

2545

2510, 2520, 2540-2546, 2550-2556 GATEWAY ROAD
the OCEAN
COLLECTION
BRESSI RANCH



Superior Location in the Heart of Carlsbad

EXCLUSIVELY MARKETED BY:



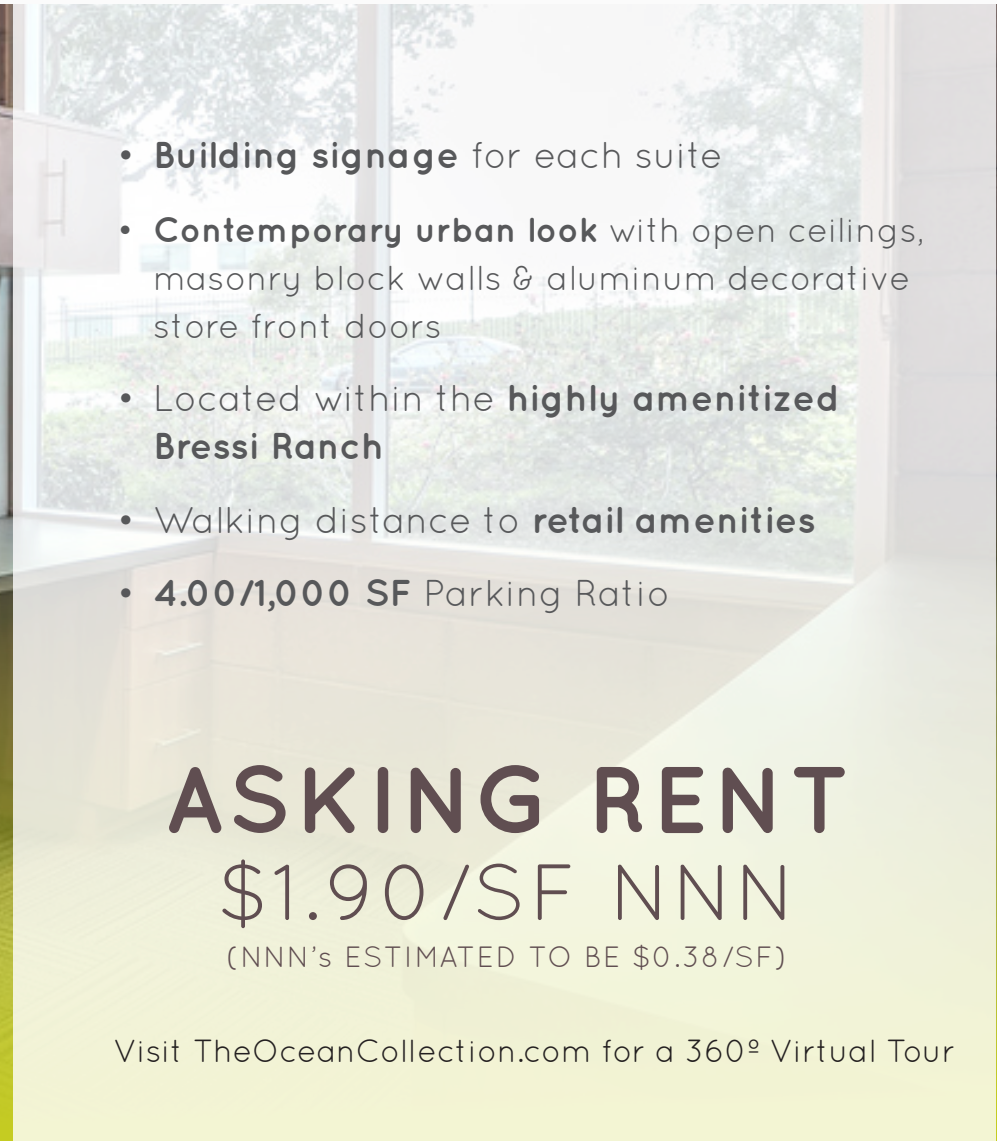
ERIK McNARY
 Lic #02008404
 (858) 354-2542
 emcnary@voitco.com

JON STARK
 Lic #01478947
 (858) 825-2446
 jstark@voitco.com

OWNED AND MANAGED BY:



THE OCEAN COLLECTION is a five-building high-end creative office project in the prestigious Bressi Ranch Corporate Center located in the heart of Carlsbad's business corridor. Each loft-style suite boasts concrete masonry walls, open ceilings featuring exposed ductwork, modern aluminum windows and doors.



- **Building signage** for each suite
- **Contemporary urban look** with open ceilings, masonry block walls & aluminum decorative store front doors
- Located within the **highly amenitized Bressi Ranch**
- Walking distance to **retail amenities**
- **4.00/1,000 SF** Parking Ratio

ASKING RENT
\$1.90/SF NNN
(NNN's ESTIMATED TO BE \$0.38/SF)

Visit TheOceanCollection.com for a 360° Virtual Tour

SITE PLAN



■ Available for Lease
■ Sold



AVAILABILITY SUMMARY

See Site Plan	B
Building No.	2544
Lease Rate	\$1.90/SF NNN
Available SF	3,542 SF

* NNN's ESTIMATED TO BE \$0.38 / SF



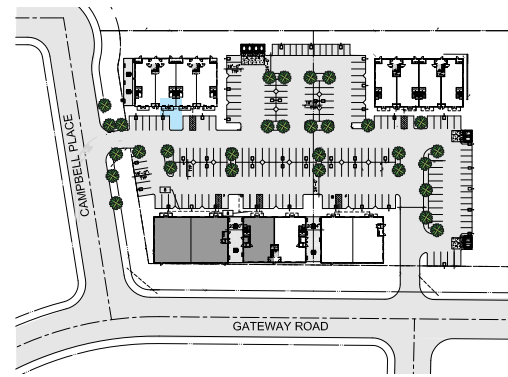
Unique. Inspired.
Authentic.

The Ocean Collection is creative office at its finest.



Lush landscaping.

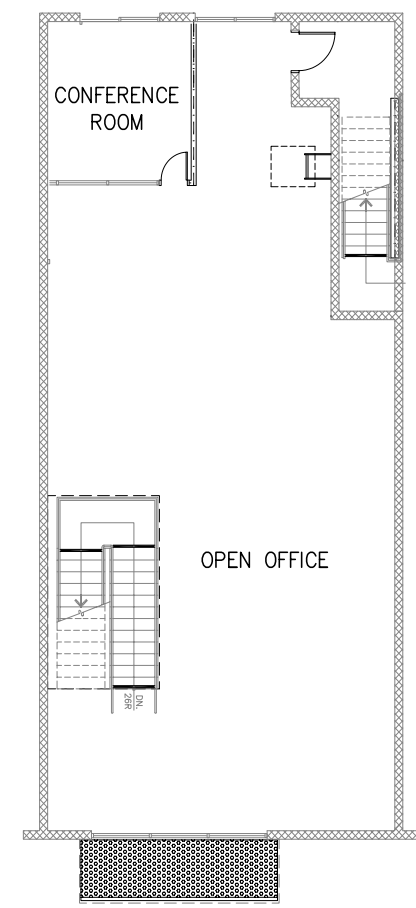
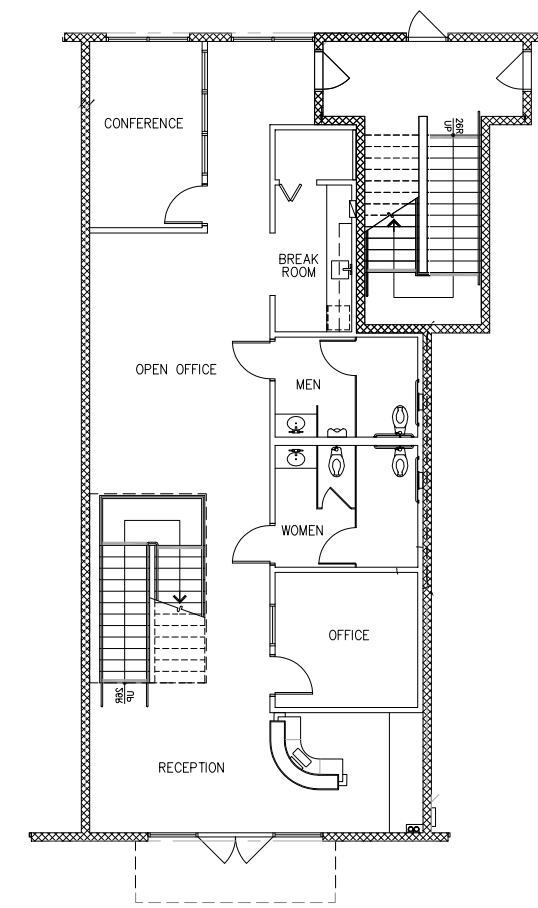
Outdoor meeting and dining areas.



2544 GATEWAY ROAD

\$1.90/SF NNN

- » 3,542 SF
- » Creative office space
- » Open ceiling plan
- » Glass-walled conference rooms



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jstark@voitco.com



Voit

REAL ESTATE SERVICES

5800 Armada Drive, Suite 350, Carlsbas, CA 92008 • 760.517.4000 • 760.683.6403 Fax • Lic #01991785 | www.voitco.com

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