

Carlsbad Ranch Corporate Center

5800 Armada Drive
Carlsbad, CA 92008
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

Justin Halenza

First Vice President
+1 760 438 8514
justin.halenza@cbre.com
Lic. 01238120

Michael Mahoney

Senior Vice President
+1 760 685 2915
michael.mahoney3@cbre.com
Lic. 01392972

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Availability

Floor	Suite #	RSF	Rate	Comments	Available
1 st	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. AVAILABLE DIVISIBLE: SUITE 101 FOR 2,816 RSF AND SUITE 115 FOR 1,428 RSF.	8/1/26
2 nd	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 rd	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.	8/1/26
3 rd	350	3,024 RSF	\$3.30/SF + E	Double door entry, conference, 8 private offices, kitchen, and open bullpen area.	Now
3 rd	310/350	6,937 RSF	\$3.30/SF + E	CONTIGUOUS OPTION See conceptual plan.	8/1/26

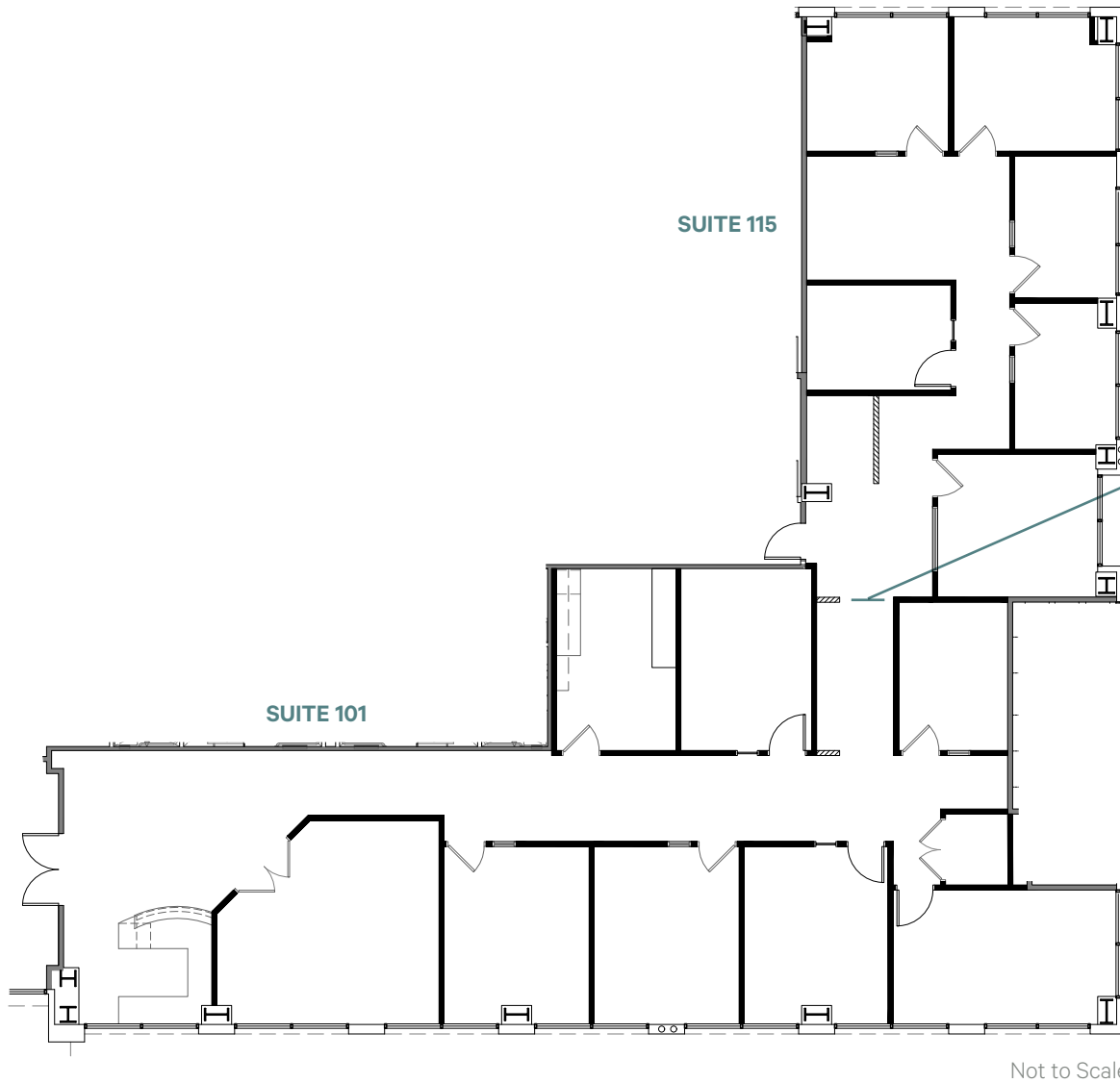


Suite 101 - 4,244 RSF

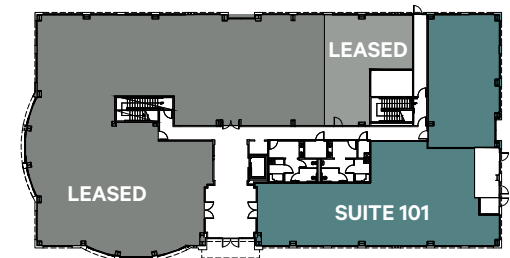
Class "A" Office

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

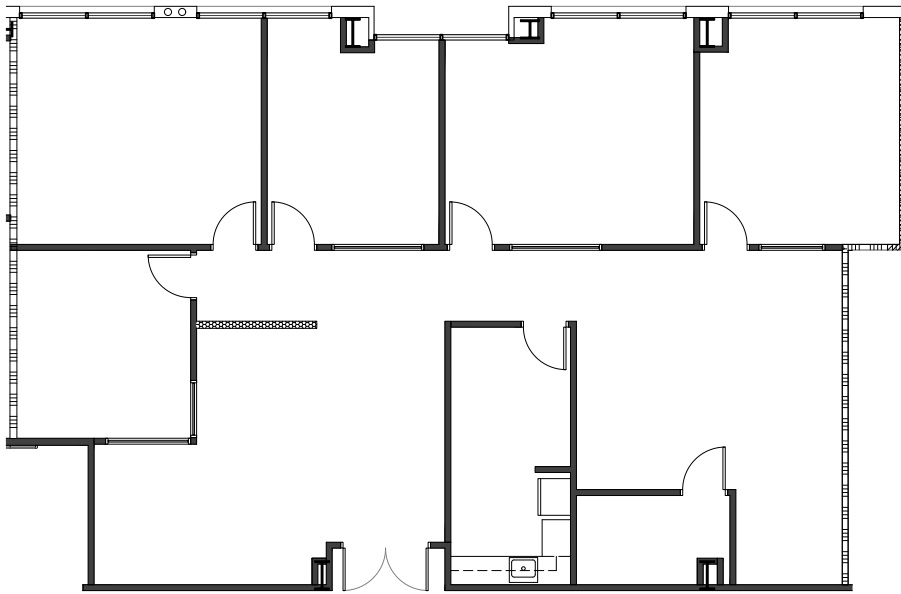
DIVISIBILITY OPTION:
SUITE 101 FOR 2,816 RSF
SUITE 115 FOR 1,428 RSF



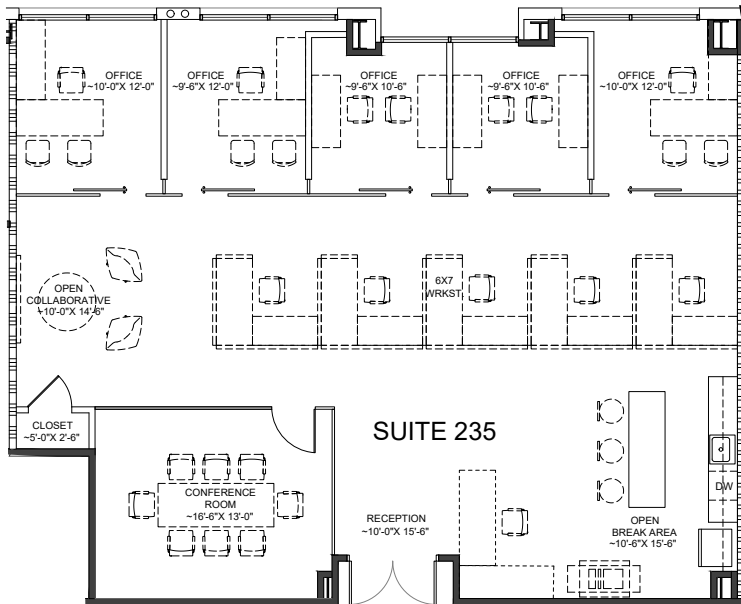
FIRST FLOOR



As-Built



Hypothetical Plan



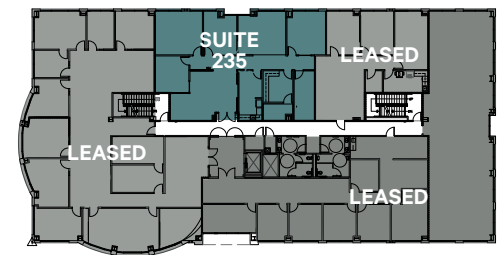
Not to Scale

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

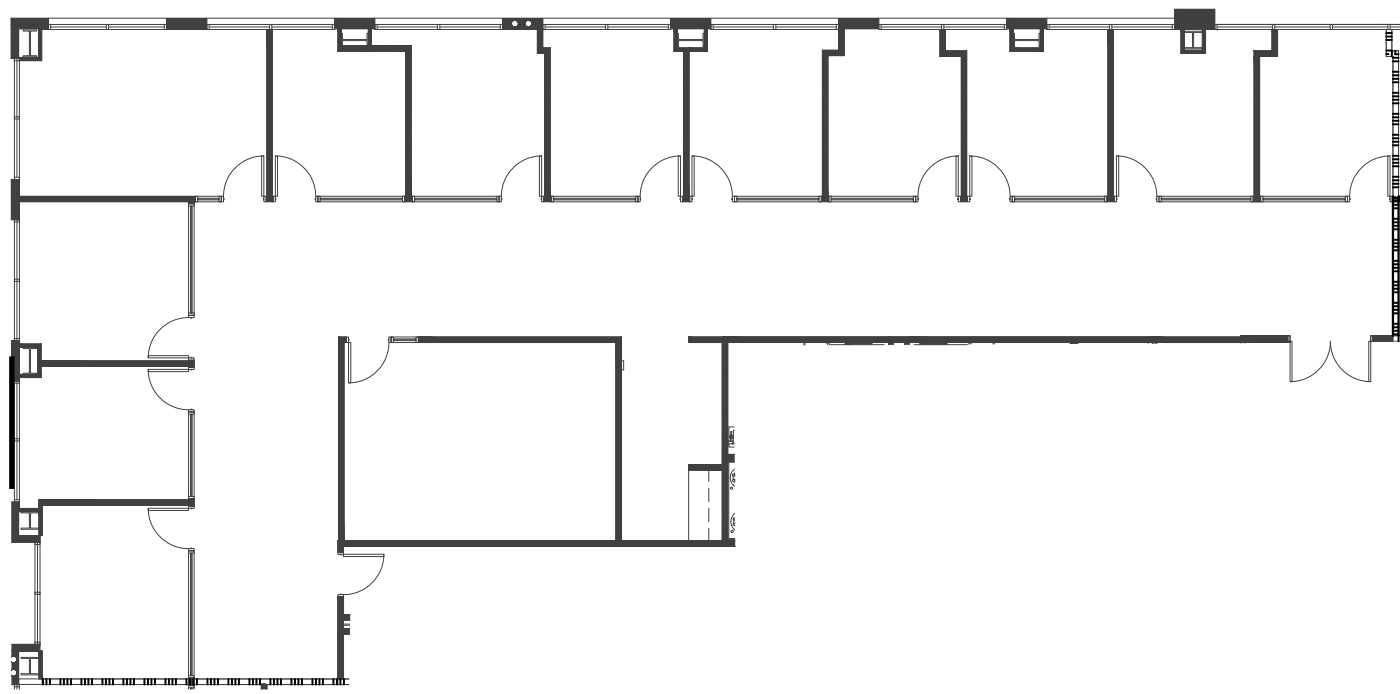


Suite 310 - 3,913 RSF

Expansive Top Floor Views

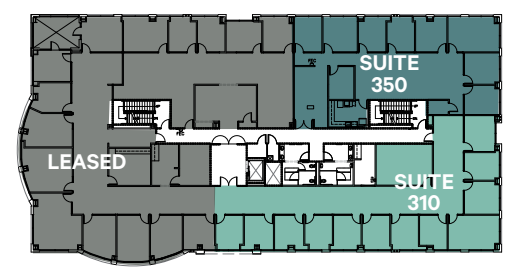
High-end finishes throughout, double door entry off lobby, multiple private offices, conference room or executive office and open office area.

Available 7/1/26.



Not to Scale

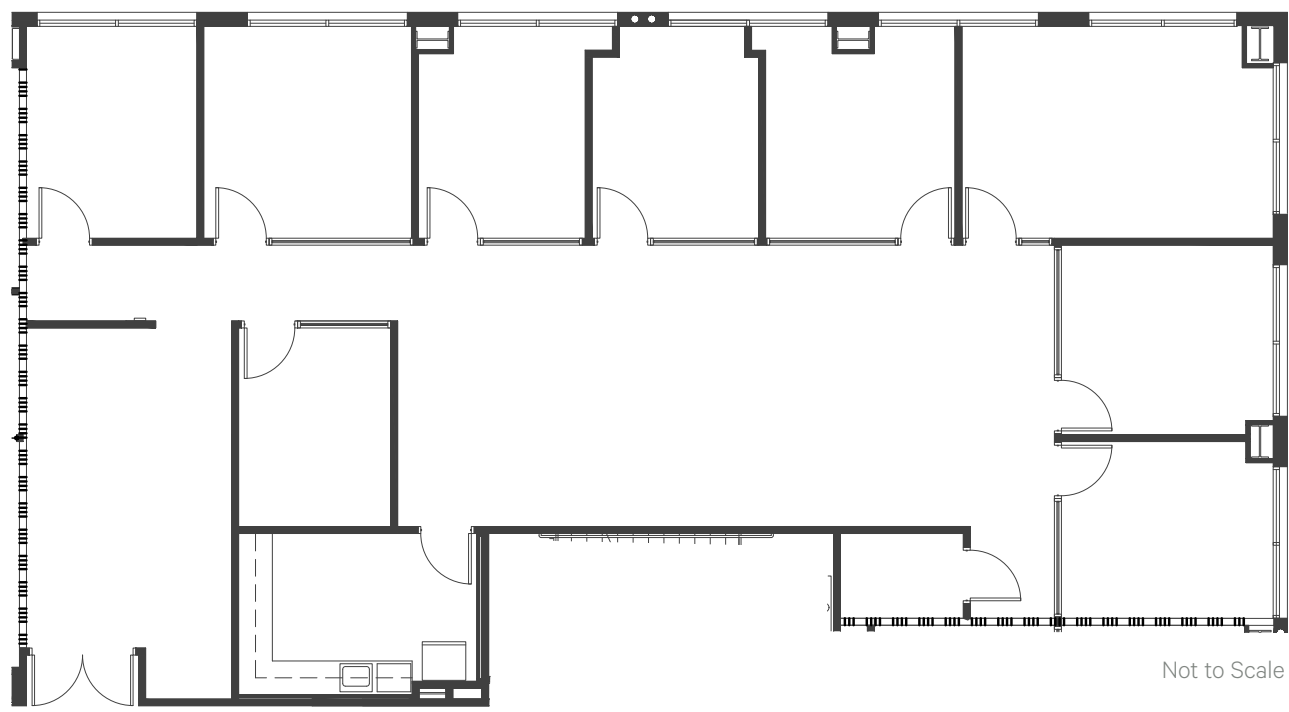
THIRD FLOOR



Suite 350 - 3,024 RSF

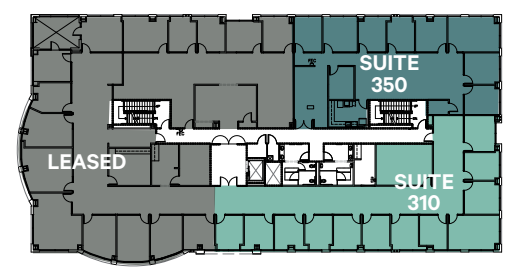
Class "A" Office

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



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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](#)



