

# 5840 EL CAMINO REAL 1<sup>ST</sup> FLOOR

Suite 102-103 | Carlsbad, CA 92008



R&D SUBLEASE | VACANT

## 4,742 RSF

**SCOT GINSBURG**

Executive Managing Director

858.344.5000

scot.ginsburg@hughesmarino.com

**RATE:** \$1.72/SF/Mo + Operating Expenses  
+ Electric

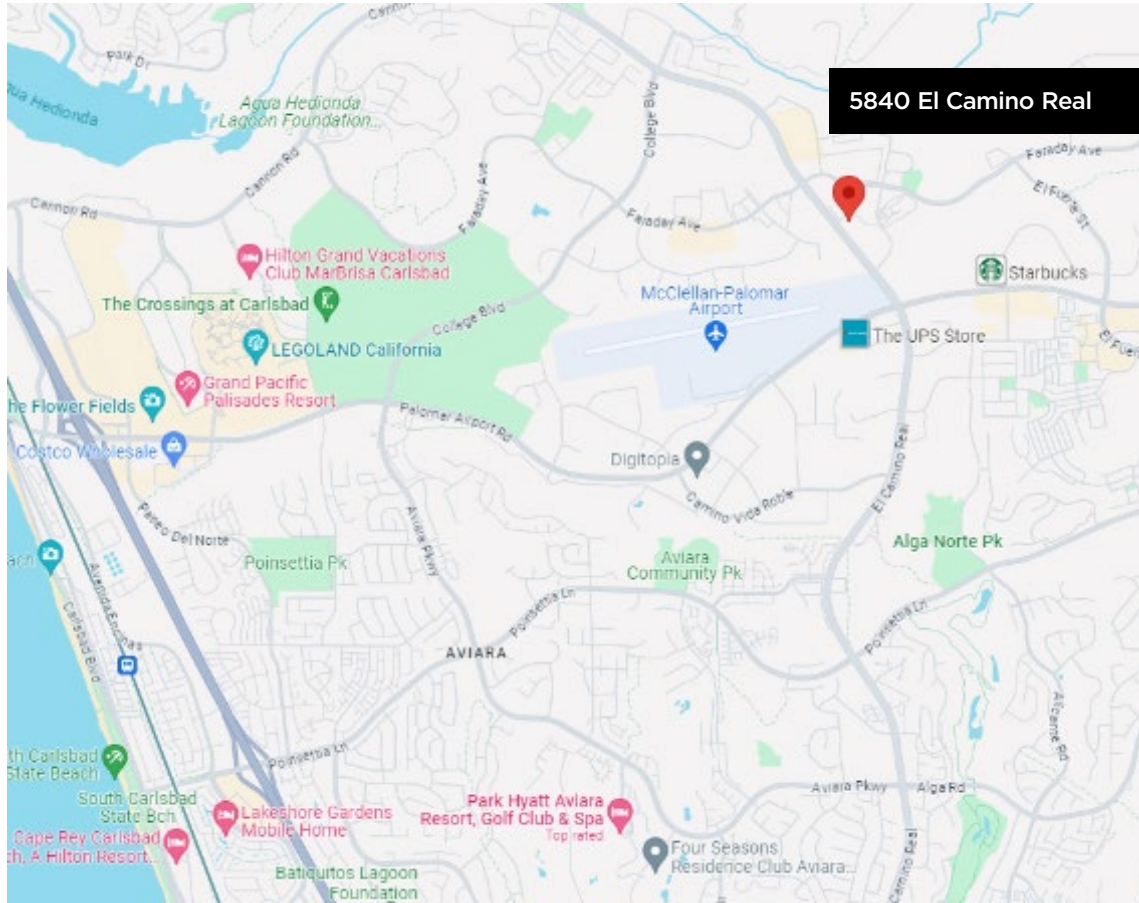
**Operating expenses =** ~\$0.14/SF/Mo

**TERM:** Aug 31, 2026

**Longer term available!**

HUGHESMARINO

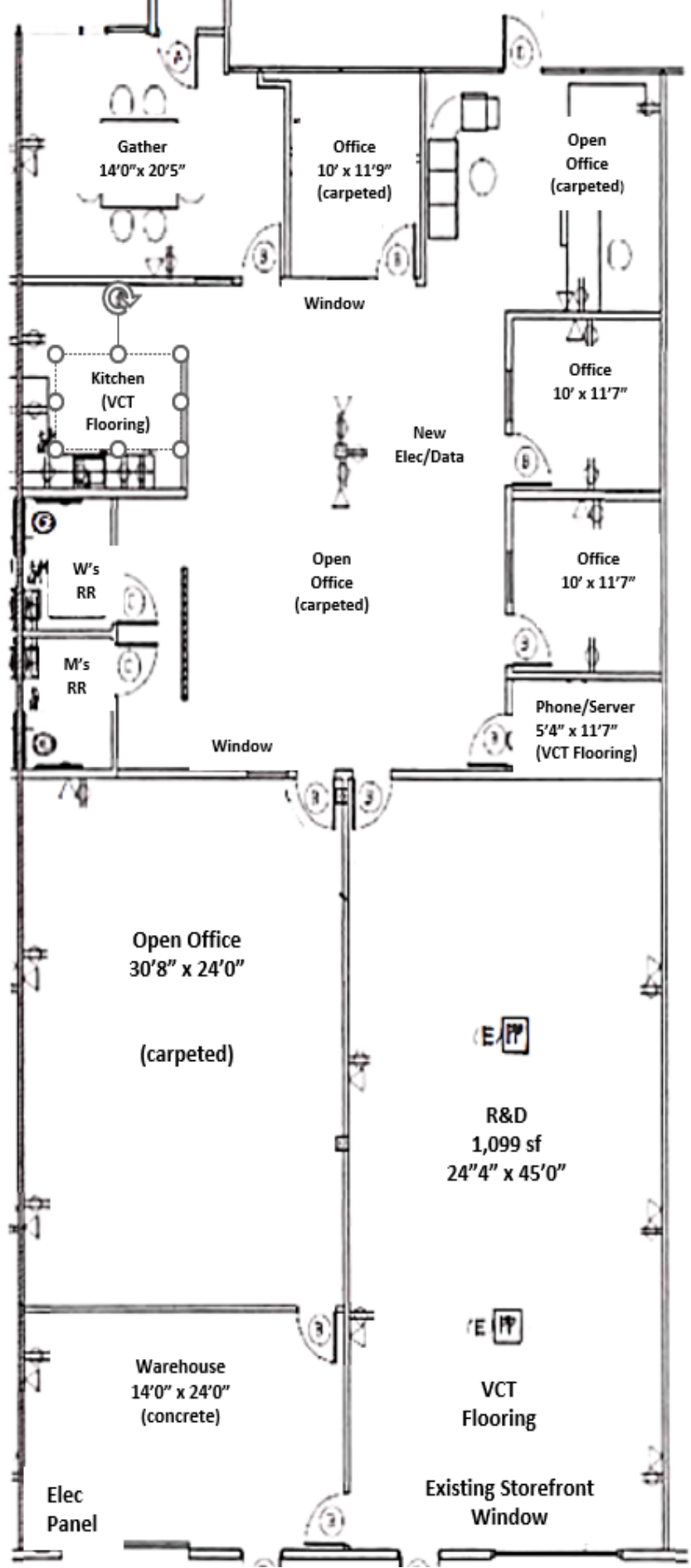
# LOCATION HIGHLIGHTS



## KEY HIGHLIGHTS

- 12 Minutes to Carlsbad Poinsettia Commuter Rail (4.8 miles)
- 13 Minutes to Carlsbad Village Commuter Rail (6.0 miles)
- 5 Minutes to McClellan-Palomar Airport (1.4 miles)
- 47 Minutes from San Diego International Airport (34.3 miles)

# FLOOR PLAN



## SPACE HIGHLIGHTS

- 3 Private Offices
- 9 Workstations
- Breakroom
- Warehouse
- Private Restrooms in Suite
- Next door to Rouleur Brewing (opens 4pm)

# CONTACT INFORMATION



**SCOT GINSBURG**

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