

# FOR LEASE

6130

Innovation Way | 92007

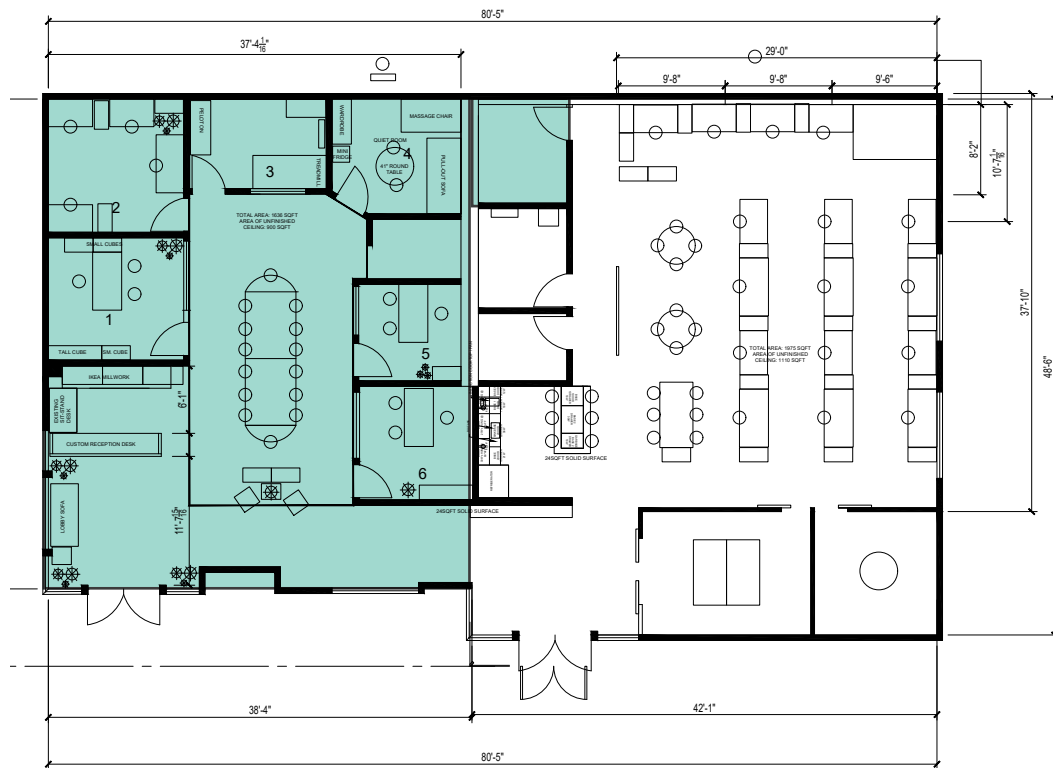
The Towers  
At Bressi Ranch

Class-A sustainability  
upgrades included!

Jacqueline Mercado, Associate | DRE #02172776 | 619.666.7030

# 6130 Innovation Way

## First Floor Office Space



PRELIMINARY FLOORPLAN  
 PHASE 1  
 SCALE: 1/4"=1'



### AVAILABILITY

Suite 6130	Available Dec. 1, 2025
Size	+/- 2095 SF
Term	1-3 years
Floor	First
Lease Rate	\$1.45/SF MG + Elec

### FEATURES

Green building certified  
 ENERGY STAR 99 score  
 Fitwell Certified



# 92009

Sought After Bressi Ranch

Drive Time Mins To:

30

La Jolla

35

Downtown

15

Carlsbad

**2+ Million SF**

of planned Commercial space in the immediate area



*Bressi Ranch in Carlsbad offers a premier location for office users, known for attracting and retaining top talent in North County. This master-planned corporate environment provides exceptional visibility and swift access to major arterials (El Camino Real/Palomar Airport Road). Employees benefit from the adjacent Bressi Village Center, which offers immediate, walk-able access to high-end amenities like Trader Joe's, Sprouts, and various fast-casual dining options. Positioning your office here means joining a dynamic professional community in a highly desirable, amenity-rich environment that supports employee well-being and productivity.*



1.8M

Med. Home Value



82,000

Trade Area Population



141K

Med. HH Income



61%

Persons with a Degree

***Bressi Ranch:***  
The Amenity-Rich  
Location for  
North County's  
Top Talent.

# GET IN TOUCH

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## Disclosure

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect there to. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice.

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