

5796

OCEAN RIDGE

CARLSBAD'S PREMIER OFFICE EXPERIENCE

5796 ARMADA DRIVE, CARLSBAD, CA 92008

ABOUT OCEAN RIDGE

A modern office environment inspired by Carlsbad's coastal lifestyle.

Unparalleled ocean views meet the prestigious Carlsbad Ranch, home to some of the most recognized finance and technology firms.

Outdoor work space, subterranean parking, onsite showers and lockers and bike storage - a compelling connection to the best of coastal San Diego.

Ocean Ridge is Carlsbad's premier office experience.





Class A institutional office building



Panoramic Pacific Ocean views



Energy Star certified building



4.5/1,000 USF parking with subterranean garage



On-site shower and locker facilities



Furnished outdoor flex space with ocean views



Monument signage available



500,000 SF of walkable retail and restaurant amenities

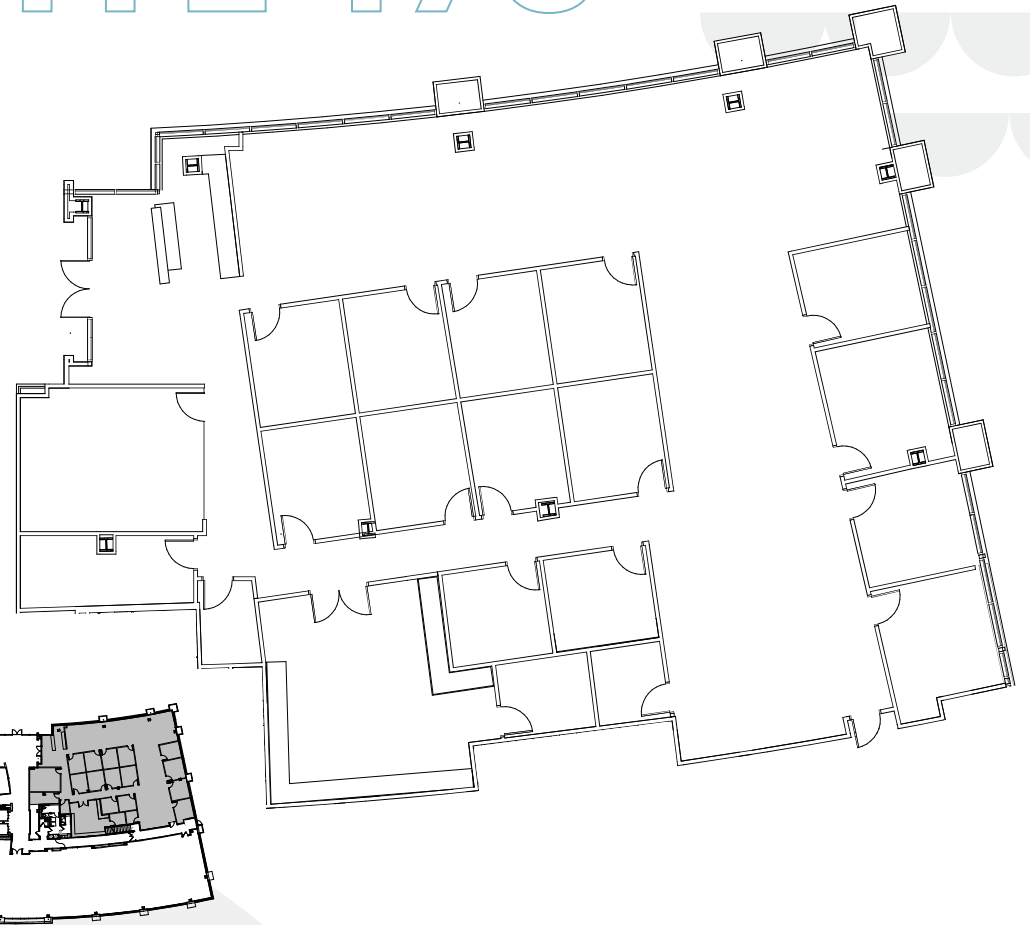


Immediate I-5 freeway access



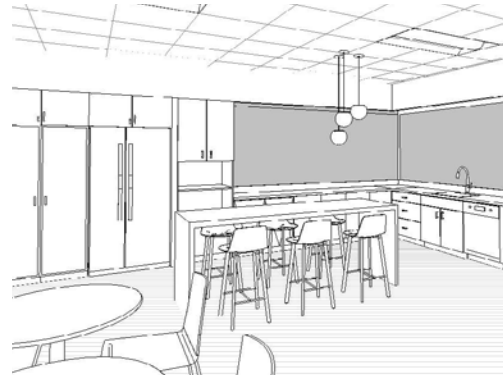
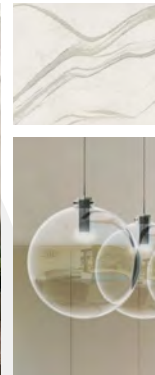
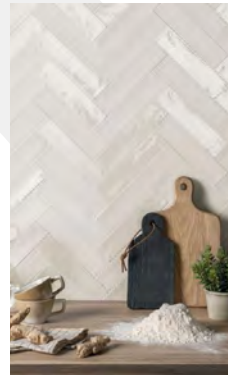
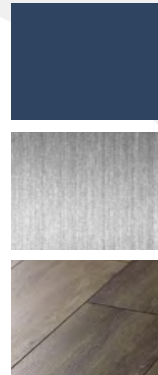


SUITE 175



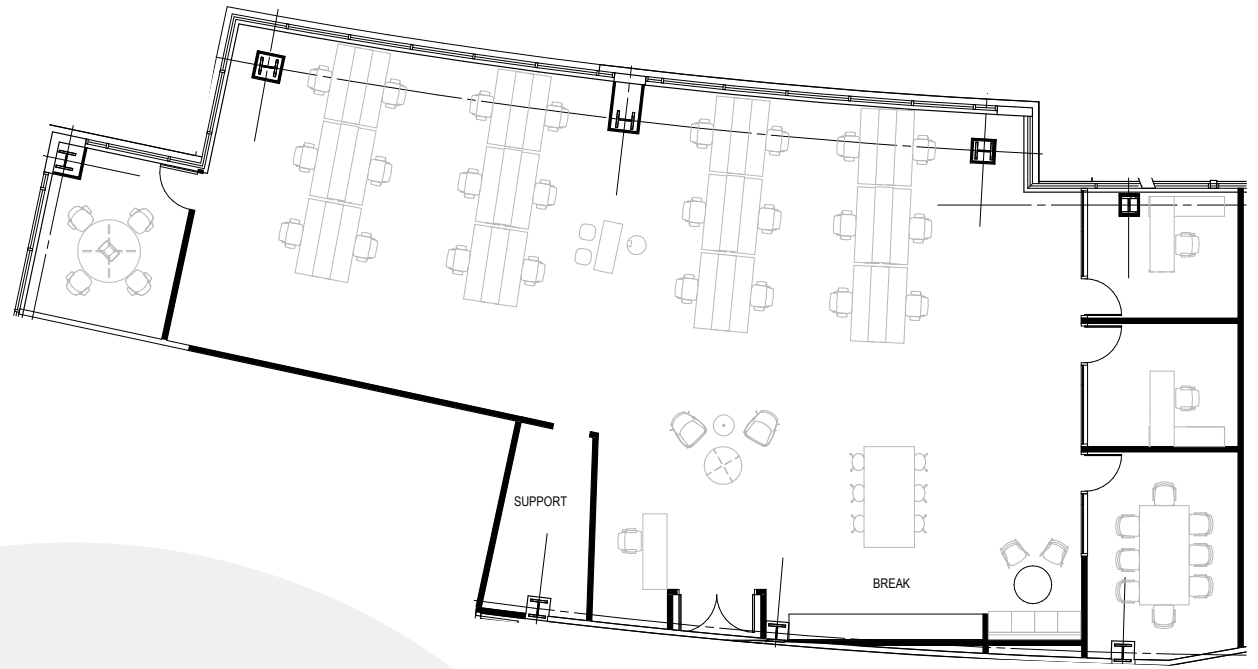
6,891 RSF

Ground floor suite with double-door entry off the lobby. Available now in ready-to-lease condition with as-built features: reception area, conference room, 14 private offices, storage and work room and kitchen.





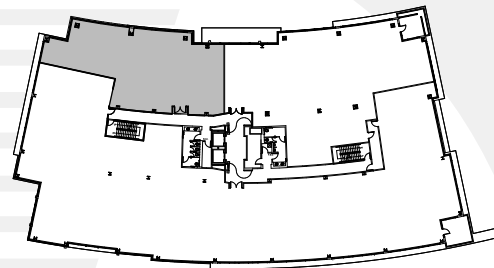
SUITE 225



3,742 RSF

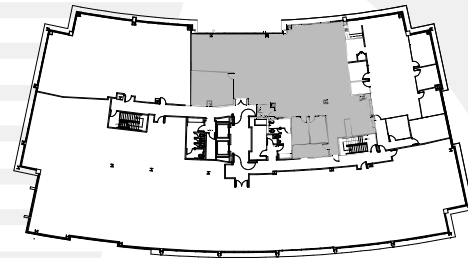
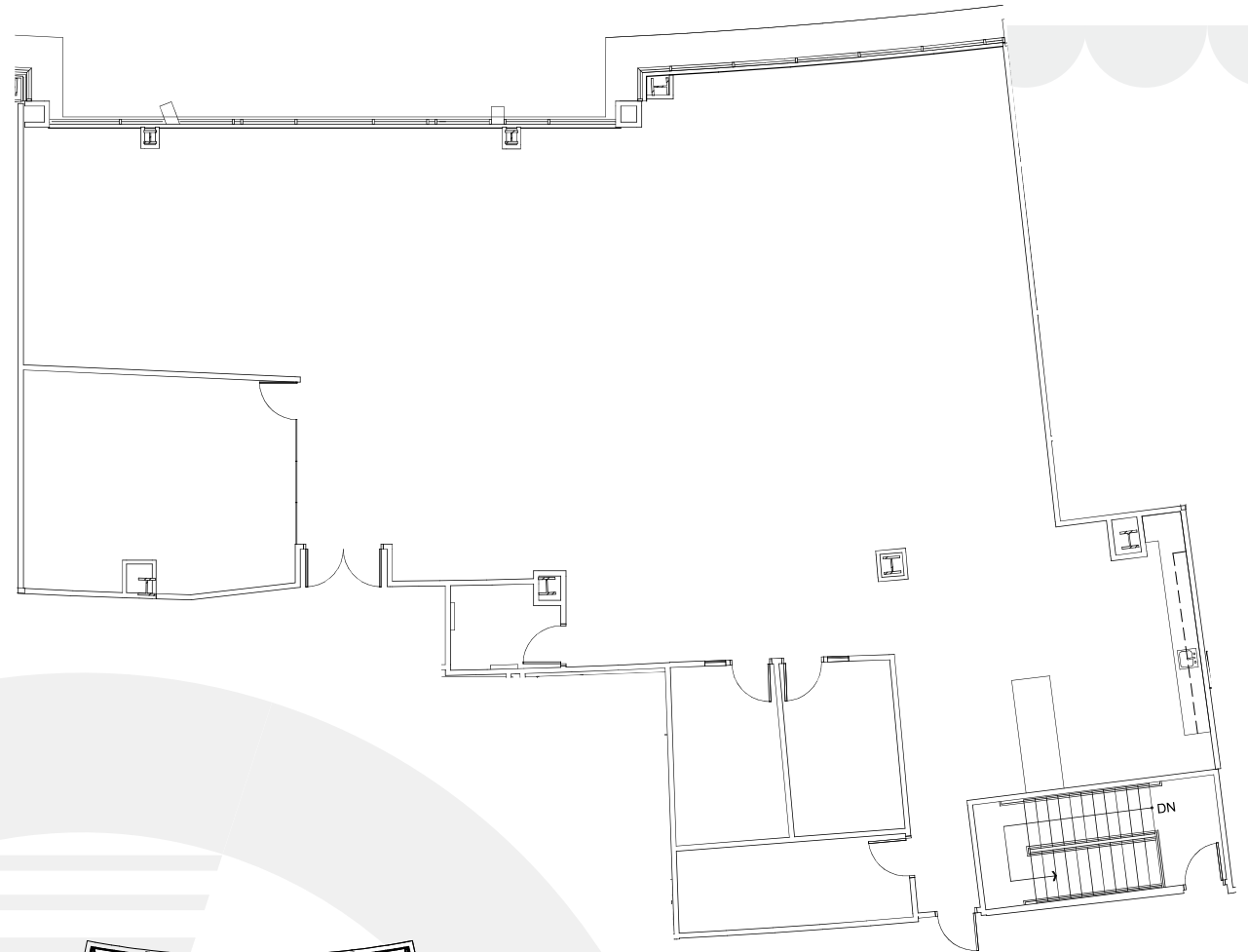
Available March 1, 2022

Warm shell space with planned spec improvements. Test fit options available upon request.





SUITE 350



4,916 RSF

**Available April 1, 2022
(potentially earlier)**

Third floor suite with double-door entry off the lobby. New build out in ready-to-lease condition. Can be combined with Suite 375 for a total of 7,980 RSF.

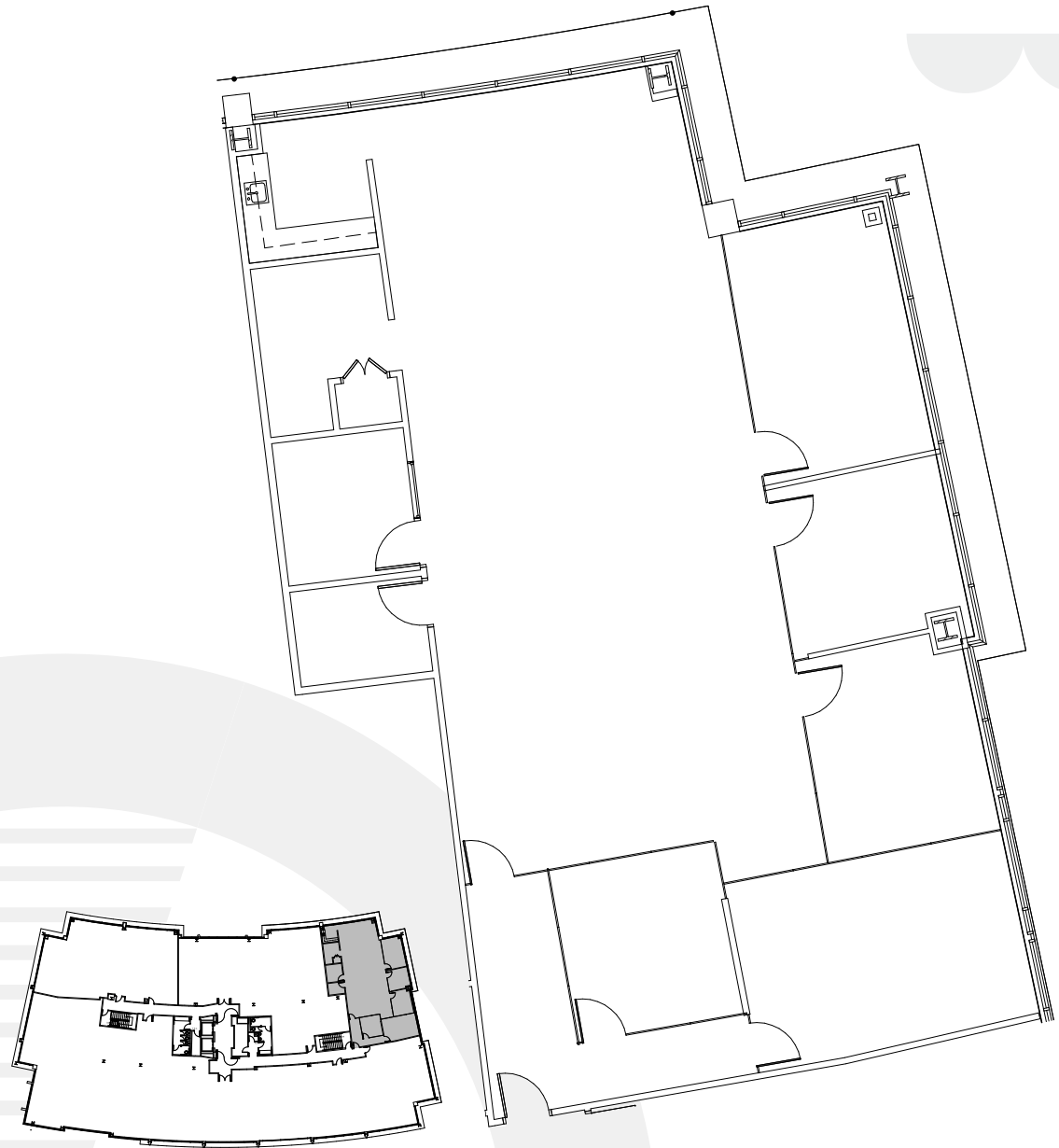


SUITE 375

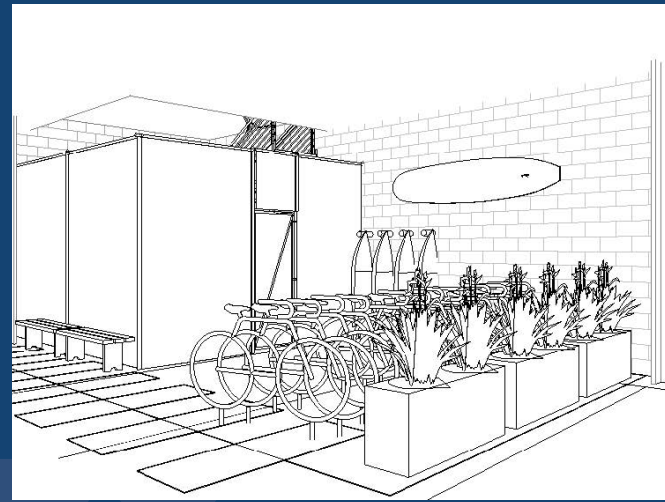
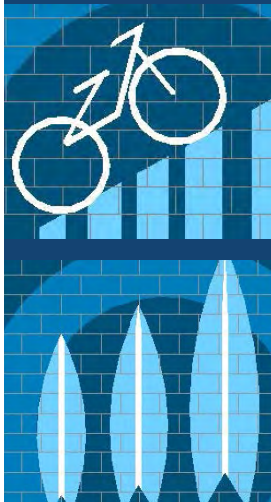
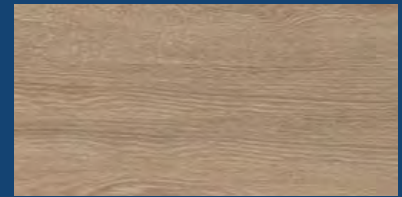
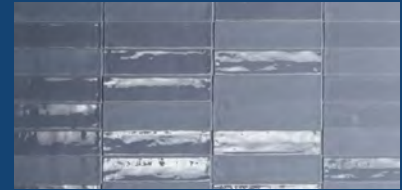
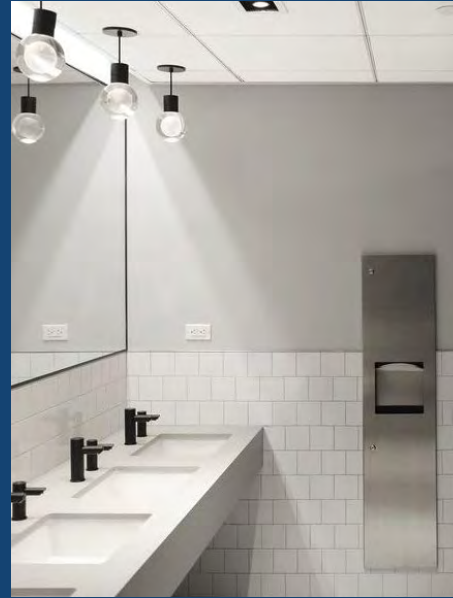
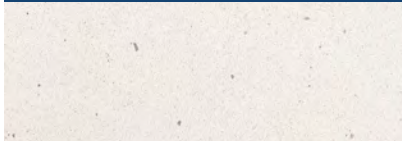
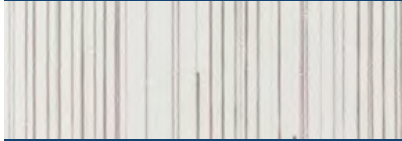
3,064 RSF

Potentially Available

Third floor suite with modern build out in ready-to-lease condition. Can be combined with Suite 350 for a total of 7,980 RSF.



DEVELOPMENT VISION





AMENITIES

Ocean Ridge is an approximately 76,000 SF Class A+ office building located in the coastal Carlsbad submarket of San Diego, California. Located on a corner parcel in the prestigious Carlsbad Ranch, the property is situated atop a prominent bluff overlooking the Carlsbad Flower Fields and Pacific Ocean and features panoramic ocean views, convenient access to the transportation corridor of Interstate 5 and access to 500,000 SF of retail and 50 restaurants within a 1-mile radius.

NEARBY RETAIL



Calvin Klein



NEARBY EATERIES



CARLSBAD

*1 Mile Radius
Snapshot*



Average HH Income

\$150,243



Retail

500,000 SF



Restaurants

50+

CORPORATE
TENANTS

Titleist Callaway
GOLF

TaylorMade ViaSat

IONIS ThermoFisher
SCIENTIFIC

Zimmer GENOPTIX

Medtronic MERCK

Rubio's UPPER
D-E-C-K

prAna jenny
CRAIG

Cannon Road

Mercedes-Benz Audi

LAND-ROVER Cadillac

LEXUS JAGUAR

Grand Pacific Palisades
A Carlsbad Resort

WESTIN
HOTELS & RESORTS



BJ's RESTAURANT
BREWHOUSE corner
bakery
CAFE

OCEAN RIDGE

LEGO
CALIFORNIA

PF CHANG'S

The Flower
Fields

SIMON
PREMIUM OUTLETS
90 outlet stores
10 restaurants

MIGUEL'S
COCINA

IN-N-OUT
BURGER

DRAFT+REPUBLIC

Grand Pacific Palisades
A Carlsbad Resort

McClellan-Palomar
Airport



The Windmill Carlsbad
14,000 SF
11 Food Vendors

KARL STRAUSS
BREWING COMPANY

Palomar Airport Road

Pacific
Ocean

SUBWAY COSTCO WHOLESALE veggiegrill ISLANDS
fine burgers & drinks.

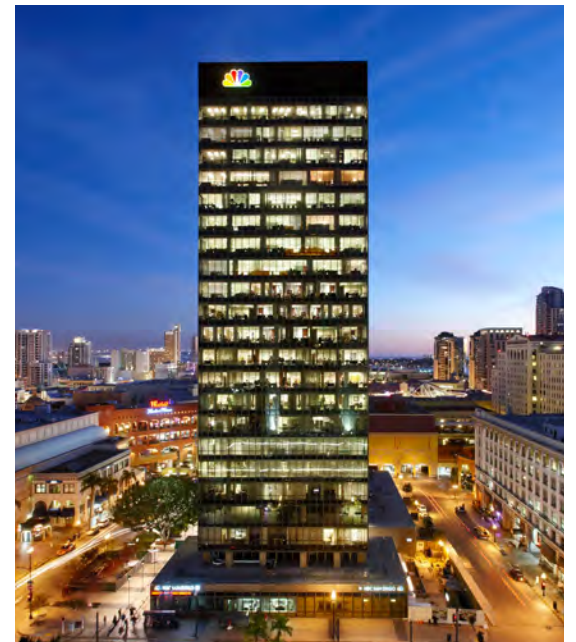
Carl's Jr. 7 ELEVEN Starbucks burgerlounge
THE ORIGINAL grass-fed BURGER.

SENTRÉ

Founded in 1989, we have developed deep investment, development and operating expertise across office, multi-family, retail and industrial properties throughout the West Coast and Mexico totaling more than 10 million square feet and \$4B in transactional volume.

We partner on a variety of real estate projects in urban and/or urban-like locations that are walkable, amenity rich and located near transportation, education and employment centers.

Ocean Ridge is an embodiment of our real estate philosophy.





OCEAN RIDGE

FOR MORE INFORMATION,
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