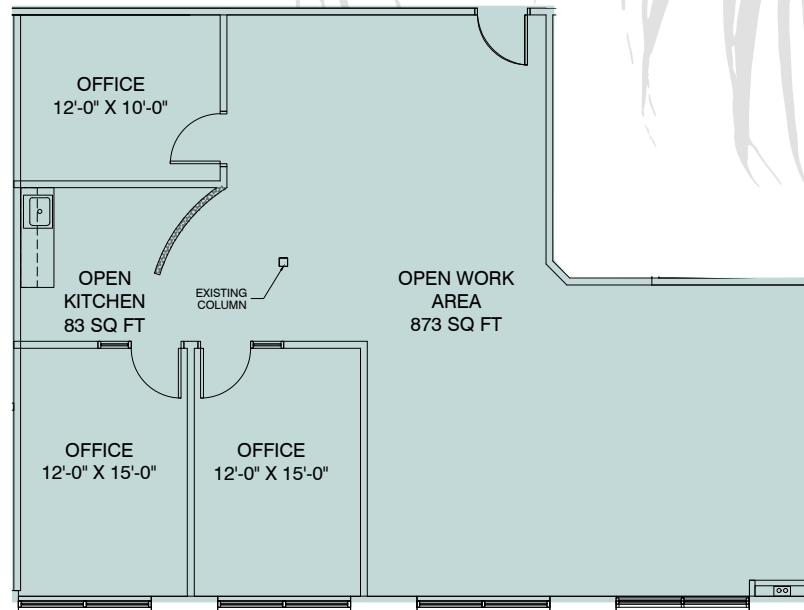
The Availabilities



5740 Fleet Street, Suite 100 | 3,921 RSF



5740 Fleet Street, Suite 140 | 1,671 RSF
Creative Spec Suite



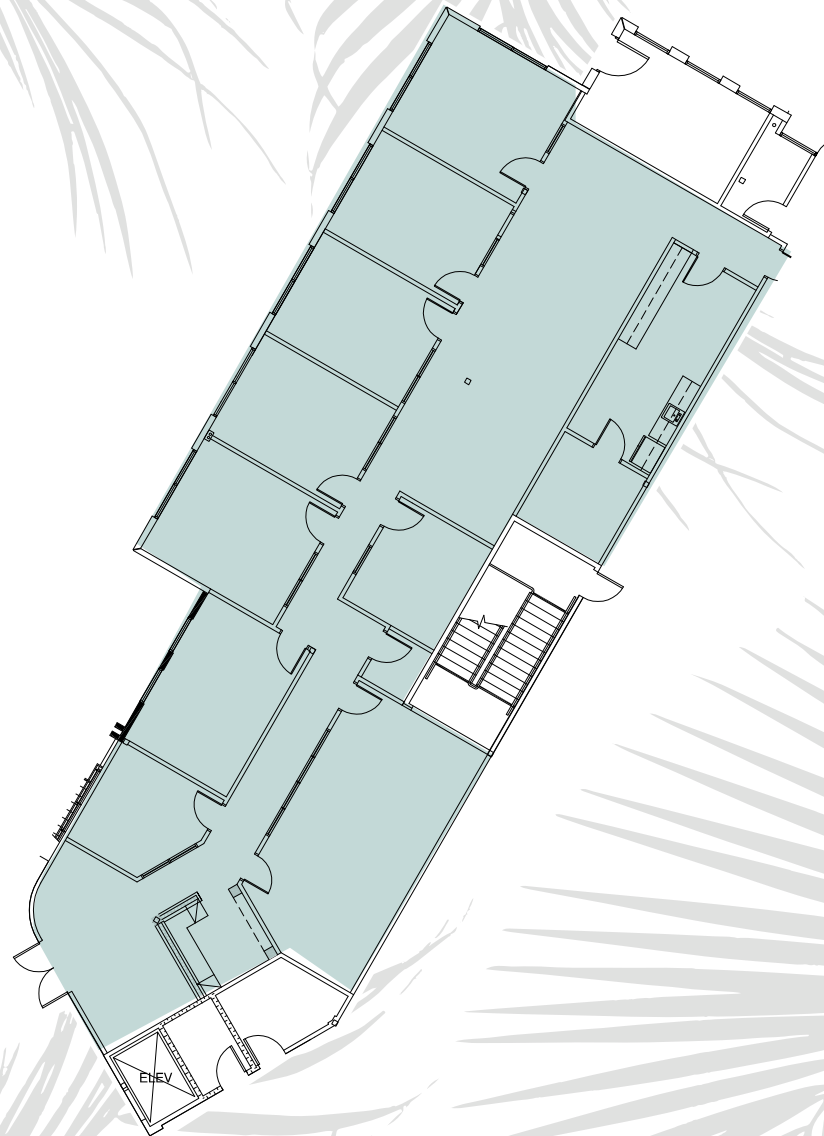
5740 BUILDING



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5740 Fleet Street, Suite 150 | 4,115 RSF



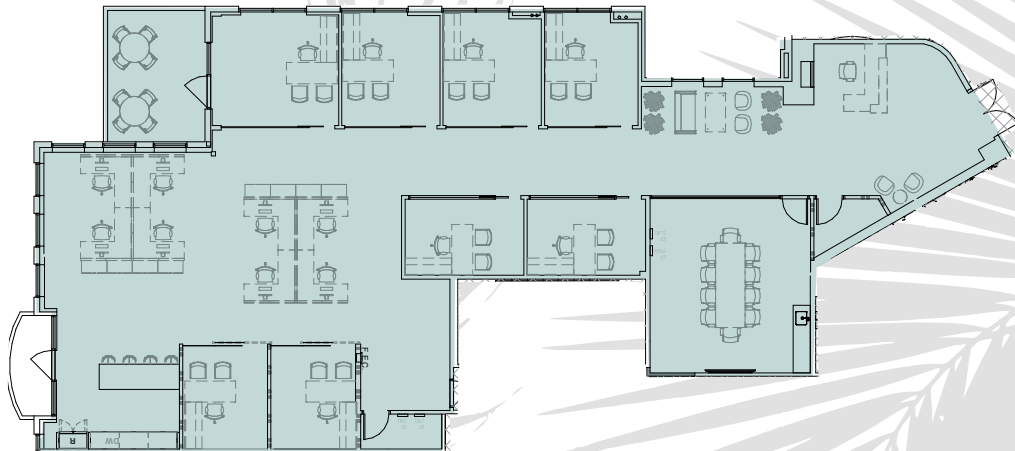
5740 Fleet Street, Suite 200 | 4,645 RSF

Available Contiguous with Suite 260 for 10,206 RSF

As-built Floor Plan



Conceptual Floor Plan

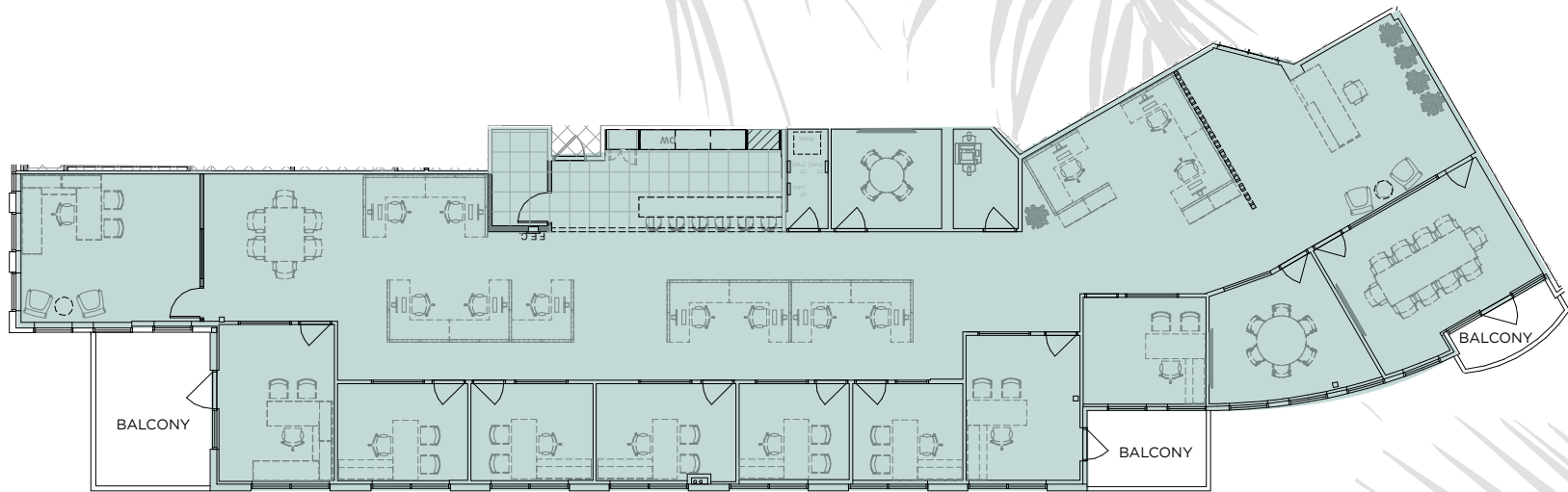


5740 BUILDING

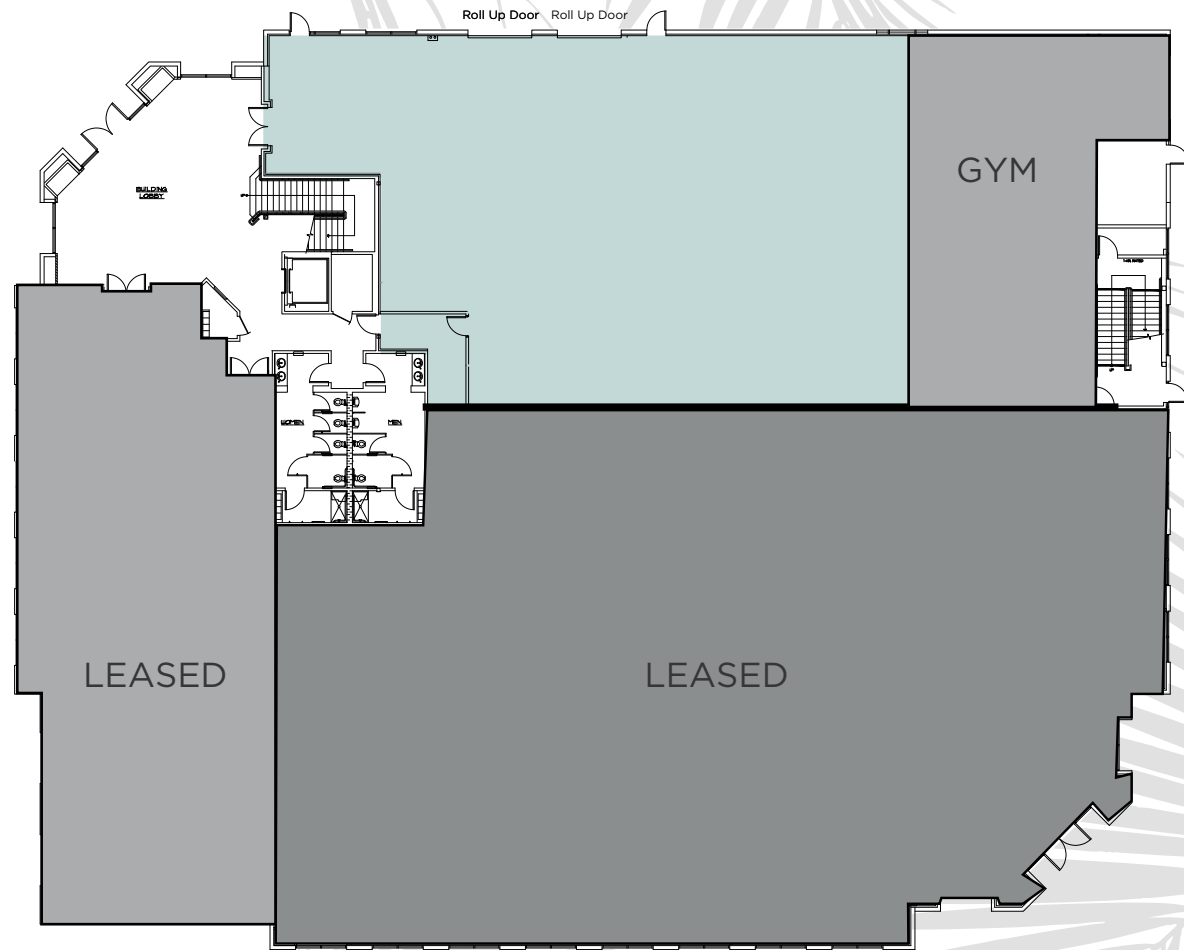


5740 Fleet Street, Suite 260 | 5,561 RSF

Available Contiguous with Suite 200 for 10,206 RSF



5760 Fleet Street, Suite 100A | 3,649 RSF
Shell Space

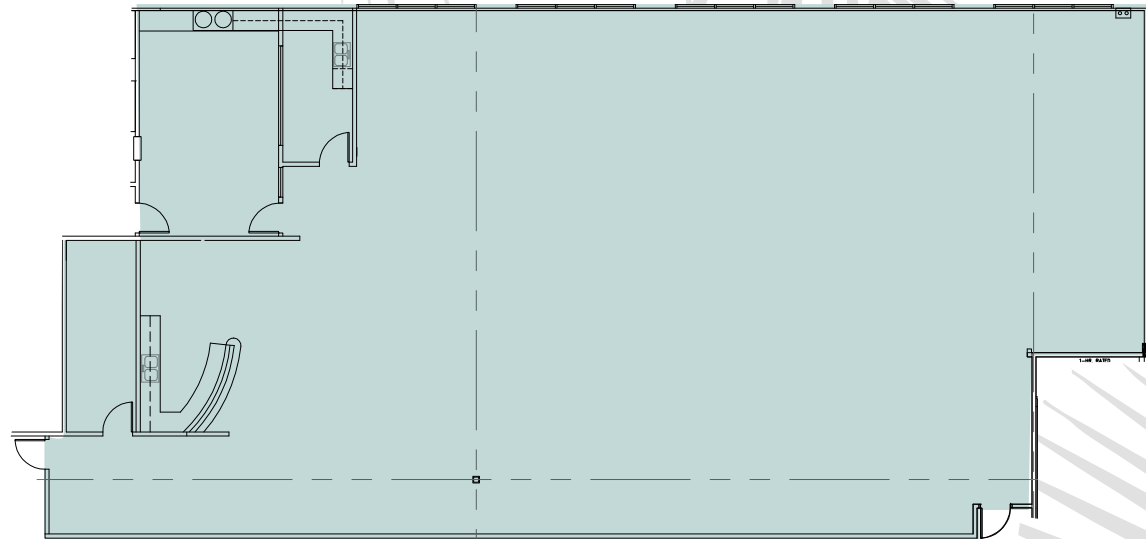


5760 BUILDING

TheQuad

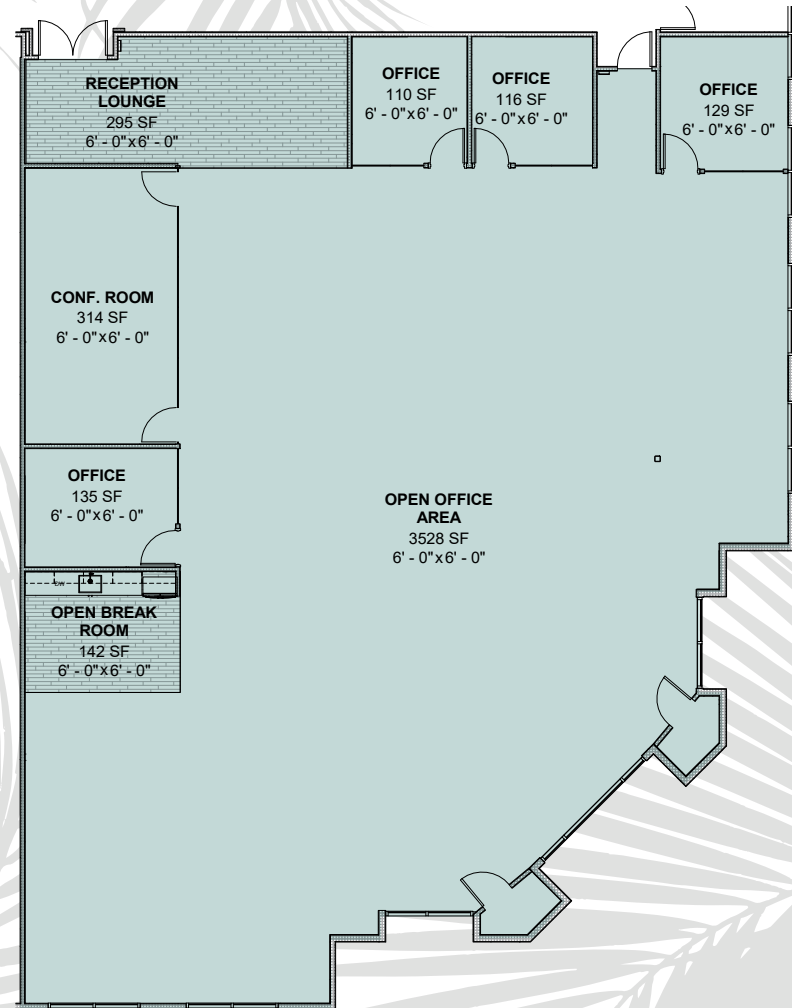
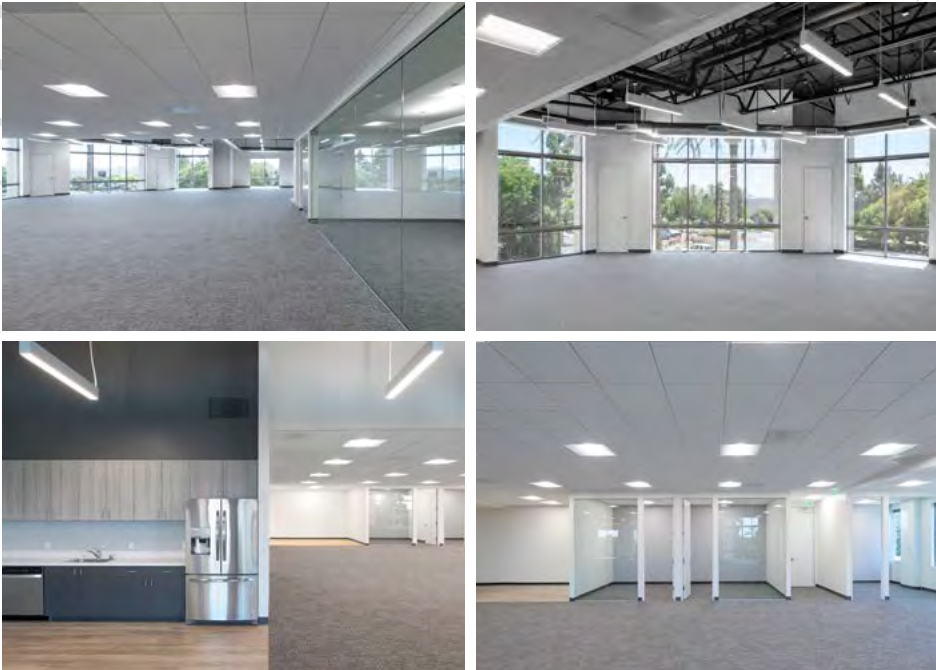
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5760 Fleet Street, Suite 205 | 6,000 RSF



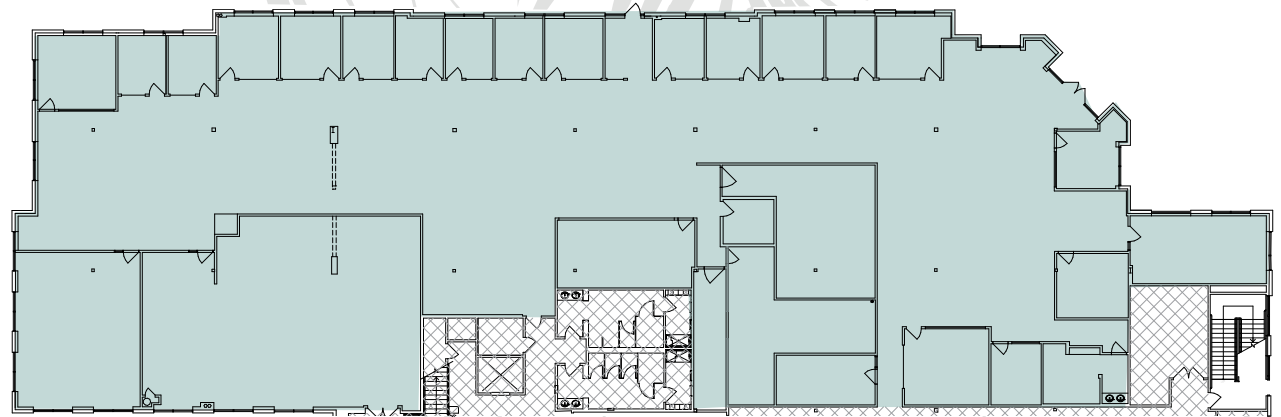
5760 BUILDING

5760 Fleet Street, Suite 210 | 5,614 RSF
Creative Spec Suite

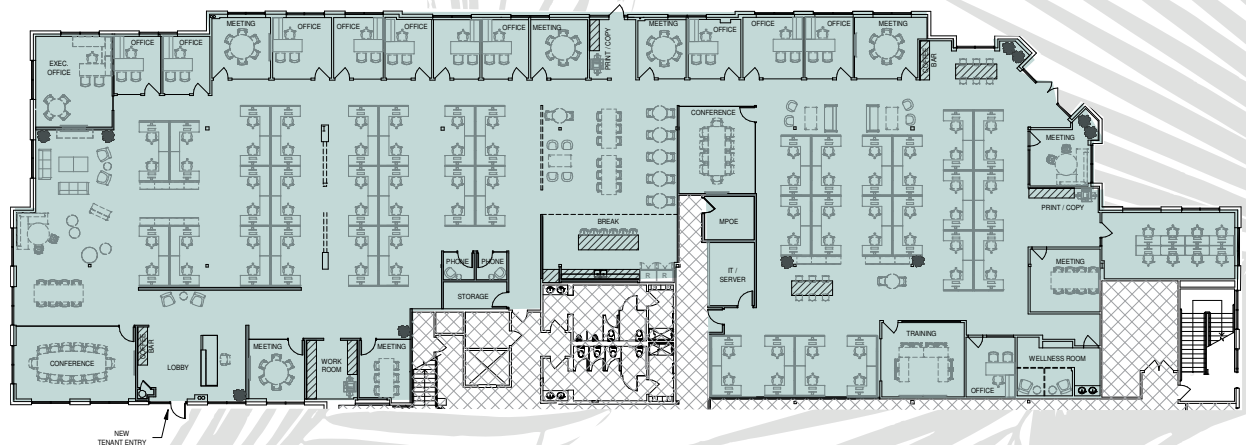


5770 Fleet Street, Suite 100 | 16,771 RSF

As-built Floor Plan



Conceptual Floor Plan with New Tenant Entry

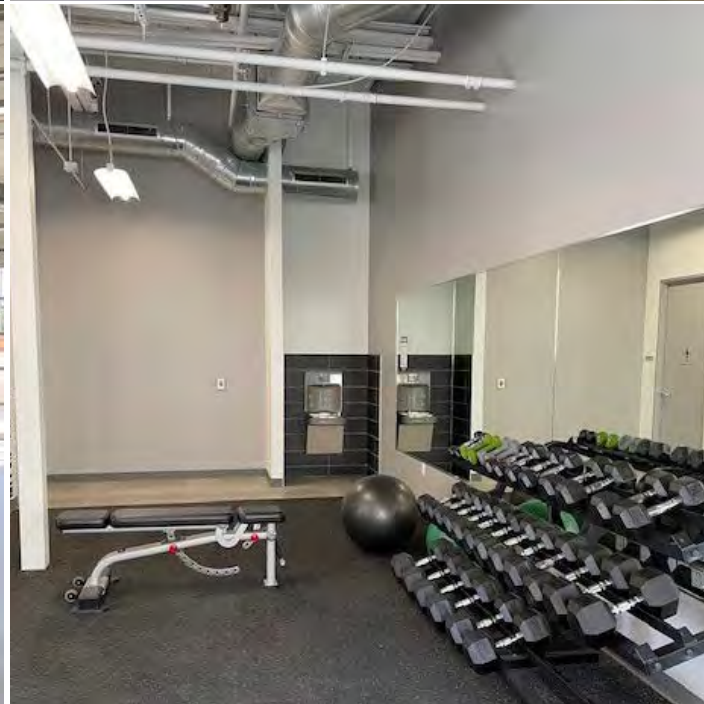
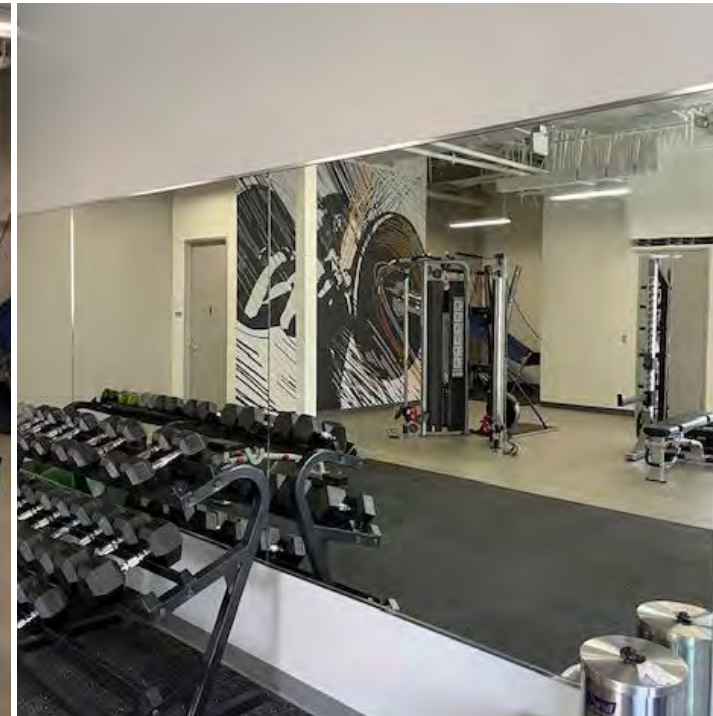
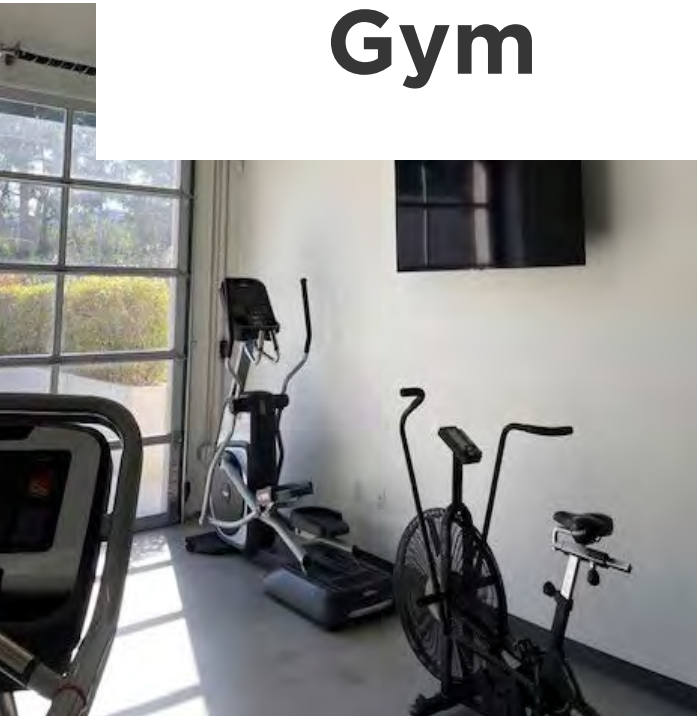


5770 BUILDING

The Gym

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The Location

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The Amenities



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**CAR COUNTRY
CARLSBAD**
25 franchise dealerships,
including Alfa Romeo,
Audi, Cadillac, Jaguar,
Land Rover, Lexus,
Mercedes-Benz, Porsche
and more.

Kings Fish House,
PF Changs,
Corner Bakery,
BJs Brewhouse

In-n-out, Miguels,
McDonalds,
Toast Gastrobrunch,
Draft Republic

SIMON
PREMIUM OUTLETS
90 outlet stores
10 restaurants

**THE WINDMILL
CARLSBAD**
14,000 SF
11 food vendors
Future Redevelopment:
PASEO CARLSBAD
Retail=101,690 SF

THE FLOWER FIELDS
50 acres of dedicated
open space

WESTIN
HOTELS & RESORTS

LEGO
LEGOLAND
CALIFORNIA

GRAND PACIFIC PALISADES
Luxury Resort

Subway, Carls Jr,
Islands, Tip Top
Meats, Green Dragon
Tavern, Taco Bell,
7-Eleven, Carlsbad
Ranch Market

Costco, Starbucks,
Burger Lounge,
Veggie Grill, Nothing
Bundt Cakes

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A PREMIER CARLSBAD RANCH LOCATION

ARIC STARCK

Vice Chairman

+1 760 431 4211

aric.starck@cushwake.com

LIC #01325461

MATTY SUNDBERG

Senior Director

+1 760 431 4232

matty.sundberg@cushwake.com

LIC #01257446

1000 Aviara Parkway, Suite 100
Carlsbad, CA 92011
P +1 760 431 4200 | F +1 760 454 3869

www.cushmanwakefield.com

