



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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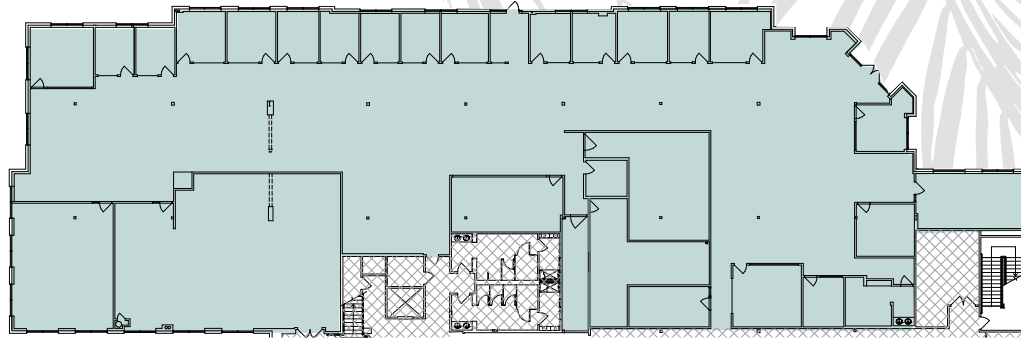
BUILDING	BUILD-OUT	SUITE	SIZE (RSF)	AVAILABILITY	LEASE RATE
5740	Creative	100	3,921 RSF	Now	\$3.20/SF + E
5740	Traditional	120	1,196 RSF	Now	\$3.20/SF + E
5740	Traditional	140	1,671 RSF	5/1/23	\$3.20/SF + E
5740	Traditional	150	4,115 RSF	Now	\$3.20/SF + E
5740	Creative	200	4,645 RSF	Now	\$3.20/SF + E
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

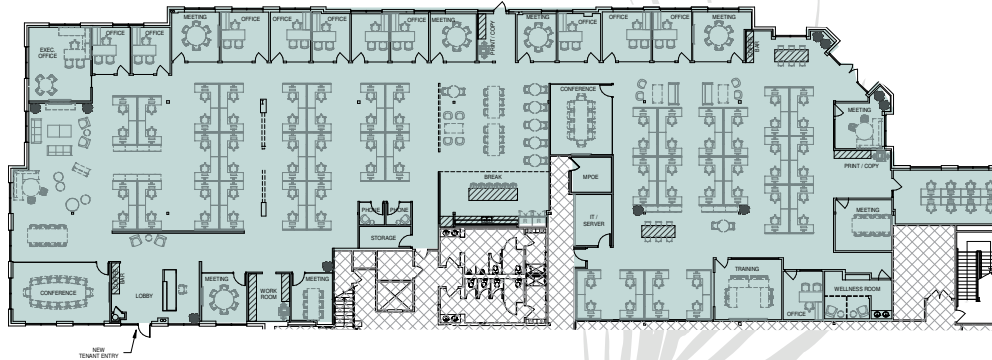


5770 Fleet Street, Suite 100 | 16,771 RSF

As-built Floor Plan

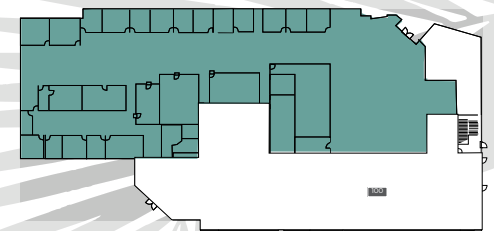


Conceptual Floor Plan with New Tenant Entry



5770 BUILDING

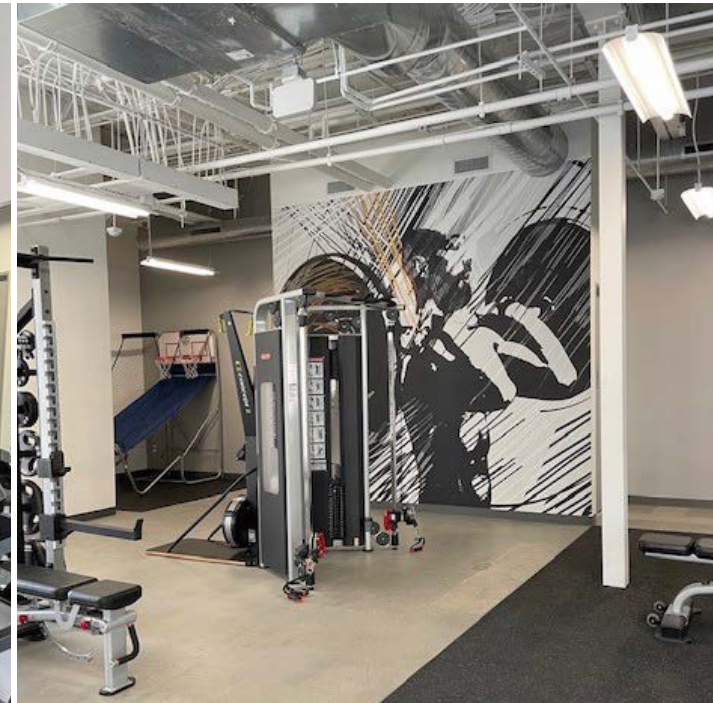
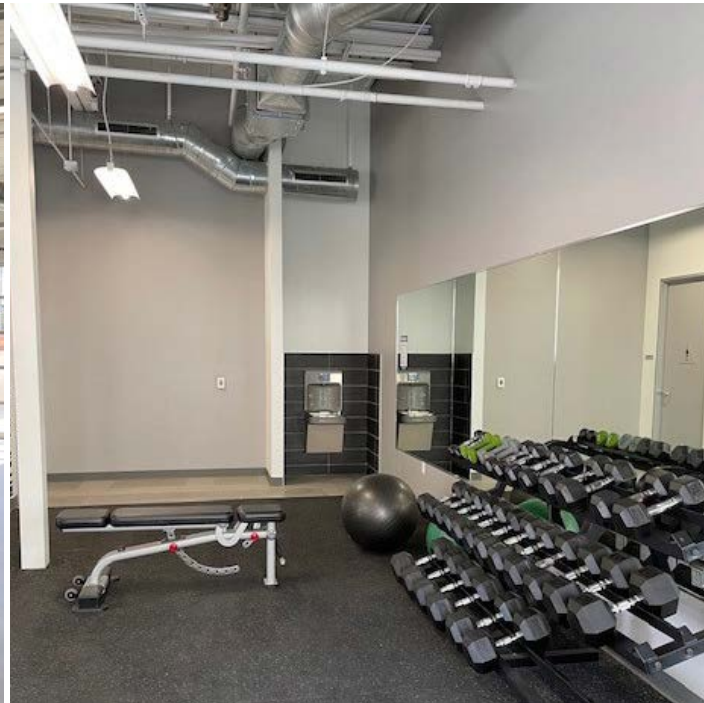
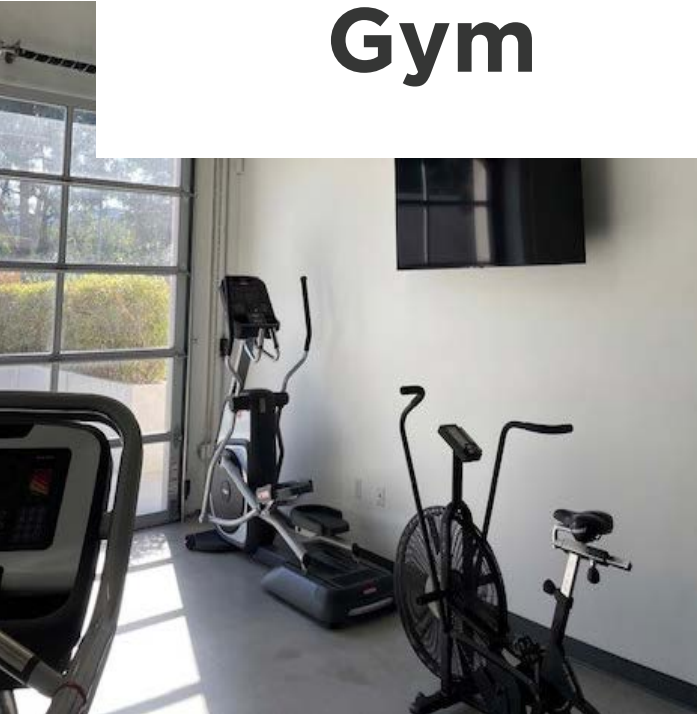
5770 - First Floor



The Gym

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The Location

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The Amenities



PCH 101 / CARLSBAD BLVD

AVENIDA ENCINAS

CANNON ROAD

TheQuad

WESTIN
HOTELS & RESORTS

GRAND PACIFIC PALISADES
HOTELS & RESORTS

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

SIMON
PREMIUM OUTLETS
90 outlet stores
10 restaurants

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

PLAZA DEL NORTE

THE FLOWER FIELDS
50 acres of dedicated
open space

LEGO
LEGOLAND
CALIFORNIA

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

GRAND PACIFIC PALISADES
HOTELS & RESORTS
Luxury Resort

PALOMAR AIRPORT ROAD

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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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

12830 El Camino Real, Suite 100
San Diego, CA 92130
P +1 858 452 6500

www.cushmanwakefield.com

