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# CARLSBAD CORPORATE CENTER

5840-5870 EL CAMINO REAL, CARLSBAD, CA 92008





**1** Premier Carlsbad Business Environment

**2** Newer construction with modern design, extensive window line and flexible, high quality office configurations

**3** Campus-like setting featuring outdoor lunch areas and close proximity to retail amenities

**4** Prominent Identity on El Camino Real

**5** Abundant parking at 3.2/1,000

**6** Professionally and locally managed by H.G. Fenton Company

**7** Internet: Fiber Connectivity Available

**8** Flex, Industrial, Life Science, and other allowable uses

**9** Adjacent to Fed Ex Ship Center

**10** On Site Craft Brewery & Tasting Room



# AVAILABILITIES

	PRODUCT TYPE	SF AVAILABLE	OFFICE	ASKING RATES	PARKING/ 1,000 SF
<b>5850 EL CAMINO REAL SUITE 105</b>	Flex Building	16,237	90%	\$1.85+CAM	3.2



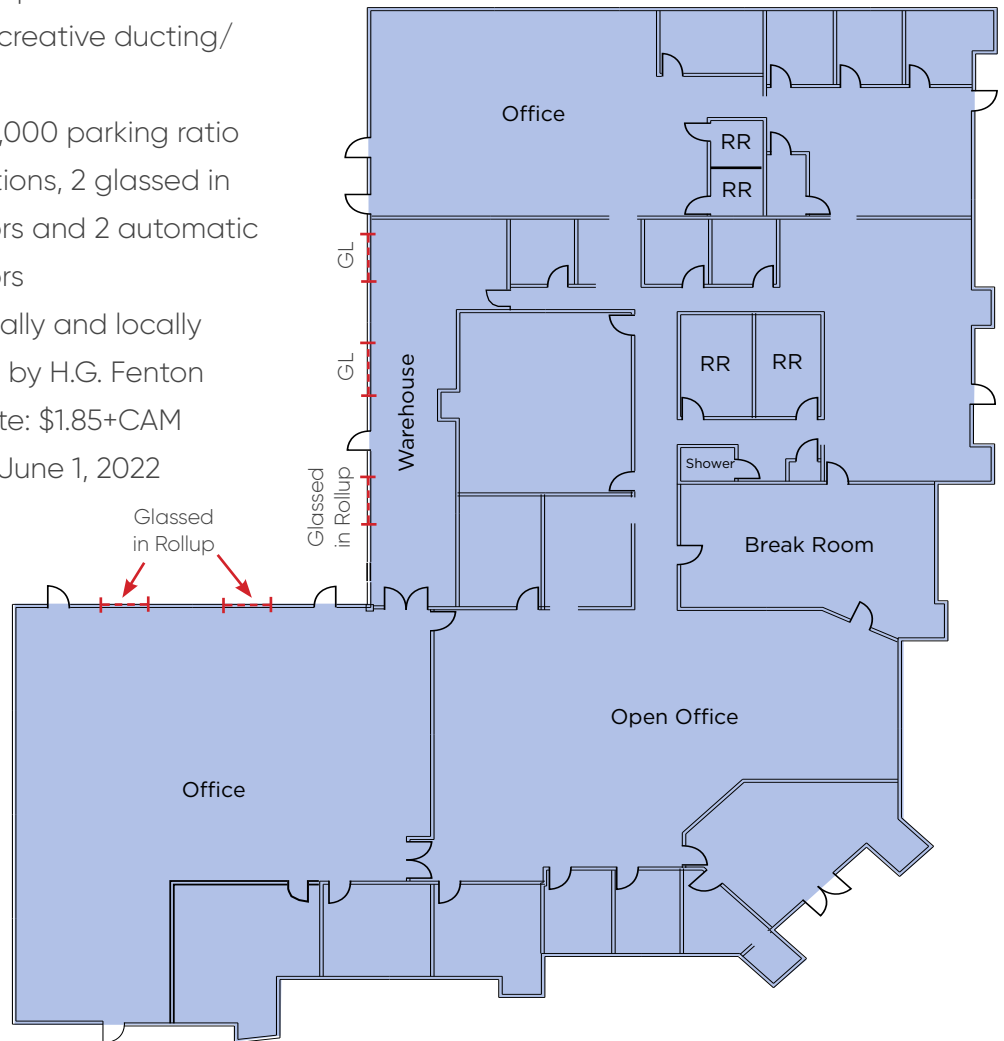


# 5850 EL CAMINO REAL

SUITE 105: 16,237 SF

## FEATURES:

- 90% Office | 10% Warehouse
- Exposed, creative ducting/ceiling
- High 3.2/1,000 parking ratio
- 4 GL positions, 2 glassed in rollup doors and 2 automatic rollup doors
- Professionally and locally managed by H.G. Fenton
- Asking Rate: \$1.85+CAM
- Available June 1, 2022







*El Camino Real*





PACIFIC OCEAN



AVIARA PRKWKY

CANNON ROAD

COLLEGE BLVD



CARLSBAD  
MCLELLAN  
PALOMAR AIRPORT

CAMINOVIDA ROBLE  
YARROW DRIVE

PALOMAR AIRPORT ROAD

RUTHERFORD RD

PRIESTLY DR

FARADAY AVE



EL CAMINO REAL



GATEWAY ROAD

INNOVATION WAY

LOKER AVENUE WEST



TRADER JOE'S



LOKER AVENUE EAST

# NEARBY AMENITIES

- Bevmo
- Blo Dry Bar
- Chase Bank
- Chipotle
- CVS Pharmacy
- Fish District

- Five Guys
- Holiday Inn
- Jersey Mike's
- Kasi
- Lowe's
- Pieology

- Pizza Port
- Re:Form Yoga
- Rubio's
- Sprouts
- Staples
- Starbucks

- Stater Bros.
- Subway
- The Bar Method
- Tommy V's
- Trader Joe's
- TriCity Medical Center



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