

5816

DRYDEN PLACE

CARLSBAD, CA 92008

FOR SALE OR LEASE
22,156 SF AVAILABLE

FULL
BUILDING
OPPORTUNITY!

CBRE

HIGHLY MOTIVATED SELLER!



CARLSBAD AIRPORT CENTER





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Availabilities

Lease Rate: \$1.40/SF NNN (NNN's = \$0.45/SF)

SUITE	SQUARE FEET	AVAILABLE
100 - Office Space	4,751 RSF	NOW
150 - R&D Space	16,619 RSF	NOW
Full Building - R&D Space	22,156 RSF	NOW

Sale Price: \$280/SF

PROPERTY

HIGHLIGHTS



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22,156 SF Flex and R&D building | Full Building Opportunity



Recent renovations including drought-tolerant landscaping, new building paint, and updated parking lot



Excellent access to Palomar Airport Road with numerous retail and dining amenities close by



Suite finishes include updated LED lighting & LVT flooring



Private restrooms in suite



Two Grade-Level Loading Doors



22' clear height



1,200a/120 - 208v 3p 4w Heavy Power



Located near beaches, restaurants, shopping, hiking, Aviara Park Hyatt, golf courses, and Legoland

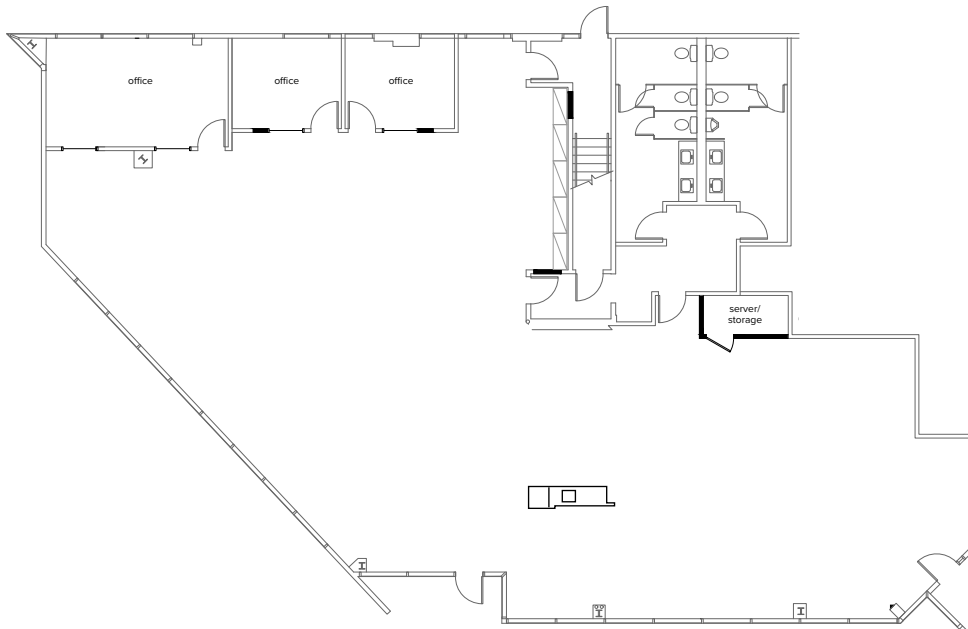


Parking ratio 2.3/1,000 SF (50 spaces) plus on-street parking

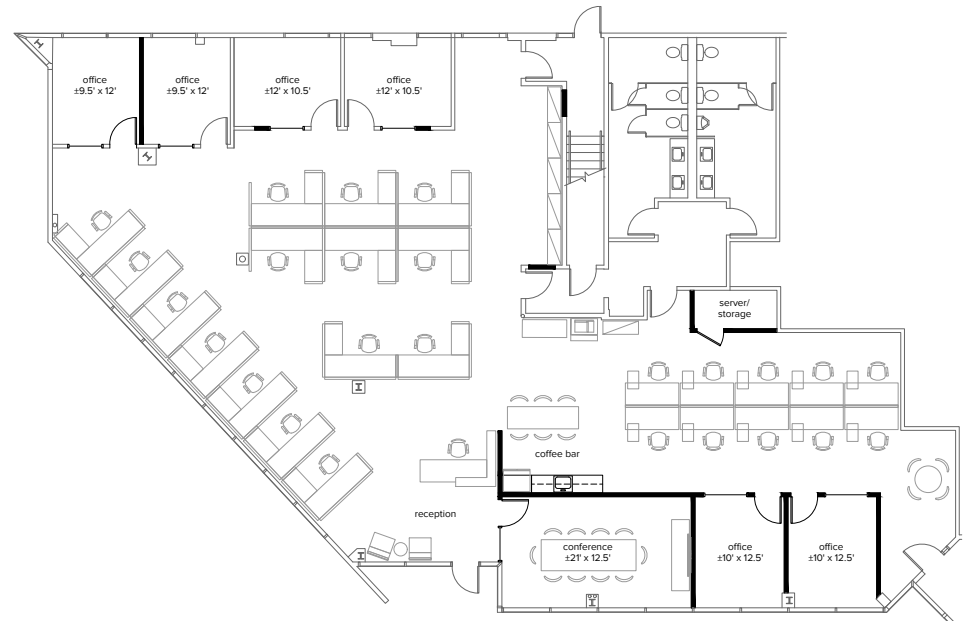
FLOOR PLAN

SUITE 100 | 4,751 RSF

AS-BUILT FLOOR PLAN



CONCEPTUAL SINGLE TENANT FLOOR PLAN



Suite finishes include updated LED lighting & LVT flooring

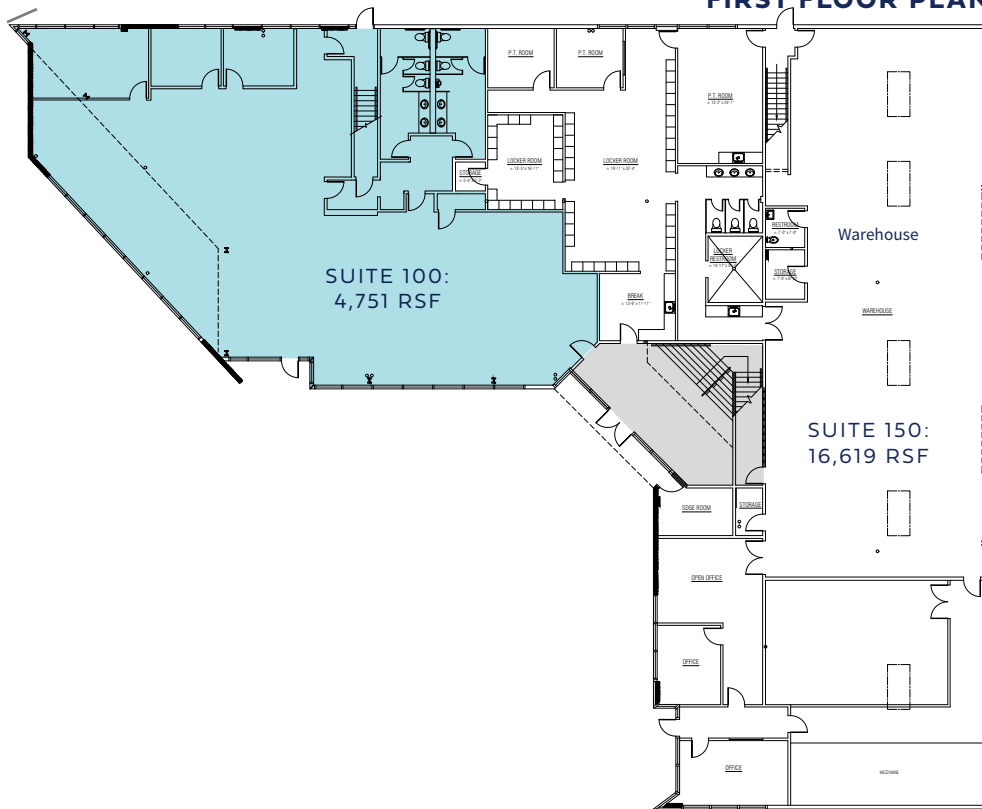
Private restrooms in suite

Private exterior entrance into suite with building signage

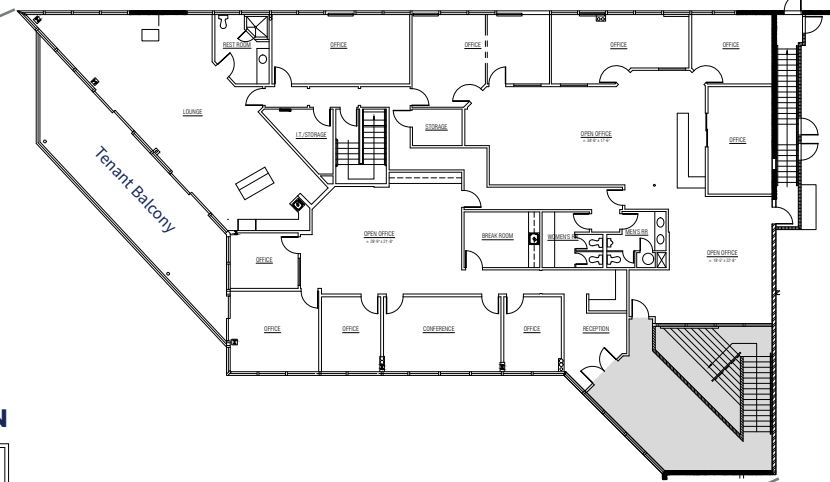
FLOOR PLAN

FULL BUILDING | 22,156 RSF
(Suite 100 for 4,751 RSF and
Suite 150 for 16,619 SF)

FIRST FLOOR PLAN



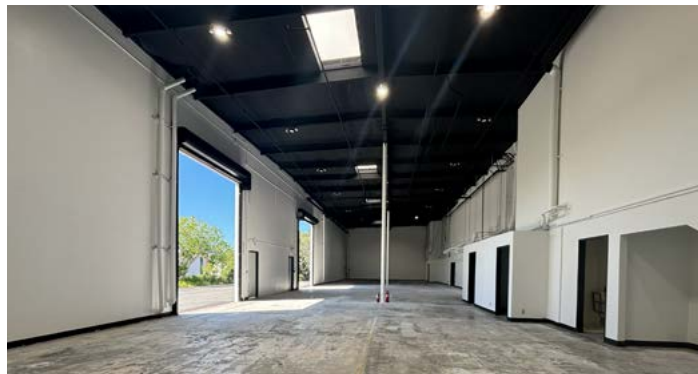
SECOND FLOOR PLAN



● Grade-Level Loading Doors



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SITE PLAN



SITE ACCESS

One (1) point of ingress/egress of Palomar Oaks Way



PARKING

50 surface (2.3/1,000 SF)



LOADING

Two (2) Grade-Level Loading Doors

5816 DRYDEN PL.

MAP

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CARLSBAD, CA 92008



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CBRE



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