

PACIFIC RIDGE

**\$2/SF BROKER BONUS
FOR LEASES SIGNED
BEFORE 12/31/2025**



CBRE

*Renderings are for illustrative purposes only



Features

Complement your meetings with fresh air and luxurious lounge areas

VIRTUAL TOUR



Pacific Ocean views



Located in the premier Carlsbad Ranch Business Park less than one mile to Interstate-5 from Palomar Airport Road or Cannon Road



Renovated central courtyard coming soon



Electric car charging stations



Showers & lockers



State of the art indoor/outdoor fitness center with Peloton bikes, cardio equipment and free weights



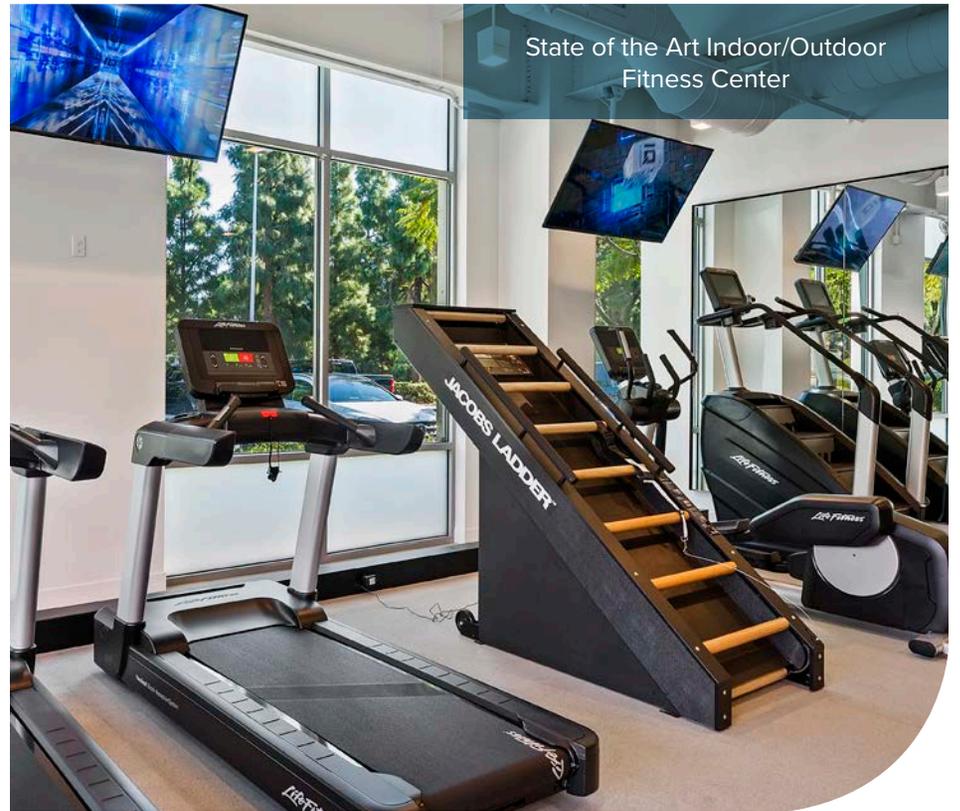
Close proximity to restaurants, services, retail shops & entertainment



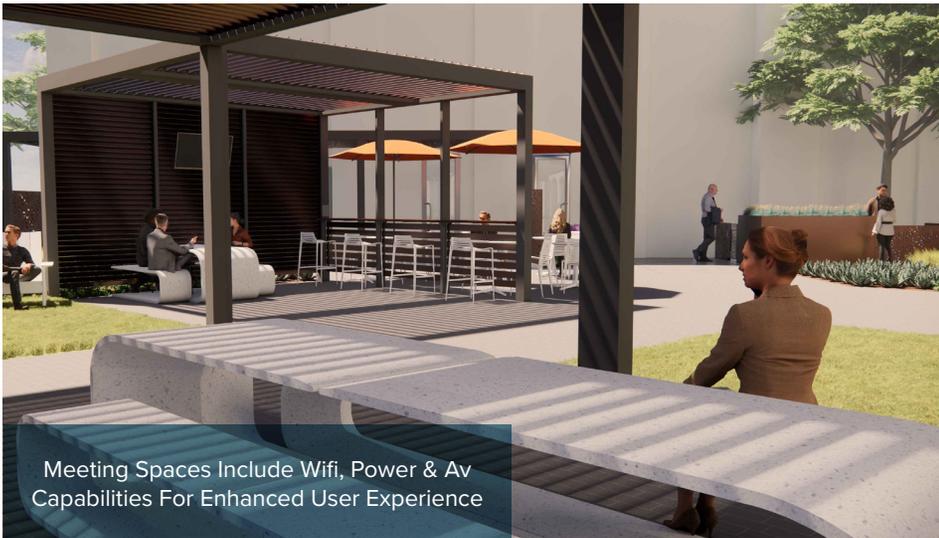
Spacious private view balconies



Elevated outdoor lounge and meeting space coming soon



State of the Art Indoor/Outdoor Fitness Center



Meeting Spaces Include Wifi, Power & Av Capabilities For Enhanced User Experience

New Spec Suites | February 2026



Availabilities



Suite	View FP	RSF	Rate/SF	Available	Suite Features
5780 Fleet Street					
100		5,348	\$3.35 + E	Vacant	Future Spec Suite. Suite will feature a reception area, conference room, storage room, 4 private offices, open kitchen and lounge area, huddle room, IT room, and open office area.
130		4,167	\$3.35 + E	Vacant	Suite features reception area, 2 huddle rooms, conference room, storage room, kitchen/break area, 3 phone rooms, and open office area.
140		4,061	\$3.35 + E	Vacant	Future Spec Suite. Suite features a reception area, 6 private offices, two rooms, open kitchen, conference room, IT room, open office area, and a roll up door with direct access to the courtyard.
5780 Fleet Street					
200*		8,831	\$3.35 + E	Vacant	Future Spec Suite. Suite features prestigious double door entry into a reception area, a conference room with ocean views, 6 private offices, 2 huddle rooms, copy area, IT room, storage room, break area, 2 phone rooms, coffee bar and open office area.
225*		4,119	\$3.35 + E	Vacant	Future Spec Suite. Suite features prestigious double door entry into a reception area, a conference room with ocean views, 6 private offices, break area, and open office area.
250*		6,996	\$3.35 + E	Vacant	Future Spec Suite. Suite features prestigious double door entry into a reception area, 2 conference rooms, 6 private offices, break area, copy room, IT room, storage room, quiet room, huddle room, and open office area.
275*		2,340	\$3.35 + E	Vacant	Future Spec Suite. Suite features prestigious double door entry into a reception area, a conference room, 3 private offices, break area, and open office area.

*Contiguous for 22,286 SF.

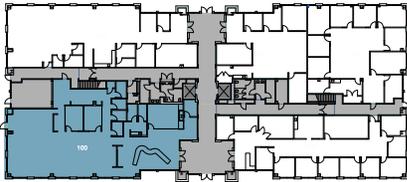
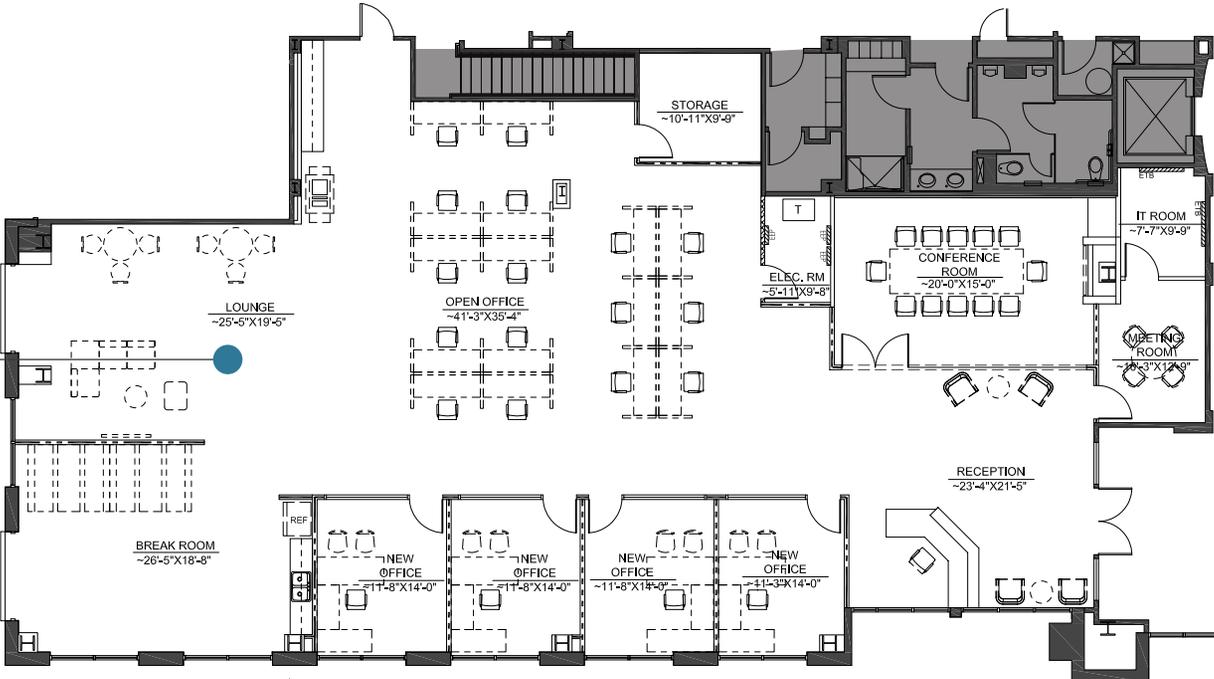
Floor Plan

5780 Fleet Street

SUITE 100

5,348 RSF

Vacant - Future Spec Plan



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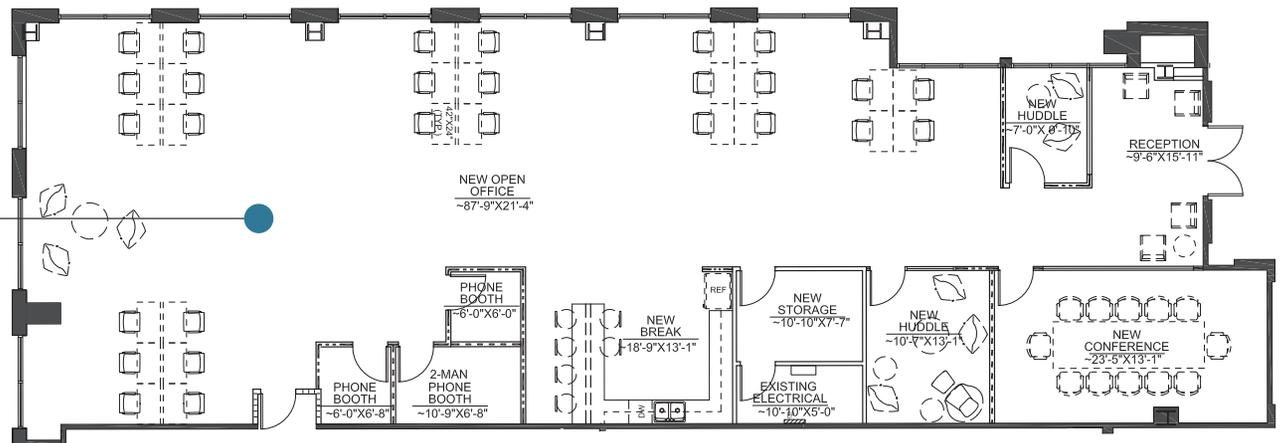
Floor Plan

5780 Fleet Street

SUITE 130

4,167 RSF

Vacant - As-Built



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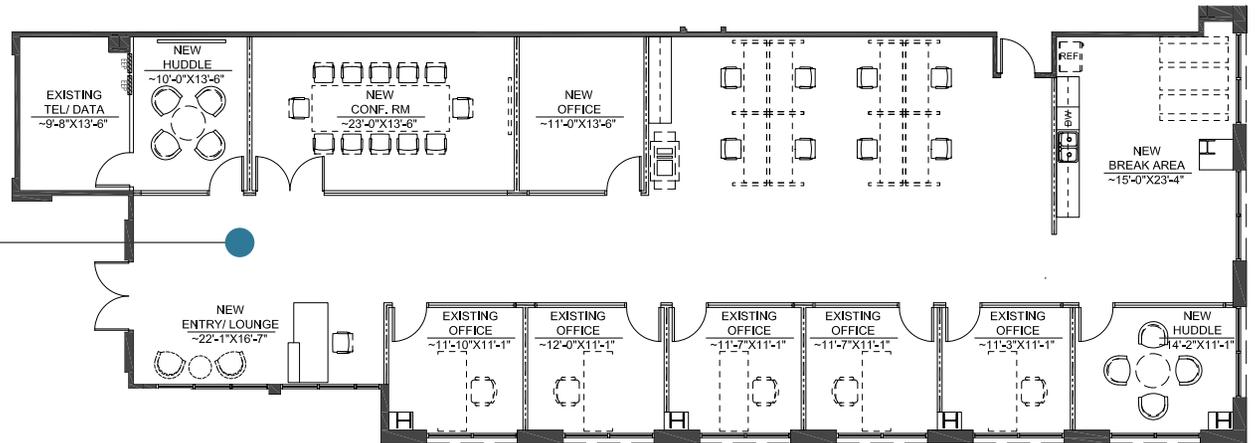
Floor Plan

5780 Fleet Street

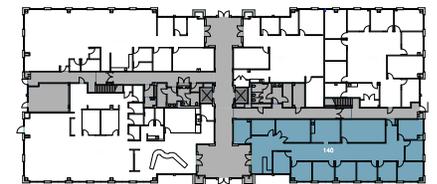
SUITE 140

4,061 RSF

Vacant - Future Spec Plan



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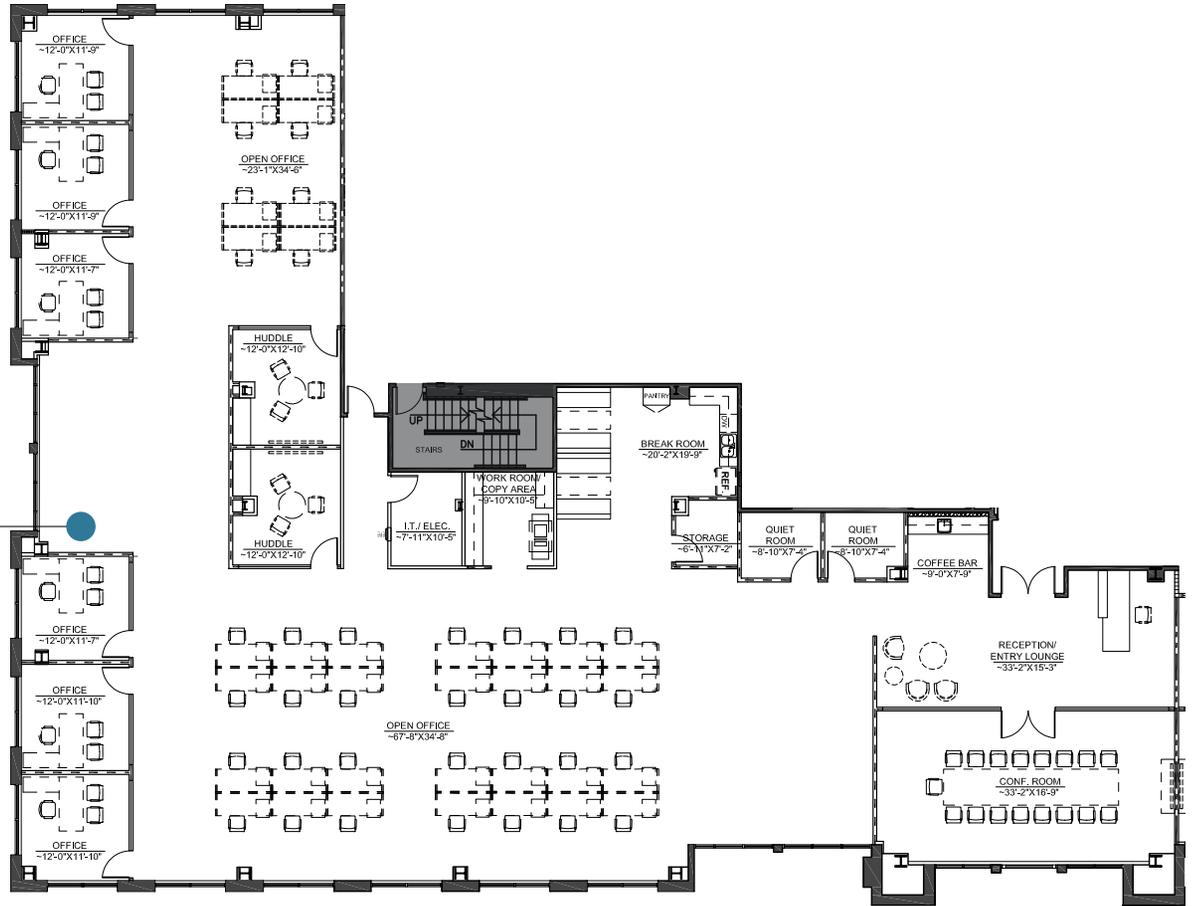
Floor Plan

5790 Fleet Street

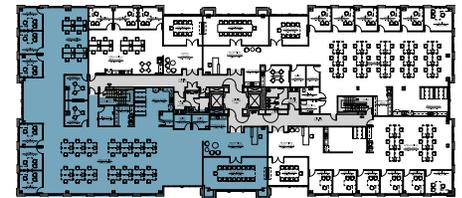
SUITE 200

8,831 RSF

Contiguous with Suites 225, 250
and 275 for 22,286 SF.



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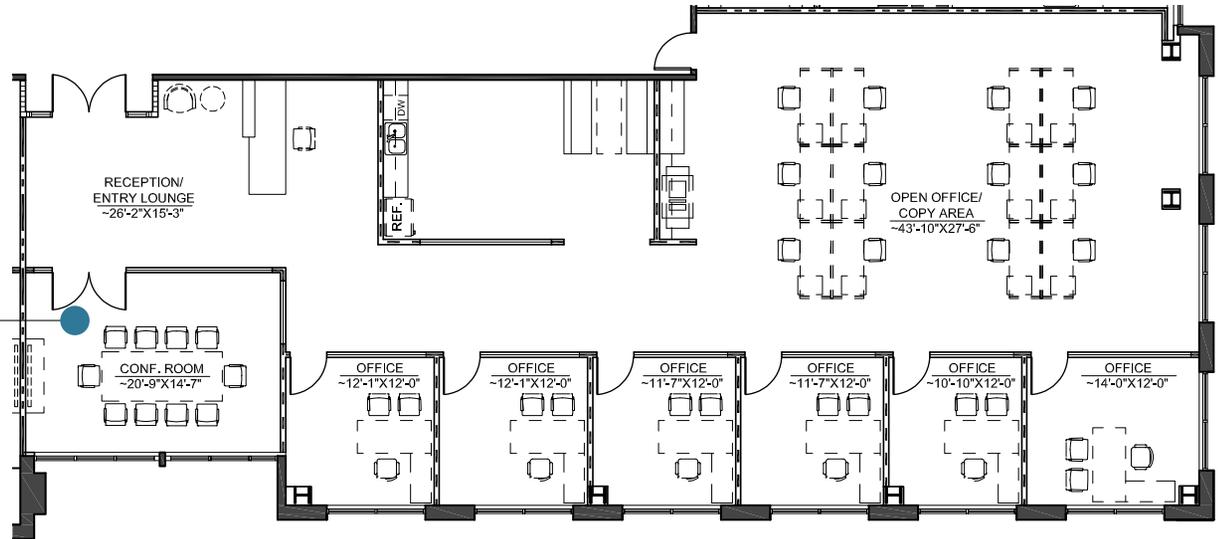
Floor Plan

5790 Fleet Street

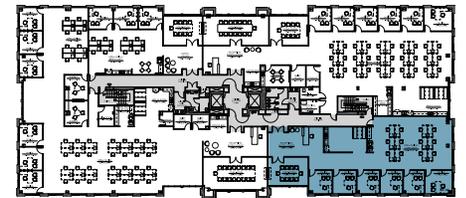
SUITE 225

4,119 RSF

Contiguous with Suites 200, 250 and 275 for 22,286 SF.



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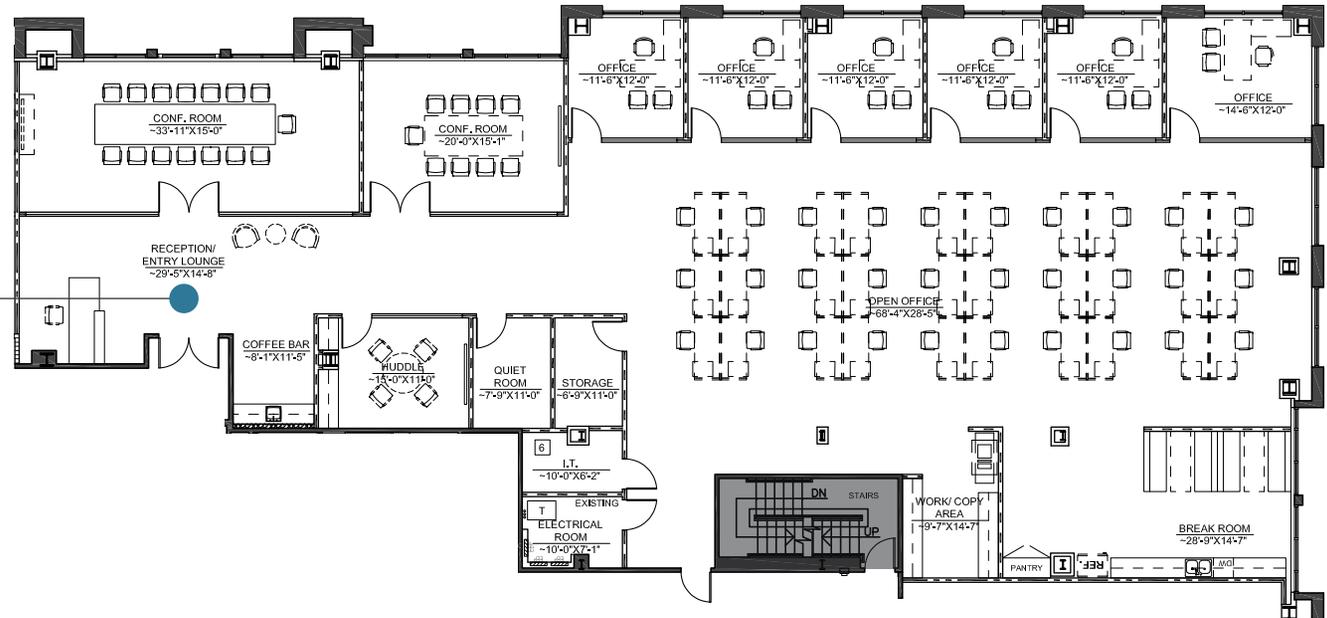
Floor Plan

5790 Fleet Street

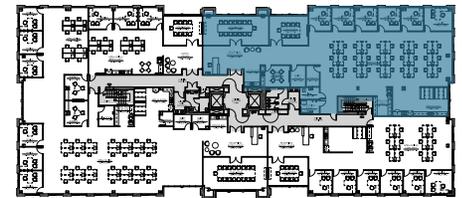
SUITE 250

6,996 RSF

Contiguous with Suites 200, 225 and 275 for 22,286 SF.



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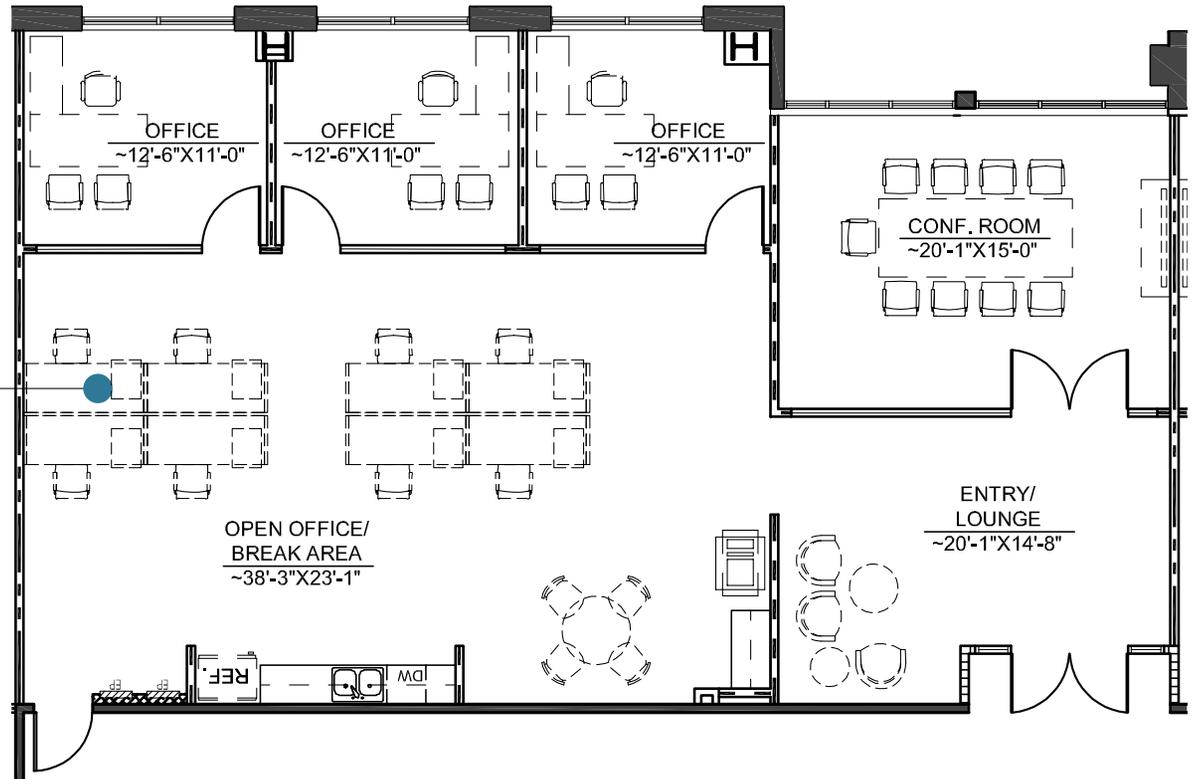
Floor Plan

5790 Fleet Street

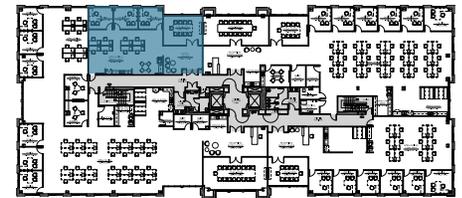
SUITE 275

2,340 RSF

Contiguous with Suites 200, 225 and 250 for 22,286 SF.



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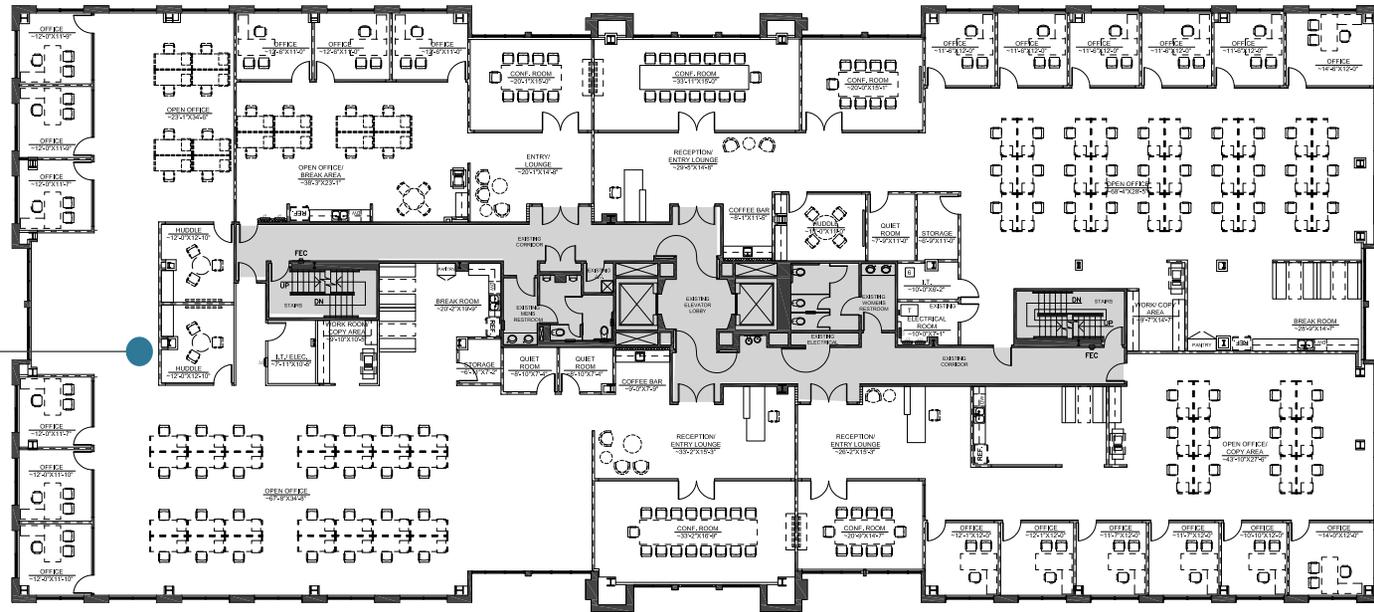


Floor Plan

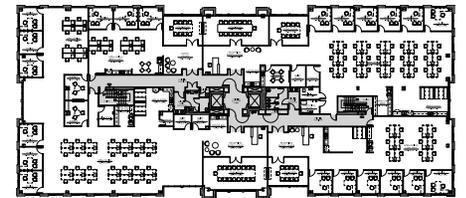
5790 Fleet Street

Second Floor

22,286 RSF



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Amenities Aerial



PACIFIC
RIDGE

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