



# 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



# TheQuad

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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
5740	Creative	200	4,896 RSF	Now	\$3.20/SF + E
5740	Creative	220	11,256 RSF	Now	\$3.20/SF + E
5740	Creative	260	5,878 RSF	Now	\$3.20/SF + E
5740	Creative	200/260	9,429 RSF	Now	\$3.20/SF + E
5740	Creative	200/220/260	22,030 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

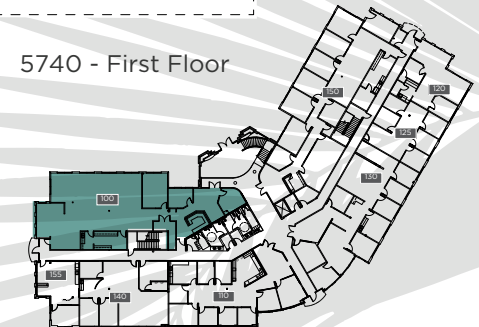
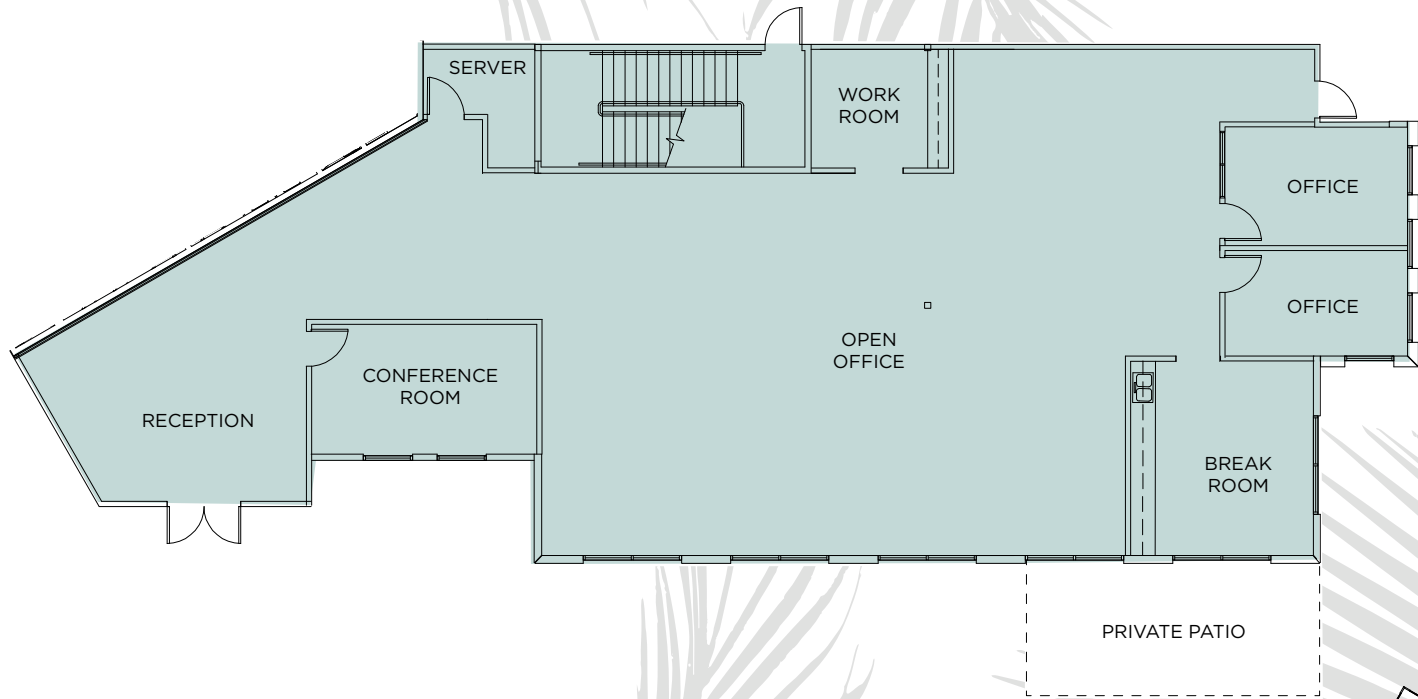


## The Availabilities

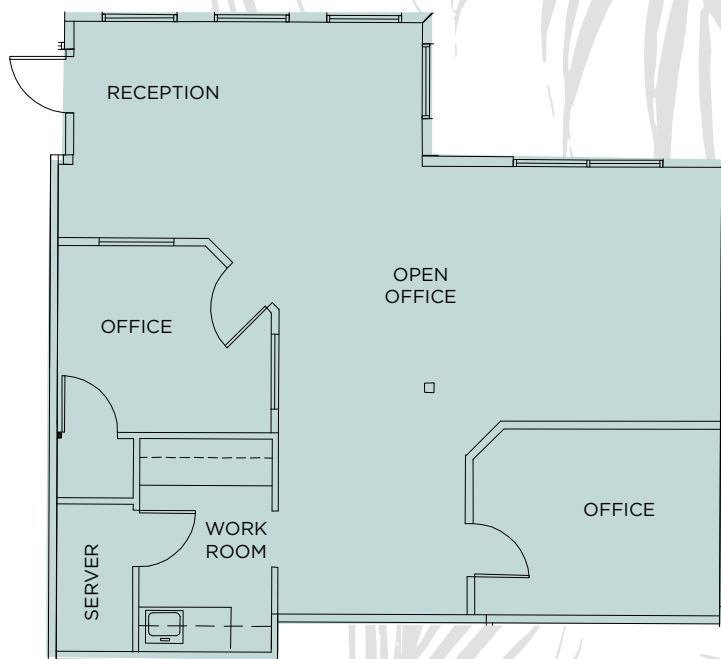
# TheQuad

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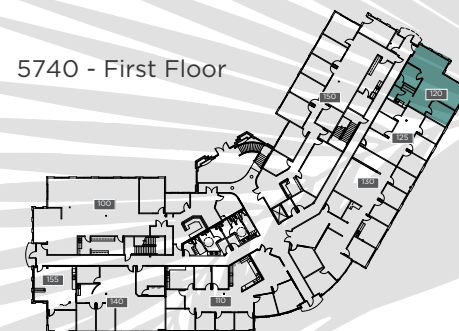
5740 Fleet Street, Suite 100 | 4,187 RSF



5740 Fleet Street, Suite 120 | 1,253 RSF



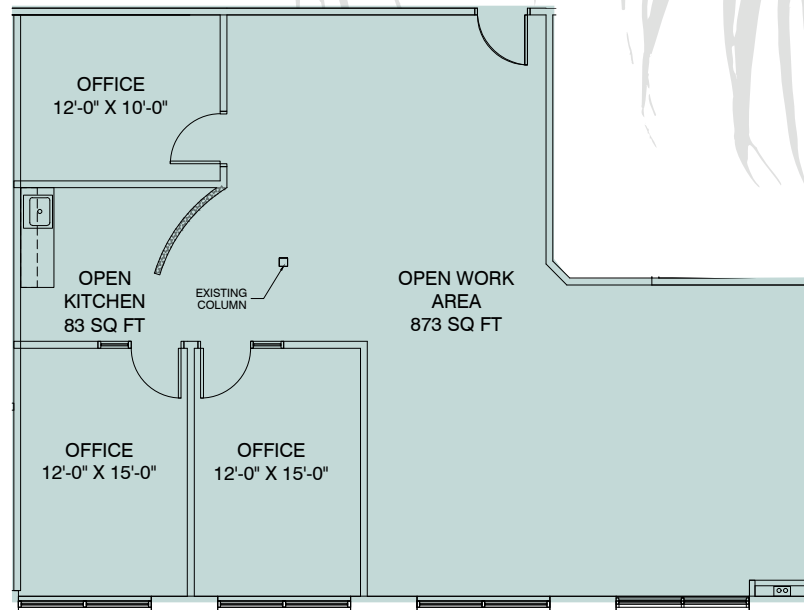
5740 BUILDING



5740 - First Floor



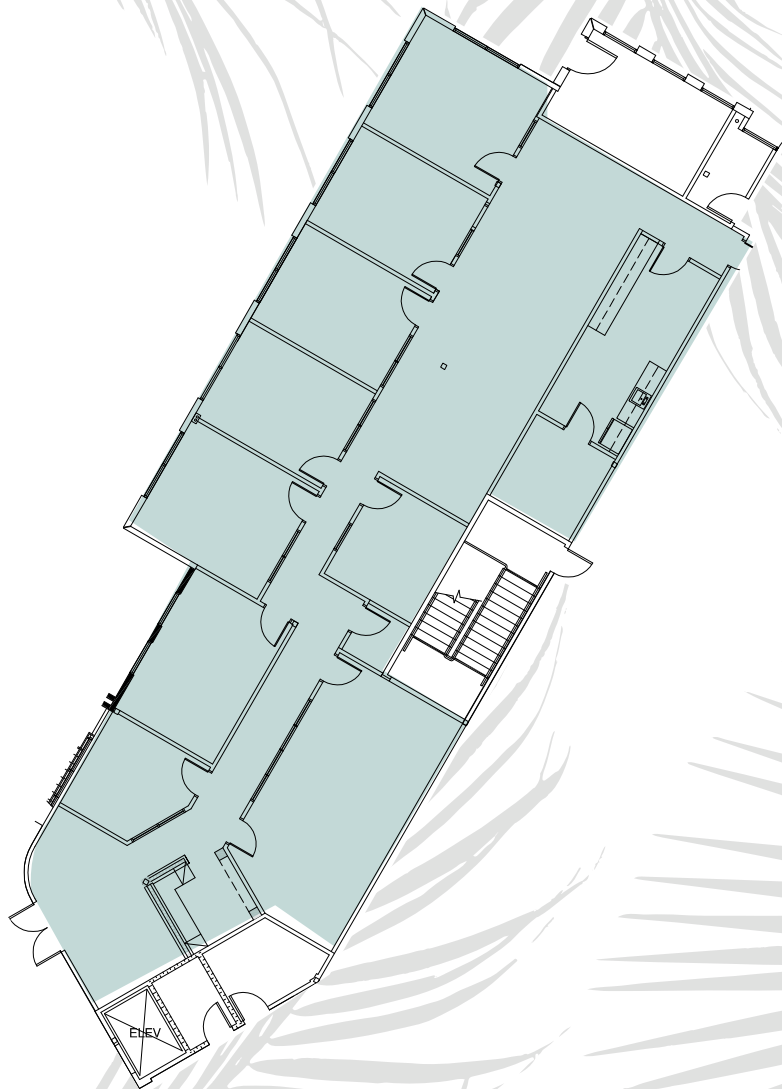
5740 Fleet Street, Suite 140 | 1,697 RSF  
**Creative Spec Suite**



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5740 Fleet Street, Suite 150 | 4,148 RSF



5740 BUILDING



5740 - First Floor

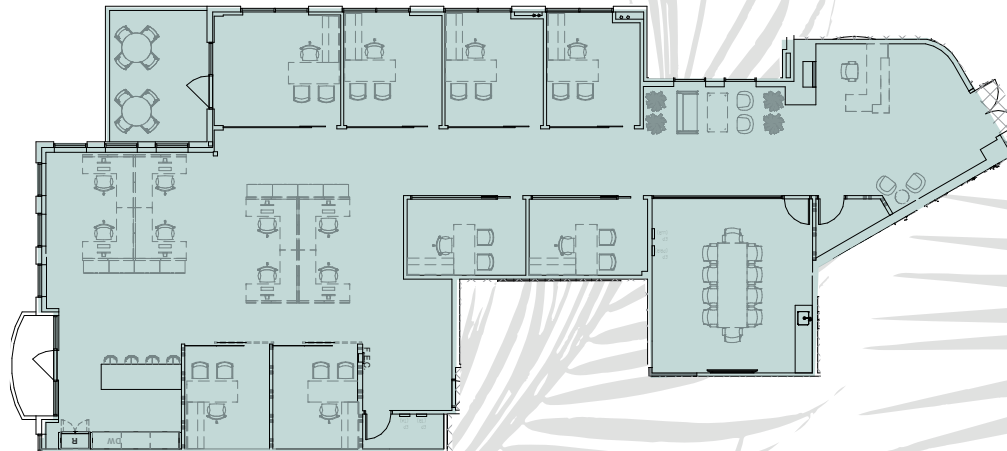
5740 Fleet Street, Suite 200 | 4,896 RSF

**Available Contiguous with Suite 260 for 9,429 RSF**

## As-built Floor Plan



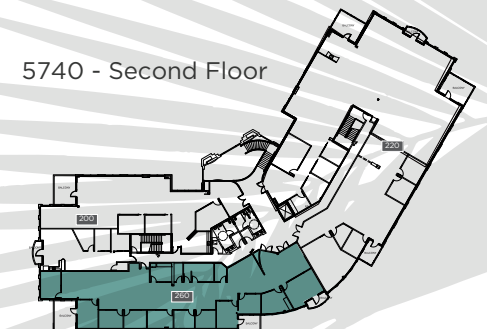
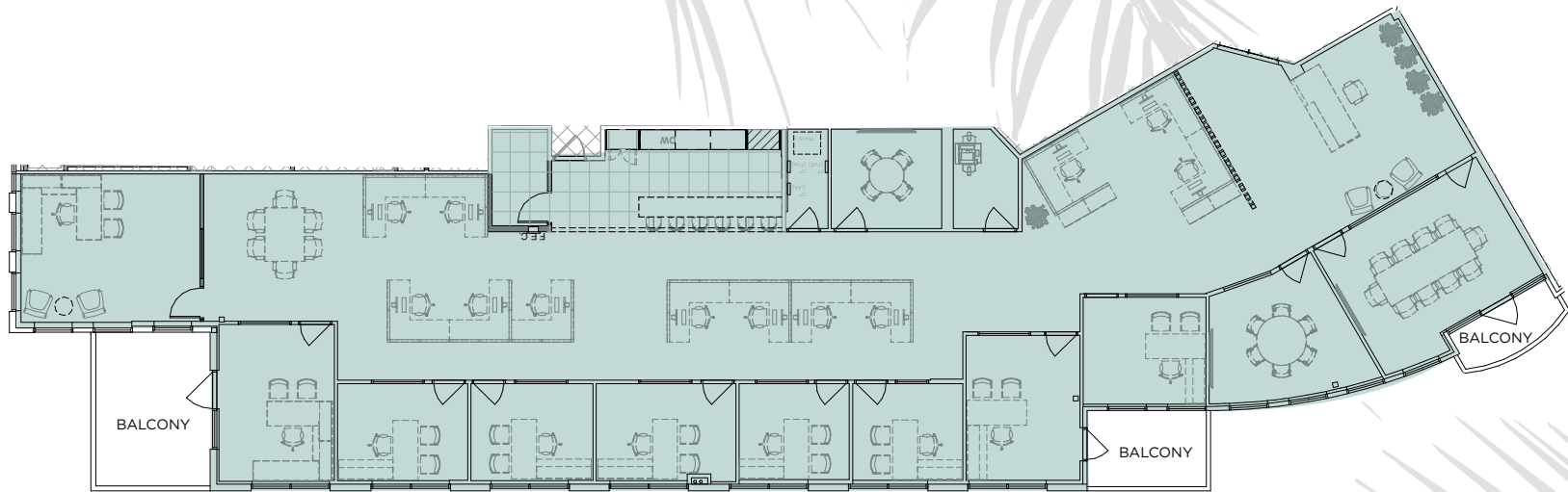
## Conceptual Floor Plan



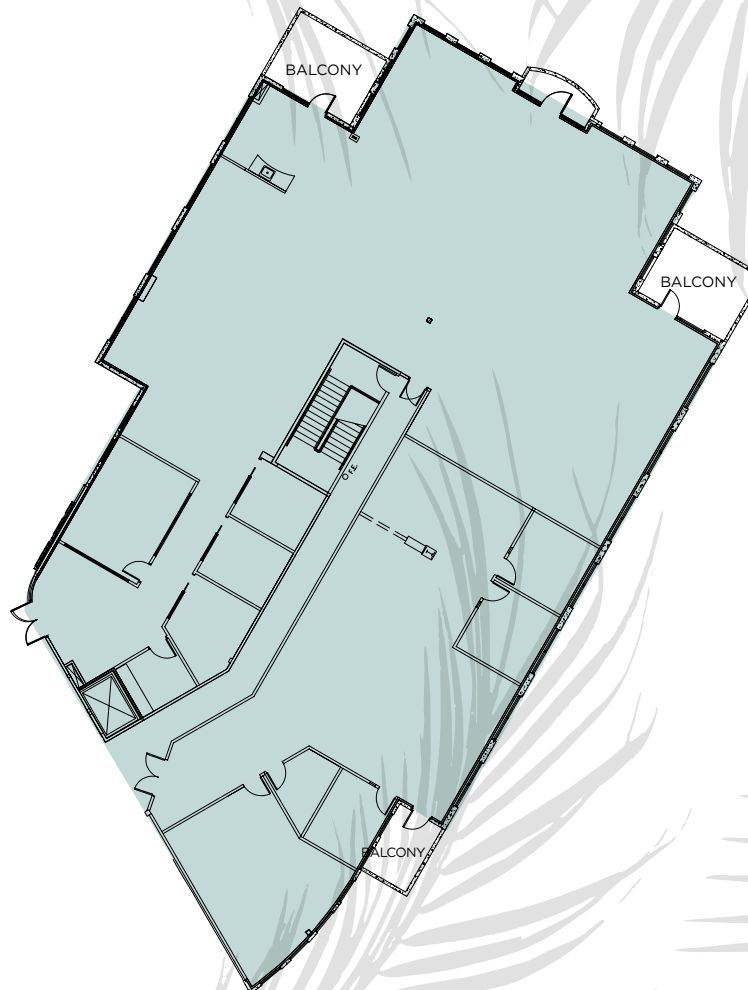


5740 Fleet Street, Suite 260 | 5,878 RSF

**Available Contiguous with Suite 200 for 9,429 RSF**



5740 Fleet Street, Suite 220 | 11,256 RSF



5740 BUILDING



5740 - Second Floor



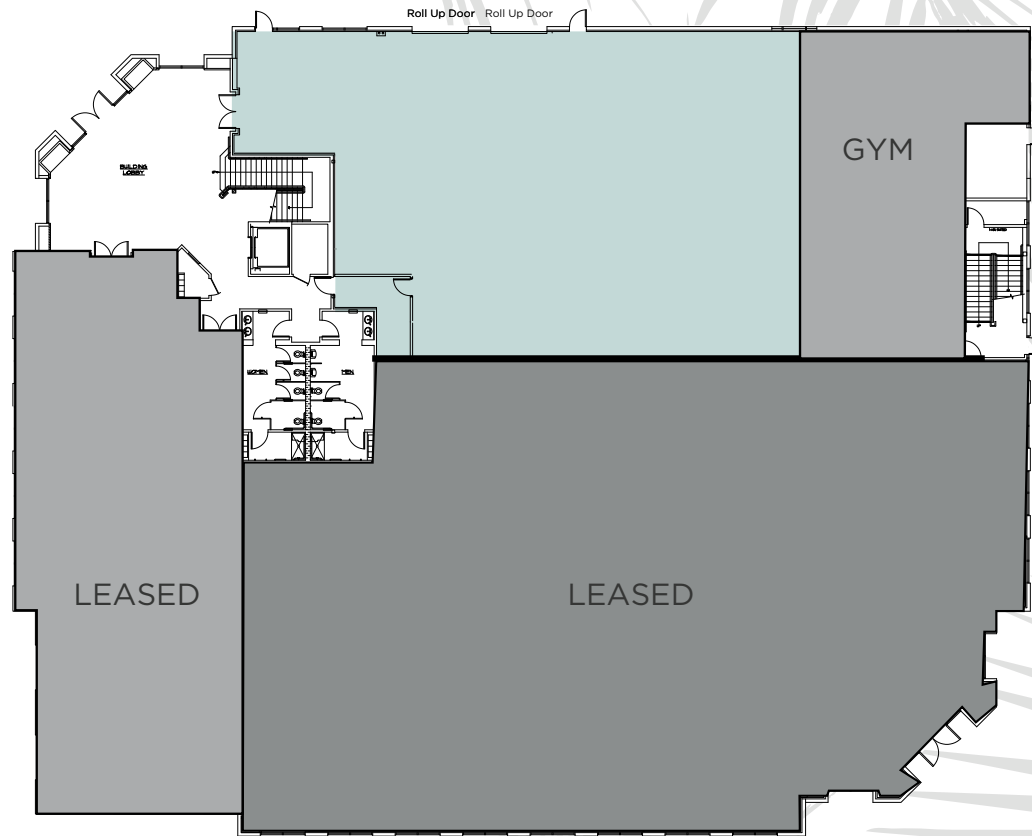
# TheQuad

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5740 Fleet Street, Floor 2 | 22,030 RSF  
**Available Contiguous Suites 200, 220, 260**

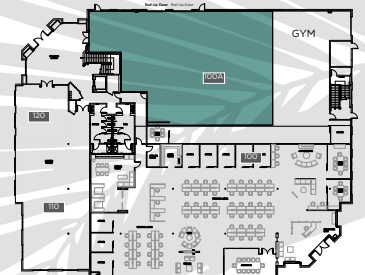


5760 Fleet Street, Suite 100A | 4,996 RSF  
**Shell Space**



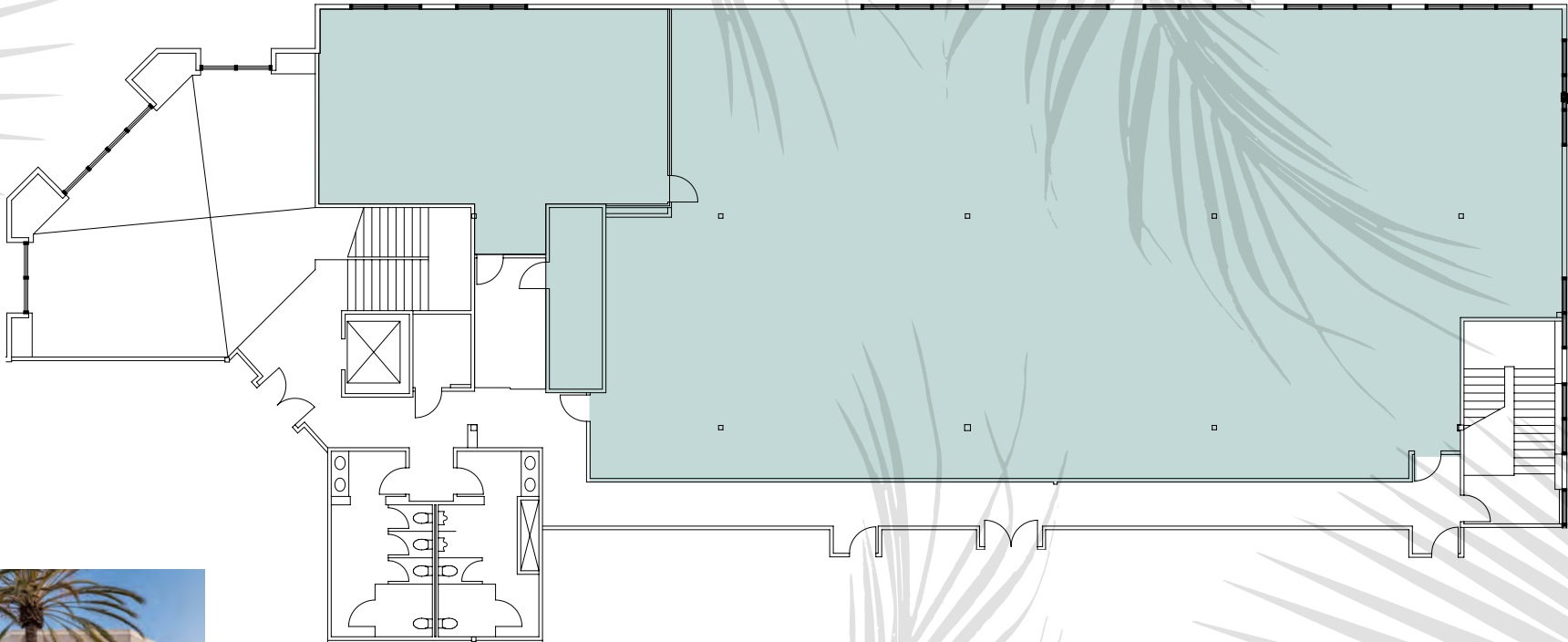
5760 BUILDING

5760 - First Floor



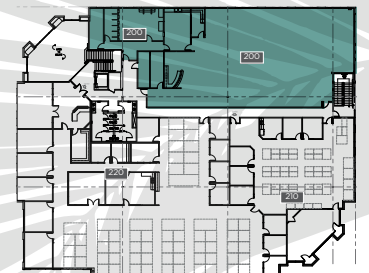


5760 Fleet Street | Suite 200 | 7,301 RSF

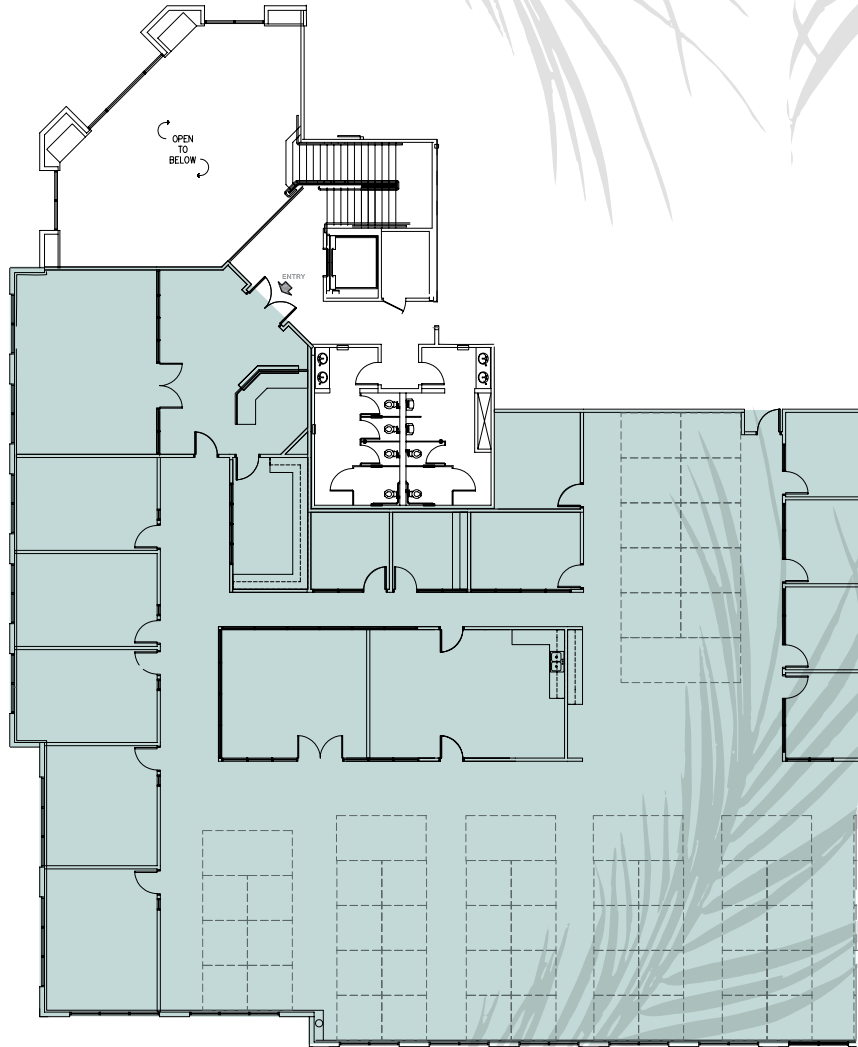


5760 BUILDING

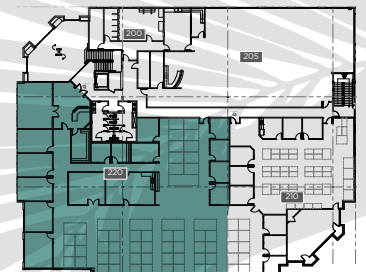
5760 - Second Floor



5760 Fleet Street, Suite 220 | 10,867 RSF



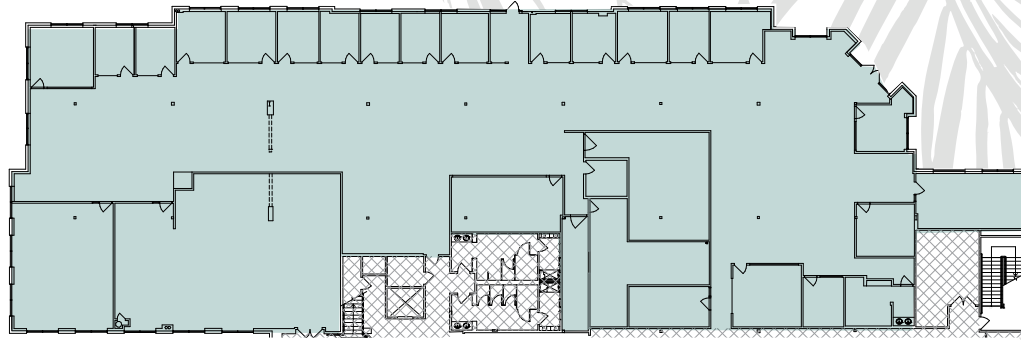
5760 - Second Floor



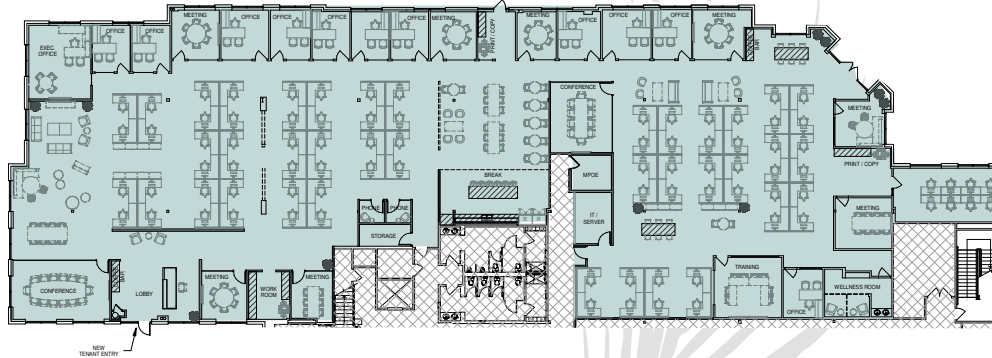


5770 Fleet Street, Suite 100 | 24,898 RSF

## As-built Floor Plan

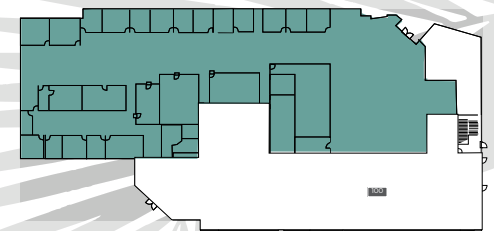


## Conceptual Floor Plan



5770 BUILDING

5770 - First Floor

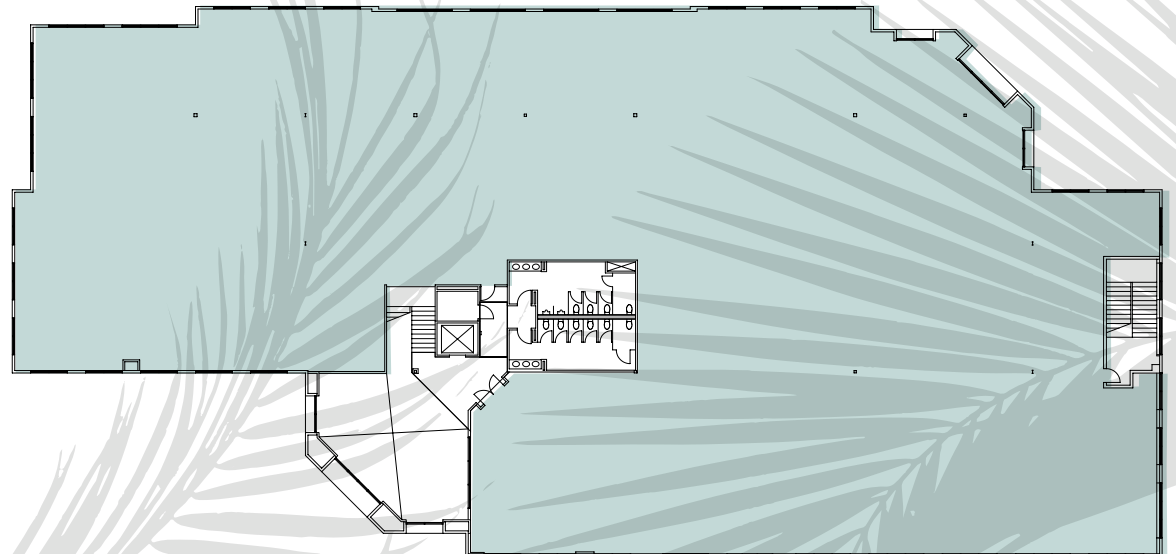


## 5770 Fleet Street | Full Building | 49,095 RSF

### First Floor



### Second Floor



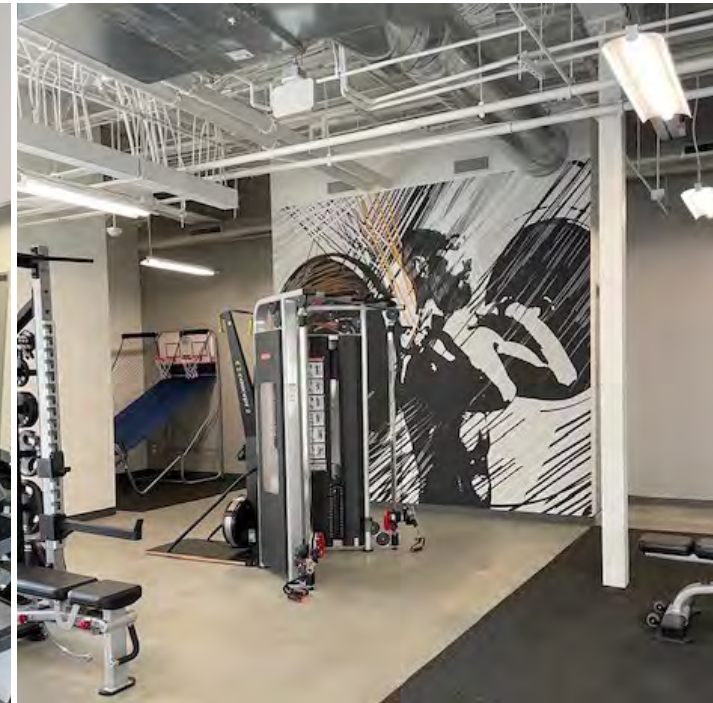
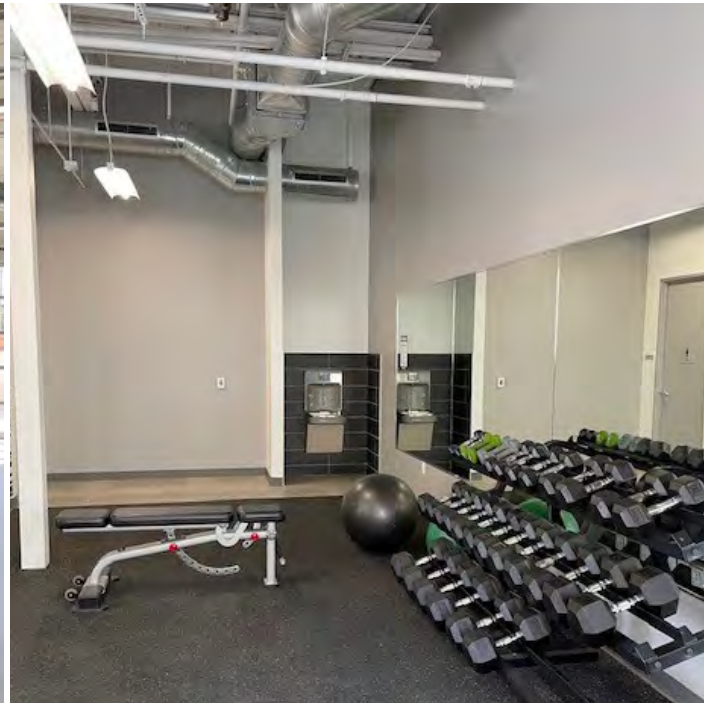
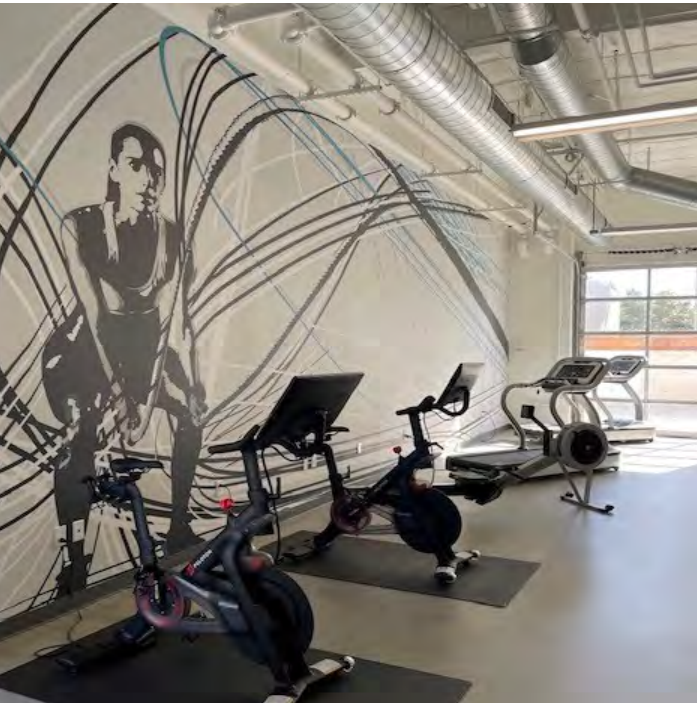
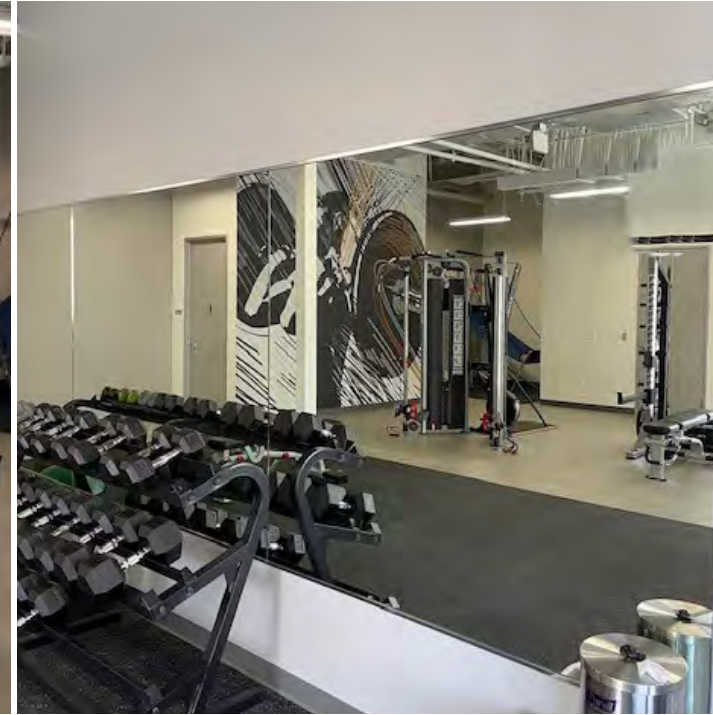
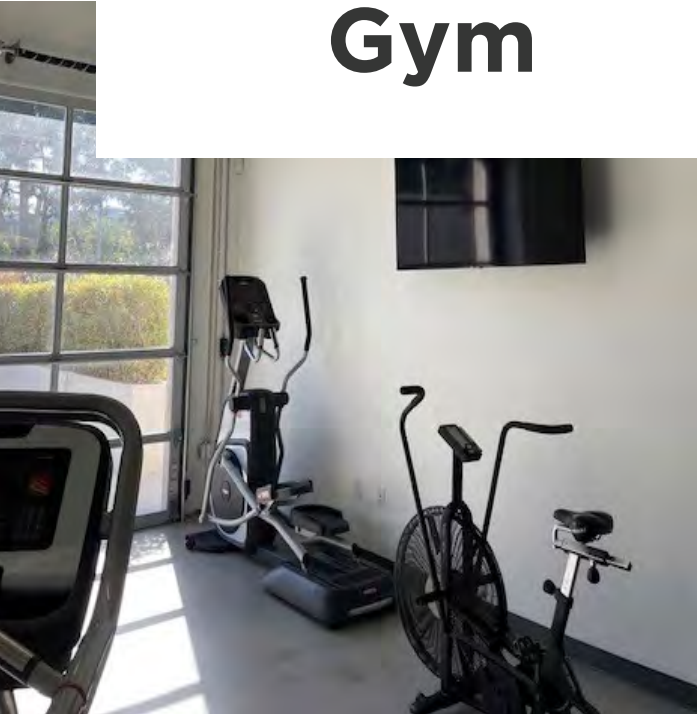
5770 BUILDING



# The Gym

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# The Location

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TheQuad



## The Amenities



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

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

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

**SIMON PREMIUM OUTLETS**  
90 outlet stores  
10 restaurants

**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

WESTIN HOTELS & RESORTS

LEGOLAND CALIFORNIA

Subway, Carls Jr, Islands, Tip Top Meats, Green Dragon Tavern, Taco Bell, 7-Eleven, Carlsbad Ranch Market

GRAND PACIFIC PAISADES  
Luxury Resort

Costco, Starbucks, Burger Lounge, Veggie Grill, Nothing Bundt Cakes



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