

# Carlsbad Ranch Corporate Center

5800 Armada Drive  
Carlsbad, CA 92008  
[www.cbre.com/sandiego](http://www.cbre.com/sandiego)

## PROPERTY FEATURES

- + A 42,960 square foot three-story, Class "A" office bldg with a premium coastal Carlsbad Ranch location, overlooking Carlsbad Flower Fields situated on 50 acres of dedicated open space.
- + Located at the corner of Armada Drive and Fleet Street in the Carlsbad Ranch development with convenient I-5 access is provided via Cannon Road and Palomar Airport Road, less than a mile away.
- + Immediate access to the Carlsbad trail system and the Promenade Park overlooking the world-famous Flower Fields with 180-degree ocean views. Walking distance to Karl Strauss Brewery with close proximity to beaches, restaurants, services, hotels and quality retail establishments.
- + Carlsbad is the heart of the North County region and serves as the gateway between the Orange County and San Diego markets.
- + Granite and limestone facade with wood & stone lobby finishes.
- + High Bandwidth AT&T, Cox Communications, Time Warner & Charter/Spectrum Fiber Connectivity available.
- + A Development by DCM Properties, Inc.

## PREMIUM CARLSBAD RANCH LOCATION | OCEAN VIEWS



## Contact Us

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# Availability

| Floor           | Suite # | RSF       | Rate          | Comments                                                                                                                                                                                                                                     | Available |
|-----------------|---------|-----------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1 <sup>st</sup> | 101     | 4,244 RSF | \$3.30/SF + E | Double door entry off ground floor lobby, reception area, large conference room, kitchen, copy/server room, 11-12 private offices and workstation areas.<br><b>AVAILABLE DIVISIBLE: SUITE 101 FOR 2,816 RSF AND SUITE 115 FOR 1,428 RSF.</b> | 10/1/26   |
| 2 <sup>nd</sup> | 235     | 2,684 RSF | \$3.30/SF + E | High-end finishes throughout, reception with double door entry off the second floor lobby, 3 private offices, conference room or executive office, open office area, kitchen, work room and server room.                                     | Now       |
| 3 <sup>rd</sup> | 310     | 3,913 RSF | \$3.30/SF + E | High-end finishes throughout, double door entry off lobby, multiple private offices, conference room or executive office and open office area.                                                                                               | 10/1/26   |
| 3 <sup>rd</sup> | 350     | 3,024 RSF | \$3.30/SF + E | Double door entry, conference, 8 private offices, kitchen, and open bullpen area.                                                                                                                                                            | Now       |
| 3 <sup>rd</sup> | 310/350 | 6,937 RSF | \$3.30/SF + E | <b>CONTIGUOUS OPTION</b>   See conceptual plan.                                                                                                                                                                                              | 10/1/26   |



## Suite 101 - 4,244 RSF

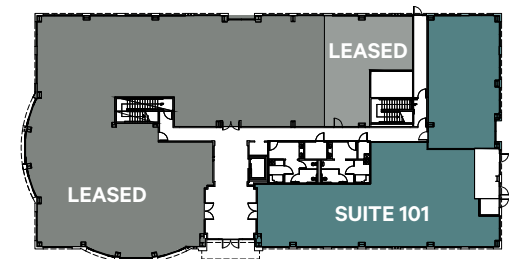
### Class "A" Office

Double door entry off ground floor lobby, reception area, large conference room, kitchen, copy/server room, 11-12 private offices and workstation areas.

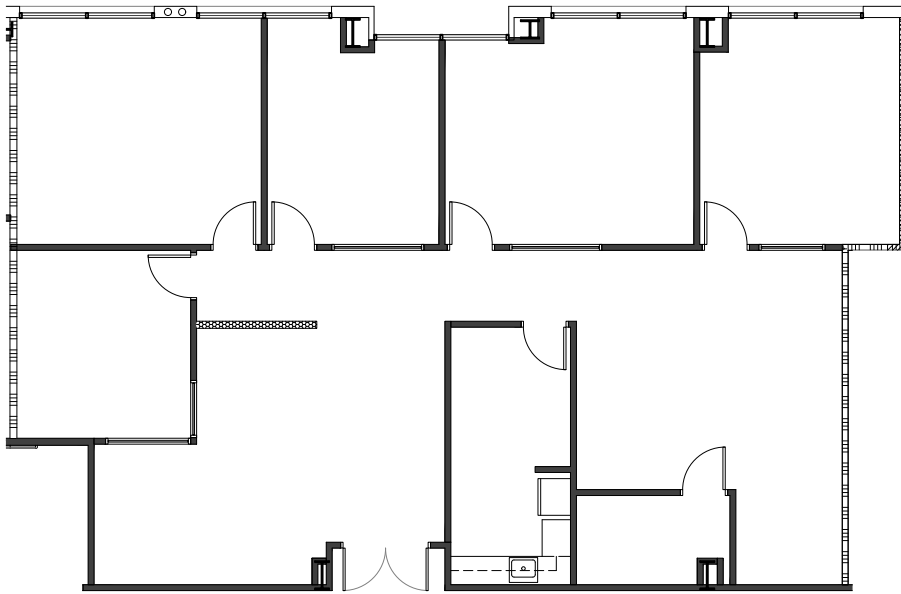
**DIVISIBILITY OPTION:**  
SUITE 101 FOR 2,816 RSF  
SUITE 115 FOR 1,428 RSF



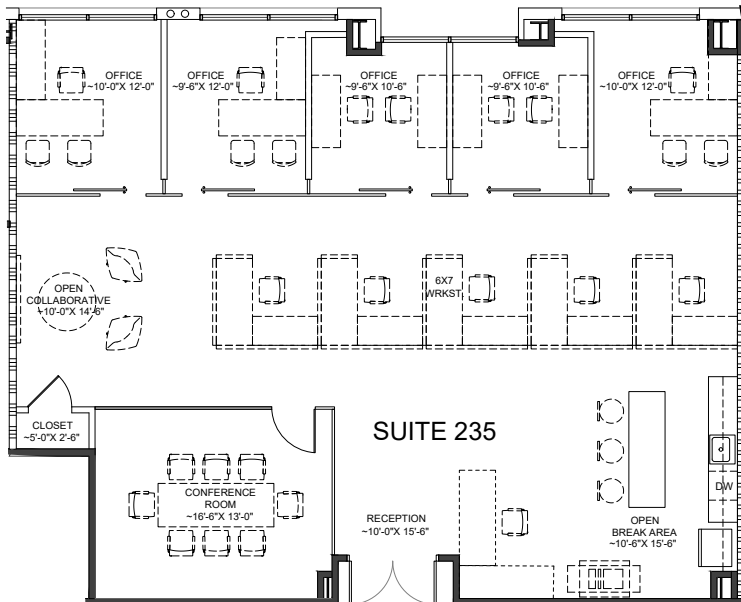
### FIRST FLOOR



As-Built



Hypothetical Plan



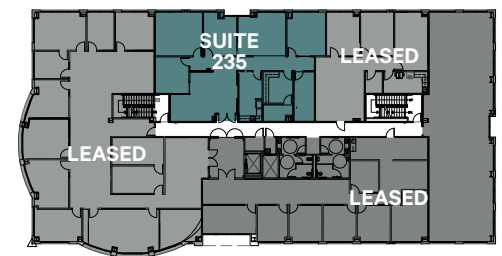
Not to Scale

## Suite 235 - 2,684 RSF

### Class "A" Office

High-end finishes throughout, reception with double door entry off the second floor lobby, 3 private offices, conference room or executive office, open office area, kitchen, work room and server room.

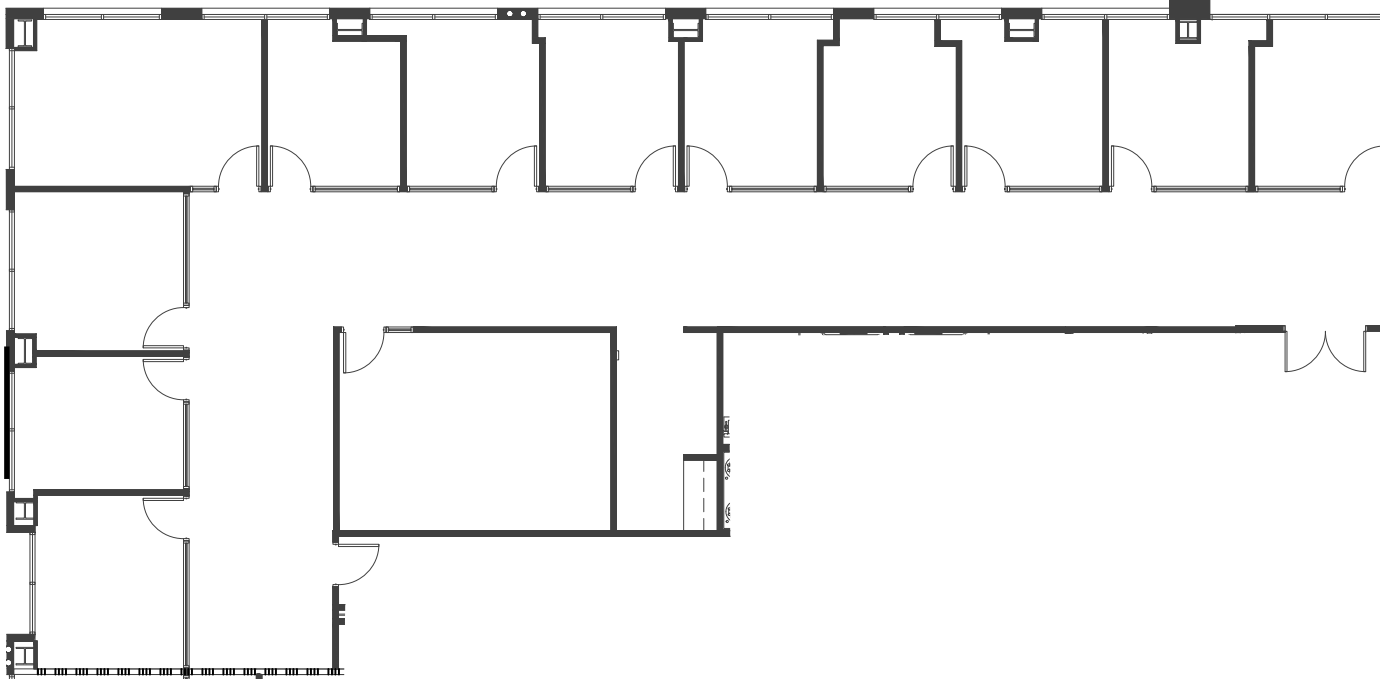
### SECOND FLOOR



## Suite 310 - 3,913 RSF

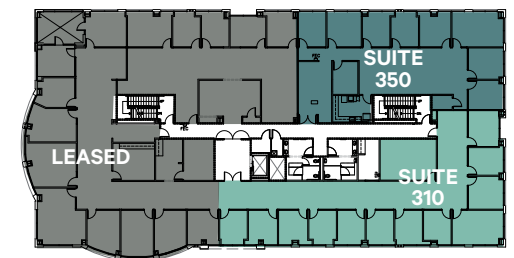
### Expansive Top Floor Views

High-end finishes throughout, double door entry off lobby, multiple private offices, conference room or executive office and open office area.



Not to Scale

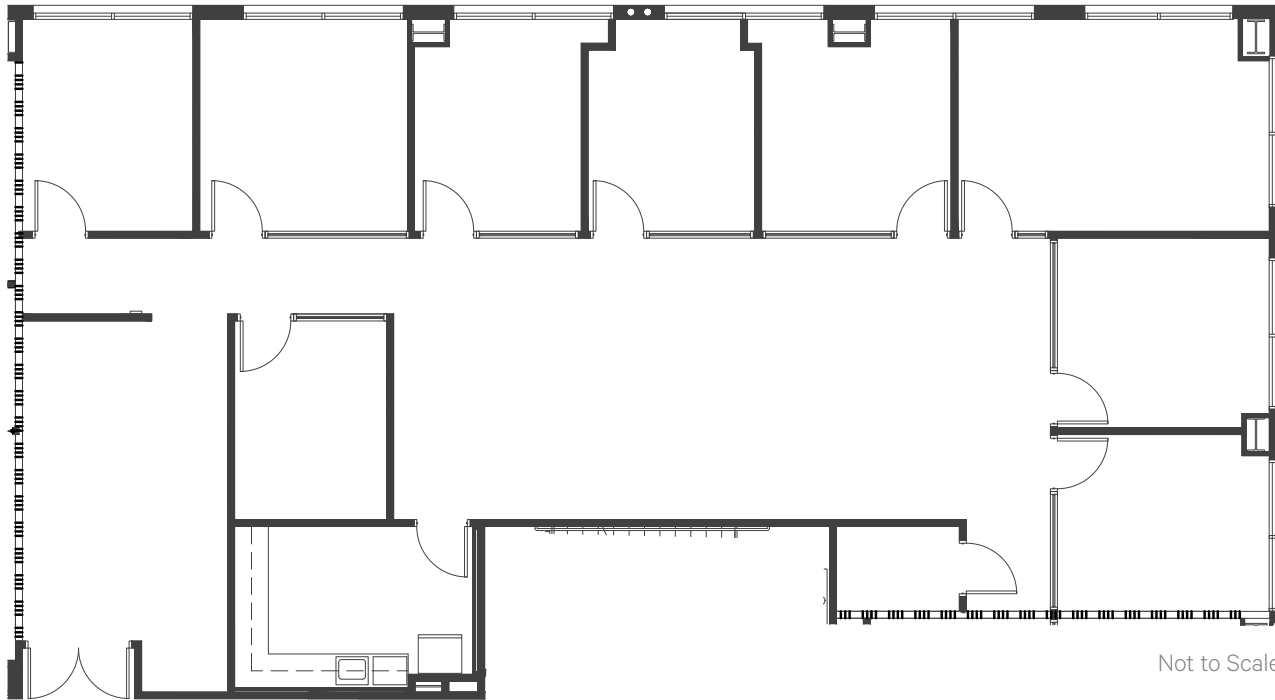
### THIRD FLOOR



**Suite 350 - 3,024 RSF**

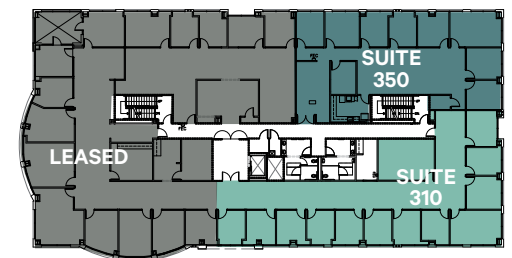
**Class "A" Office**

Double door entry, conference, 8 private offices,  
kitchen and open bullpen area.



Not to Scale

**THIRD FLOOR**



Suite 310/350 - 6,937 RSF

Contiguous Option  
Conceptual plan.



THIRD FLOOR



**Carlsbad Ranch Corporate Center**  
5800 Armada Drive | Carlsbad, CA 92008

For Lease

### Unparalleled Access to The Flower Fields

Carlsbad Ranch Corporate Center provides immediate access to the Carlsbad trail system and the Promenade Park overlooking the world-famous Flower Fields, with 180-degree ocean views. The 55-acres of Giant Tecolote Ranunculus flowers that make up The Flower Fields are in bloom for approximately six to eight weeks each year.

Explore the trail access here: [Armada Drive Trail](#)



