

6134 & 6136
INNOVATION WAY, CARLSBAD, CA

THE TOWERS

AT BRESSI RANCH

Two 3,111 SF Suites Available
in Exclusive Bressi Ranch

Creative Flexible Units

FOR LEASE!!





6136

6136



CUSTOMIZED TO YOU

The Towers at Bressi Ranch present three creative flex units in shell condition whose use is limited only by imagination. Cool, hip, spaces unlike anything else on the market—The Towers at Bressi Ranch offer forward-thinking companies and high-net-worth individuals the opportunity to customize a personal work or play spaces to any setting they desire.

Carve out creative office space to inspire employees. Construct a hangout for you and your friends. House and display your car collection. Create a personal wine cellar and tasting room. The Towers at Bressi Ranch provide tenants with the flexibility to design a private workspace or retreat that is all their own.



PRIVATE WORK & PLAY SPACES IN A SUPERIOR LOCATION

BEAUTIFUL BRESSI RANCH



The Towers at Bressi Ranch sit on 20 acres within Bressi Ranch Corporate Center, a 132-acre, campus-style mixed-use business park surrounded by the beautiful and amenity-rich Bressi Ranch neighborhood of Carlsbad, California.



Bressi Ranch Village is a 116,403 square-foot center that is home to a unique blend of shops, services, restaurants and eateries. Enjoy the relaxed atmosphere and neighborly feel where walkers are encouraged. Shoppers rewarded. Diners delighted!



Located along the Hops Highway (Highway 78), Carlsbad is known for its thirst-quenching breweries and Bressi Ranch is no different. With three brew-houses within walking distance of each other, locals have plenty of places to get hoppy.

**IT TAKES A VILLAGE TO COMPLETE A COMMUNITY,
AND BRESSI RANCH DOES THAT PERFECTLY!**

The Towers at Bressi Ranch is Carlsbad's most desirable flex & office project. The project was built in 2007 and has been awarded a Leadership in Energy and Environmental Design (LEED) certification. The units feature extensive glass line and are very functional for creative office, industrial, life science, and R&D users. The Towers are also within walking distance to hundreds of amenities, including Pizza Port, Trader Joe's, Mendocino Farms, Sprouts, Board & Brew, Bird Rock Coffee Roasters, and Eureka! The Towers embody the North County Coastal lifestyle and all that it has to offer.



Need to get away from it all but still stay close to home?

Looking for a modern, creative workplace setting?

The Towers at Bressi Ranch provide the perfect accommodations for the established company or hobbyist/enthusiast to make their dream a reality.



A WALK, BIKE, OR SHORT DRIVE TO EVERYWHERE

■ Bressi Ranch

Trader Joe's
Staples
Shell
Mendocino Farms
Peet's Coffee
Starbucks Coffee
CVS
Fortis Fitness
Fish District Seafood

Sprouts
Chase Bank
Board & Brew
Ebullition Brew Works
Pizza Port
Eureka!
UPS
Panini Kabob Grill
Panda Express

Stater Brothers Markets
Richard Walker's Pancake House
Tommy V's Urban Kitchen
Bird Rock Coffee Roasters
Casero Taqueria
Luna Grill
BevMo
Mission Federal Credit Union
Pieology

■ Palomar Commons

Lowe's
Chipotle

Noodles and Company
Bistro Kabob

California Bank & Trust
Panera Bread

■ South of Palomar Airport Road

Costco
Seafire Restaurant
Islands
Carl's Jr.

Mobil
Starbucks
Taco Bell
Subway

Burger Lounge
Veggie Grill
Nothing Bundt Cakes
Green Dragon Tavern

■ North of Palomar Airport Road

Windmill Food Hall
King's Fish House
Ruby's Diner
Rubio's

Chevron
Starbucks
BJ's Restaurant
Panda Express

Carlsbad Premium Outlets
P.F. Chang's
Corner Bakery Cafe
Menchie's Frozen Yogurt

■ West of I-5

Draft Republic
Miguel's Cocina

In-N-Out Burger
McDonald's

Toast Gastrobrunch
Shell



Just minutes from McClellan-Palomar Airport, the ocean, major freeways and transit routes as well as numerous amenities, The Towers at Bressi Ranch's central location provides the essential infrastructure to support a growing company.



WALKABLE BRESSI RANCH

With shopping, coffee, dining, pharmacies, and more within walking distance, everything is right where you need it. The Towers at Bressi Ranch offer a work/life balance that is second to none.



CONSIDER THE HIGH TECH POSSIBILITIES

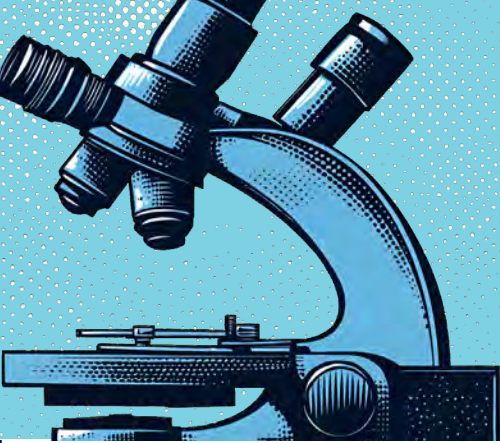
LIFE SCIENCE

San Diego County is the second busiest region in the country for converting traditional office space to life science labs due to the high life science demand.

The critical environments in which research, development, and storage are carried out must meet some unique requirements. These can make the difference between success and failure. The Towers at Bressi Ranch units are ideal for this type of conversion. Carlsbad's Life Science industry employs over 6,500 people at over one hundred companies in the city.

Over 55% of North County's adult-aged residents (25-64 years old) have a bachelor's degree or higher, and North County's central coast is one of the most educated in the nation. This highly talented and educated pool of nearby employees and innovators, coupled with the affordability compared to other competitive markets, make Carlsbad and the Bressi Ranch area a uniquely superb life science hub.





MEDICAL DEVICE MANUFACTURING

Medical device manufacturing includes all aspects of the fabrication of a medical device, from designing a manufacturing process to scale-up to ongoing process improvements. It also includes the sterilization and packaging of a device for shipment.

The Towers at Bressi Ranch units are perfect for small, precise contract manufacturing operations specializing in particular materials or components.

ECOMMERCE & DISTRIBUTION

The Towers at Bressi Ranch boasts a 26' clear height, grade-level doors, and a flexible floorplan designed to make the storage and distribution of physical inventory an efficient process.

Safely and securely meet your high piled storage needs by warehousing at The Towers at Bressi Ranch.



CONSIDER THE **CREATIVE POSSIBILITIES**

Psst...
The Towers at
Bressi's has it all!



CAR COLLECTION SHOWROOM

Take pride in your car collection by displaying them in a high-image, climate-controlled space where you can meet with fellow collectors.



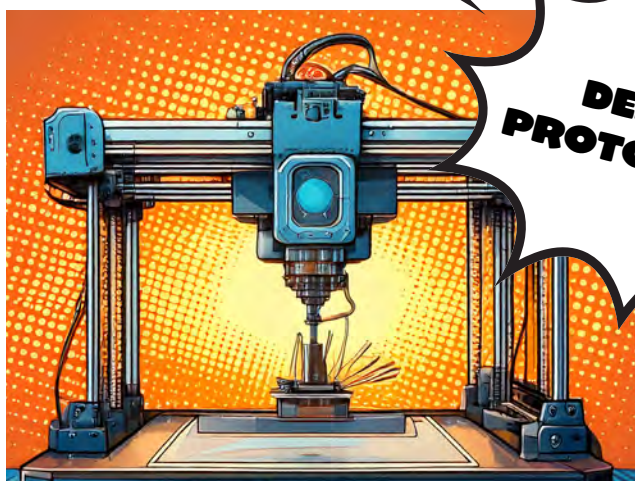
CREATIVE OFFICE

Colorful, vibrant, open, creative workspaces inspire employees to feel unhindered and innovate with their ideas and solutions. The Towers at Bressi Ranch's units quickly adapt to creative office space and are ideal for such use.



CLEAN TECHNOLOGY

This innovative property inside the Bressi Ranch Corporate Center is an excellent location to host your company focused on energy efficiency or renewable resources.



DESIGN/ PROTOTYPING

Expand your 3D printing, rapid machining, and quick-turn tooling manufacturing company into the right space.



INFORMATION & COMMUNICATIONS TECHNOLOGY

Create a dynamic workspace for a business focused on unified communication and technology integration.



HOBBY CAVE

A hobby cave offers a quick getaway from the pressures of the office. It's a place to gather with friends, decompress and expand your hobby space to it's full potential. The Towers at Bressi Ranch offer you the space for your perfect game room, wine cellar, and more.

PROPERTY HIGHLIGHTS



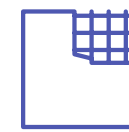
Year Built: 2007
Newer, High-Image
Construction



Heavy Power



26' Clear Height



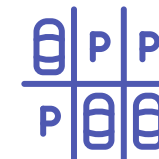
Reinforced Concrete



12'x14'
Grade-Level Doors

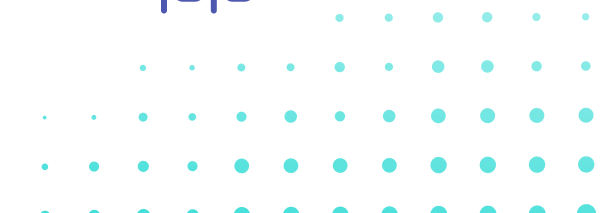


Lease Rates:
Call Broker



Parking:
4.0/1,000 SF

*Units are in cold shell condition | Tenant improvement allowance available





SITE



The Towers at Bressi Ranch is a premier business park situated within the 130-acre Master Planned Bressi Ranch Corporate Center and located within convenient driving distance to the communities of Carlsbad, Encinitas, San Elijo Hills, La Costa, and Shadowridge. Numerous retail and quality of life amenities are walkable, including hotels, banking, restaurants, fitness studios, and storefronts. Function meets form here at the Towers at Bressi Ranch.





SHELL SPACES WITH GRADE-LEVEL DOORS AND 26' CLEAR HEIGHT

26' CLEAR HEIGHT!

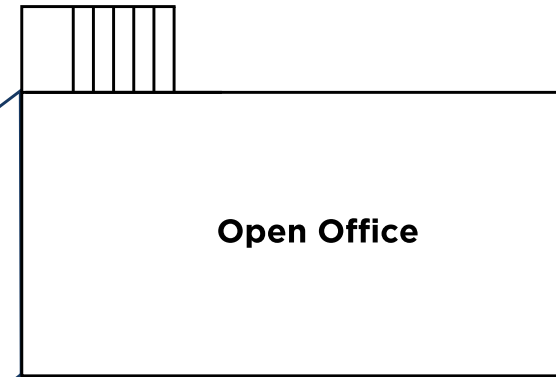
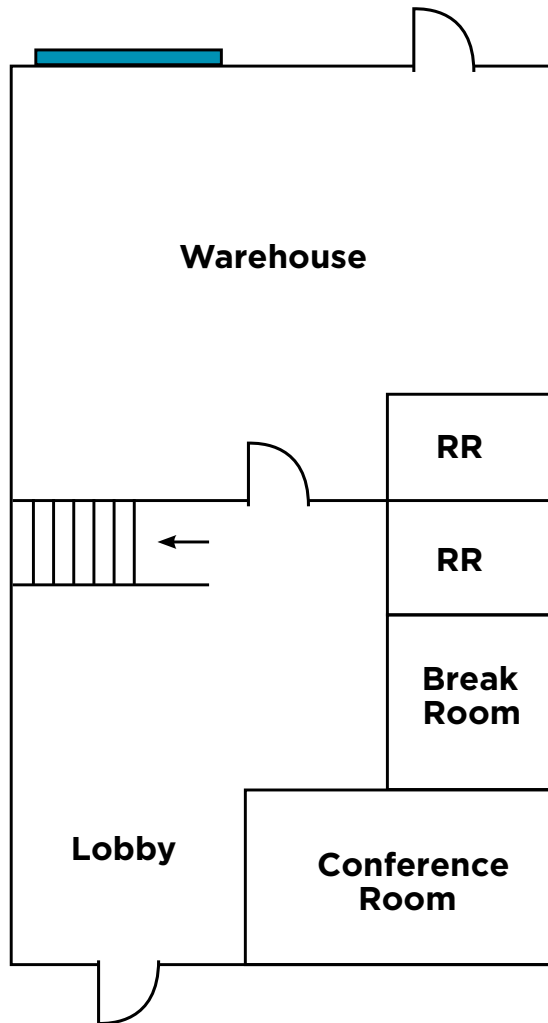


FLOORPLANS | 6134 | BUILDING K

Lease Rate: \$1.75/SF NNN

1ST FLOOR

3,111 SF



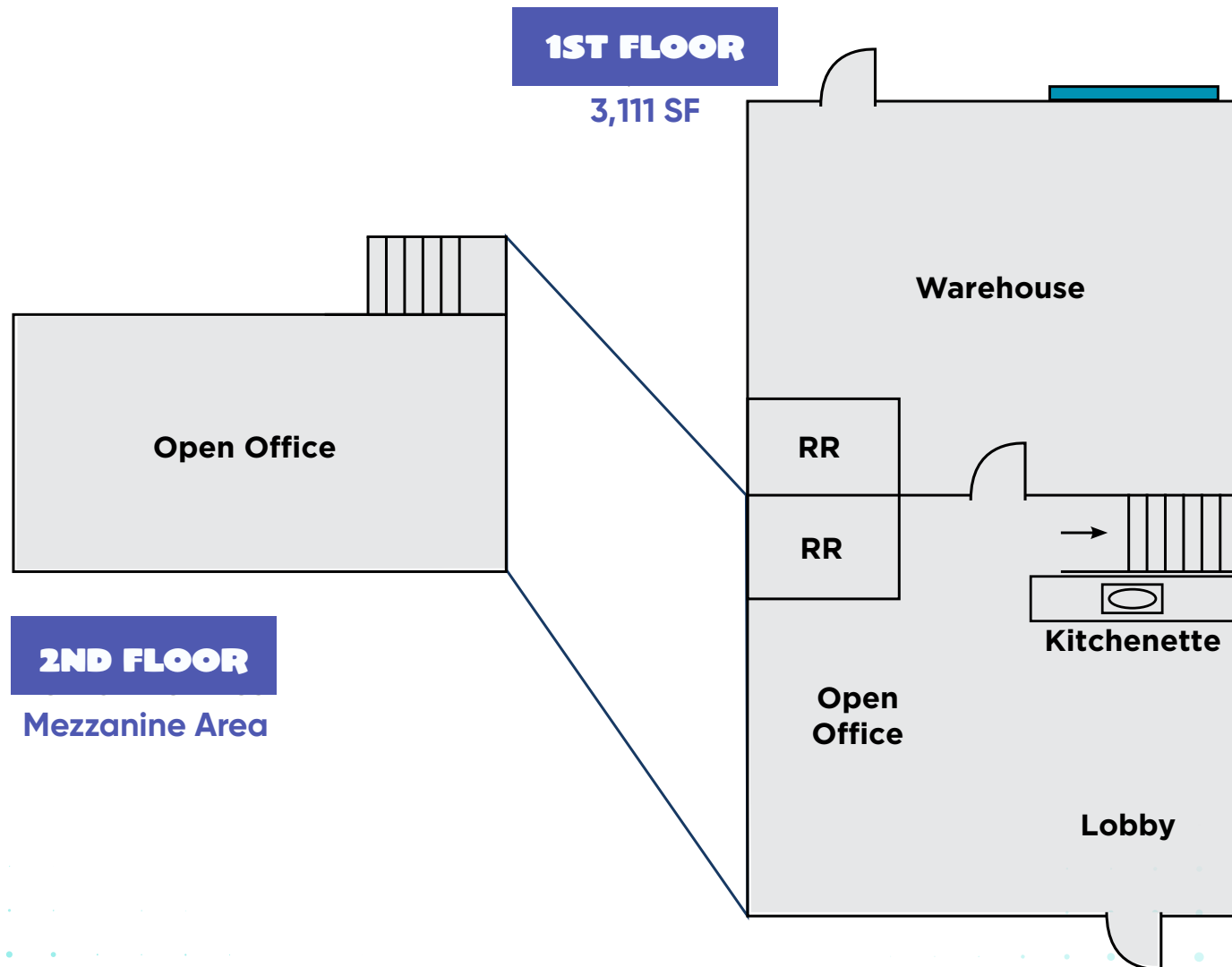
2ND FLOOR

Mezzanine Area



FLOORPLANS | 6136 | BUILDING K

Lease Rate: \$1.75/SF NNN



CARLSBAD

A Desirable Place to Live

A place for personal fulfillment: a career that could change the world, a healthy and active lifestyle, and a stunning environment.

Located in the heart of southern California in North County San Diego, the city of Carlsbad takes full advantage of its coastal location, providing beach community character along with a diverse, forward-thinking economy and a strong tourism and hospitality industry. Carlsbad has been named as one of the most desirable places to live.



DEMOGRAPHICS



College Education:

59% of residents (25+) hold a bachelor's degree or higher.



Employment Growth:

20.4% over the past 10 years



2021 Population:

203,506 | 5 Mile Radius



2021 Median Household Income:

\$105,000 | 5 Mile Radius



2021 Median Age:

43 | 5 Mile Radius



2021 Median Home Value:

\$863,969 | 5 Mile Radius

"In Carlsbad, something wonderful is around every corner. Perfectly situated between the laid-back vibe of downtown San Diego and the glamour of Orange County, the world is at your fingertips, while your toes are in the sand."



NORTH VALLEY

North County continues to grow into a robust, vibrant, and increasingly independent economic region. North County's employment growth is above that of the rest of the country and the state, suggesting that inward investment is increasingly identifying North County as a place to successfully grow one's business and find quality talent—making it its own independent economy. This means the region's economy reflects the unique conditions and factors that are somewhat independent of activities and events to the south. Similarly, the North County office market is less dependent on the leasing decisions of large business service firms, and more driven by smaller startups and smaller professional service companies.

The Innovators: Carlsbad Employers

ViaSat

REEF

IONIS
PHARMACEUTICALS

TaylorMade

VERVE

eZOIC

ThermoFisher
SCIENTIFIC

R*

COOLA
organicsuncarecollection



POPULATION

645,000

From 2010–2022 the population grew by nearly 8% compared to 7% for entire County of San Diego and the State of California.



MEDIAN HOUSEHOLD INCOME

\$92,020

Median household income is 3.5% higher than the state.



JOBS

291,500

May 2022 unemployment rate is 2.6%. 18% of the county's labor force is located in North County.

FAR OUT!



A PLACE TO
**WORK
& PLAY!**

**THE TOWERS AT
BRESSI RANCH**

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INNOVATION WAY
CARLSBAD, CA**



Conor Boyle

+1 760 431 3856

conor.boyle@cushwake.com

License No. 01813305

Joe Crotty

+1 760 431-3851

joe.crotty@cushwake.com

License No. 01369821

Tyler Stemley

+1 760 431 3841

tyler.stemley@cushwake.com

License No. 02003867

Carson Odabashian

+1 760 431 3836

carson.odabashian@cushwake.com

License No. 02207230

12830 El Camino Real | Suite 100 | San Diego, CA 92130 | United States | +1 858 452 6500 | cushmanwakefield.com

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