

UNDER NEW OWNERSHIP



TheQuad

5740-5770 Fleet Street, Carlsbad

TheQuad



Class A
Office



Onsite
Fitness Center



Outdoor
Lounge Space



Prime
Coastal Location

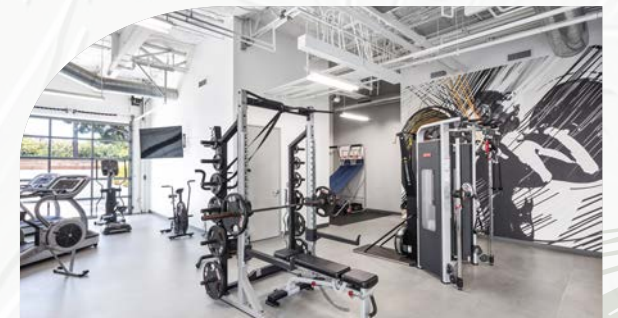


TheQuad

Property Highlights

North San Diego's Premier Corporate HQ Location

- Prestigious Carlsbad Ranch location
- Private balconies with panoramic views of the Pacific Ocean and Carlsbad Flower Fields
- Proposed upgrades include pickleball court and onsite cafe
- Outdoor lounge space, bike racks, EV charging stations, bocce ball court, table tennis, and public Wi-Fi
- Immediate access to Interstate 5 via Cannon Road or Palomar Airport Road
- Close proximity to restaurants, hotels, and other amenities
- New exterior improvements and onsite fitness center with showers and lockers
- Efficient floor plans with quality tenant improvements
- Building and monument signage available
- Onsite property management
- After-hours security access system
- Two-story lobbies



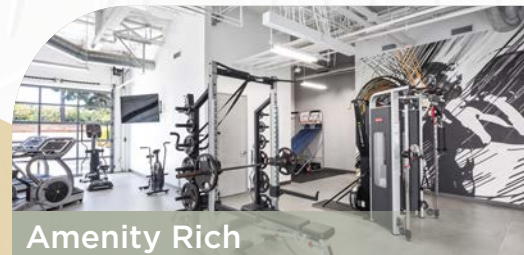
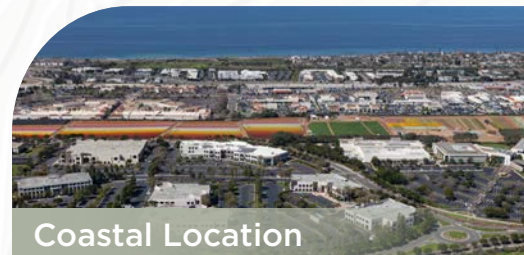
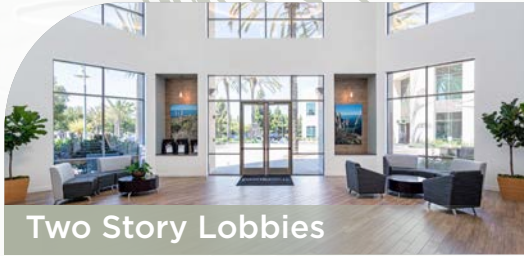
Onsite Fitness Center



Corporate Event Space

TheQuad

Site Plan



TheQuad

Availabilities

BUILDING	BUILDOUT	SUITE	SIZE (RSF)	AVAILABILITY	LEASE RATE
5740	Traditional	110	2,864 RSF	Now	\$3.20/SF + E
5740	Traditional	150	4,163 RSF	Now	\$3.20/SF + E
5760	Shell	100A	5,274 RSF	Now	\$3.20/SF + E
5760	Creative	200	7,686 RSF	Now	\$3.20/SF + E
5760	Creative	220	11,450 RSF	Now	\$3.20/SF + E



TheQuad

Floor Plans



First Floor
5740 Fleet Street

BUILDING	BUILDOUT	SUITE	SIZE	AVAILABILITY	LEASE RATE
5740	Traditional	110	2,864 RSF	Now	\$3.20/SF + E
5740	Traditional	150	4,163 RSF	Now	\$3.20/SF + E

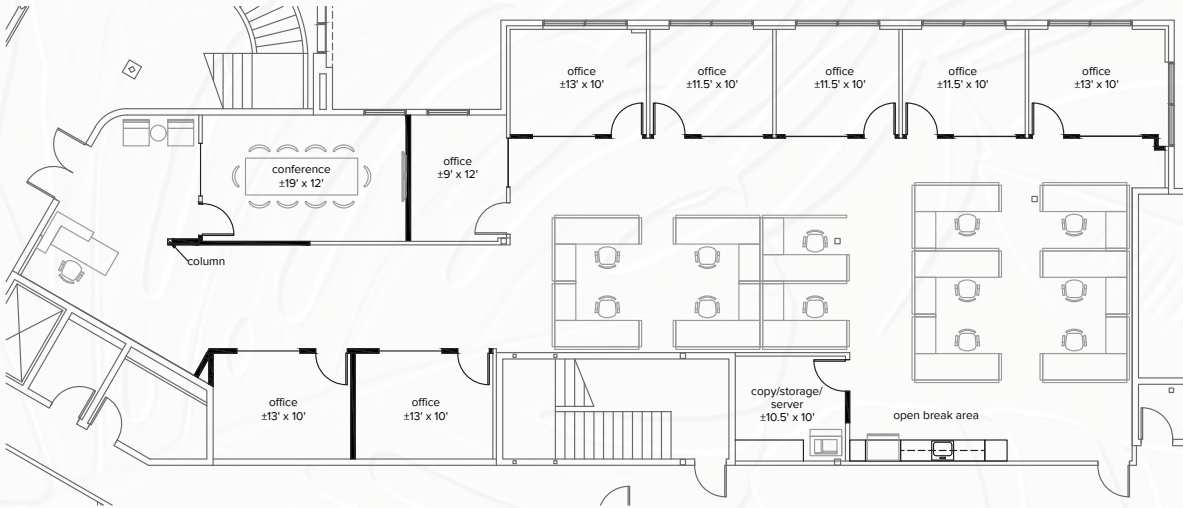
TheQuad

Proposed Test-Fit | First Floor | Suite 150

Prelim Space Plan | Option 1

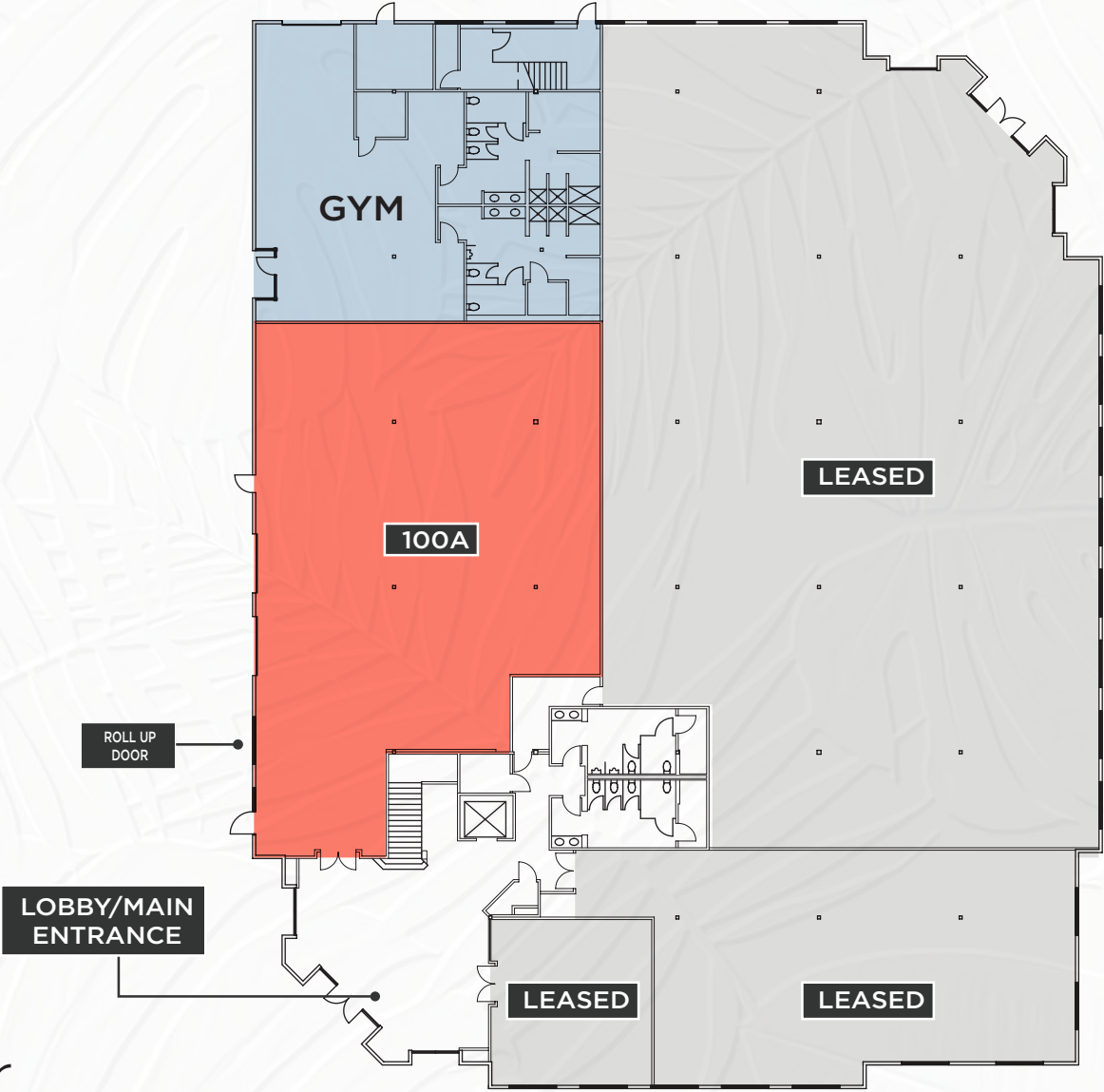


Prelim Space Plan | Option 2



TheQuad

Floor Plans

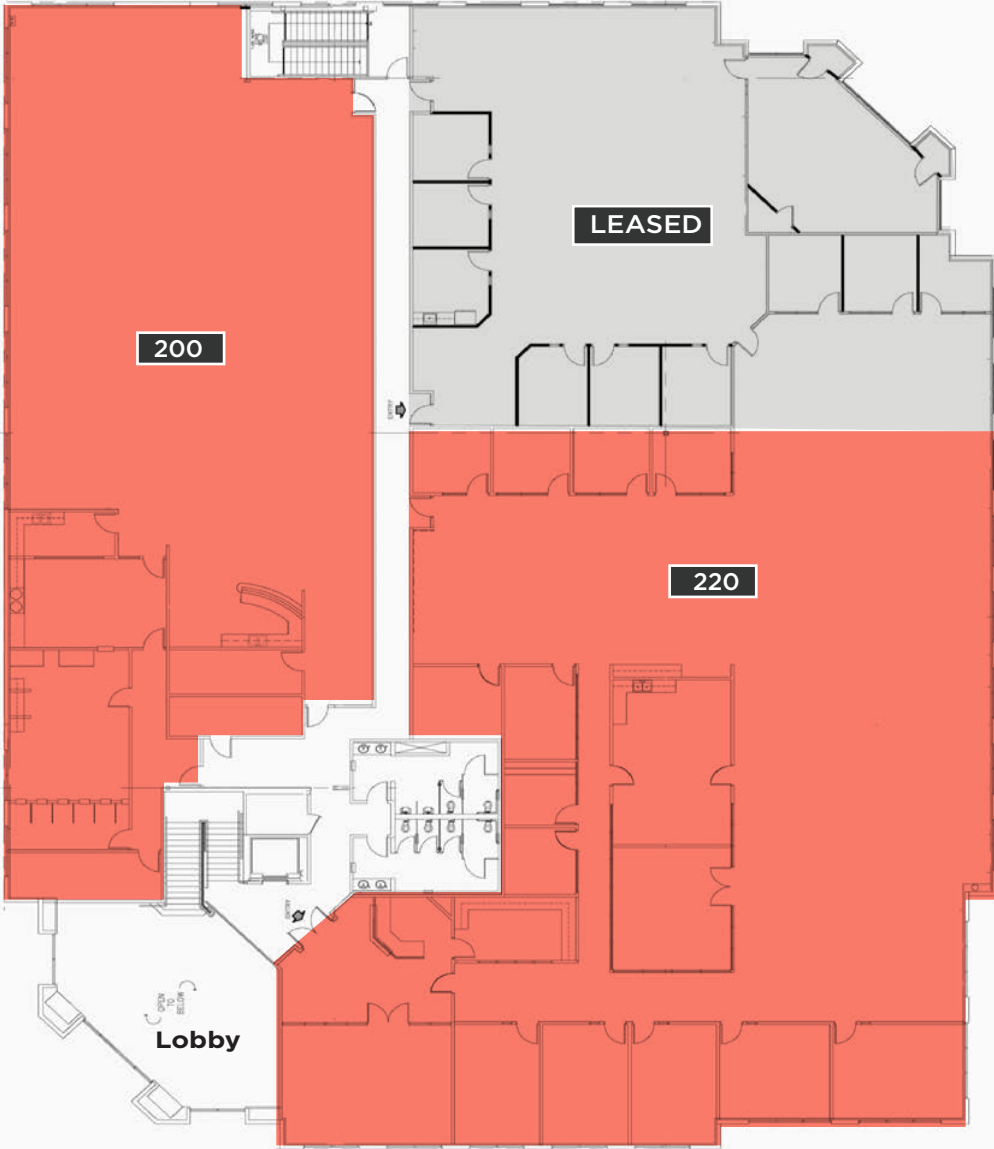


First Floor
5760 Fleet Street

BUILDING	BUILDOUT	SUITE	SIZE	AVAILABILITY	LEASE RATE
5760	Shell	100A	5,274 RSF	Now	\$3.20/SF + E

TheQuad

Floor Plans



Second Floor
5760 Fleet Street

BUILDING	BUILDOUT	SUITE	SIZE	AVAILABILITY	LEASE RATE
5760	Creative	200	7,686 RSF	Now	\$3.20/SF + E
5760	Creative	220	11,450 RSF	Now	\$3.20/SF + E



TheQuad

Gym

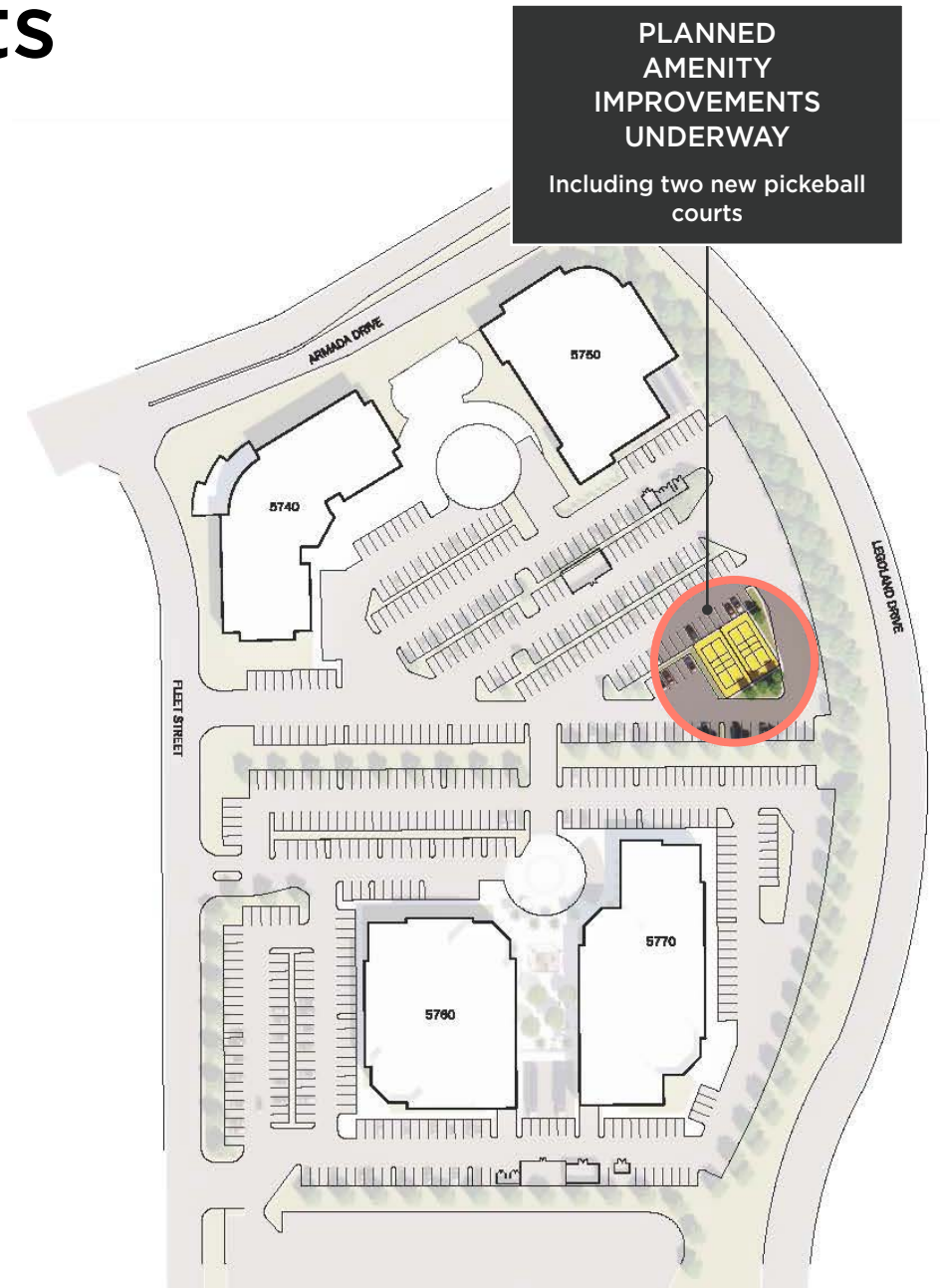
The Quad

Outdoor Lounge



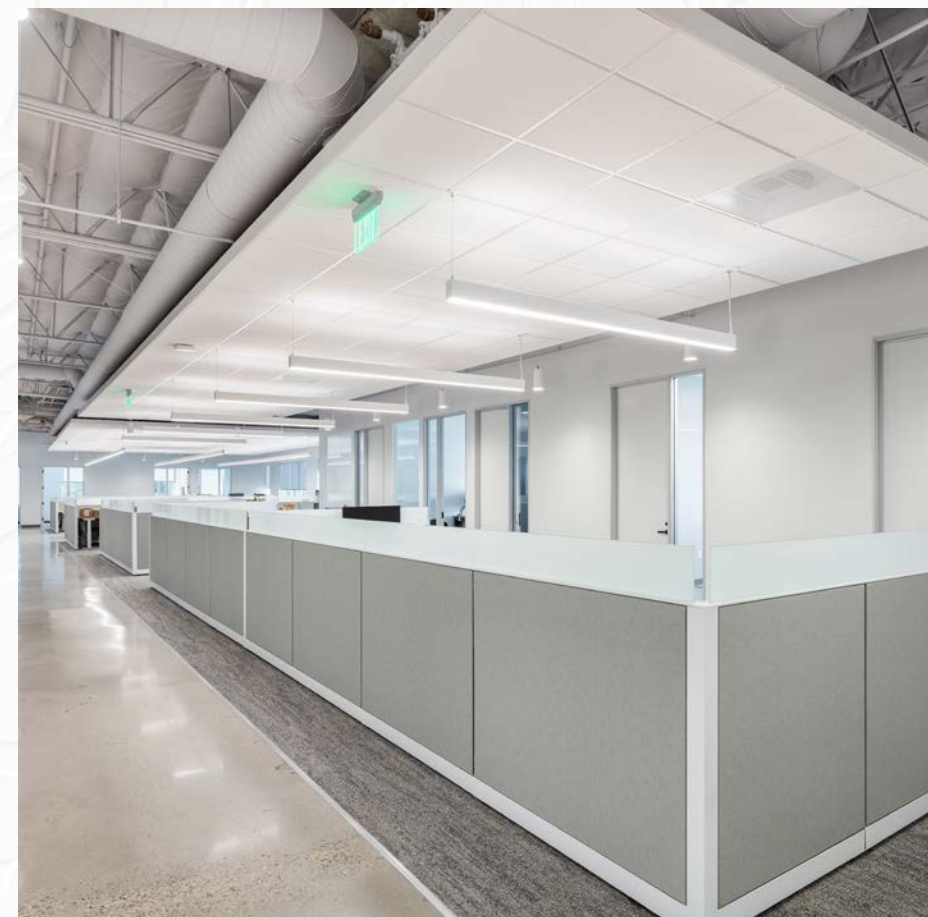
TheQuad

Conceptual Plan | Pickleball Courts



TheQuad

Building Finishes



TheQuad

Local Amenities



TheQuad

About Barker Pacific Group, Inc.

Barker Pacific Group, Inc. ("BPG") is a vertically integrated real estate investment firm with extensive experience in the acquisition, development, property management, asset management, and construction management of complex commercial real estate projects. Founded in 1983, the firm has developed, acquired, and operated high-quality properties across California—including San Francisco, Los Angeles, Sacramento, and San Diego—as well as key markets in Austin, San Antonio, Houston, Phoenix, Las Vegas, and South Florida.

Mark Handin serves as Managing Principal of the firm, which maintains offices in Los Angeles, San Francisco, Roseville, Fullerton, Pasadena, Santa Ana, Phoenix, and Las Vegas.

BPG's expertise spans the acquisition, repositioning, and management of premier office, self-storage, and residential assets in major U.S. markets. The firm has a long-standing history of working with nationally recognized corporate tenants, including IBM, British Petroleum, and Northrop Grumman, among others. Through a flexible and entrepreneurial approach, BPG identifies market inefficiencies and implements creative, disciplined strategies to unlock value—delivering superior, risk-adjusted returns for investors and capital partners across a broad range of investment structures and market cycles.

CONTACTS

ARIC STARCK

Executive Vice Chairman

760.431.4211

aric.starck@cushwake.com

CA Lic. #01325461

MATTY SUNDBERG

Senior Vice President

760.438.8518

matty.sundberg@cbre.com

CA Lic. #01257446

ALEX BUSH

Senior Director

760.302.6343

alex.bush@cushwake.com

CA Lic. #02298794



©2026 Cushman & Wakefield. The information contained in this communication is confidential, may be privileged and is intended for the exclusive use of the above named addressee(s). If you are not the intended recipient(s), you are expressly prohibited from copying, distributing, disseminating, or in any other way using any information contained within this communication. If you have received this communication in error please contact the sender by telephone or by response via e-mail. We have taken precautions to minimize the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We expressly disclaim liability for any loss or damage caused by software viruses. FURTHERMORE, NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION.