



# TheQuad

A PREMIER CARLSBAD RANCH LOCATION

 CUSHMAN & WAKEFIELD

**CBRE**

# 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	4,187 RSF	Now	\$3.20/SF + E
5740	Traditional	120	1,253 RSF	Now	\$3.20/SF + E
5740	Traditional	140	1,697 RSF	Now	\$3.20/SF + E
5740	Traditional	150	4,148 RSF	Now	\$3.20/SF + E
5760	Shell	100A	4,996 RSF	90 Days	\$3.20/SF + E
5760	Creative	200	7,301 RSF	30 Days	\$3.20/SF + E
5760	Creative	220	10,876 RSF	Now	\$3.20/SF + E
5770	Traditional	100	24,898 RSF (Divisible)	Now	\$3.20/SF + E
5770	Traditional	200	24,197 RSF	Now	\$3.20/SF + E
5770	Traditional	Full Building	49,095 RSF	Now	\$3.20/SF + E

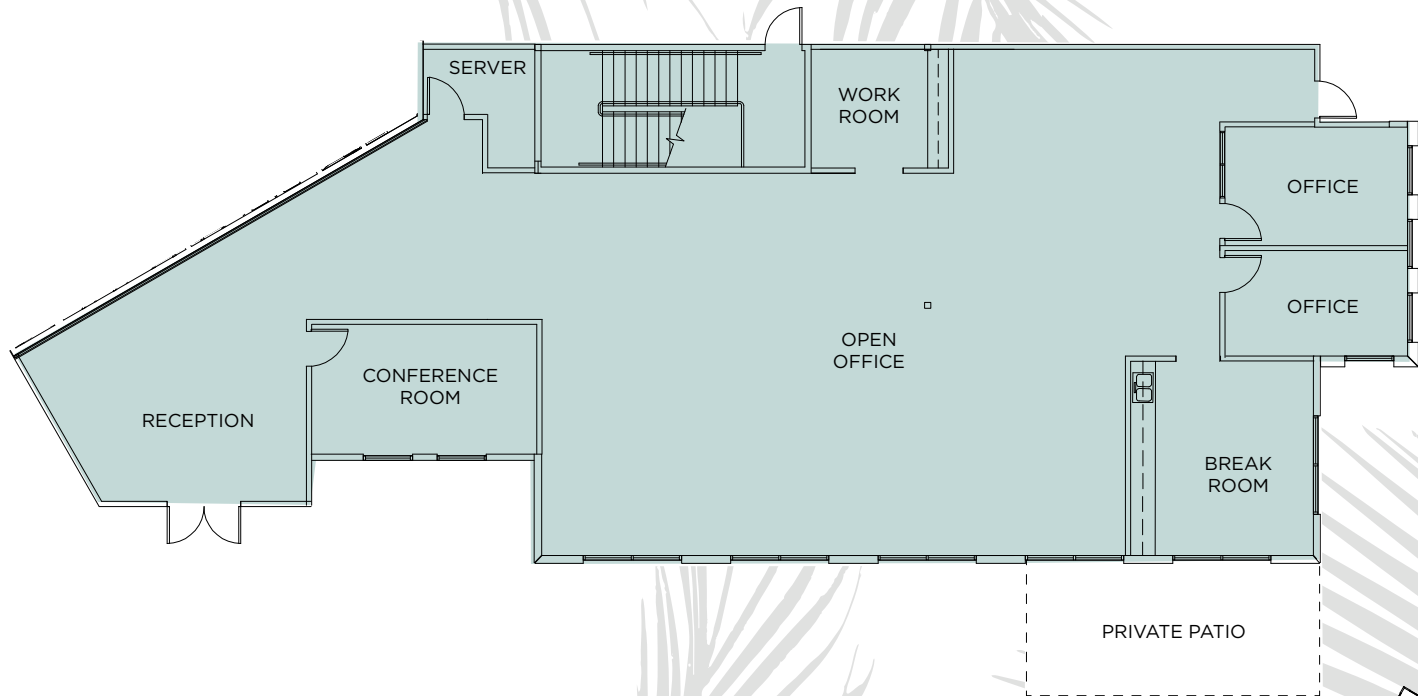


## The Availabilities

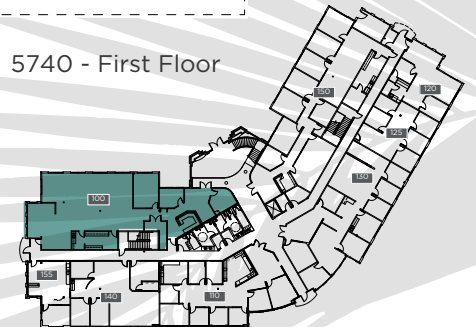
# TheQuad

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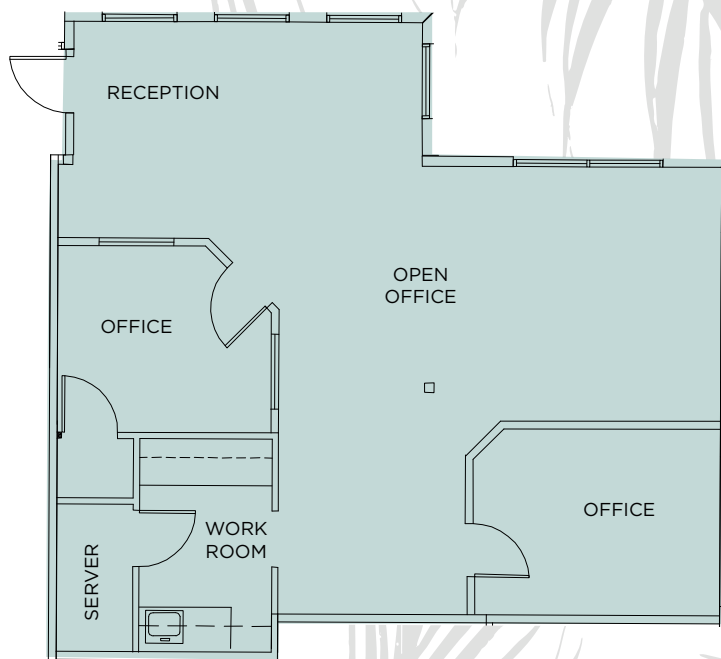
5740 Fleet Street, Suite 100 | 4,187 RSF



5740 - First Floor



5740 Fleet Street, Suite 120 | 1,253 RSF

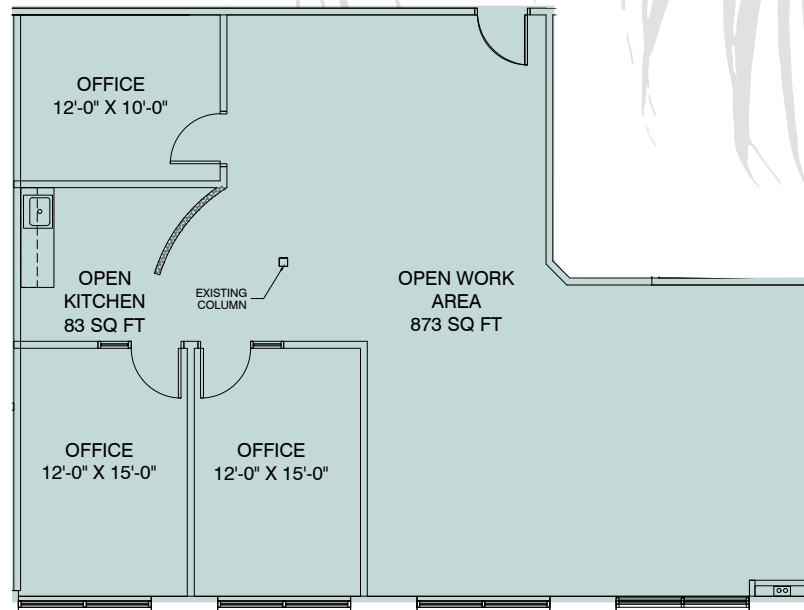


5740 BUILDING



5740 - First Floor

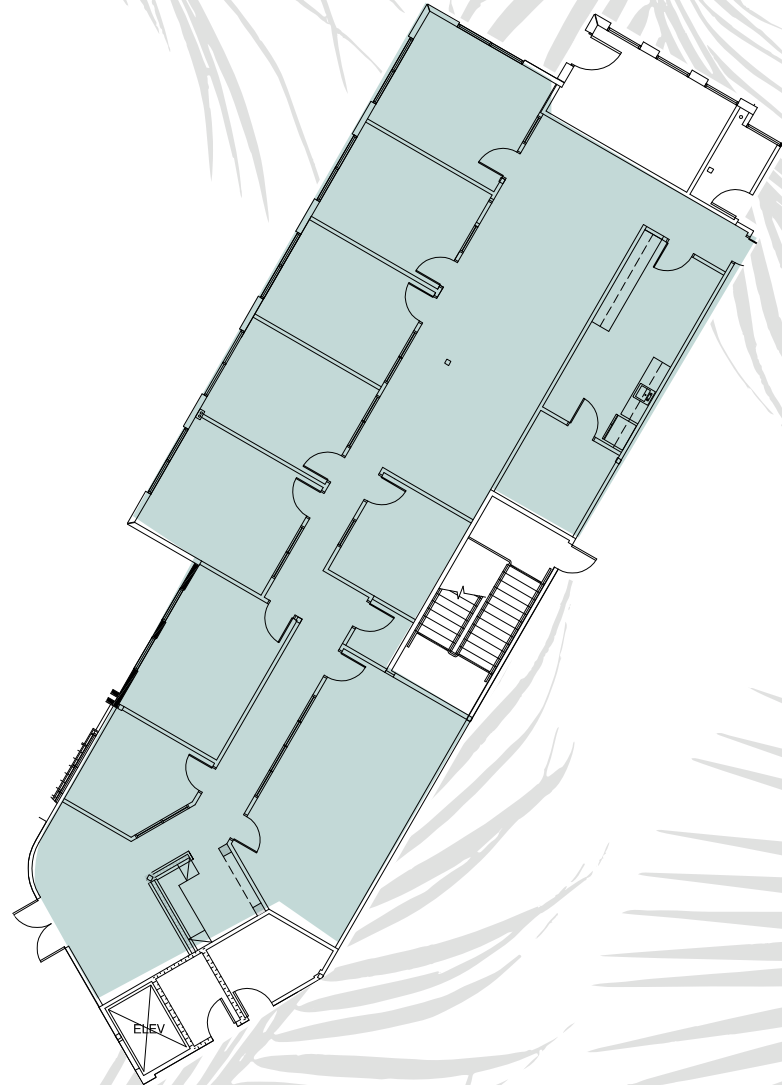
5740 Fleet Street, Suite 140 | 1,697 RSF  
**Creative Spec Suite**



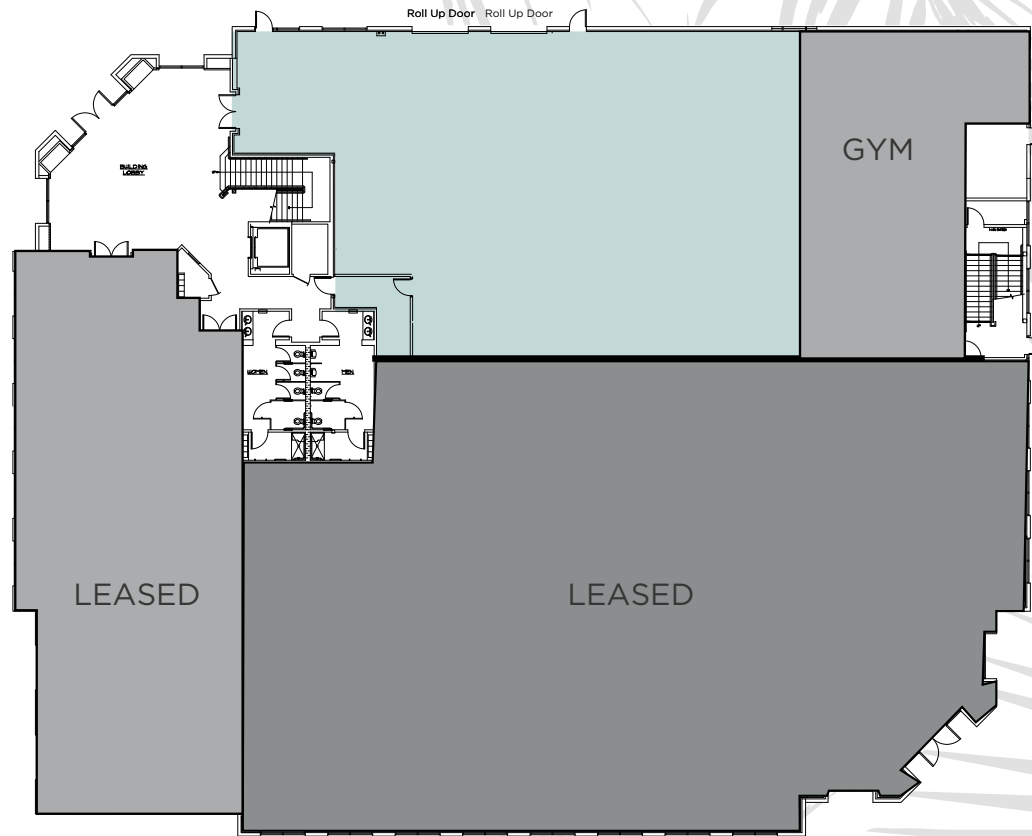
# TheQuad

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5740 Fleet Street, Suite 150 | 4,148 RSF

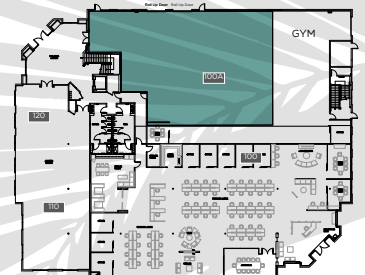


5760 Fleet Street, Suite 100A | 4,996 RSF  
**Shell Space**



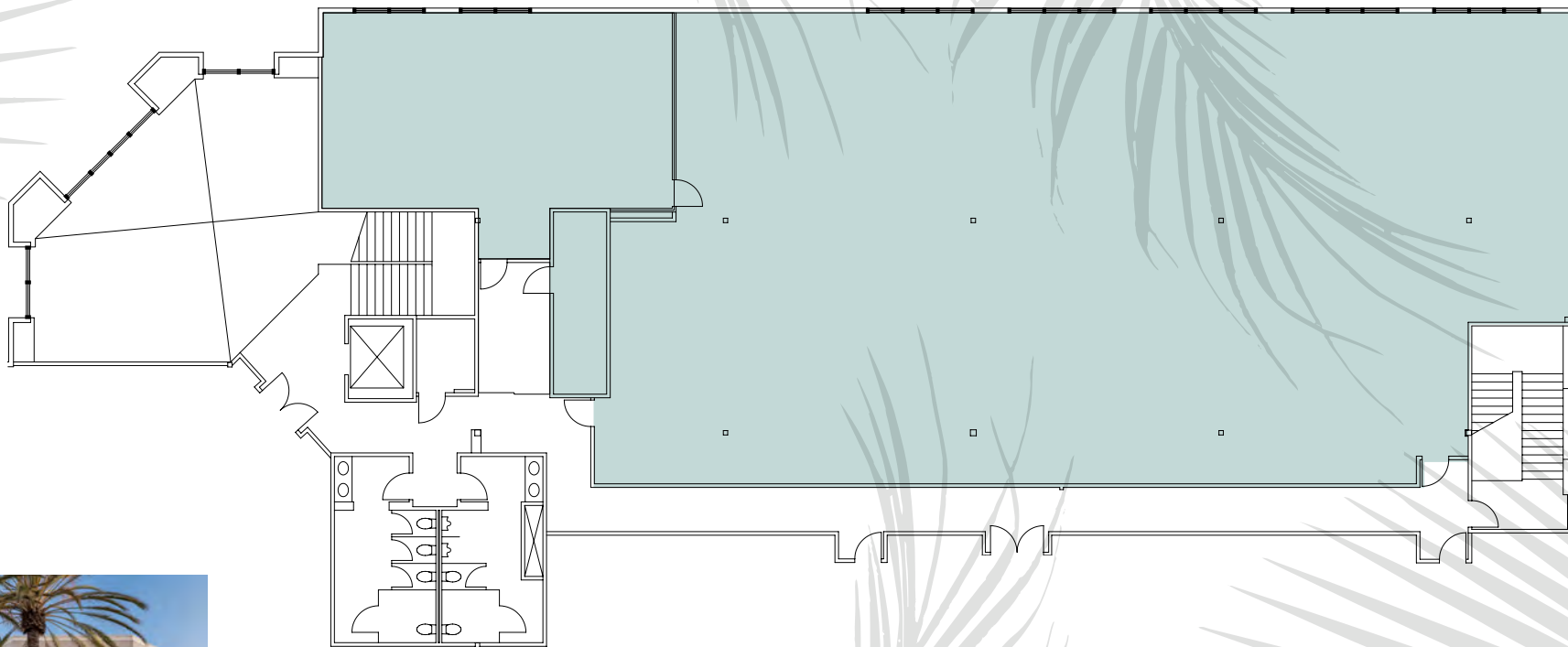
5760 BUILDING

5760 - First Floor



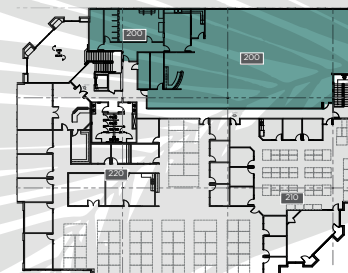


5760 Fleet Street | Suite 200 | 7,301 RSF

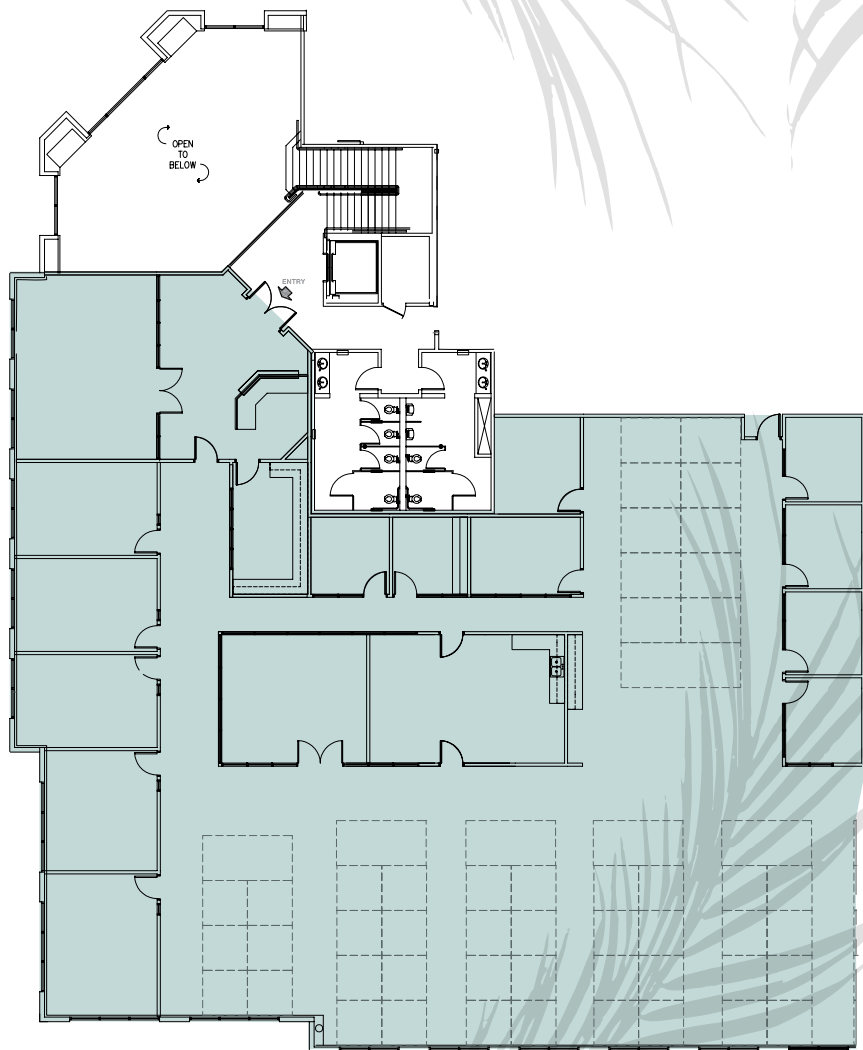


5760 BUILDING

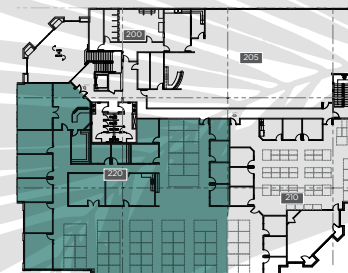
5760 - Second Floor



5760 Fleet Street, Suite 220 | 10,867 RSF

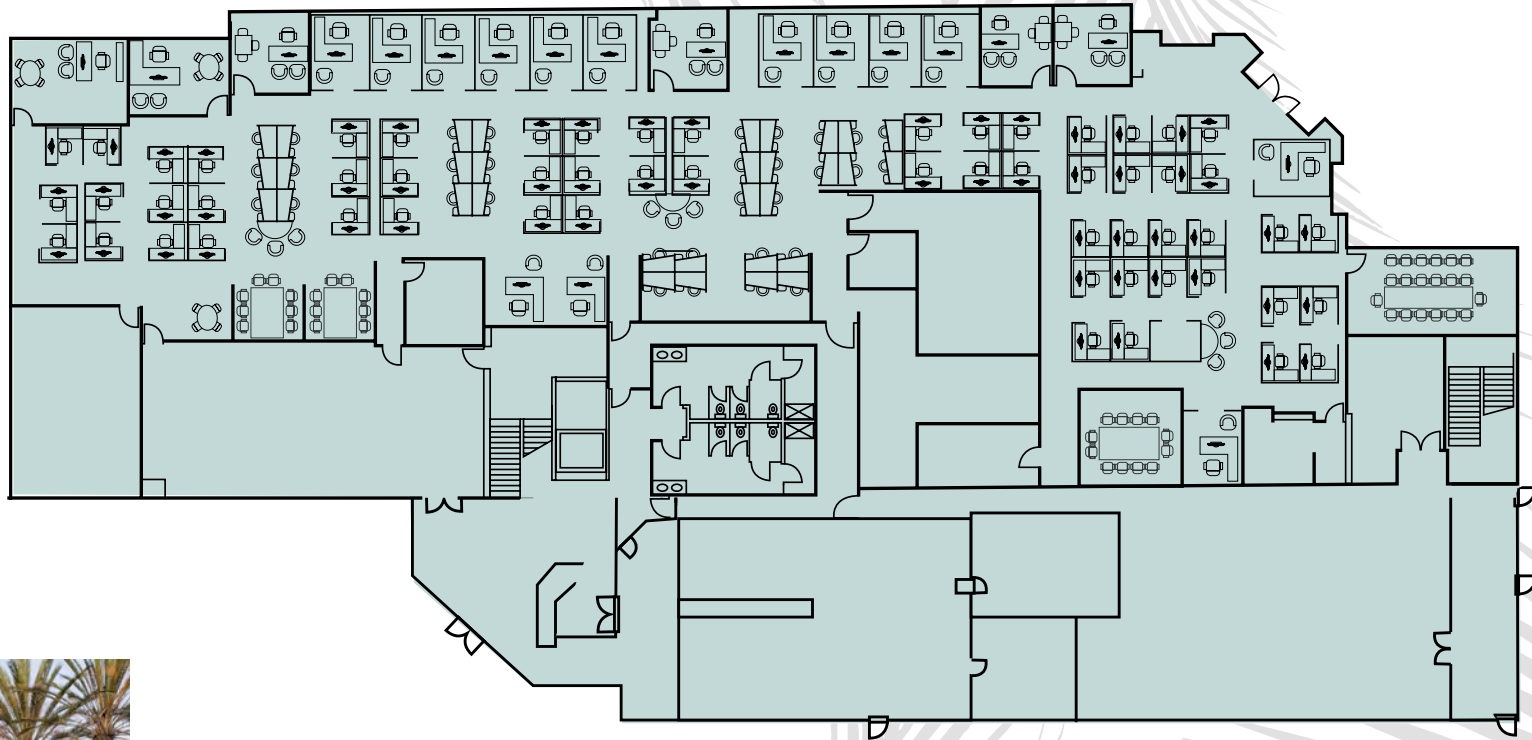


5760 - Second Floor



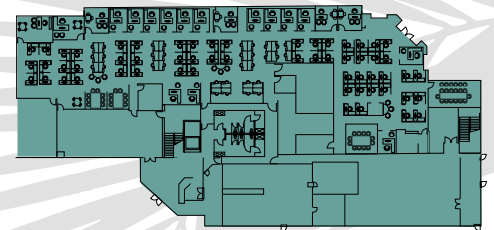
5770 Fleet Street, Suite 100 | 24,898 RSF

**Furniture is for Demonstration Purposes Only**



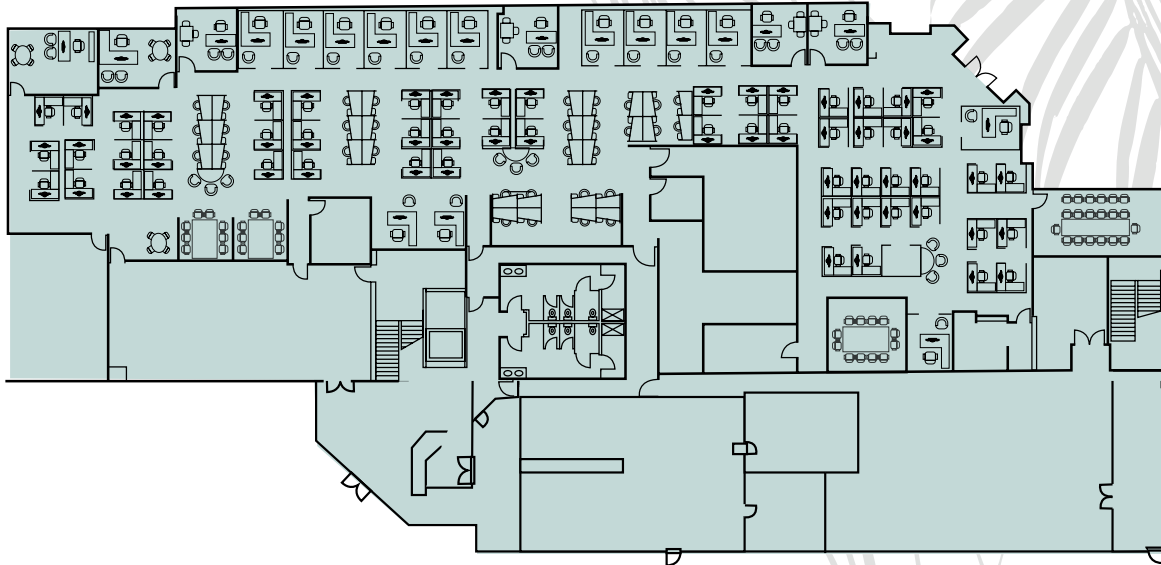
5770 BUILDING

5770 - First Floor

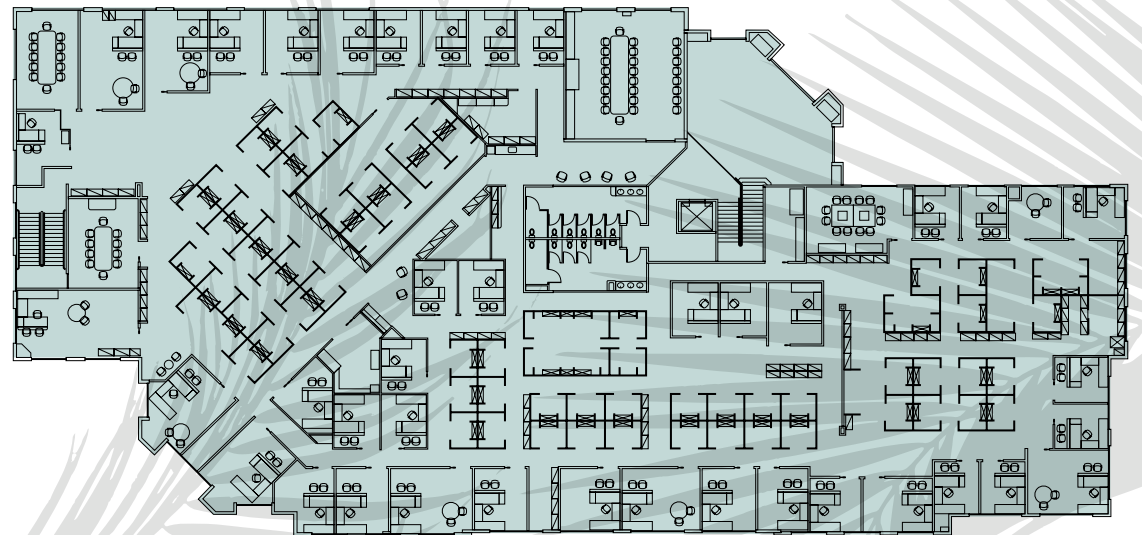


5770 Fleet Street | Full Building | 49,095 RSF  
**Furniture is for Demonstration Purposes Only**

**First Floor**



**Second Floor**

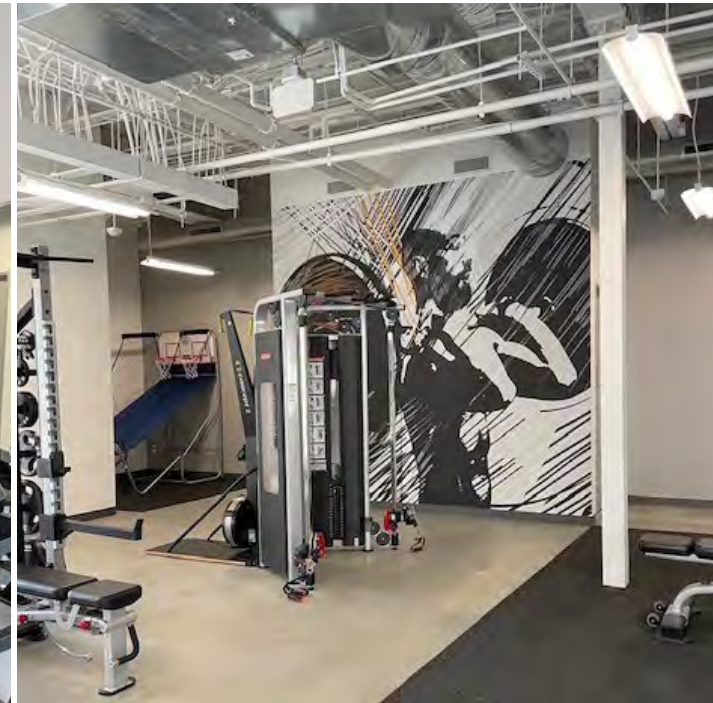
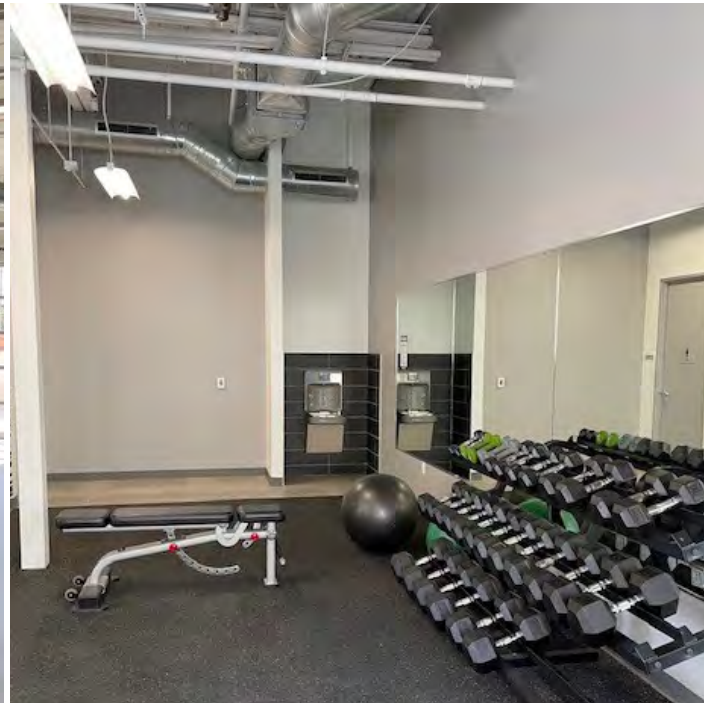
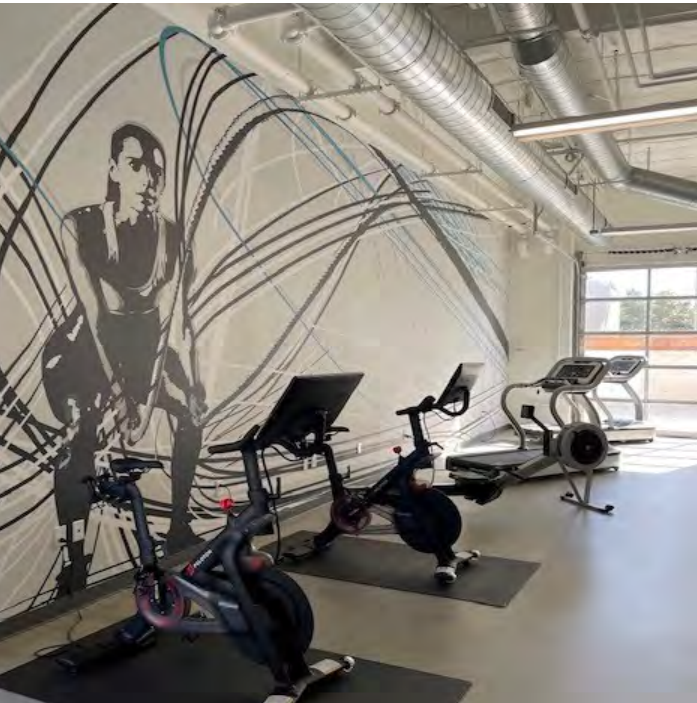
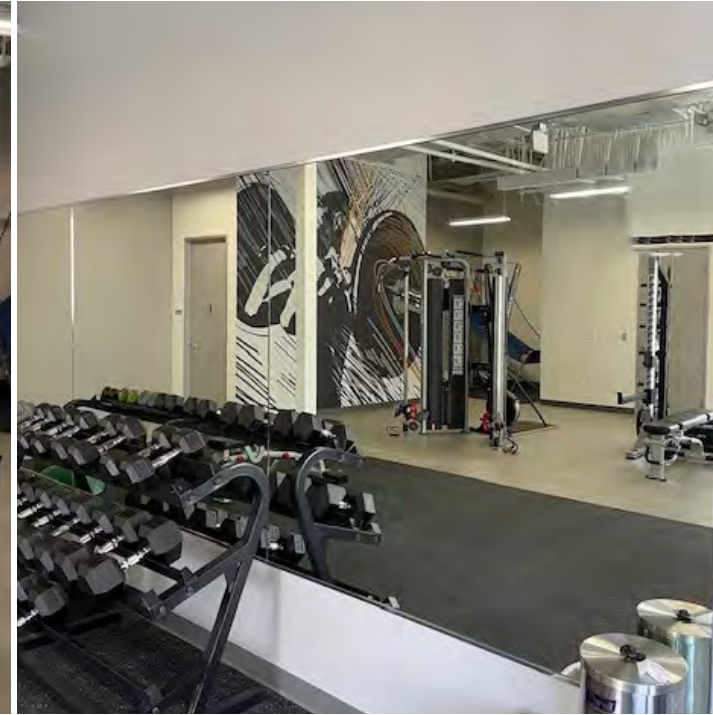
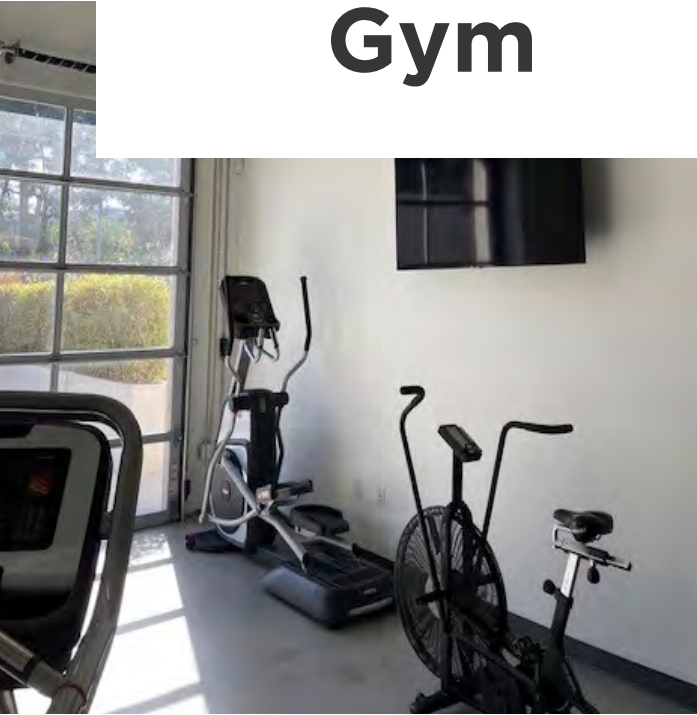


**5770 BUILDING**

# The Gym

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# The Location



TheQuad

## The Amenities



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WESTIN  
HOTELS & RESORTS

GRAND PACIFIC PAISADES  
LUXURY RESORT

LEGO  
LEGOLAND  
CALIFORNIA

GRAND PACIFIC PAISADES  
Luxury Resort

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

SIMON  
PREMIUM OUTLETS  
90 outlet stores  
10 restaurants

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

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

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

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

PCH 101 / CARLSBAD BLVD

AVENIDA ENCINAS

CANNON ROAD

FLEET STREET

ARMADA DR

PLAZA DEL NORTE

PALOMAR AIRPORT ROAD

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