

F O R L E A S E

CARLSBAD GATEWAY CENTER

5650 El Camino Real, Carlsbad, CA 92008

\$1.95 PSF +E
Lease Rate!

**UNIQUE
M-Q ZONING**
Allows for Wide Range
of Acceptable uses

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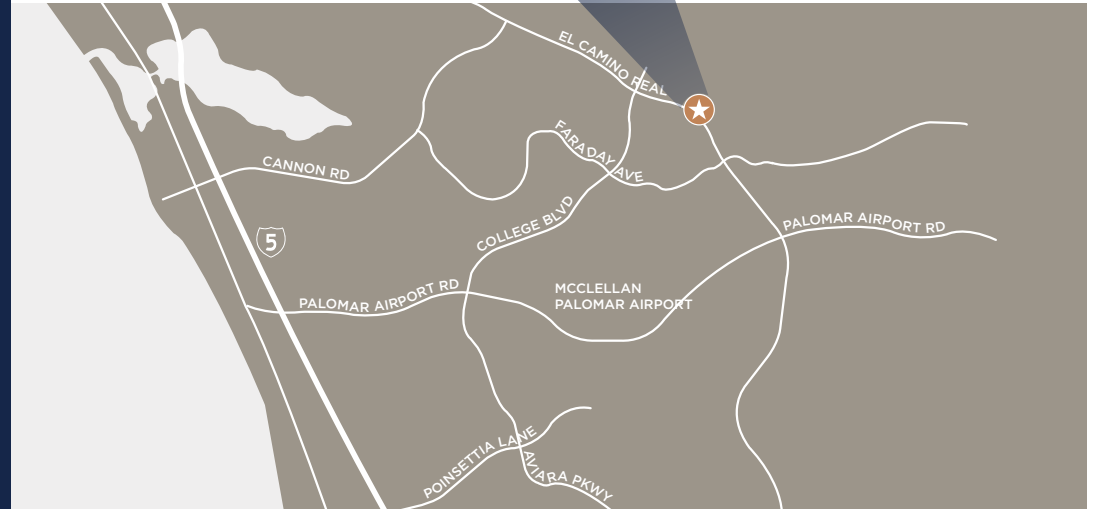
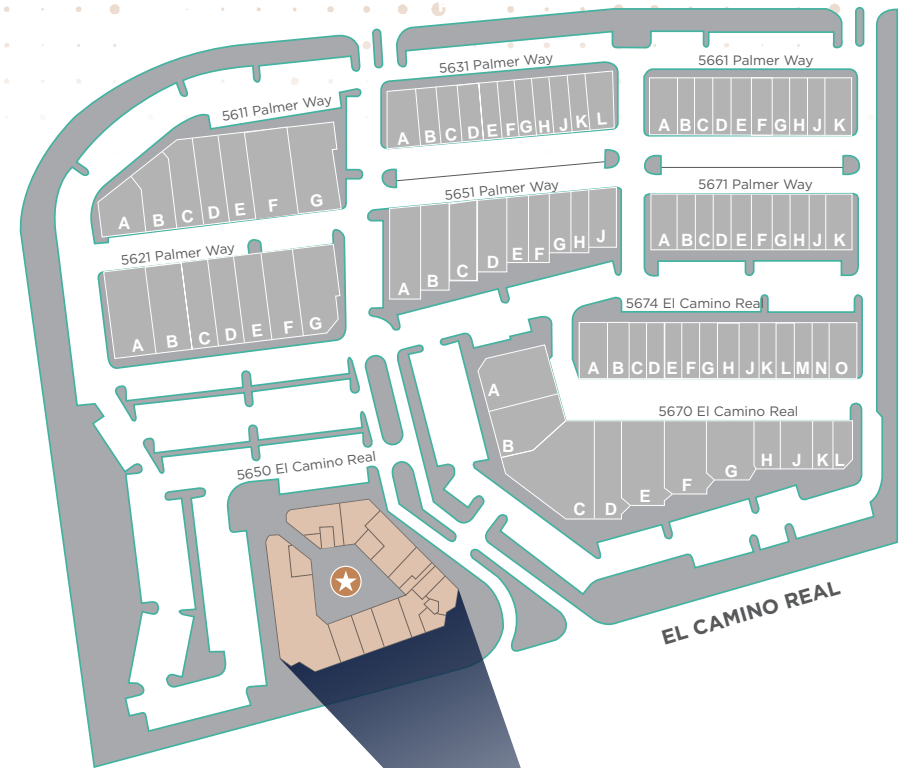
www.cbre.com/sandiego

CBRE

PROPERTY HIGHLIGHTS

- 50,071 SF, two-story, Class A office building
- Building signage available | Flexible unit sizes with varying office build outs and tenant improvement packages available
- Beautiful interior courtyard with waterfalls, pond, and lush landscaping
- Frontage on El Camino Real with back country views
- Amenity rich environment with deli, brewery, bakery and coffee cafe
- Five minutes from Interstate 5
- Close proximity to shopping, airport and housing
- Expansion capabilities within 233,000 SF business park
- Flexible zoning can accommodate most commercial uses with ability to be open to the public (including medical)
- Unique tenant mix includes commercial kitchen operations, food production uses, craft breweries, as well as health and wellness
- For more information, please visit www.carlsbadgatewaycenter.com

LOCATION



AVAILABILITIES

LEASE RATE: \$1.95/SF + Electricity*

Flexible tenant improvement packages available



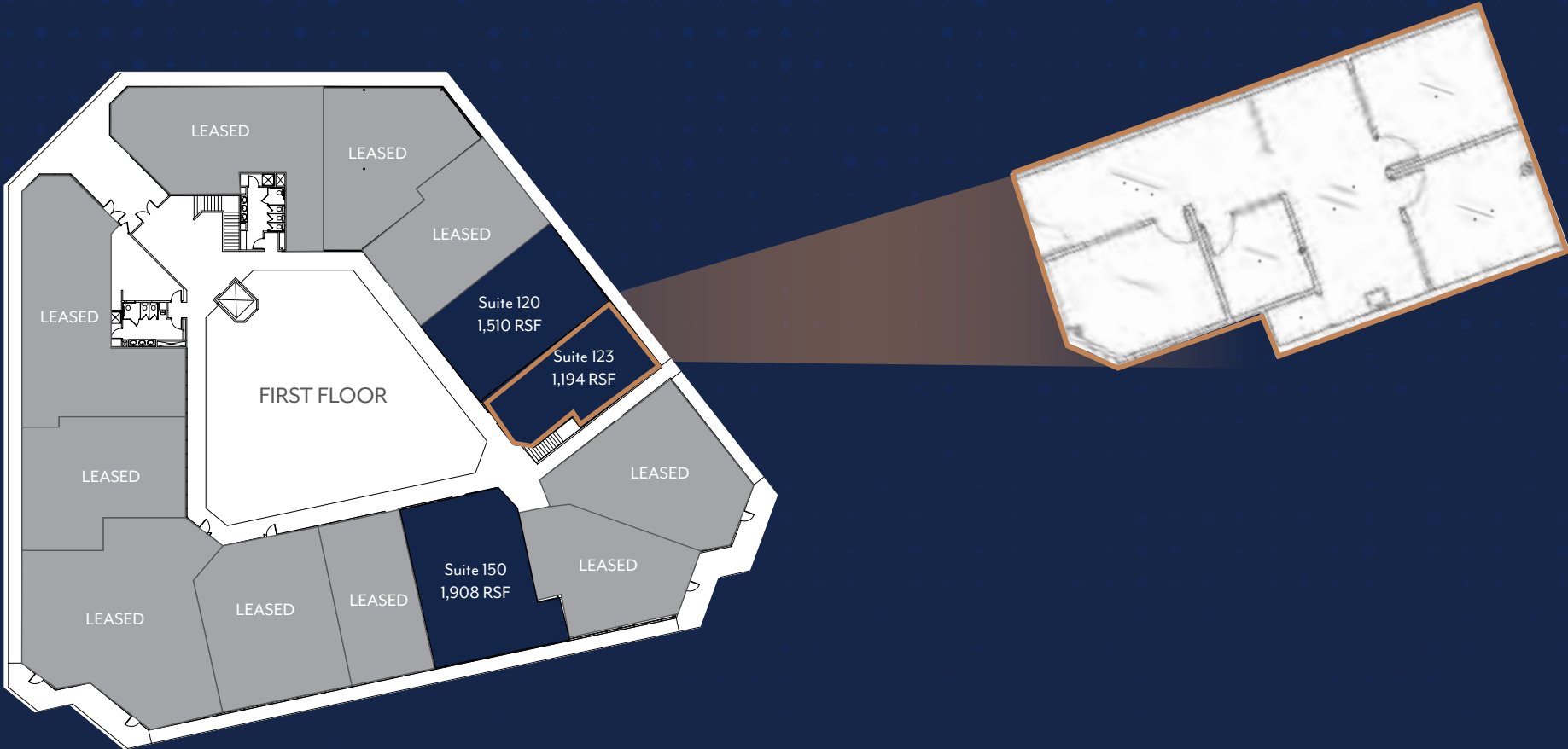
SUITE NUMBER	SQUARE FOOTAGE	AVAILABILITY
120	1,510 RSF	Now
123	1,194 RSF	Now
150	1,908 RSF	Now
207	1,466 RSF	Now
220	1,437 RSF	Now
250	2,073 RSF	Now

**Quoted rents are defined on a Modified Gross, Base Year plus electric structure. Any increase in Operating Expenses over the Base Year may be passed through on a pro-rata basis.*



SUITE 123 | 1,194 SF

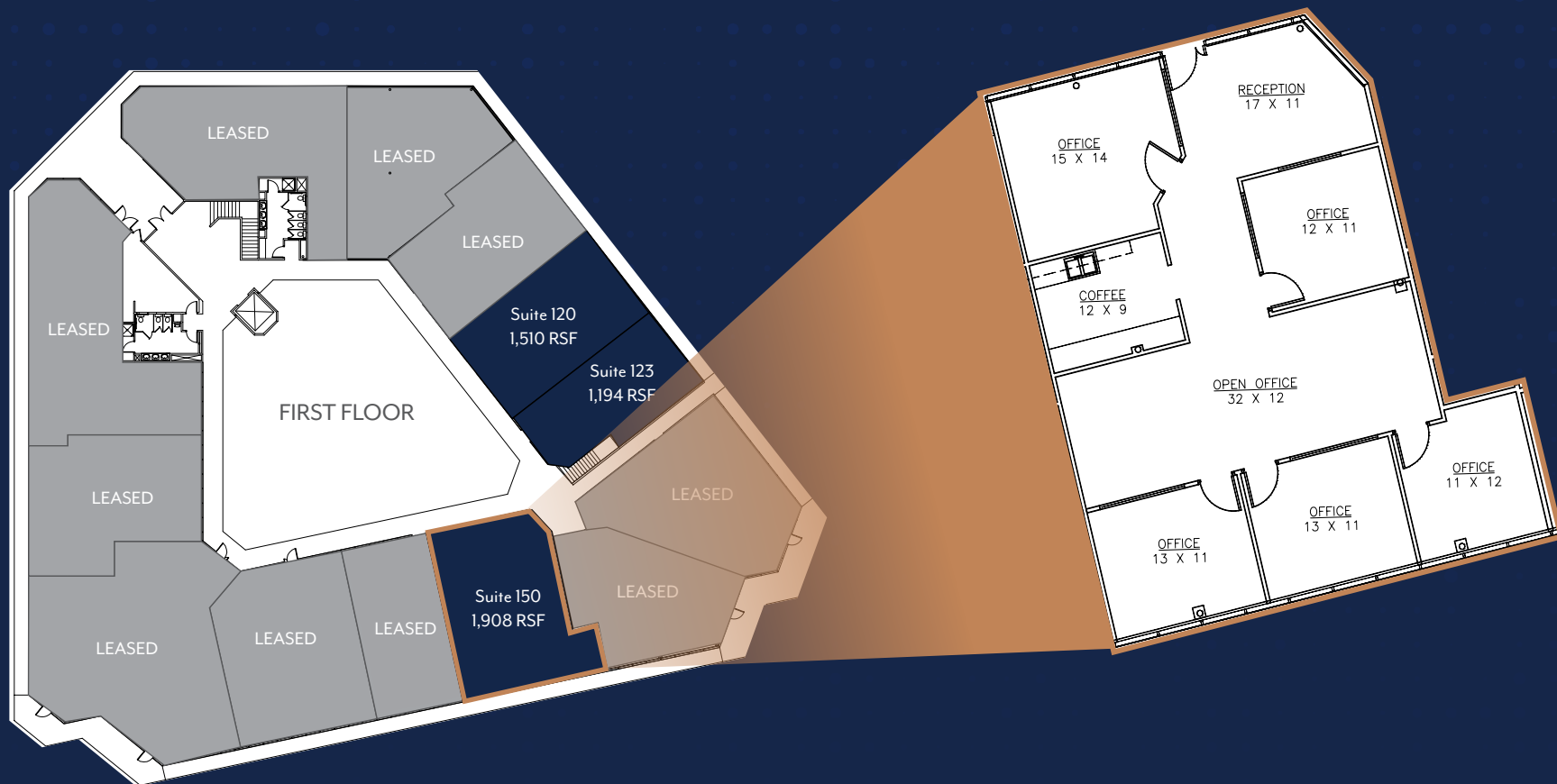
AVAILABLE NOW



SUITE 150 | 1,908 SF

AVAILABLE NOW

VIRTUAL TOUR



SUITE 207 | 1,466 SF

AVAILABLE NOW

[VIRTUAL TOUR](#) 



SUITE 250 | 2,073 SF

AVAILABLE NOW

VIRTUAL TOUR 

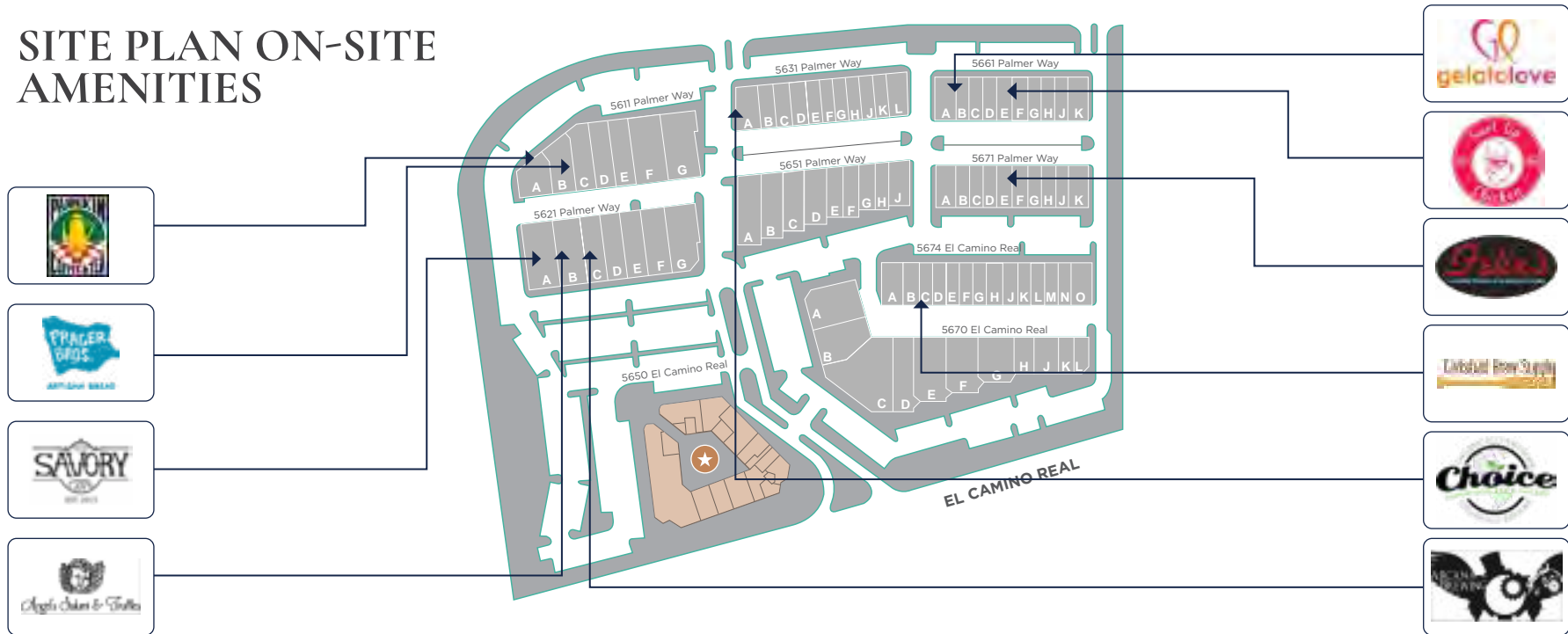


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SITE PLAN ON-SITE AMENITIES



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