

# THE EDGE

1808 Aston Avenue, Carlsbad, CA



**CBRE**

FOR LEASE

# THE EDGE

Situated on a hilltop in Carlsbad, THE EDGE boasts breath taking panoramic views of the Pacific Ocean.

The freshly modernized interiors offer a respite space for creative energy by bringing the outdoors in. Landscaping features have also been optimized to encourage outdoor work and relaxation.

THE EDGE caters to today's contemporary businesses and teams eager to enhance employee productivity through an elevated work environment.



# BUILDING FEATURES

- 84,010 RSF multi-tenant office building
- Panoramic, western facing ocean, lagoon & golf course views
- Walking distance to restaurants & retail amenities - 0.3 miles to The Island @ Carlsbad which includes Croutons, JBox Sushi, Jose's Taco Shop, Punjabi Tandoor, Little Zeus Greek Cafe, Allen's NY Pizza, AVO Cafe, El Cubano, Anytime Fitness, Ocean Day Spa, Studio Barre
- Generous parking ratio of 4.2/1,000 SF, EV charging added
- Fully renovated lobby, corridors and restrooms with modern fit and finish including LED lighting throughout, new seating area in lobby
- Secured building (card access)
- Allocated area (core factor) - 13.0%
- High-speed Fiber Connectivity





# AVAILABILITY

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LEASE RATE: \$2.55/RSF

SUITE	SIZE	CONDITION	AVAILABLE
130	3,057 RSF	New Creative Spec Suite	Now
135	2,151 RSF	New Creative Spec Suite	Now
140	4,112 RSF	New Creative Spec Suite	Now
170	10,330 RSF	Built-out	Now



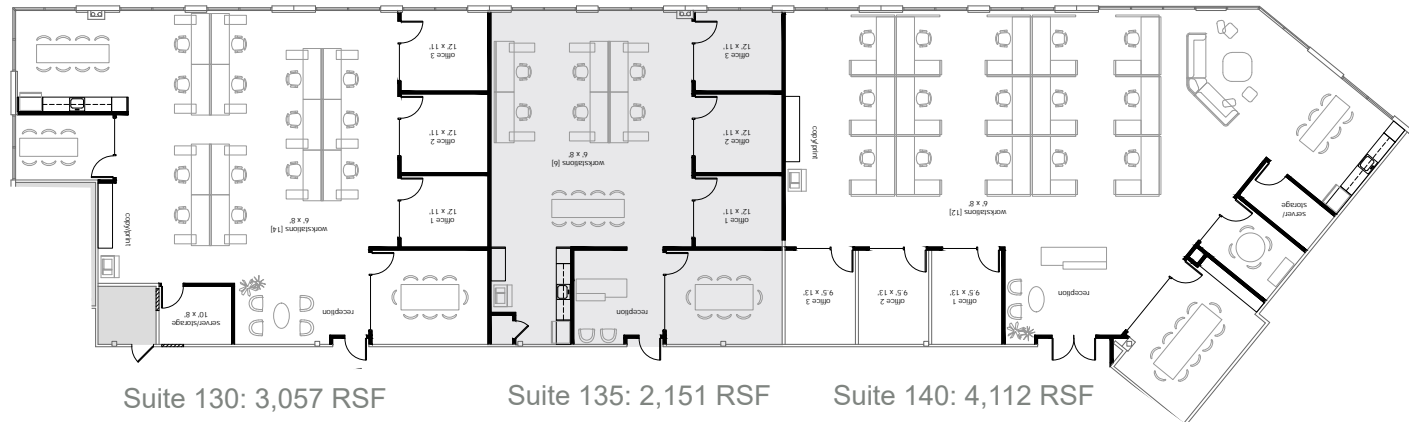
# FLOOR PLANS

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## SUITES 130, 135, & 140

- New Creative Spec Suites
- Suite 130 - 3,057 RSF
- Suite 135 - 2,151 RSF
- Suite 140 - 4,112 RSF

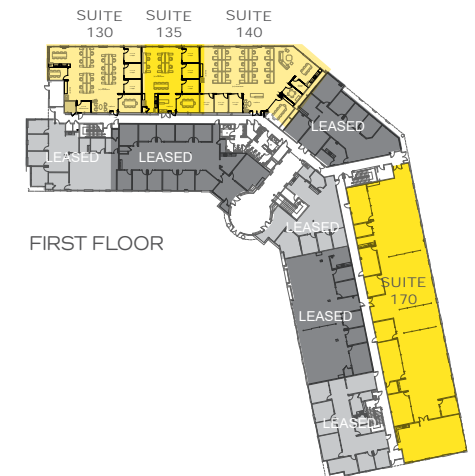


Suite 130: 3,057 RSF

Suite 135: 2,151 RSF

Suite 140: 4,112 RSF

\*Suites are contiguous up to 9,320 RSF

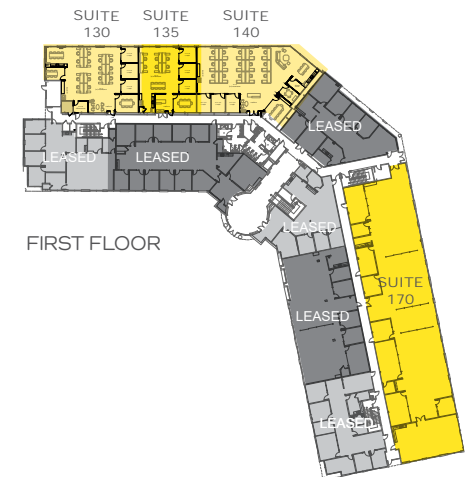
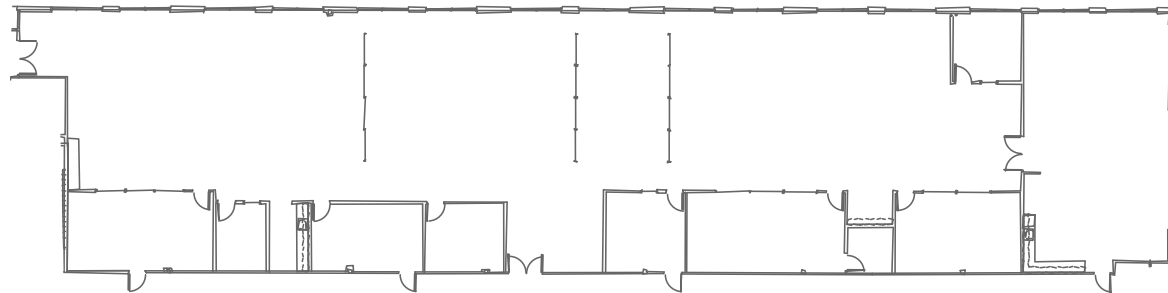


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## SUITE 170

- 10,330 RSF | Available now



# LOCATION

1808 Aston Avenue, Carlsbad, CA



2.2 Miles to I-5  
5.7 Miles to Hwy-78



2.8 Miles to McClellan Palomar Airport



0.3 Miles to Island @ Carlsbad Retail Center & Food Court



750 Feet to Emerald Lake



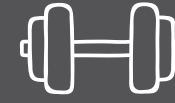
Close proximity to Lodging & Corporate Housing



Close proximity to Crossings @ Carlsbad & Aviara Golf Club



4 Miles to Legoland & SEA LIFE Aquarium



1.3 Miles to 24 Hour Fitness Super Sport



2.8 Miles to Pristine Carlsbad Beaches



# AERIAL OVERVIEW

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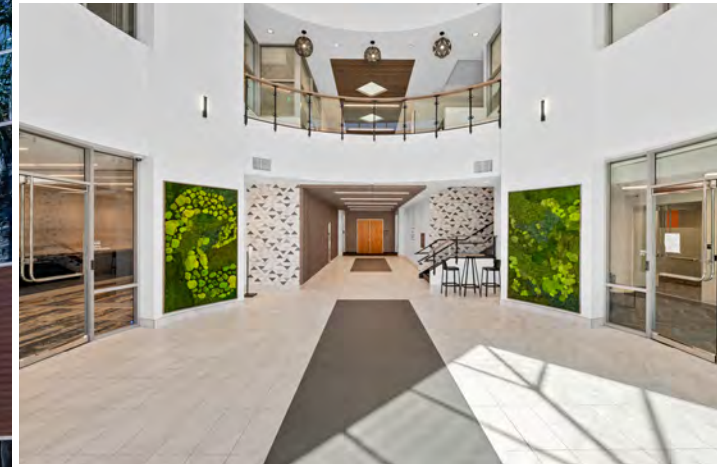


MCCLELLAN-PALOMAR AIRPORT



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