

FOR LEASE

CARLSBAD CORPORATE CENTER

5840-5870 EL CAMINO REAL
CARLSBAD, CA 92008



CBRE

PROPERTY FEATURES



Building / Suite	Total SF Available
5840 Suite 108 & 109	5,028
5840 Suite 116	1,780



Premier Carlsbad Business Environment



Abundant Parking
Industrial/Flex Space: 3.2/1000
Office Building: 4.0/1,000



Newer Construction with Modern Design,
Extensive Window Line and Flexible, High
Quality Office Configurations



Flex, Industrial, Life Science, and
Other Allowable Uses



Internet: Fiber Connectivity Available



Adjacent to Fed Ex Shipping Center



New rooftop solar



AVAILABILITY

SUITE	AVAILABLE SF	LEASE RATE*	AVAILABILITY	NOTES
5840 - 108 & 109	5,028	\$1.60/SF NNN	4/1/2026	Contact broker to tour
5840 - 116	1,780	\$1.60/SF NNN	Now	Contact broker to tour


*Operating Expenses are estimated to be \$0.49/SF/Mo. They are approximate based on annual budgetary numbers and not an indication of actual NNN amounts paid.

COMMON AREA *Green Initiatives*


LED LIGHTING UPGRADES



DROUGHT-TOLERANT PLANTS



SMART WATER VALVES



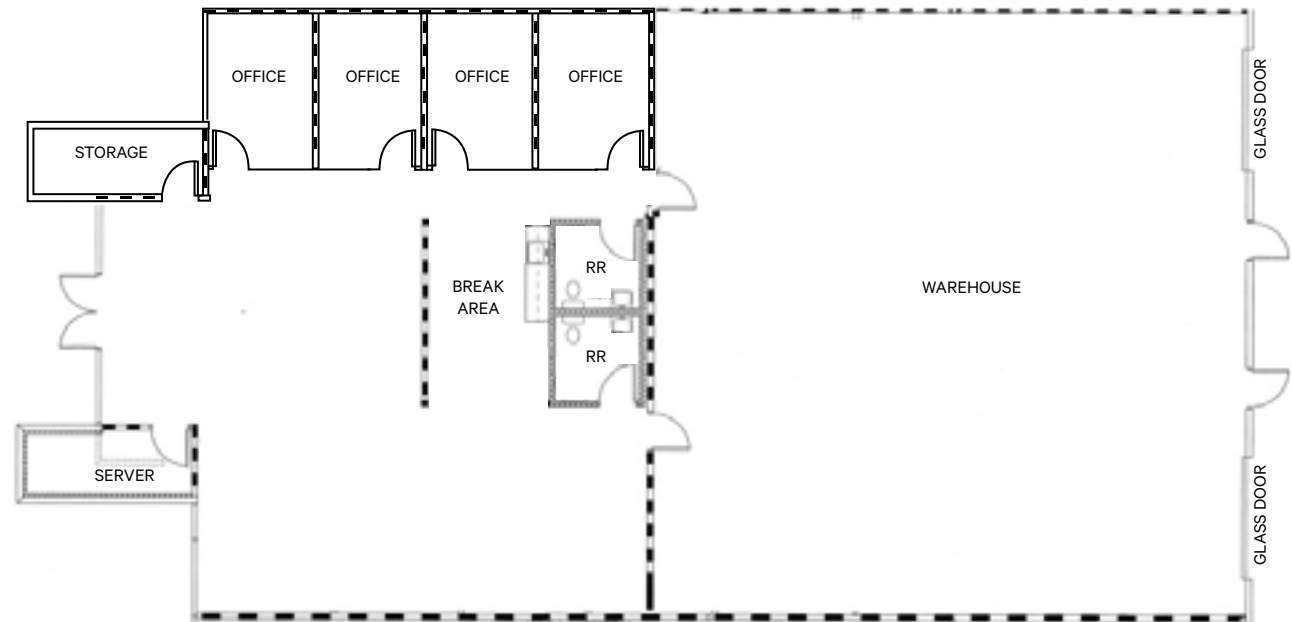
LOWER MONTHLY OPERATIONAL COSTS ● POSITIVE ENVIRONMENTAL IMPACT

FLOOR PLAN

5840
SUITE 108 & 109

FEATURES

- SF Available: 5,028 SF
- Product Type: Flex
- Modern, exposed metal ducting
- HVAC throughout office
- Parking: 3.2/1,000
- 2 Grade Level, Glass Loading Doors
- Exclusive & prominent suite signage
- Available: 4/1/26
- Asking Rate: \$1.60 NNN
- Operating Expenses: \$0.49/SF

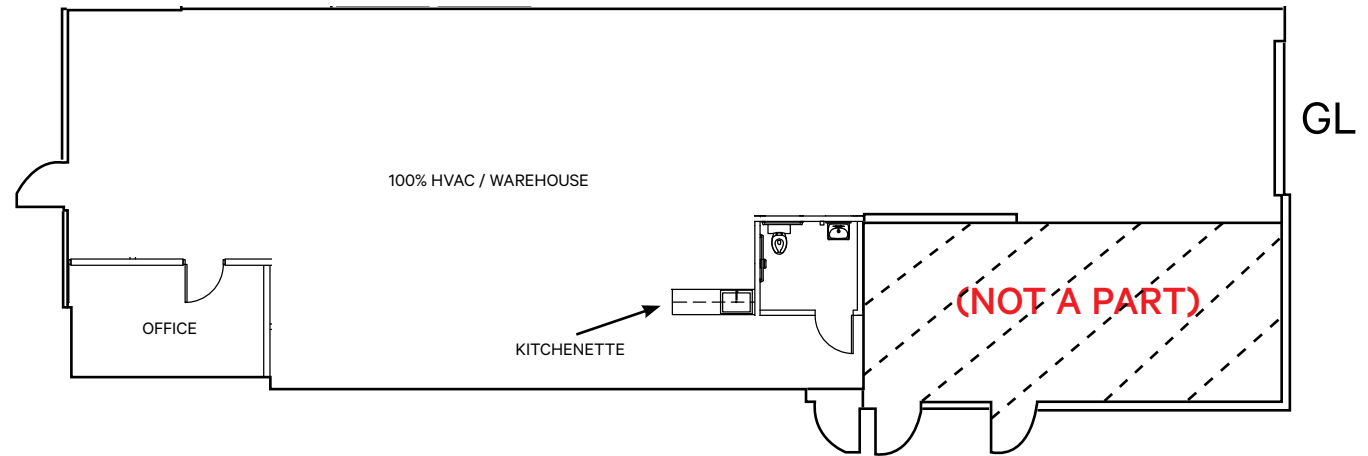


FLOOR PLAN

5840
SUITE 116

FEATURES

- SF Available: 1,780 SF
- Product Type: Flex
- 100% HVAC warehouse
- Parking: 3.2/1,000
- 1 Grade-level door
- Available: Now
- Asking Rate: \$1.60 NNN
- Operating Expenses: \$0.49/SF
- Landlord will add restroom, kitchenette, and single office space subject to mutually agreeable terms



SITE PLAN



STE. 108 - 109

STE. 116

AERIAL OVERVIEW



PROPERTY PHOTOS



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FOR INDUSTRIAL/FLEX CONTACT:

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