

# CROSSINGS CORPORATE CENTRE

6005 HIDDEN VALLEY ROAD, CARLSBAD, CA 92011

AVAILABLE FOR SUBLEASE



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## FEATURES:

- 71,563 SF Class "A" Office building with an outstanding location in the heart of Carlsbad
- Located near amenities such as the Park Hyatt Resort, Legoland, The Crossings at Carlsbad Golf Course, and a regional park
- Available for sublease through October of 2024
- Abundant parking with a ratio of 4.07 spaces per 1,000 RSF
- Efficient 12% load factor
- AT&T DSL internet available service & Cox fiber internet service available (all speeds)
- Can be delivered fully furnished



## AVAILABLE FOR SUBLEASE

SUITE #	SQUARE-FEET	AVAILABLE	COMMENTS
<b><u>170, 270, 280, &amp; 290</u></b>	23,235 RSF	30-60 Days	Two floors connected by internal staircase, furniture and fixtures can be available
DEMISING OPTIONS			
<b><u>170 &amp; 270</u></b>	18,148 RSF	30-60 Days	Two floors connected by internal staircase
<b><u>280</u></b>	1,916 RSF	30-60 Days	Reception area, 5 private offices, kitchen, open office area, server room
<b><u>290</u></b>	3,261 RSF	30-60 Days	Reception, conference room, 6 private offices, open office area, break & copy rooms

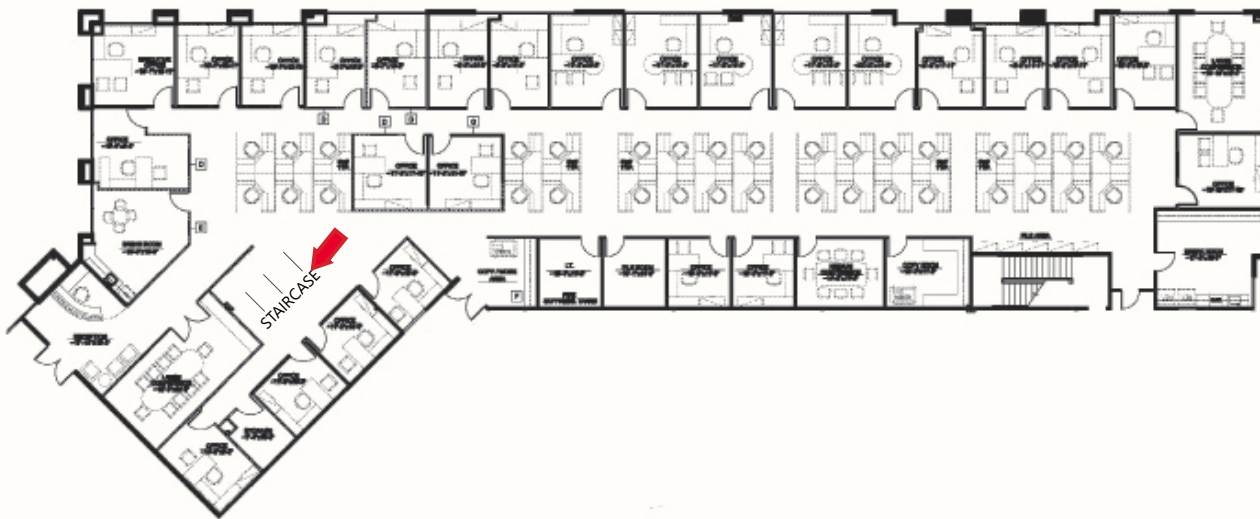


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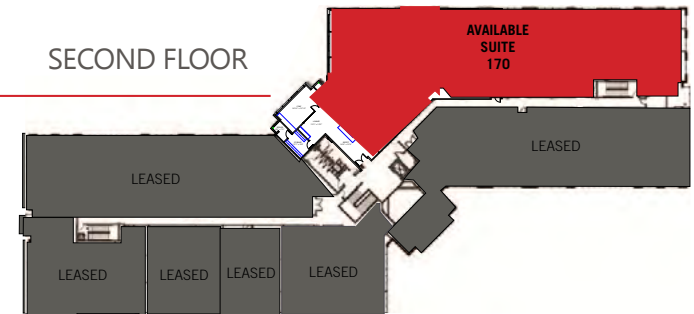
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## SUITE 170, 270, 280 & 290

- First & second floors connected by internal staircase
- Multiple demising options
- Approx 45 private offices
- Approx 5 conference rooms
- Approx 50 cubicle spaces
- 3 kitchens & 3 break rooms
- 2 copy rooms
- 3 server rooms



### SECOND FLOOR



### FIRST FLOOR





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## PHOTO GALLERY



**CUSHMAN &  
WAKEFIELD**

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## DRIVE TIMES & DISTANCES



1 MILE  
2 MINUTES

Interstate 5 Freeway

1.6 MILES  
4 MINUTES

Pacific Ocean

2.3 MILES  
5 MINUTES

Palomar Airport

4.2 MILES  
8 MINUTES

Carlsbad Village

5.3 MILES  
11 MINUTES

Highway 78

55 MILES  
56 MINUTES

Orange County  
(Irvine)

32 MILES  
36 MINUTES

Downtown  
San Diego



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## LOCATION



FOR MORE INFORMATION PLEASE CONTACT:

BROOKS CAMPBELL  
+1 760 431 4215  
brooks.campbell@cushwake.com  
CA License 01380901

JOE ANDERSON  
+1 760 431 4209  
joe.anderson@cushwake.com  
CA License 01380901



Cushman & Wakefield  
1000 Aviara Pkwy, Suite 100  
Carlsbad, CA 92011  
T +1 760 431 4200  
F +1 760 454 3869  
www.cushmanwakefield.com

[View Site Specific COVID-19 Prevention Plan](#)

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