

ATLAS

CARLSBAD | CALIFORNIA

5909 & 5919 SEA OTTER PLACE
CARLSBAD, CA 92010

AVAILABLE LIFE SCIENCE AND R&D: 8,196 - 169,694 SF
43,136 SF LAB READY SPEC AVAILABLE



[SUITE 110 VIRTUAL TOUR](#)



[LOBBY VIRTUAL TOUR](#)



[PASEO VIRTUAL TOUR](#)



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 is 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 workspaces that is designed to support modern





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/ Alpha – 14'
Clear Height 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 Grade-Level Loading Existing
Potential to Reinstate 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

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

High Efficiency Gas Fired Boilers with Variable Speed Pumps

New Rooftop Mechanical Pads

Power Capacity:

ALPHA: ±3,100 Amps; 28.35 W/SF

BETA: ±3,800 Amps; 24.25 W/SF

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

Dock High Loading

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

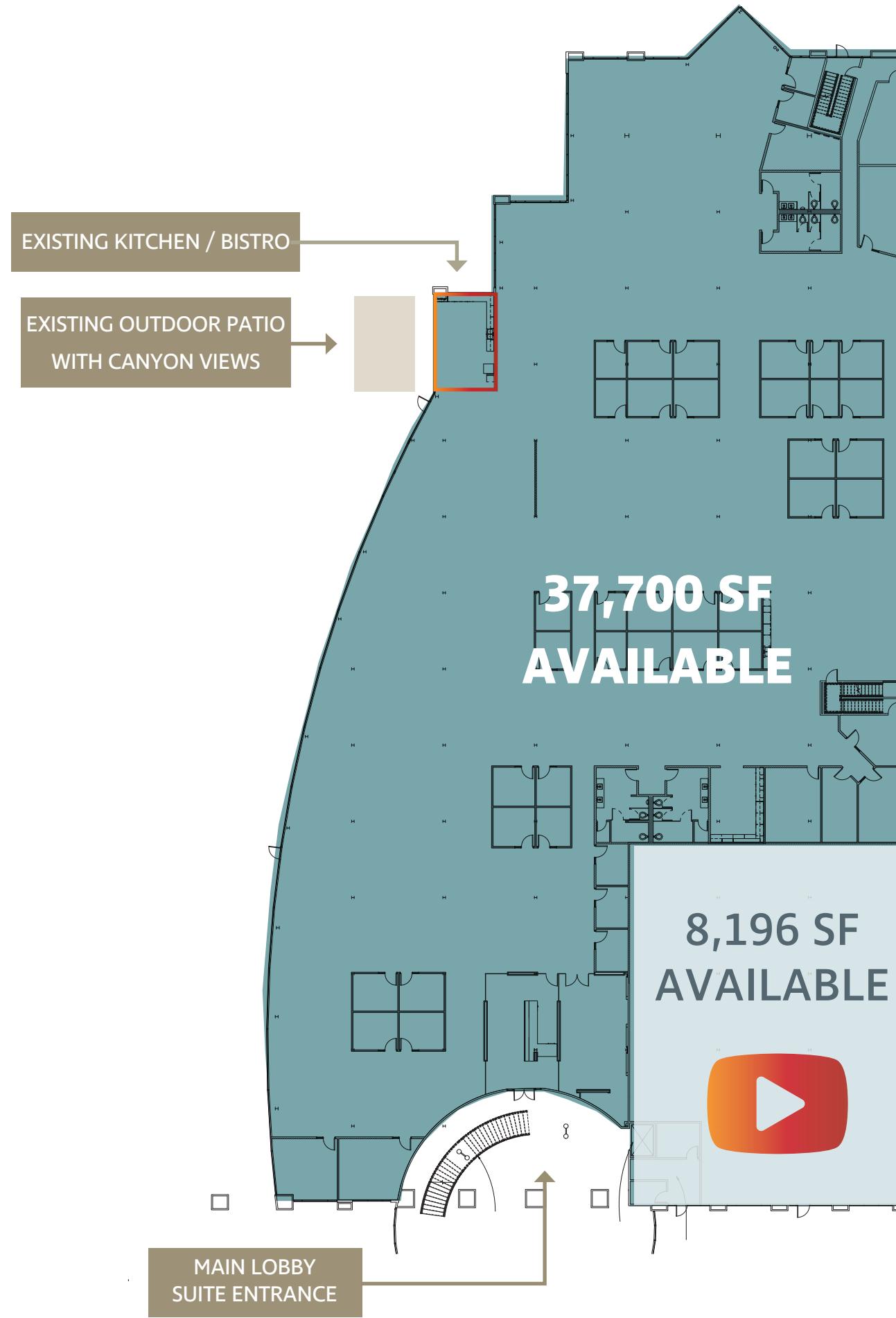
AVAILABLE OPTIONS

SUITE 100 37,700 SF
SUITE 110 8,196 SF
SUITE 220 16,345 SF
SUITE 100/110 45,896 SF
CONTIGUOUS
SUITE 110/220 24,541 SF
CONTIGUOUS

BETA

SUITE 100 88,858 SF
SUITE 300 18,595 SF
SUITE 100/300 107,453 SF
CONTIGUOUS





ALPHA / FLOOR 1

FLOOR 1 AVAILABLE SQUARE FOOTAGE
45,896 SF

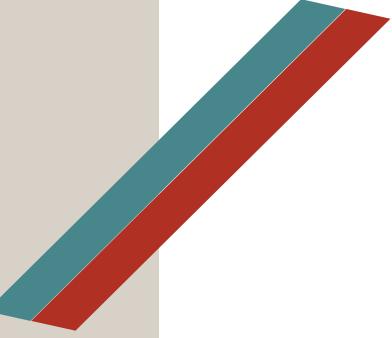
SUITE #100 - 37,700

- Built-Out Creative Office

SUITE #110 - 8,196

- Lab-Ready Warm Shell

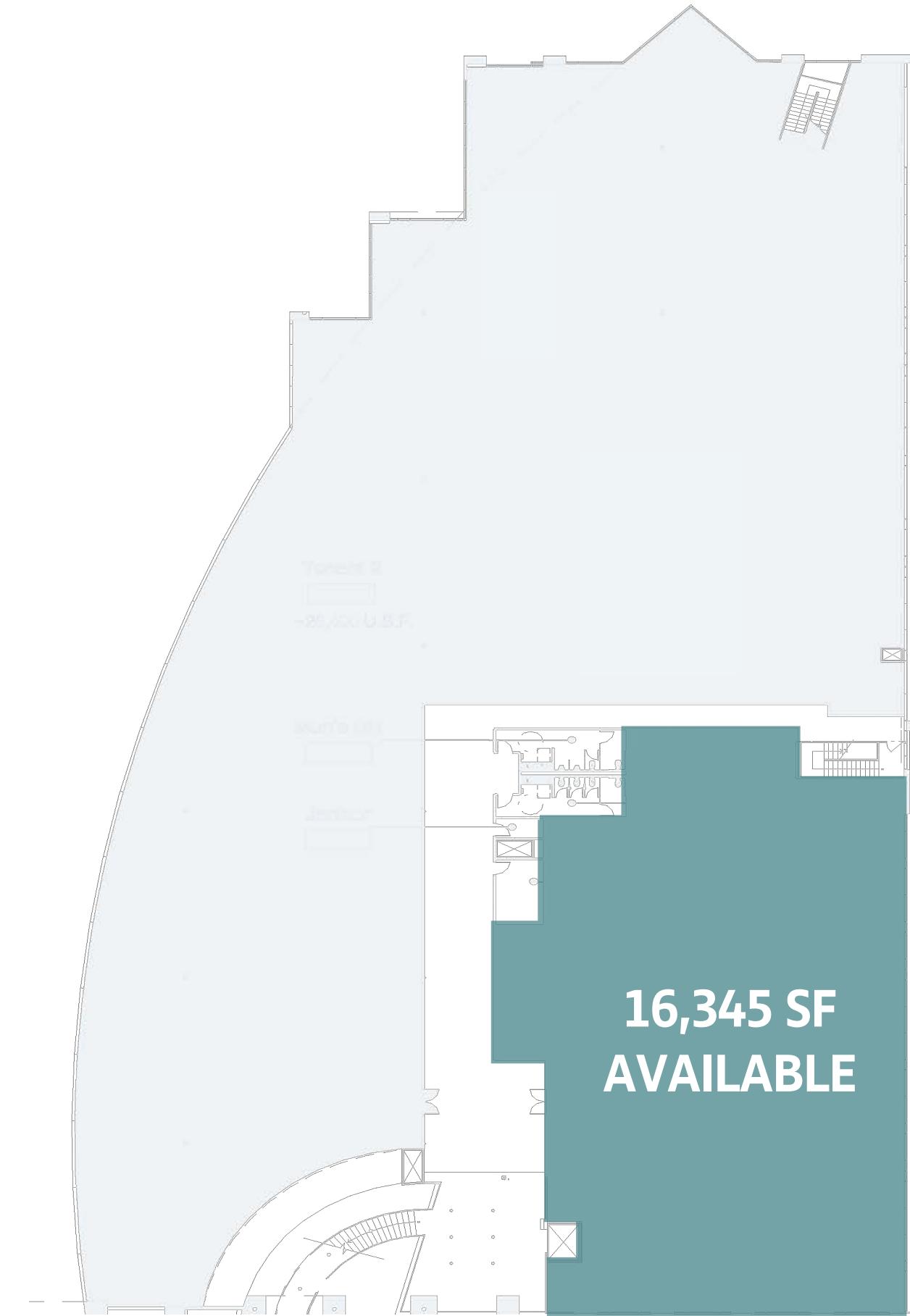




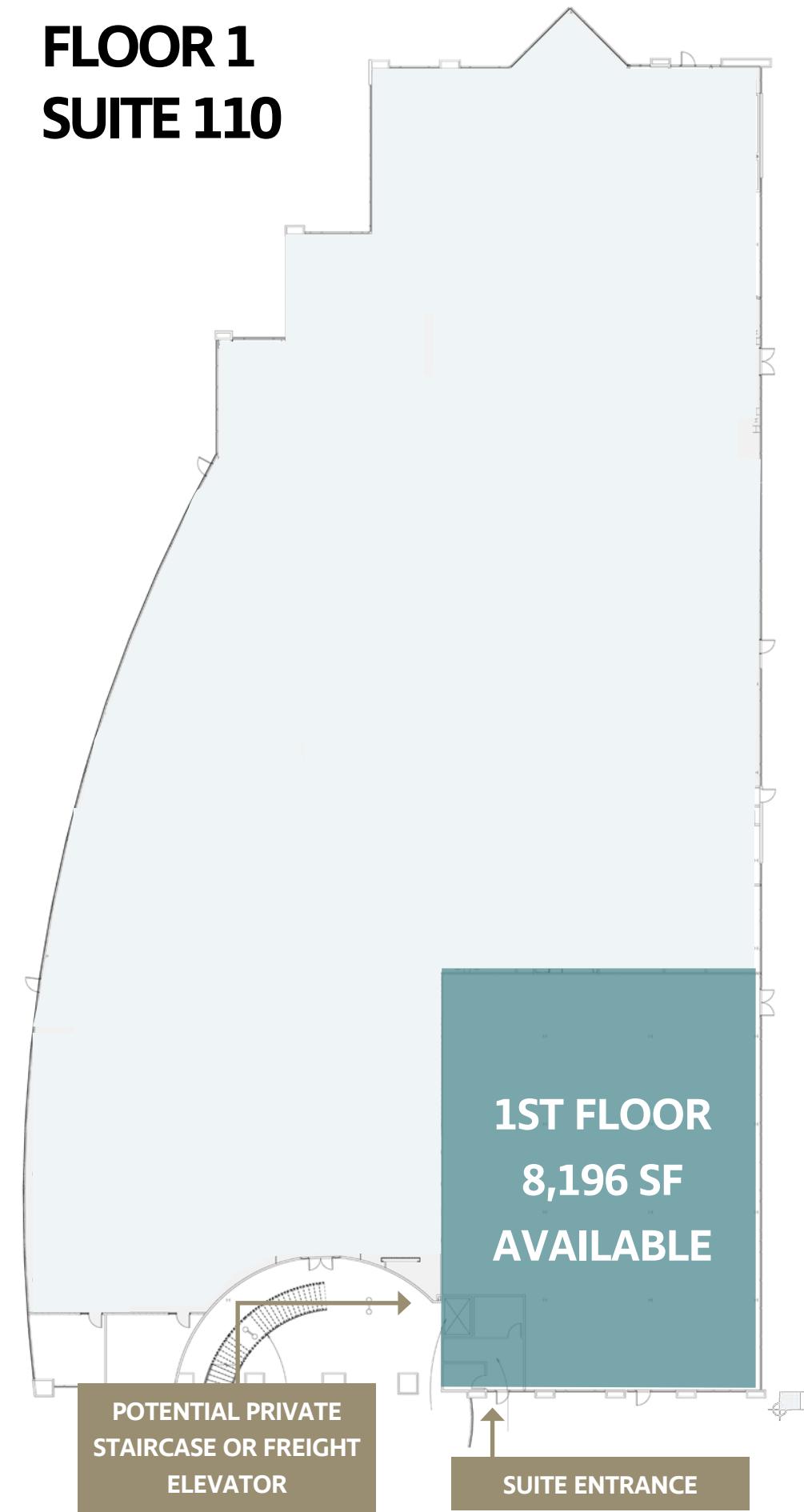
ALPHA / FLOOR 2 / SUITE 220

FLOOR 2 AVAILABLE SQUARE FOOTAGE
16,345 SF

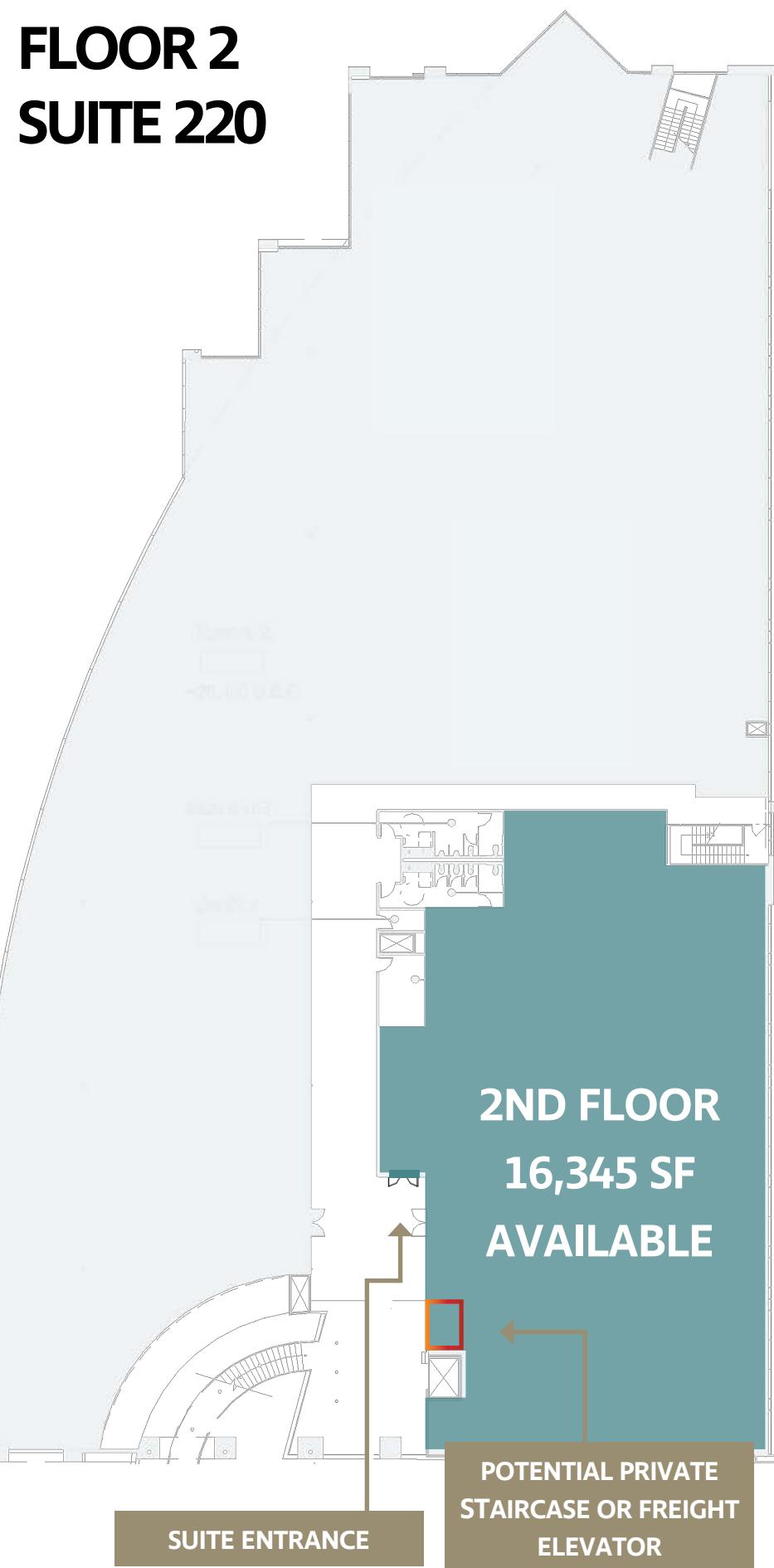
- Lab-Ready Warm Shell



FLOOR 1 SUITE 110



FLOOR 2 SUITE 220



ALPHA / 1ST & 2ND STORY CONTIGUOUS PLAN

TOTAL AVAILABLE SQUARE FOOTAGE
24,541 SF

- Ability to Accommodate a Private Interior Staircase or Elevator Service
- Lab-Ready Warm Shell
- Existing Freight Elevator Pad
- Existing Staircase Floor Penetration



BETA

SUITE 100 AVAILABLE

88,858 SF

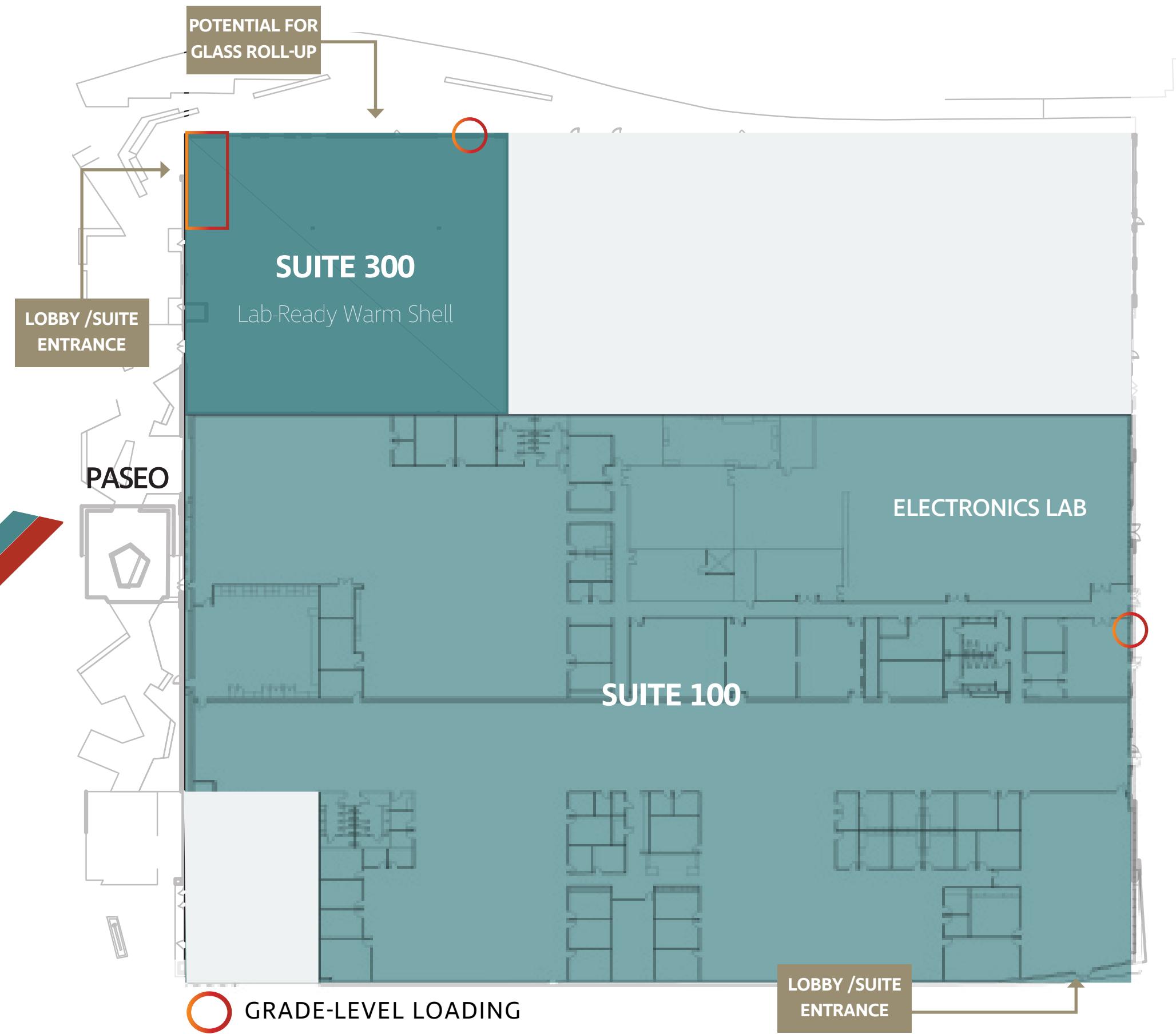
SUITE 300 AVAILABLE

18,595 SF

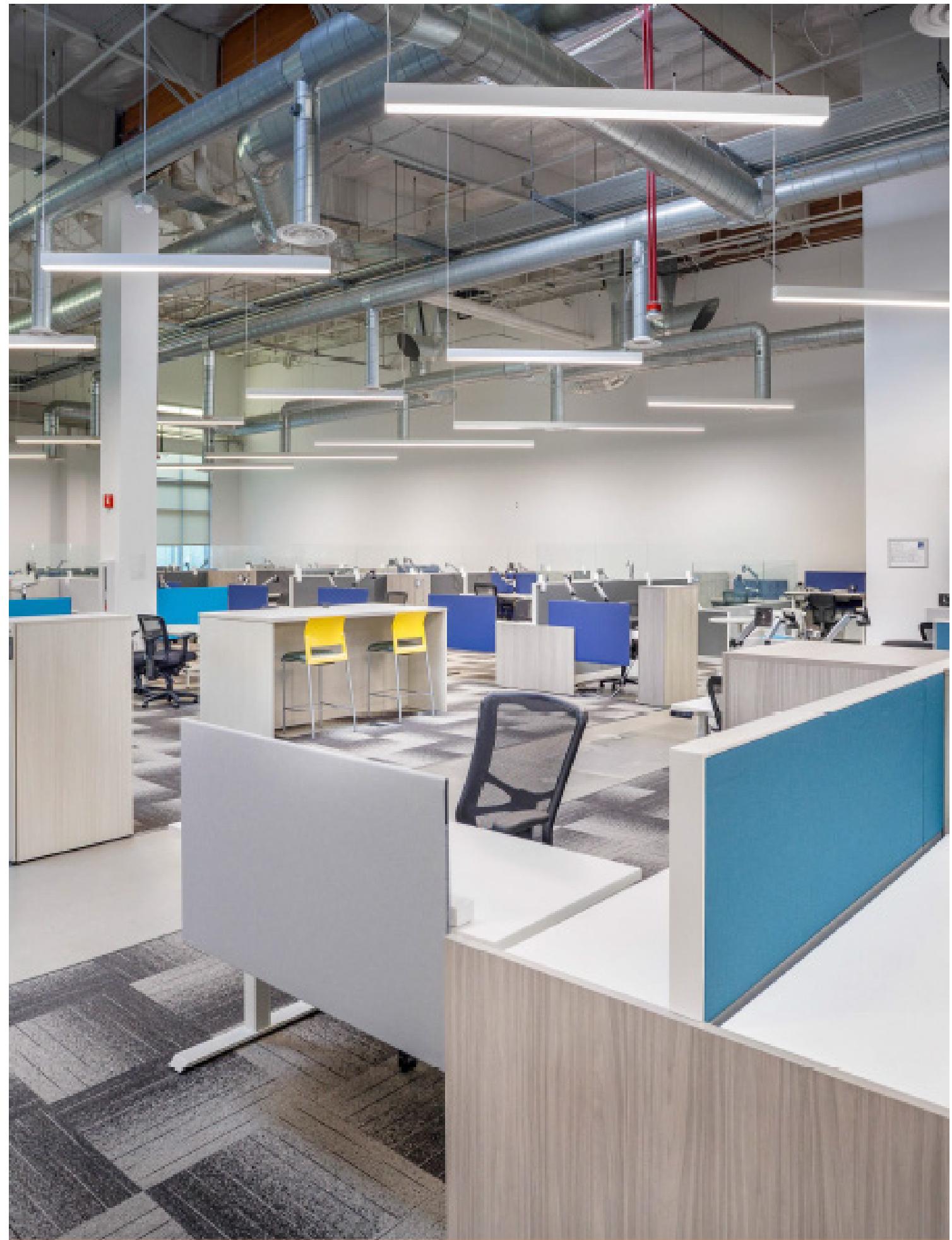
- 24' Ceiling Height

SUITE #100

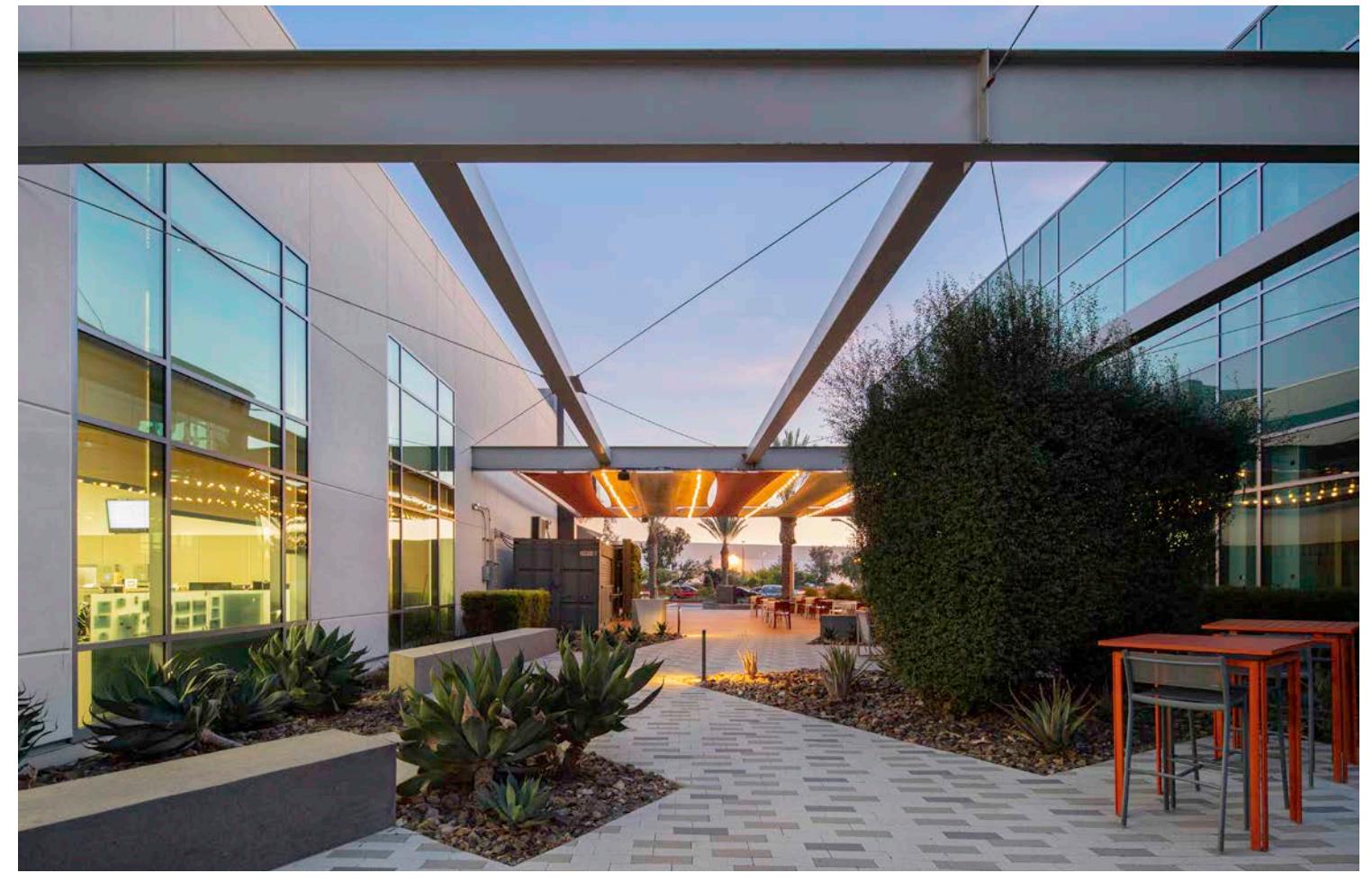
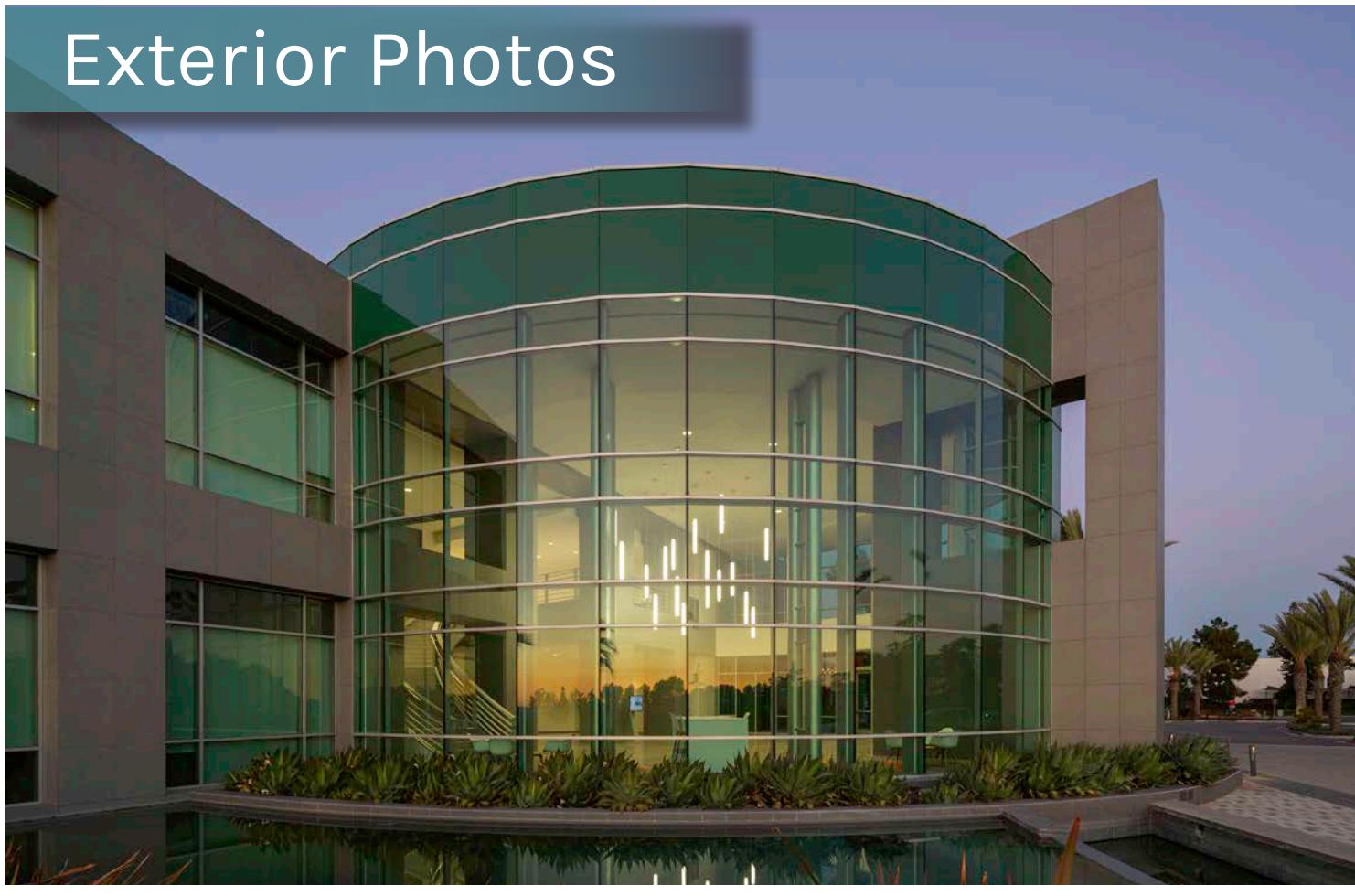
- Plug & Play office with electronics lab, training room, private office and open office area
- Roll-up door accesses amenity space



Suite 100



Exterior Photos



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
- Joe's on the Nose, an on-site boutique garden cafe, offering breakfast and lunch
- Amphitheater 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

CLICK IMAGE FOR PASEO VIRTUAL TOUR

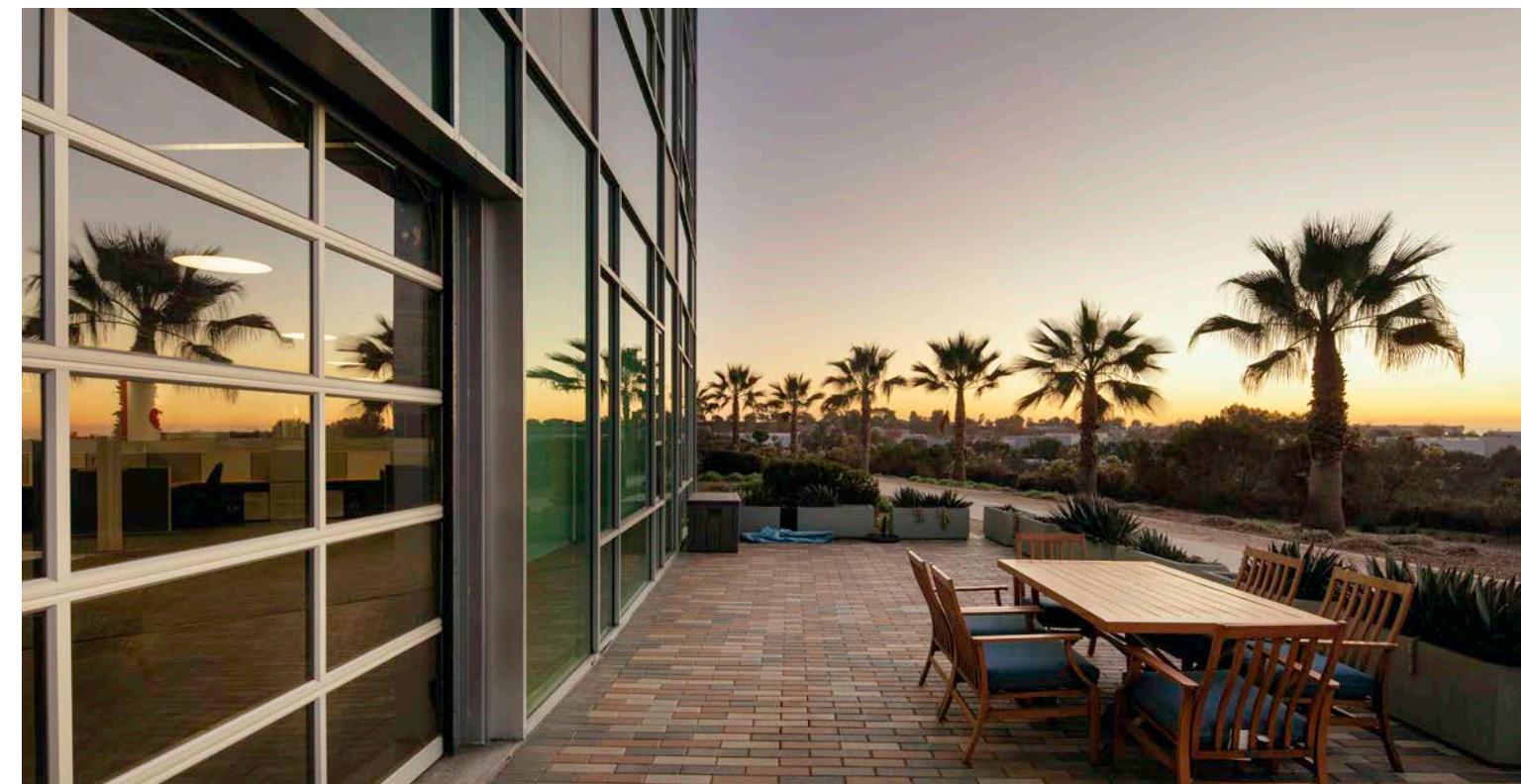
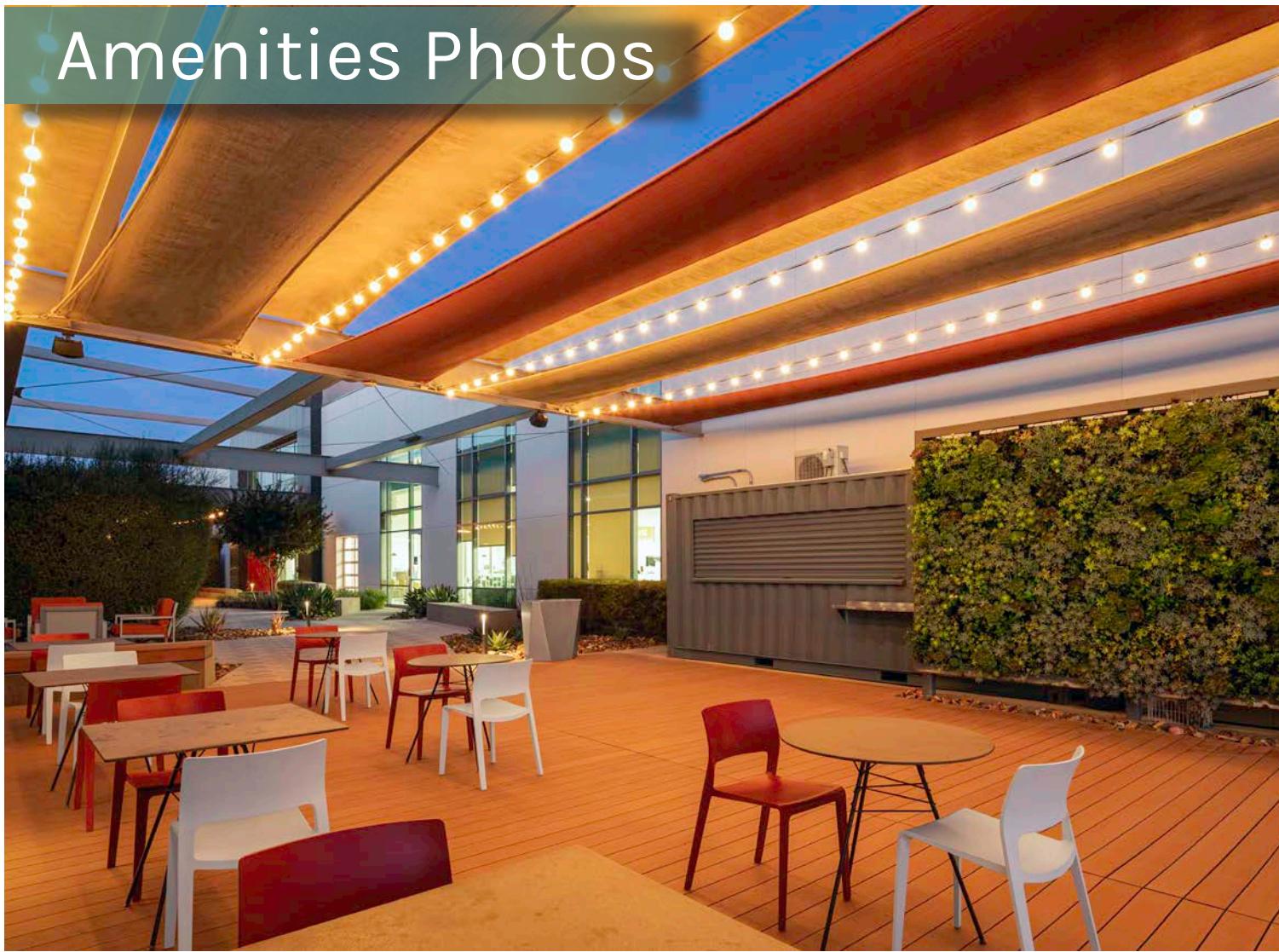


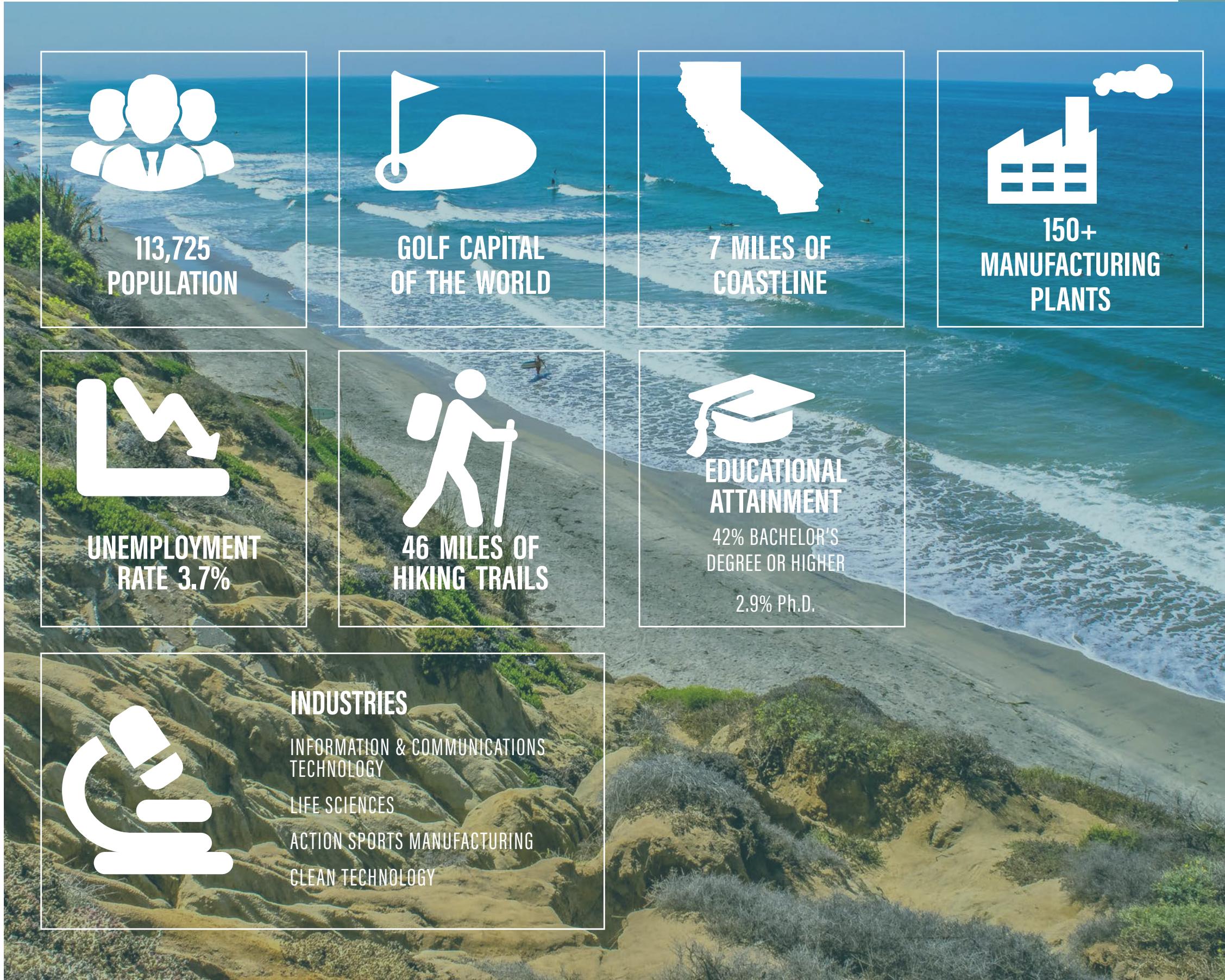


CLICK IMAGE FOR LOBBY
VIRTUAL TOUR



Amenities Photos

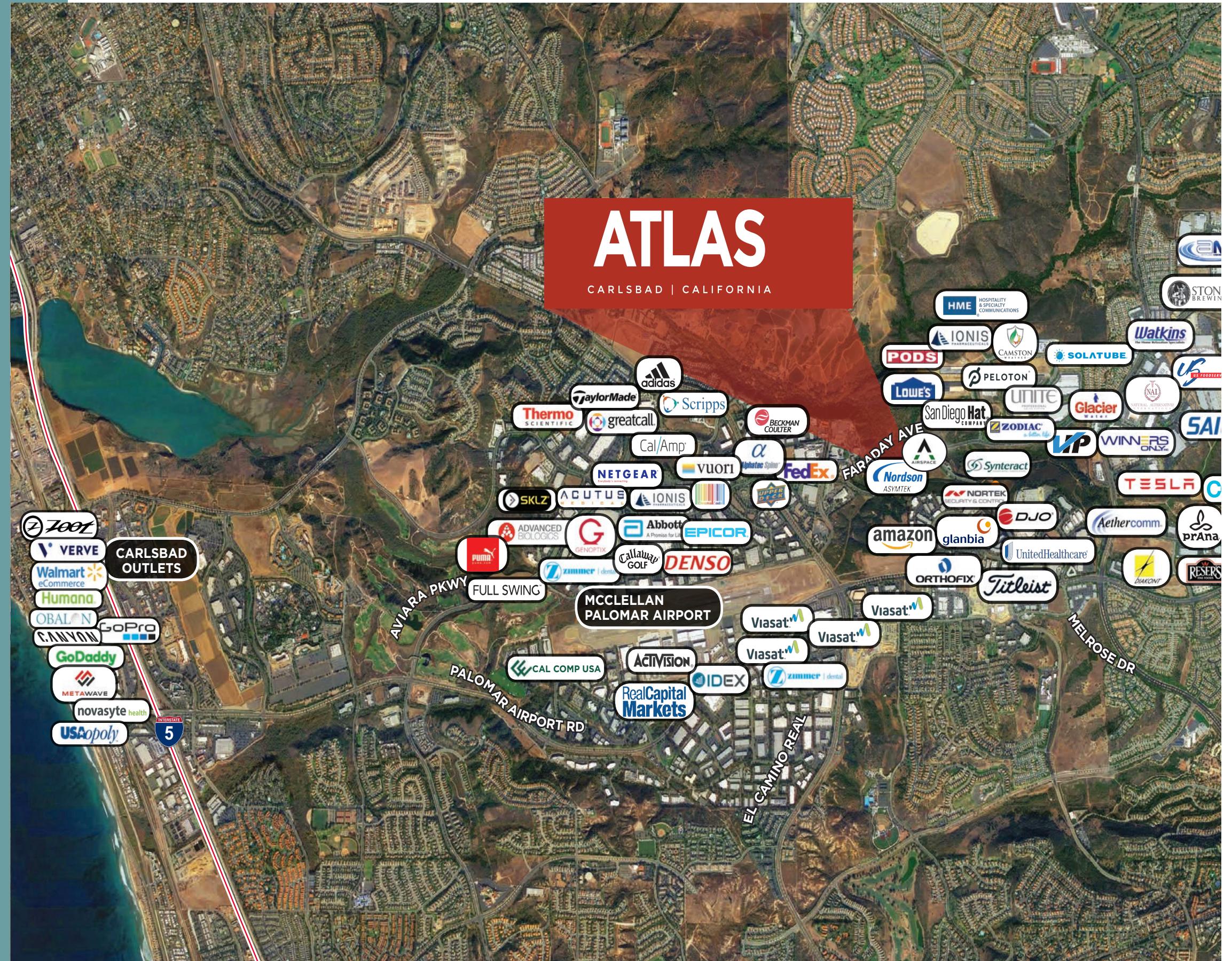




LOCATION

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.

CARLSBAD CORPORATE NEIGHBORS





NEARBY AMENITIES

ATLAS

CARLSBAD | CALIFORNIA

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