

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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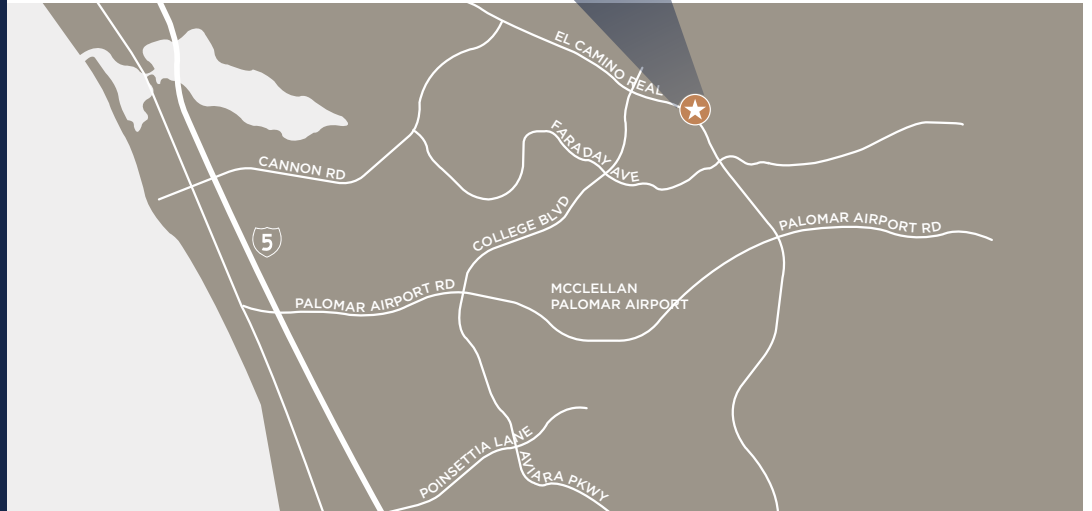
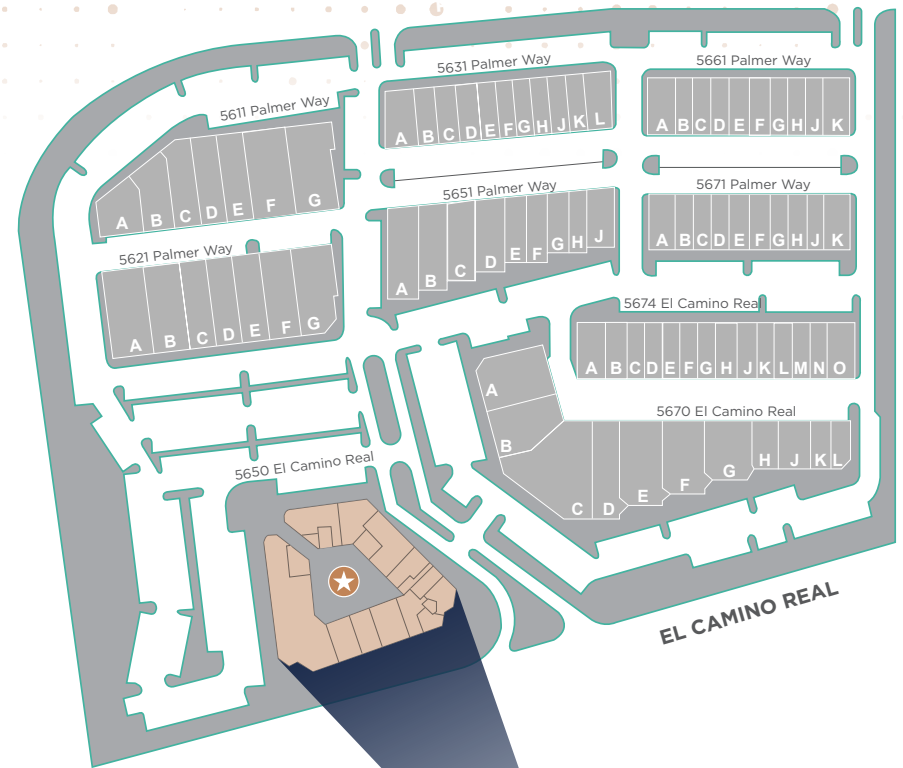
www.cbre.com/sandiego

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
223	907 RSF	10/1/26
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 120 | 1,510 SF

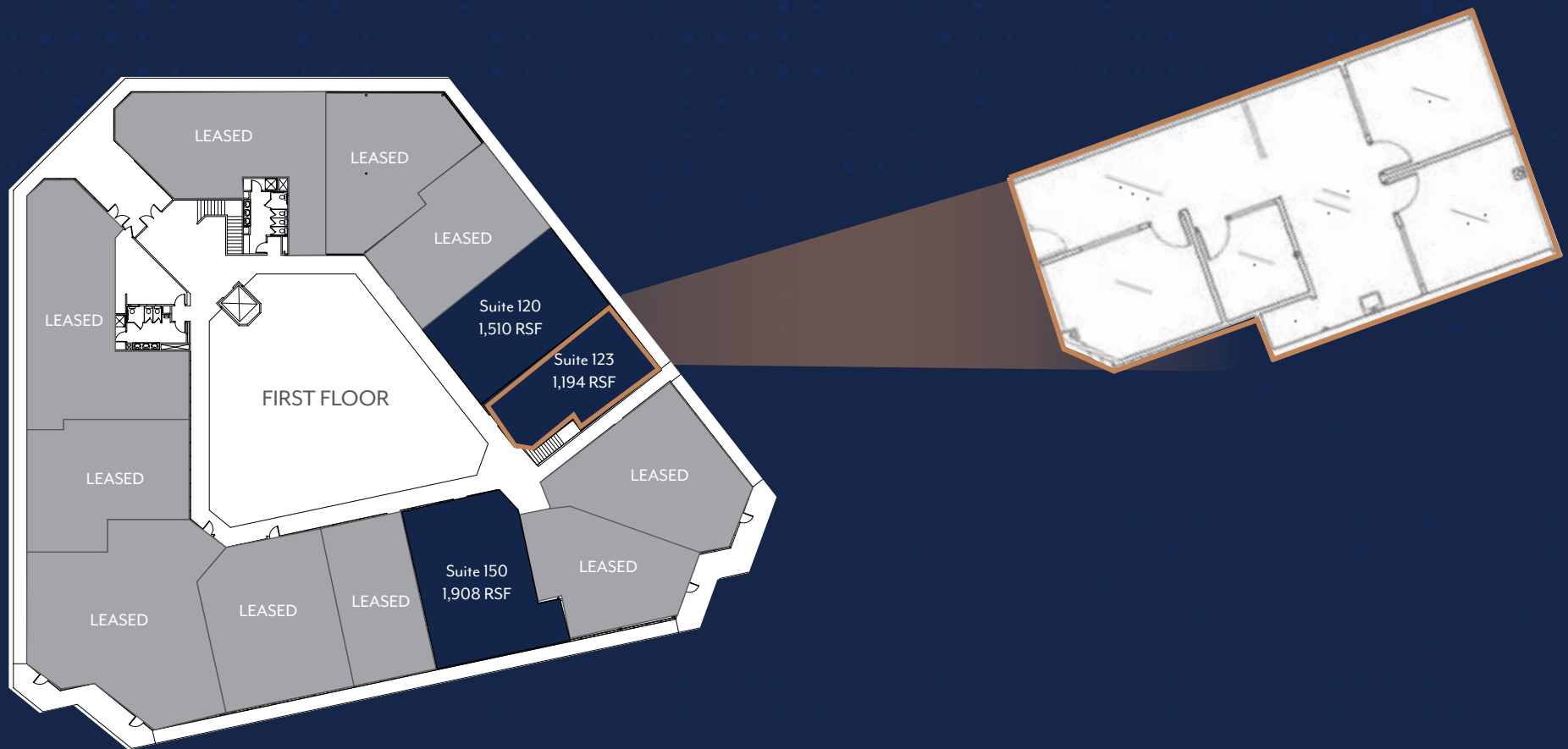
AVAILABLE NOW

VIRTUAL TOUR



SUITE 123 | 1,194 SF

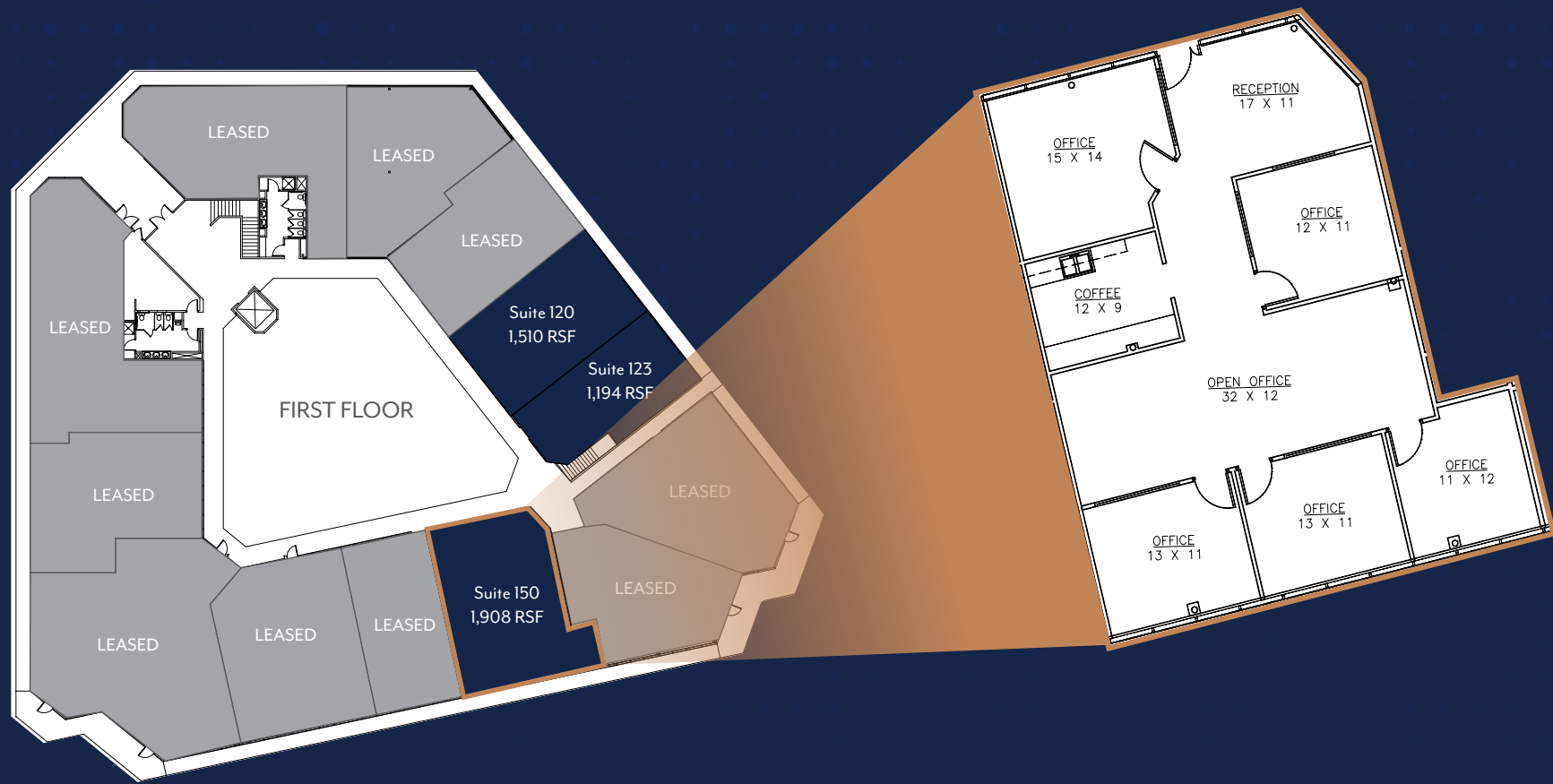
AVAILABLE NOW



SUITE 150 | 1,908 SF

AVAILABLE NOW

VIRTUAL TOUR 



SUITE 207 | 1,466 SF

AVAILABLE NOW

VIRTUAL TOUR



SUITE
223 | 907 SF

AVAILABLE 10/1/26



SUITE 250 | 2,073 SF

AVAILABLE NOW

VIRTUAL TOUR

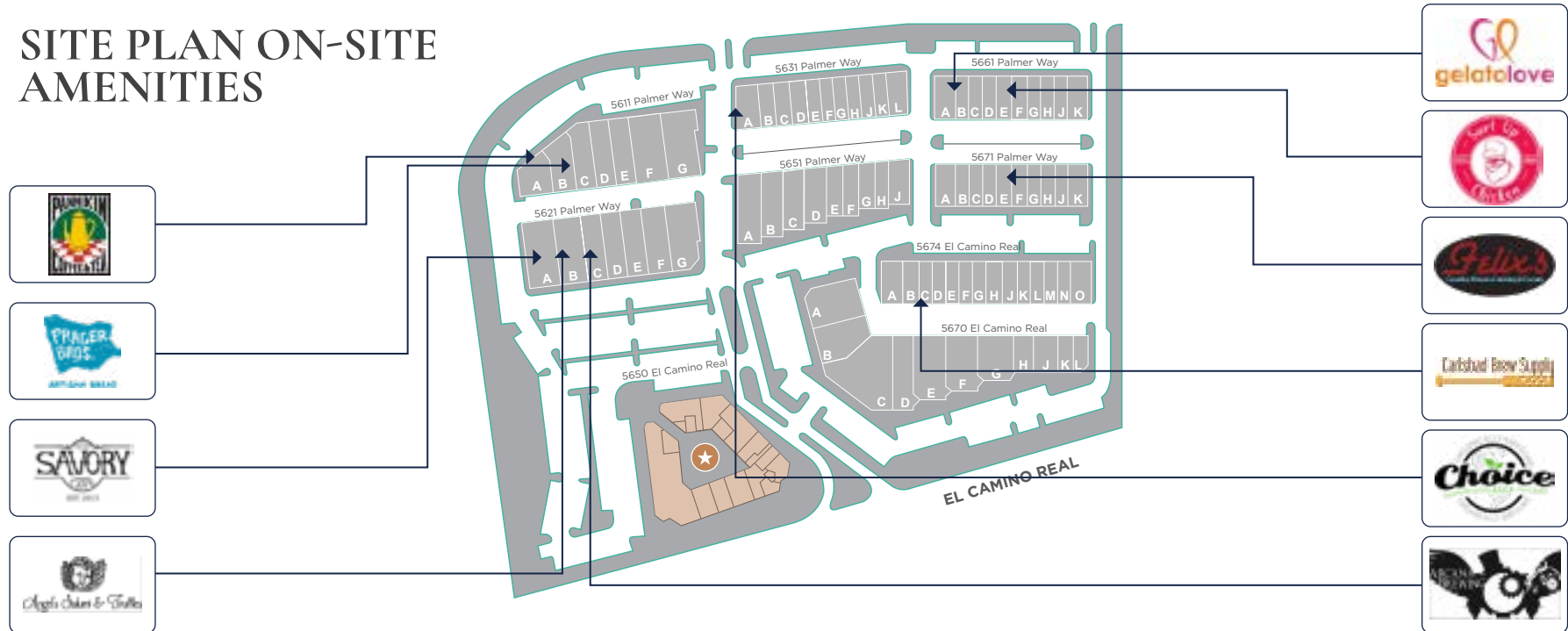


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SITE PLAN ON-SITE AMENITIES



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