

# 5810

VAN ALLEN WAY



FOR LEASE | CARLSBAD, CA 92008

**CBRE**



# 5810

VAN ALLEN WAY

02 | 5810 VAN ALLEN WAY CARLSBAD, CA 92008

## PROPERTY HIGHLIGHTS



Full renovation completed in June 2023 consisting of:

- » Class A, turn-key, spec office space consisting of 13,806 SF over 2 floors
- » Atrium style lobby with prestigious entry
- » State of the art master kitchen on ground floor
- » Connecting exterior seated patio
- » 3 additional coffee/break kitchen areas
- » Brand new men's/women's restrooms and shower facilities
- » Full painting of building exterior
- » New landscaping surrounding the perimeter of the building



State of the art, freestanding 56,835 SF R&D/flex building



Prominent visibility from College Avenue in the Carlsbad Research Center (Carlsbad's most prestigious business park)



Located directly adjacent to The Island @ Carlsbad retail center and food court



193 surface parking spaces (3.4/1,000 SF)



2,000 amps, 277/480V power



24'-28' clear height



2 dock, 3 grade level loading doors



0.6/2,000 fire sprinklers



Lease rate: Negotiable

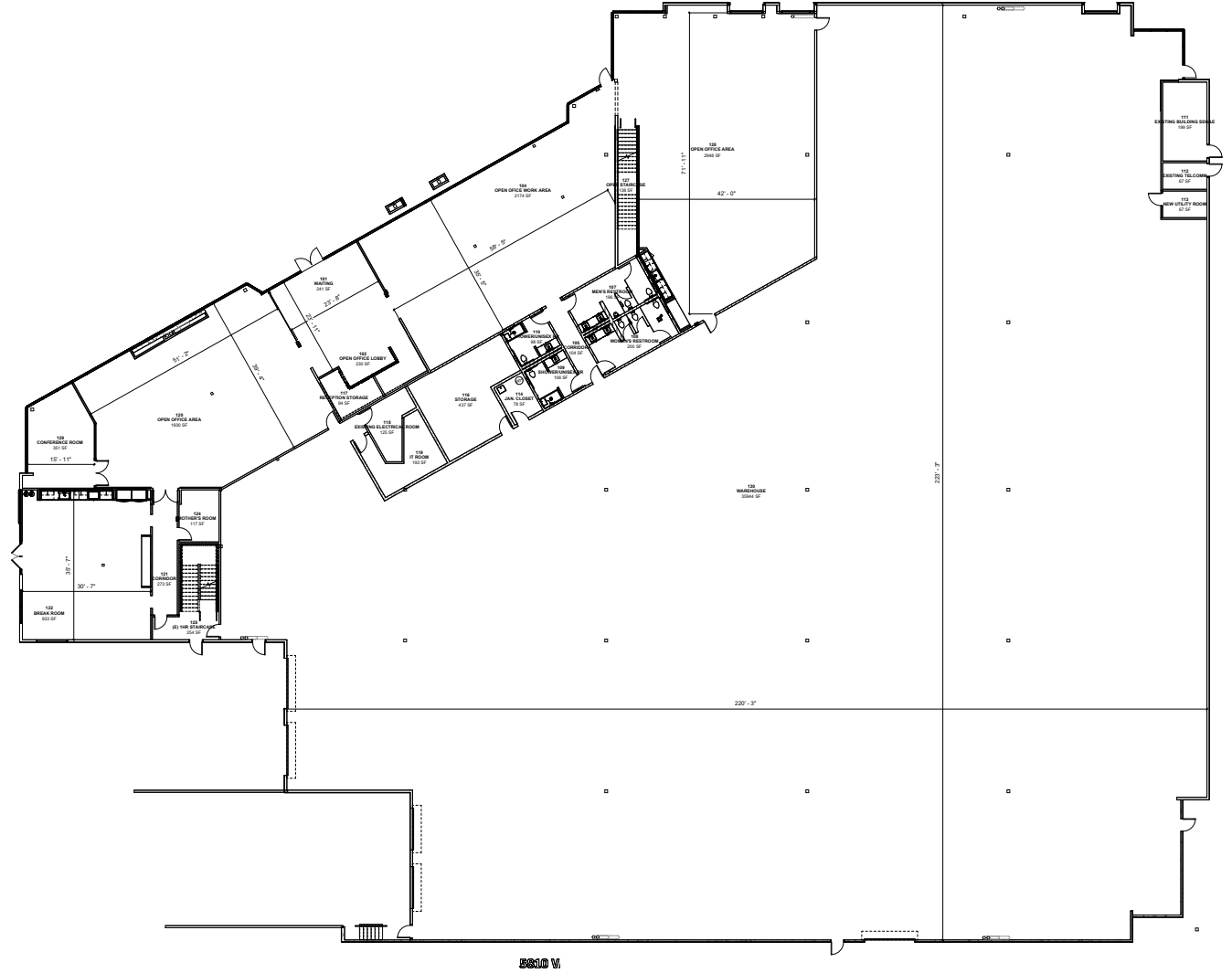


Estimated NNN's: \$0.28/SF

# FLOOR PLAN

03 | 5810 VAN ALLEN WAY CARLSBAD, CA 92008

# 1ST FLOOR



1ST FLOOR OFFICE: 6,903 SF

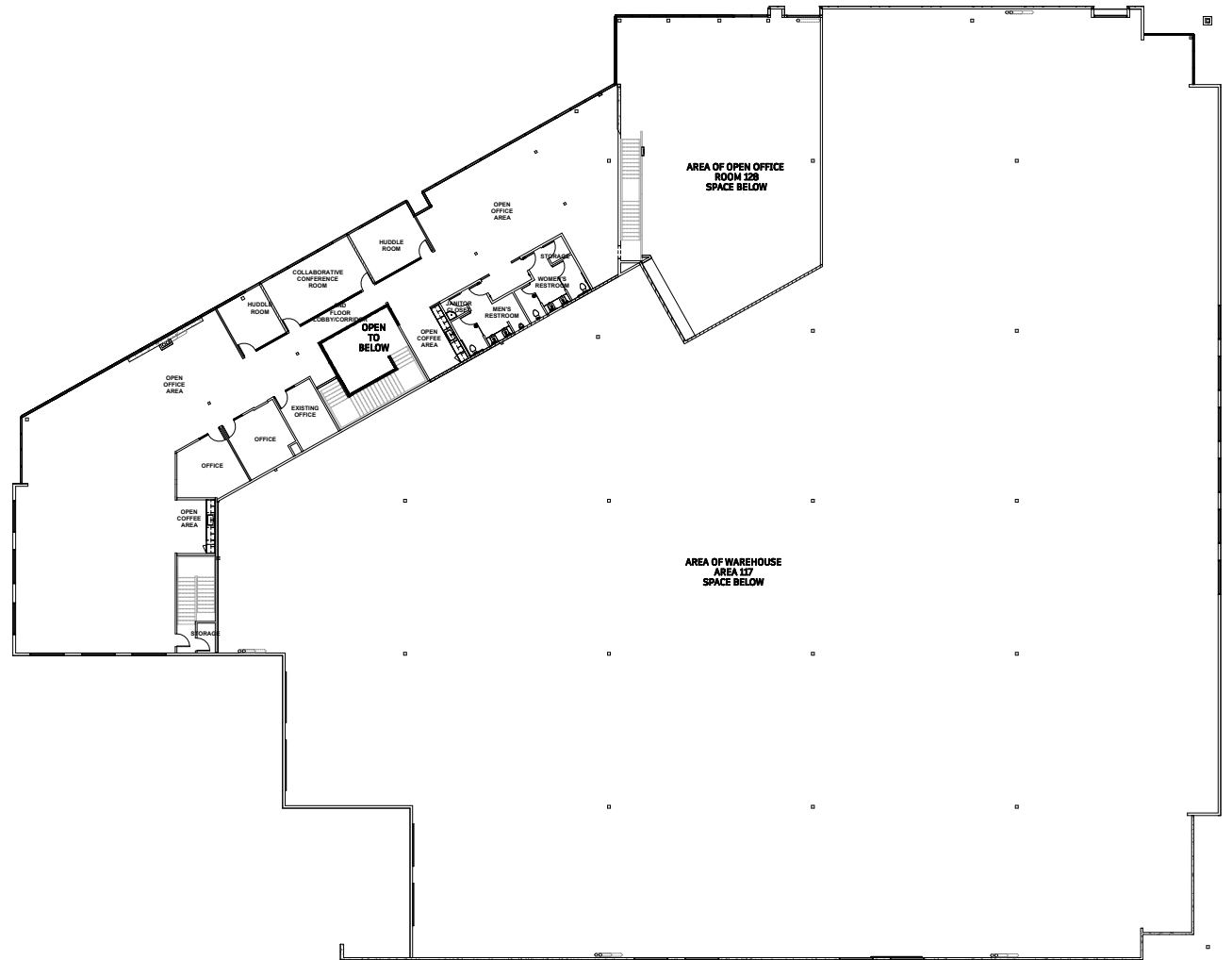
TOTAL OFFICE SPACE: 13,806 SF



# FLOOR PLAN

04 | 5810 VAN ALLEN WAY CARLSBAD, CA 92008

# 2ND FLOOR

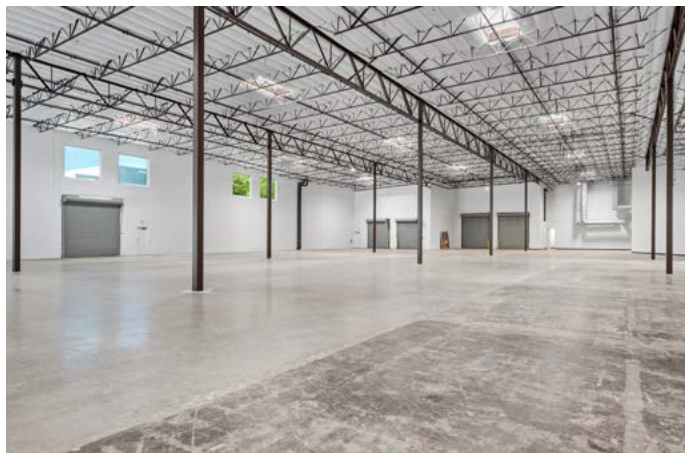
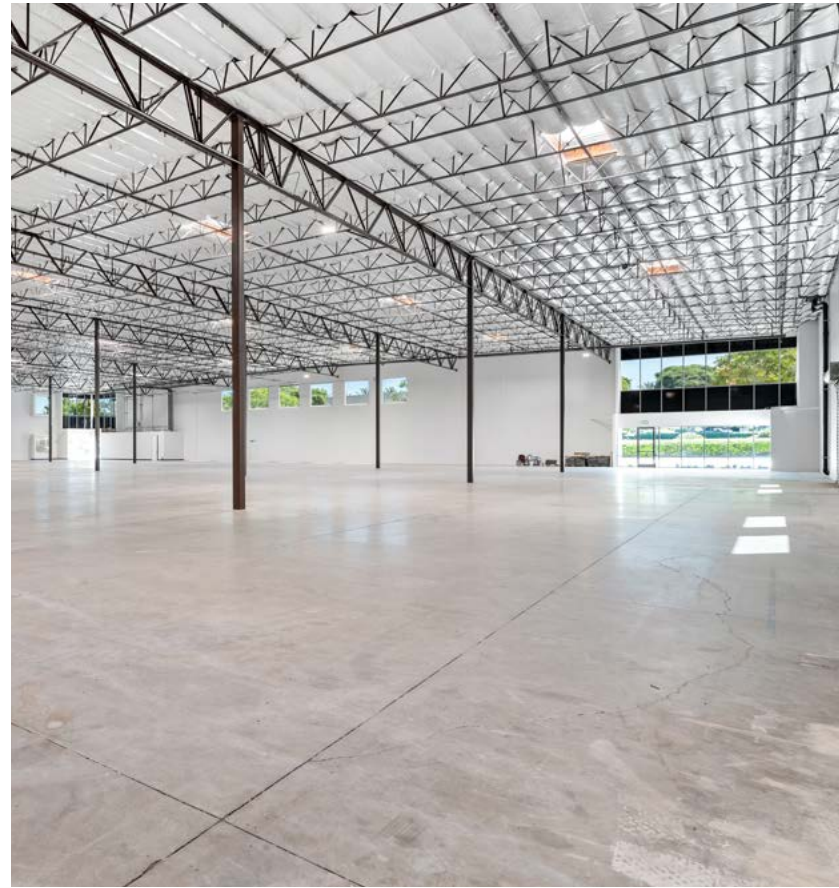
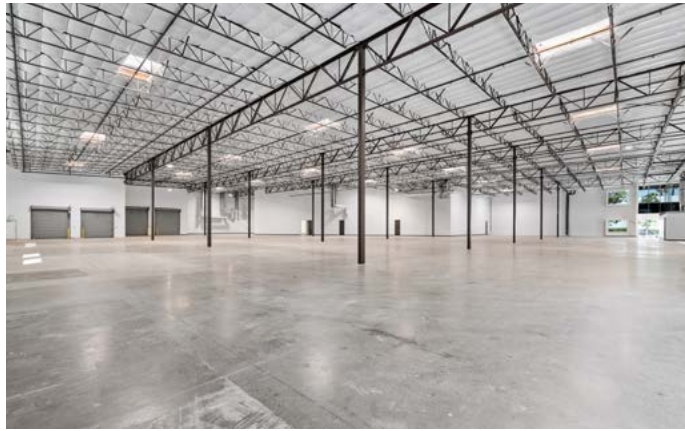


2ND FLOOR OFFICE: 6,903 SF

TOTAL OFFICE SPACE: 13,806 SF









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ISLAND AT CARLSBAD

Walking distance to restaurants  
and retail amenities





08 | 5810 VAN ALLEN WAY CARLSBAD, CA 92008



2.5 Miles to I-5  
5.7 Miles To Hwy-78



2.8 Miles to McClellan  
Palomar Airport



A few steps from Island @  
Carlsbad Retail Center &  
Food Court



Close proximity to Lodging  
& Corporate Housing



Close proximity to Crossings @  
Carlsbad & Aviaira Golf Club



3.1 Miles to Legoland & SEA  
LIFE Aquarium



1.3 Miles to 24 Hour Fitness  
Super Sport



2.8 Miles to Pristine  
Carlsbad Beaches







**5810**  
VAN ALLEN WAY



**MCCLELLAN-PALOMAR  
AIRPORT**





Professionally Owned & Managed By:

# The Blackmore Company

INDUSTRIAL REAL ESTATE

The Blackmore Company is a full service real estate company based in Carlsbad, California. Over the last 35 years, they have established themselves as one of Southern California's most successful owners and developers of Office/R&D product by delivering the highest standard of quality and attention to their Tenants and Properties alike. The Blackmore Company owns and operates a diverse portfolio of approximately 700,000 square feet of high-image industrial, R&D and office properties, and are proudly the largest owner of commercial real estate within the desirable Carlsbad Research Center.

The Blackmore Company is historically known for their commitment to long-term ownership and portfolio management. They incorporate modern property upgrades and efficiencies that far exceed industry standards to assure long-term value and reduced operating costs. By combining these enhancements with their signature use of extensive high quality reflective glass, The Blackmore Company is able to create attractive, high quality and timeless facilities.

Some of their current tenants include:





For more information, please contact:

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