

ATLAS

CARLSBAD | CALIFORNIA

5909 & 5919 SEA OTTER PLACE
CARLSBAD, CA 92010

AVAILABLE LIFE SCIENCE AND R&D: 8,196-80,836 SF

43,136 SF LAB READY SPEC AVAILABLE

ATLAS is a 230,957 square-foot R&D Campus that embodies the quintessential Southern Californian lifestyle, overlooking Northern San Diego's coastline. ATLAS was designed and built under the ideal that environment shapes success. The project focuses on creative space built to inspire ingenuity, encourage employee wellness and streamline business.

Capturing the natural beauty of its premier location, ATLAS comprised of two adjoining buildings, ALPHA and BETA: 2 story, 92,770 SF ALPHA features 20' floor-to-ceiling windows with panoramic views while expansive 138,187 SF Beta features 24' ceilings, an open-air indoor/outdoor gym and coastal views. With numerous amenities and innovative indoor/outdoor work environment, ATLAS creates communal working space that is designed to support modern business needs.





PROPERTY FEATURES

Property Address 5909 ("Alpha") Sea Otter Place
5919 ("Beta") Sea Otter Place

Zoning PM: Office, Industrial, R&D (GMP/Lab)

Slab to Slab/
Clear Height Alpha – 14'
Beta – 24'

Construction Alpha – Steel Frame
Beta – Concrete Tilt

Power 8,000 Amps 480/277V

Sprinklers Fully Sprinklered

Windows Floor-to-Ceiling Glass (Alpha)

Equipment Yard Design and Location In Progress

Loading Dock-High Loading



NEW LAB READY IMPROVEMENTS

New Single Pass Air:

150 SF/ton of cooling for lab spaces
Average 10 ACH of single pass air with turndown capabilities

Power Capacity:

ALPHA – 3,100 Amps; 28.35W/SF BETA – 3,800 Amps; 24.25W/SF

Lab Exhaust Fans with N+1 Redundancy & High Plume Discharge Stack

E-Generator Service– 500kW & Conduit Serving Spec Suites

High Efficiency Gas Fired Boilers with Variable Speed Pumps

Dock High Loading

New Rooftop Mechanical Pads

Chemical Waste Line/PH Neutralization Tank:
Independent laboratory waste & vent system
Below grade laboratory waste systems & neutralization tank

ATLAS SITE PLAN

BUILDING ALPHA 92,770 SF
BUILDING BETA 138,187 SF

AVAILABLE OPTIONS

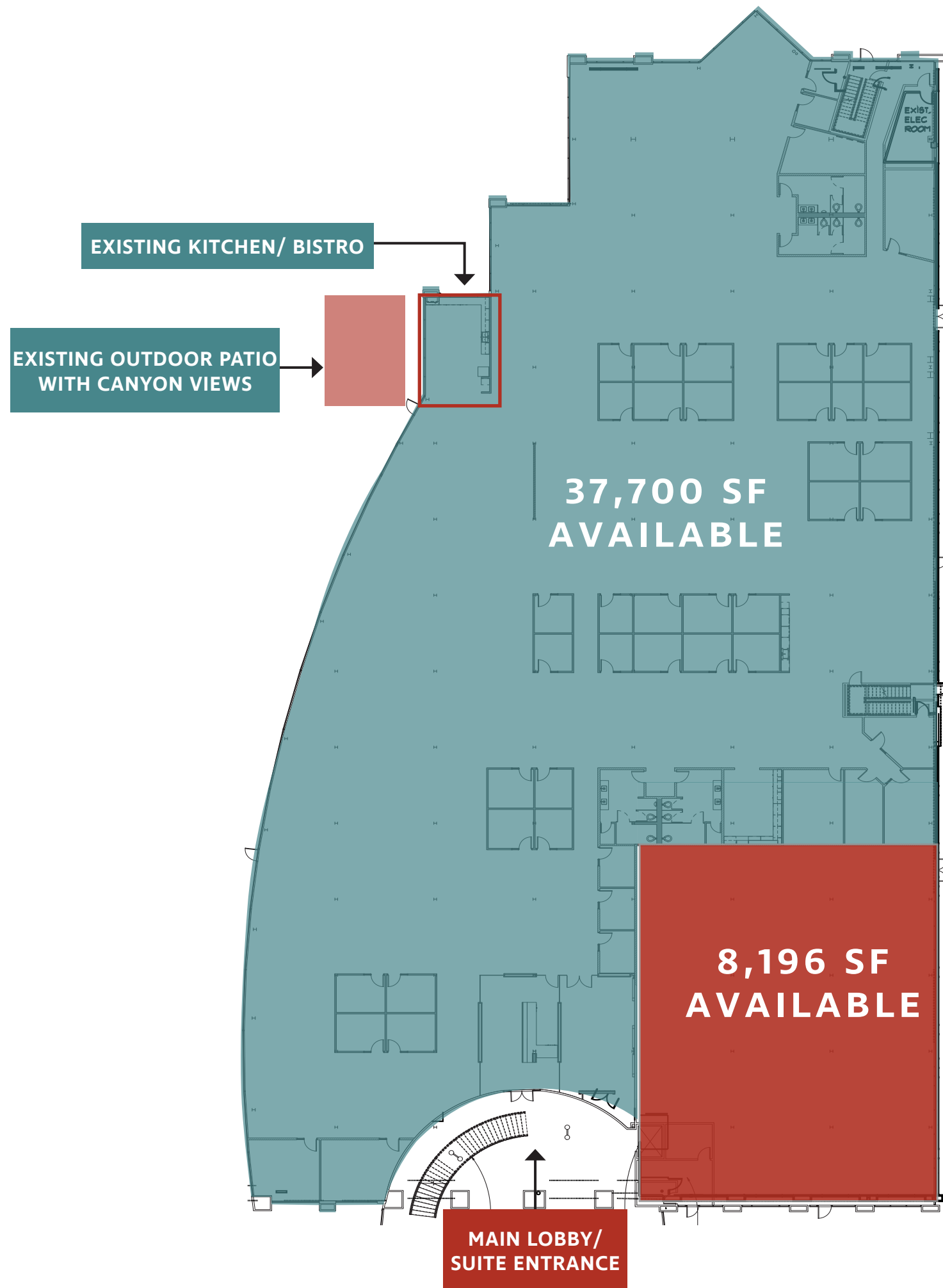
ALPHA

SUITE 100/110 CONTIGUOUS 45,896 SF
SUITE 110 8,196 SF
SUITE 220 16,345 SF
SUITE 110/220 CONTIGUOUS 24,541 SF

BETA

SUITE 300 18,595 SF

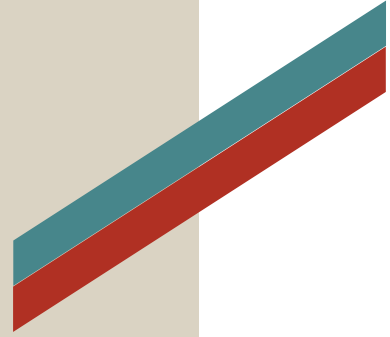




ALPHA / FLOOR 1 / SUITE 110

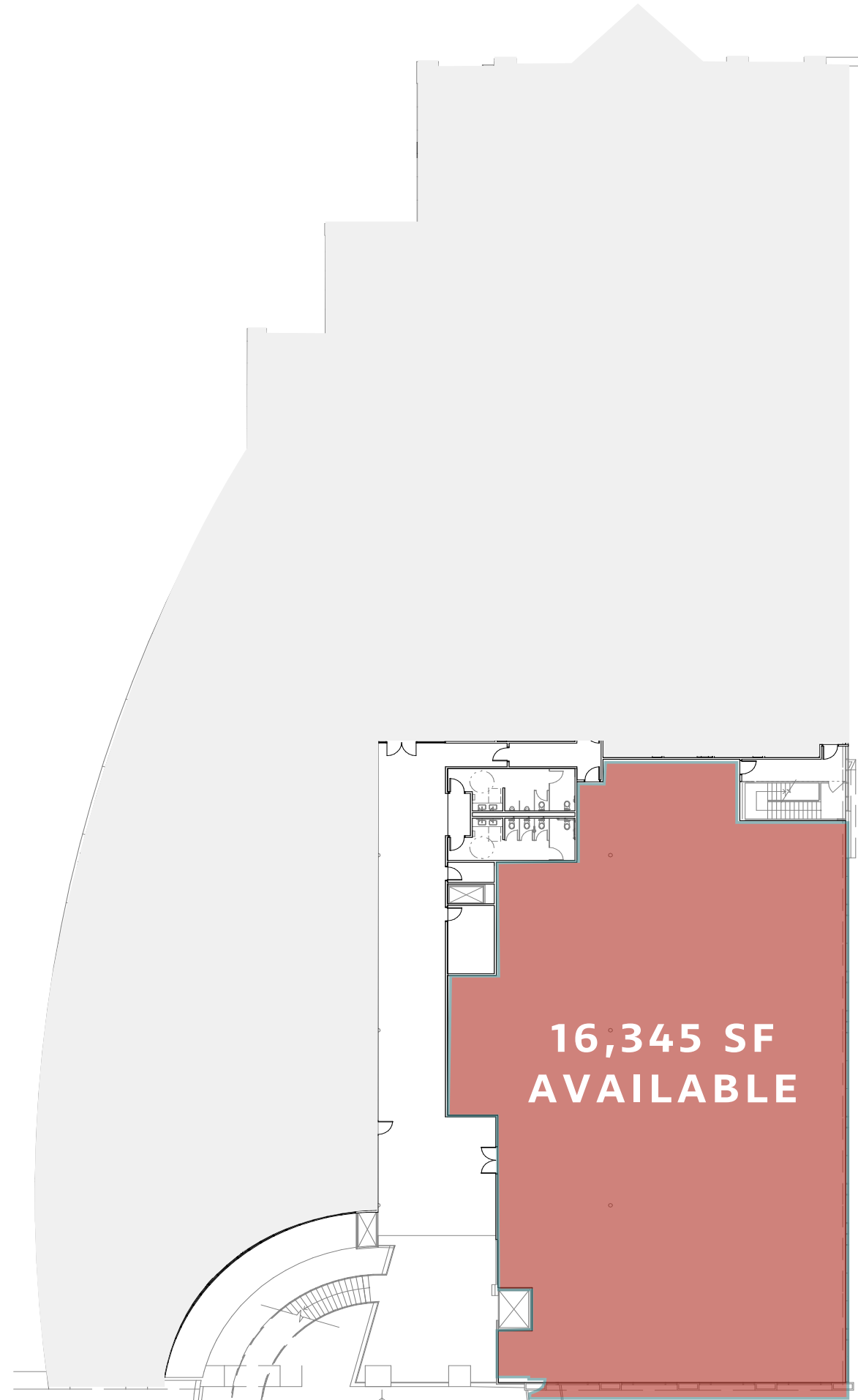
FLOOR 1 AVAILABLE SQUARE FOOTAGE
45,896 SF



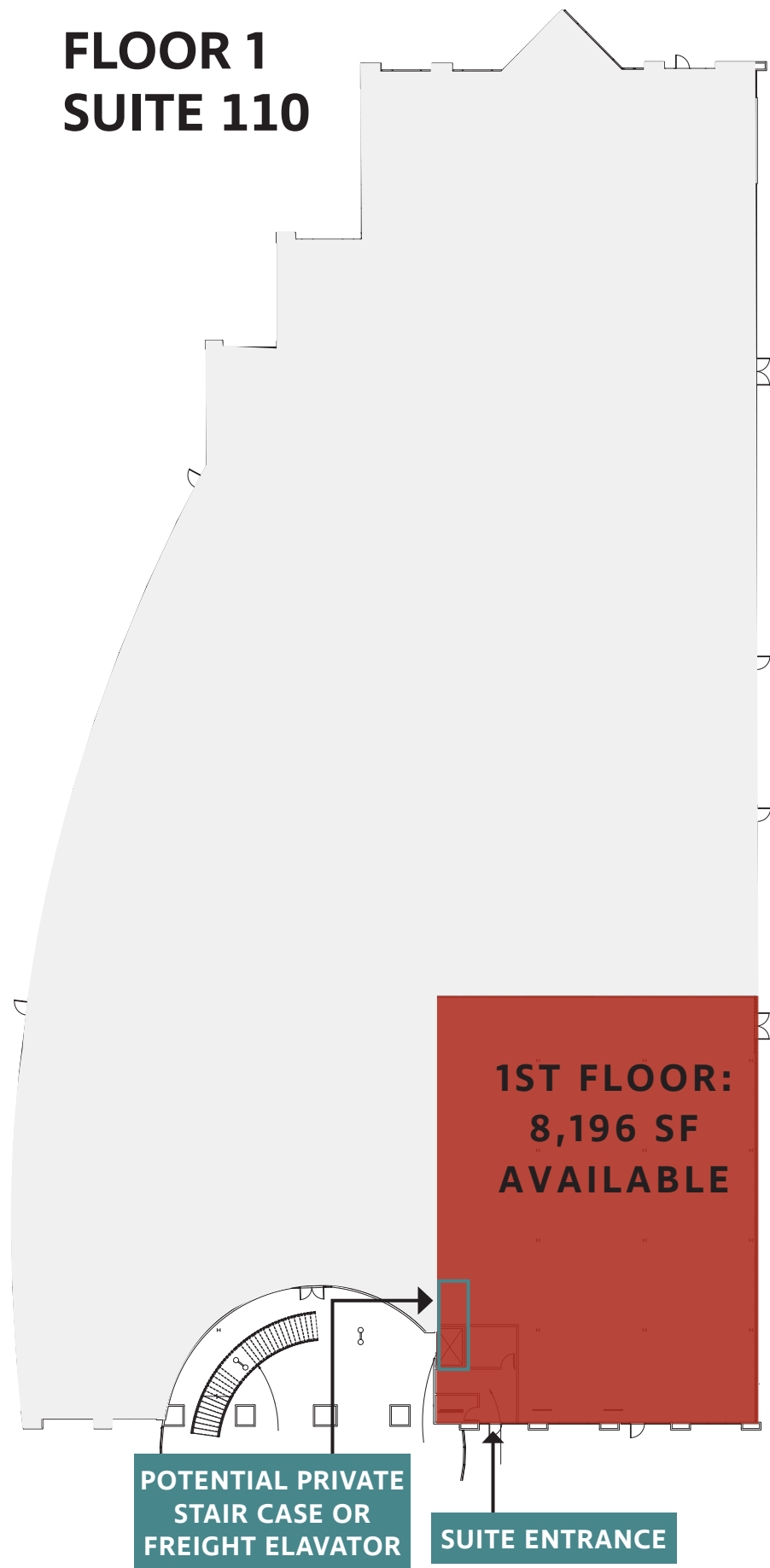


ALPHA / FLOOR 2 / SUITE 220

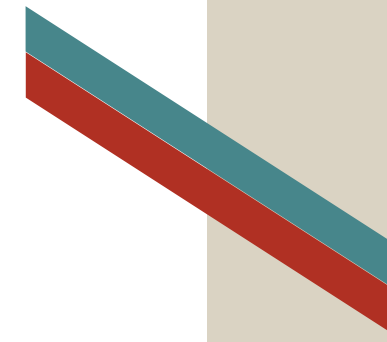
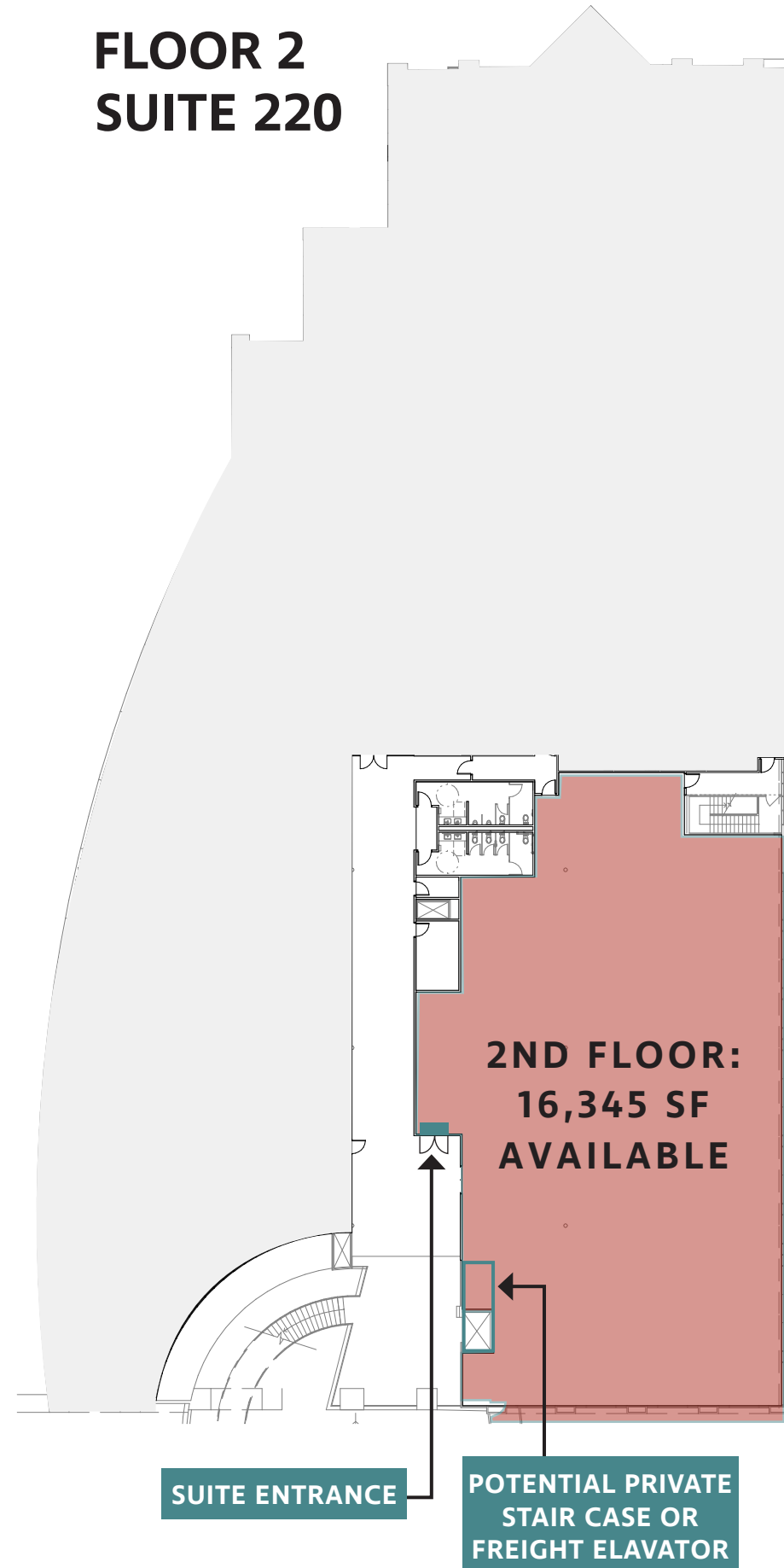
FLOOR 2 AVAILABLE SQUARE FOOTAGE
16,345 SF



**FLOOR 1
SUITE 110**



**FLOOR 2
SUITE 220**

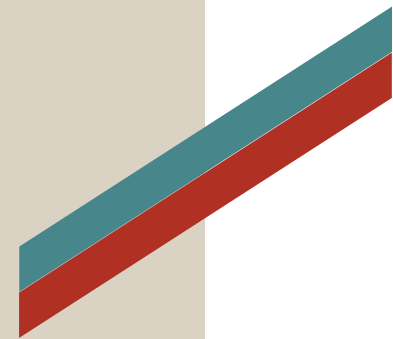


**ALPHA / 1ST & 2ND STORY
CONTIGUOUS PLAN**

TOTAL AVAILABLE SQUARE FOOTAGE
24,541 SF

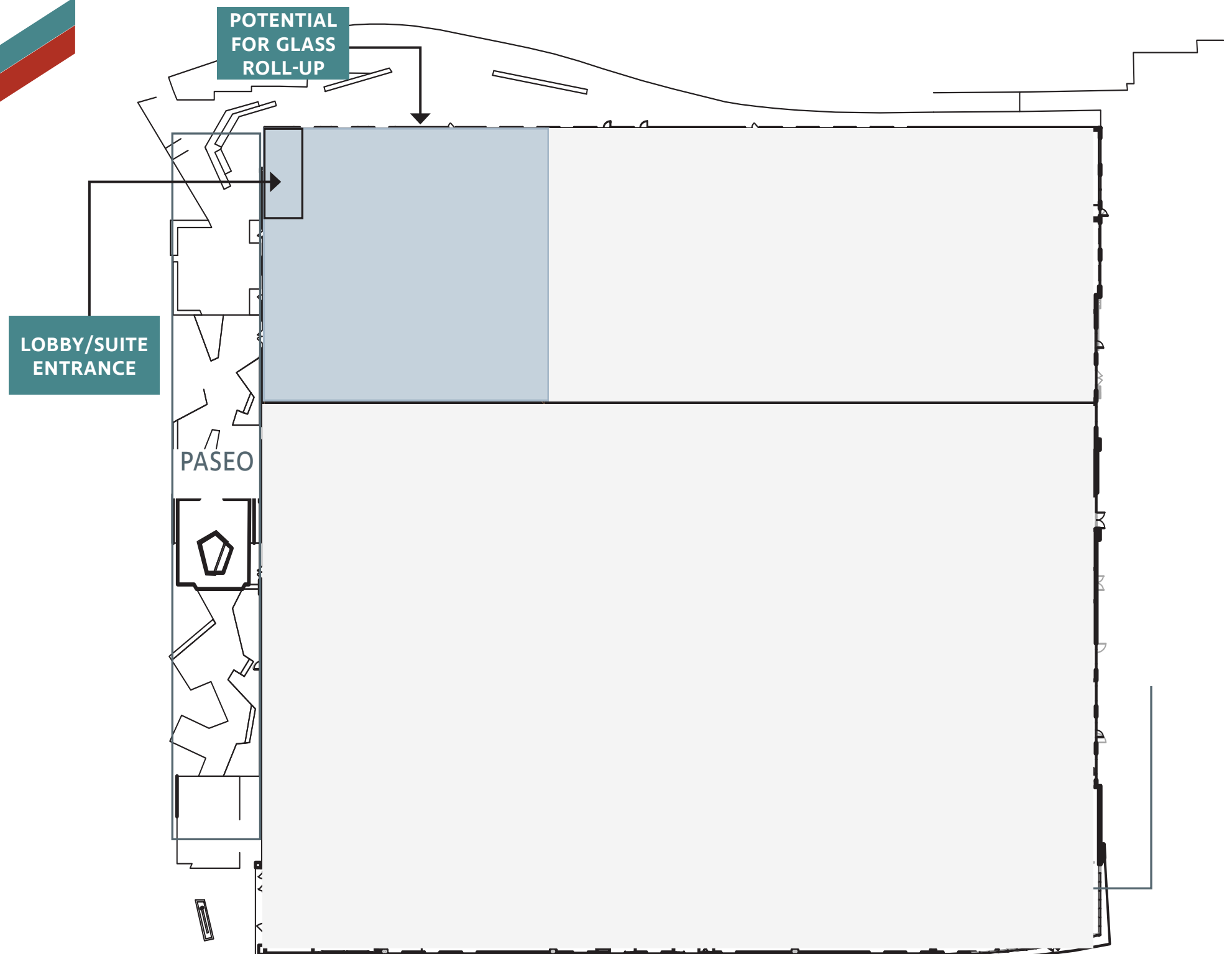
- Ability to Accomodate a Private Interior Staircase or Elevator Service
- Existing Freight Elevator Pad
- Existing Staircase Floor Penetration





BETA

SUITE 300 AVAILABLE
18,595 SF





CUTTING EDGE ARCHITECTURE

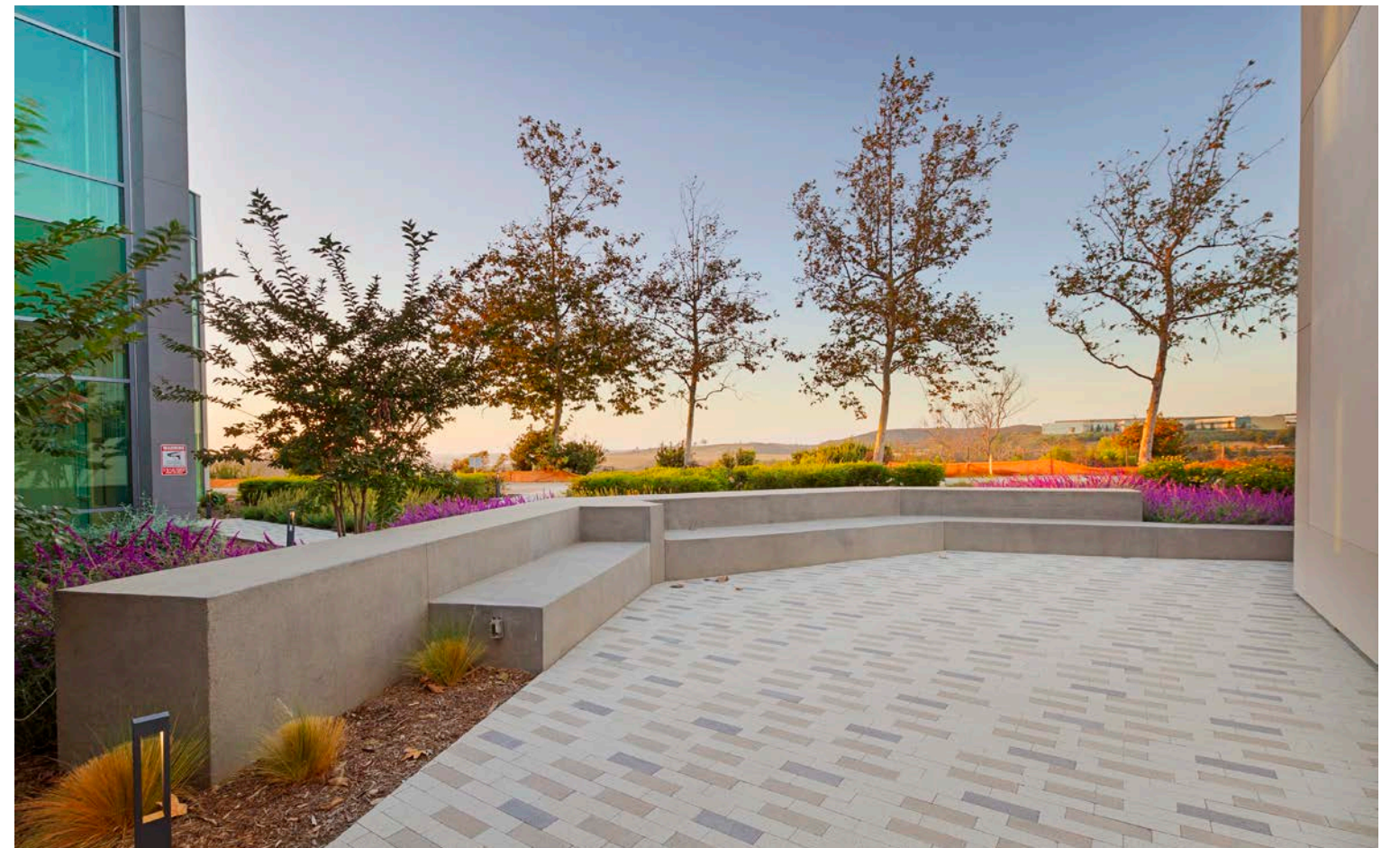


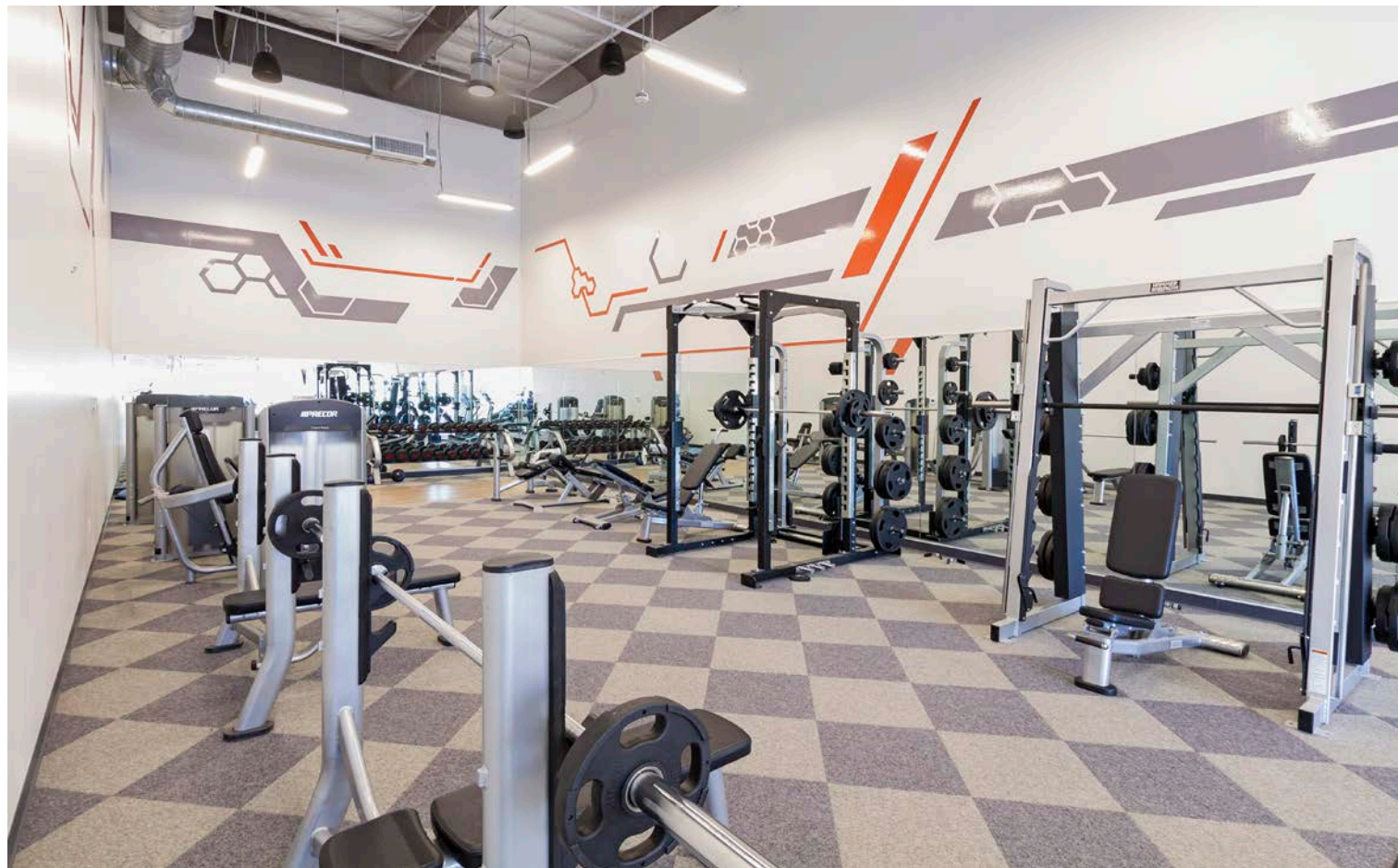
AMENITIES

- Newly redeveloped creative campus
- Immense resort style outdoor amenity space for employees
- Outdoor work and meeting spaces with lounge areas, Wi-Fi, outdoor TV, outdoor kitchen with BBQ area and water features
- Indoor/outdoor fitness and wellness amenities, which include: staffed trainers, classes, passive/active workout, showers and lockers
- Joes on the Nose, an on-site boutique garden cafe, offering breakfast and lunch
- Amphitheatre for employee events, entertaining and outdoor presentations
- Scenic creative office suites with 20' floor-to-ceiling glassline
- EV charging stations
- Bocce Ball courts
- Walking distance to restaurants
- Panoramic scenic and coastal views
- Multiple access points to hiking, walking and running trails











**113,725
POPULATION**



**GOLF CAPITAL
OF THE WORLD**



**7 MILES OF
COASTLINE**



**150+
MANUFACTURING
PLANTS**



**UNEMPLOYMENT
RATE 3.7%**



**46 MILES OF
HIKING TRAILS**



**EDUCATIONAL
ATTAINMENT**

42% BACHELOR'S
DEGREE OR HIGHER

2.9% PH.D



INDUSTRIES

INFORMATION & COMMUNICATIONS
TECHNOLOGY

LIFE SCIENCES

ACTION SPORTS MANUFACTURING

CLEAN TECHNOLOGY

LOCATION

Spanning 39 square miles, the City of Carlsbad is a scenic coastal community that lies approximately 35 miles north of Downtown San Diego and 30 miles south of Orange County. Carlsbad offers the advantages of a major metropolitan area in a suburban setting with a large concentration of executive residential communities, high quality schools and a wealth of retail, restaurants and entertainment. As the "Golf Capital of the World" and a regional leader in San Diego's action sports manufacturing industry, Carlsbad is renowned for its abundant recreation centered on its seven miles of coastline, 46 miles of hiking trails, parks, sports facilities, and world-class golf courses.

ENCINITAS

DOWNTOWN CARLSBAD

5 5 MIN

PALOMAR AIRPORT

PALOMAR COMMONS

El Camino Real

BRESSI RANCH

Logos for BRESSI RANCH area:

- STATER
- PICK UP STIX
- CHASE
- petco
- TRADER JOE'S
- rubio's
- SUPERCUTS
- Peets COFFEE
- FISH DISTRICT
- néktar
- Luna Grill fresh mediterranean
- twig hair lounge
- BLOOM a women's boutique
- BOYS & GIRLS CLUBS
- verizon

Logos for Palomar Commons area:

- LOWE'S
- Chipotle
- FIVE GUYS
- noodles & company
- Jockey Mints
- Panera
- CALIFORNIA BANK

LIFT

Eureka! DEL LUSO

THE SQUARE

Logos for THE SQUARE area:

- BevMo!
- CVS pharmacy
- RICHARD WALKERS
- CASERO
- BIRD ROCK COFFEE ROASTERS
- MENDOCINO FARMS
- MISSION FEDERAL CREDIT UNION
- Mango Mango
- WALMART
- TRADING

ATLAS
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NEARBY AMENITIES

ATLAS

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TRITOWER
FINANCIAL GROUP