

# 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<br>5919 ("Beta") Sea Otter Place          |
| Zoning                        | PM: Office, Industrial, R&D (GMP/Lab)                                    |
| Slab to Slab/<br>Clear Height | Alpha – 14'<br>Beta – 24'  |
| Construction                  | Alpha – Steel Frame<br>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<br>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:  $\pm 3,100$  Amps; 28.35 W/SF      BETA:  $\pm 3,800$  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 |

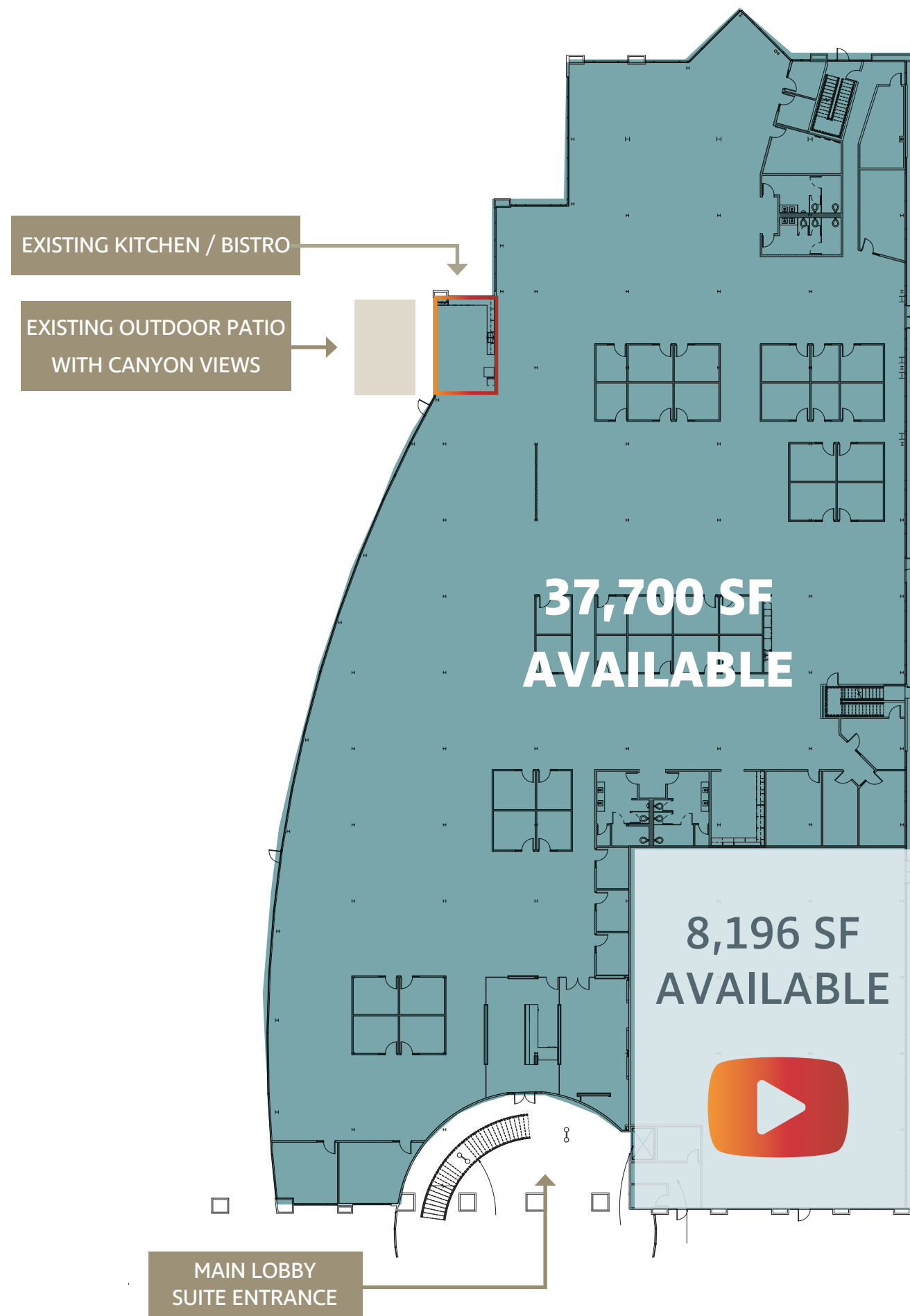
## AVAILABLE OPTIONS

|                             |           |
|-----------------------------|-----------|
| SUITE 100                   | 37,700 SF |
| SUITE 110                   | 8,196 SF  |
| SUITE 220                   | 16,345 SF |
| SUITE 100/110<br>CONTIGUOUS | 45,896 SF |
| SUITE 110/220<br>CONTIGUOUS | 24,541 SF |

## BETA

|                             |            |
|-----------------------------|------------|
| SUITE 100                   | 88,858 SF  |
| SUITE 300                   | 18,595 SF  |
| SUITE 100/300<br>CONTIGUOUS | 107,453 SF |





## ALPHA / FLOOR 1

FLOOR 1 AVAILABLE SQUARE FOOTAGE  
45,896 SF

SUITE #100 - 37,700

- Built-Out Creative Office

SUITE #110 - 8,196

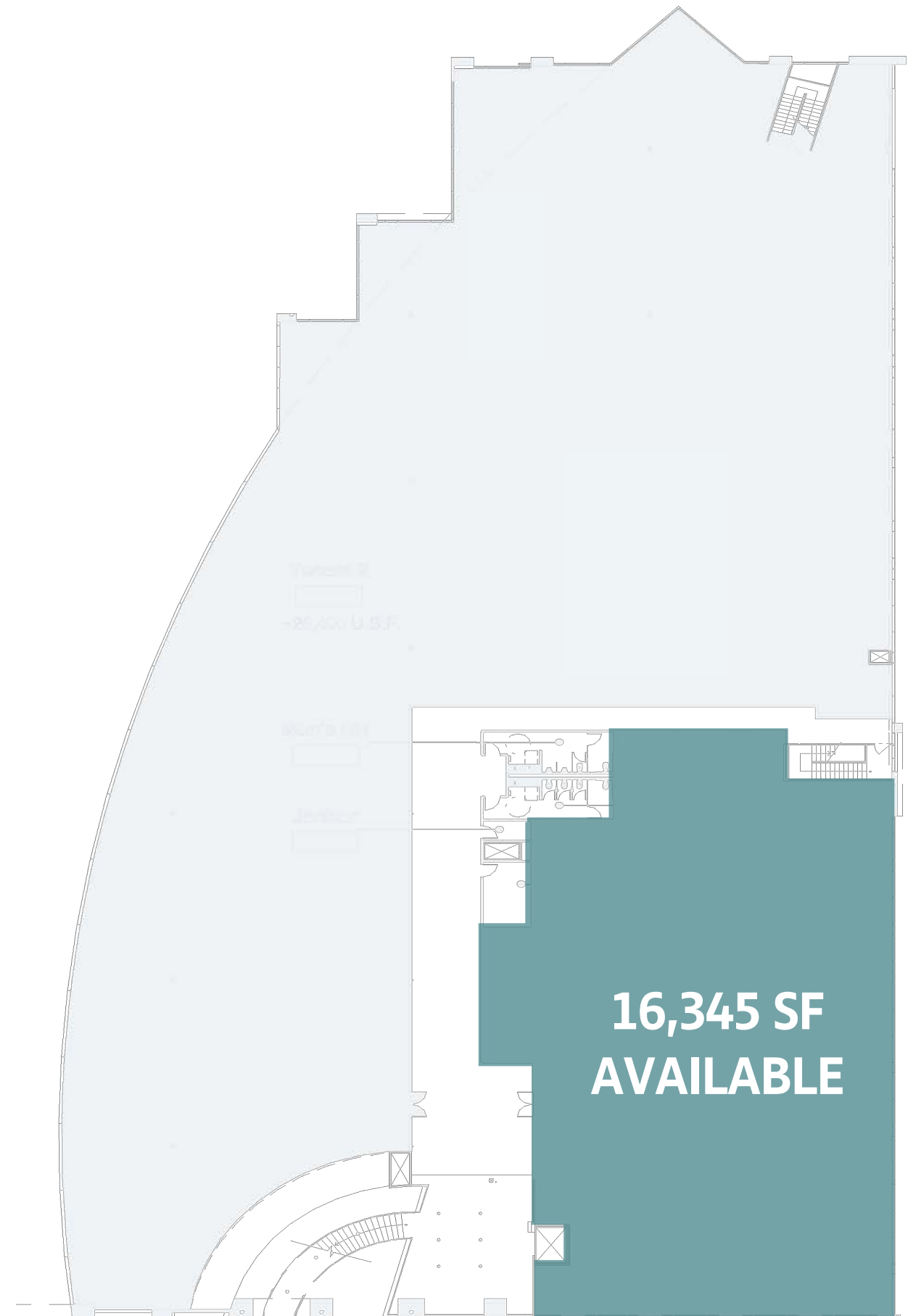
- Lab-Ready Warm Shell



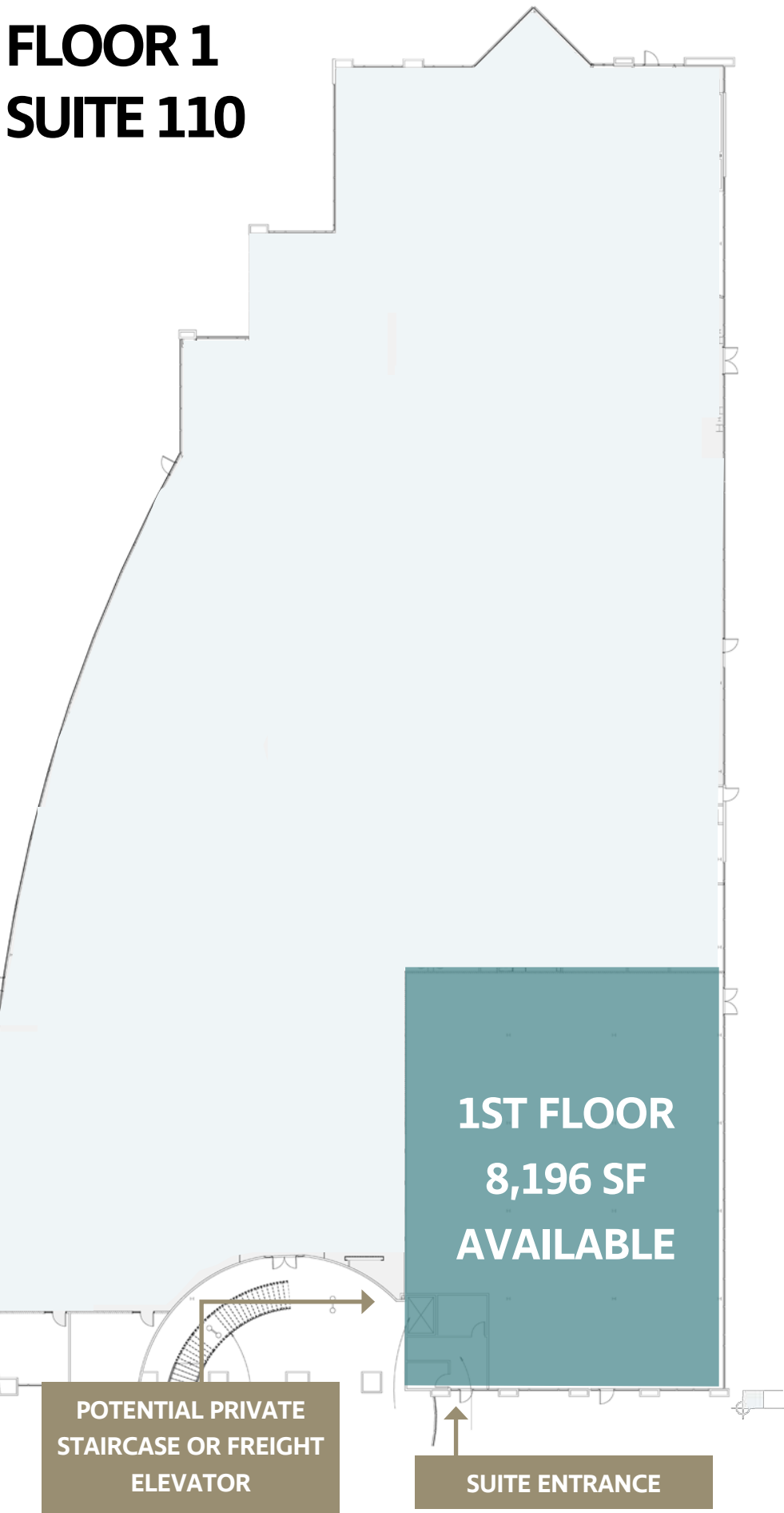
# ALPHA / FLOOR 2 / SUITE 220

FLOOR 2 AVAILABLE SQUARE FOOTAGE  
16,345 SF

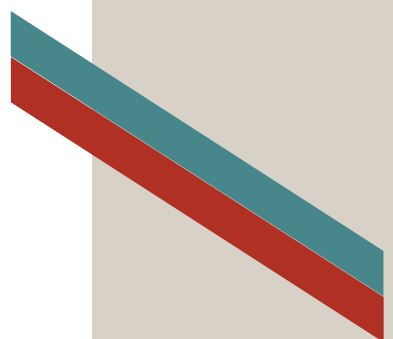
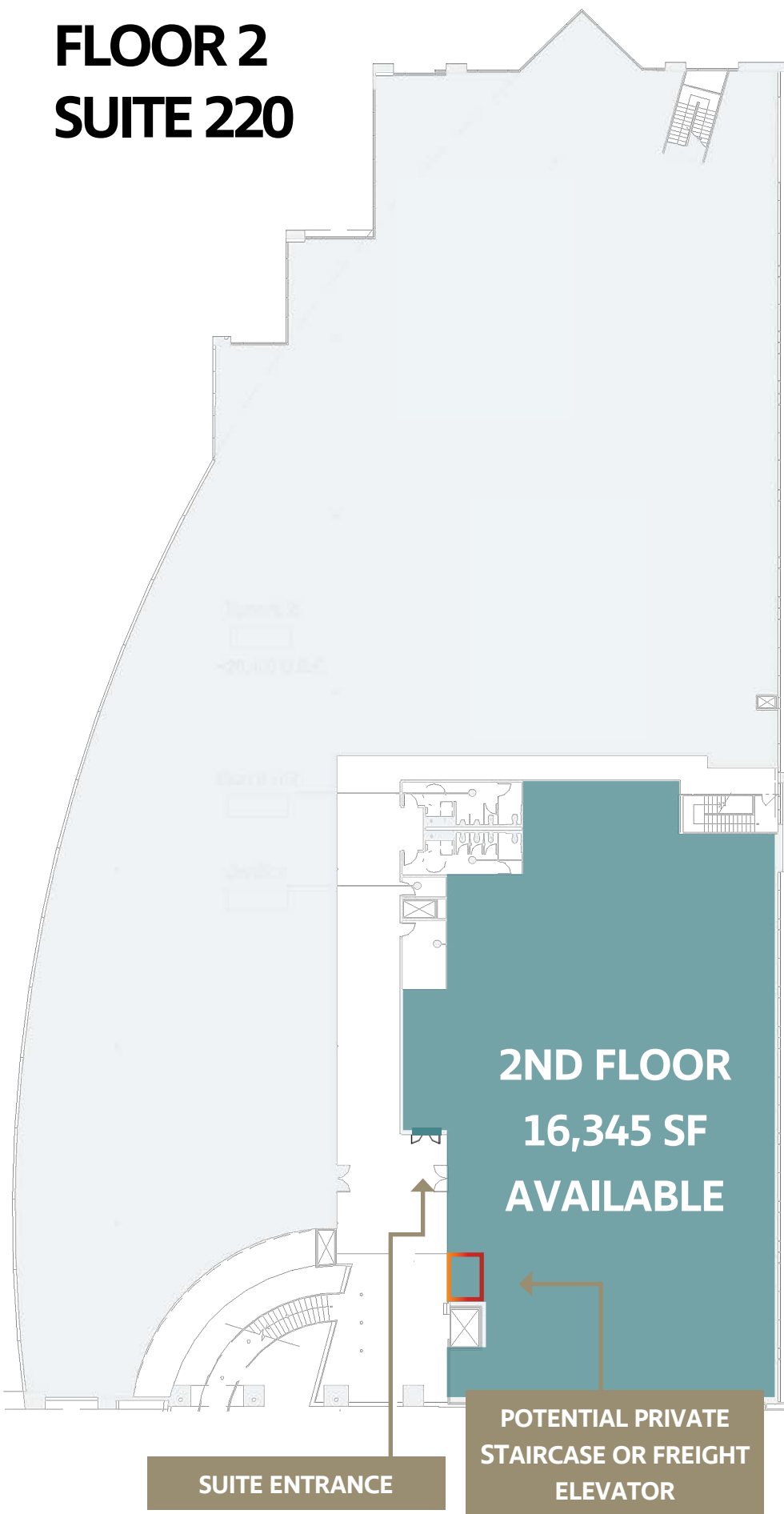
- Lab-Ready Warm Shell



**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

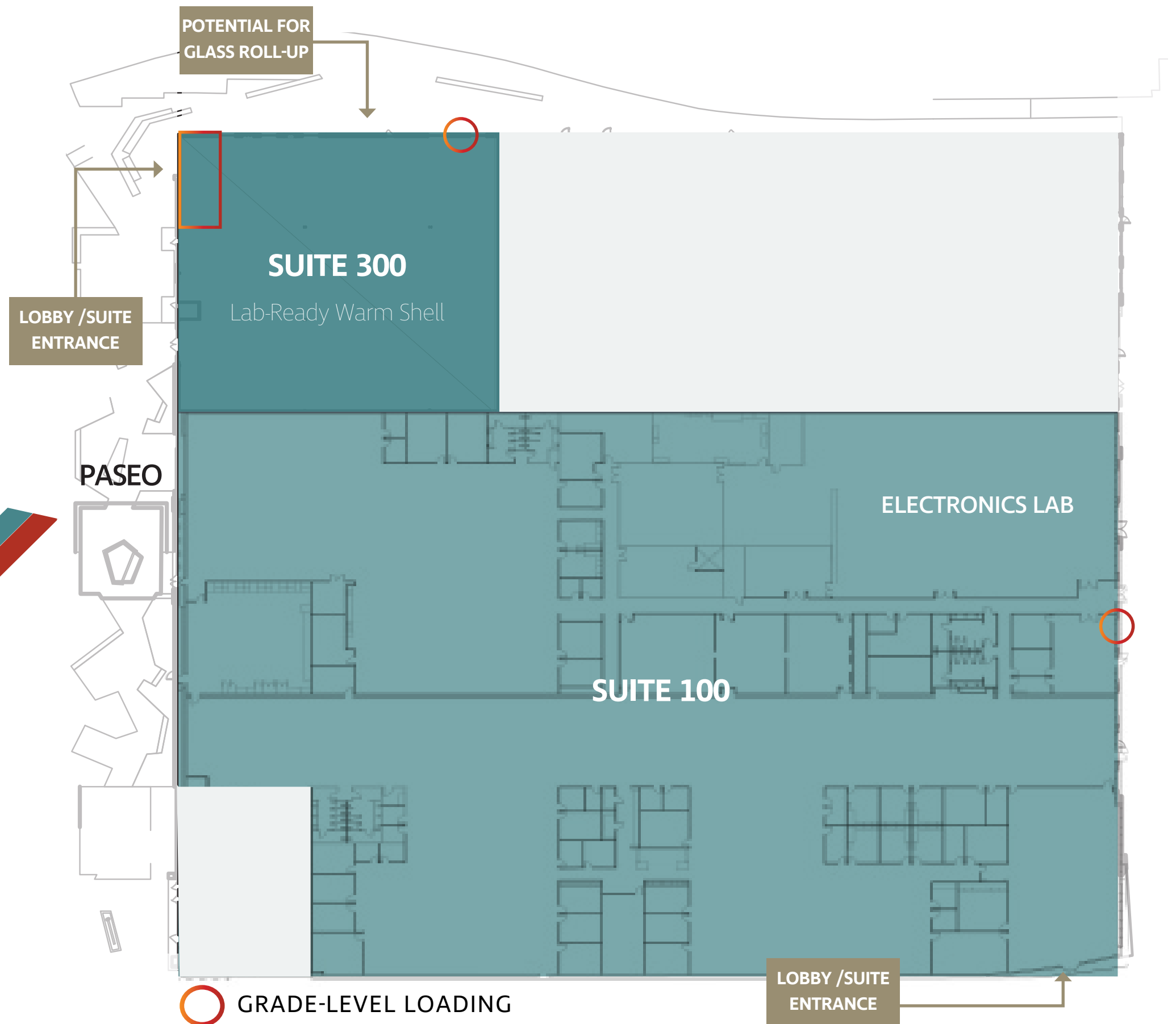
SUITE 100 AVAILABLE  
88,858 SF

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



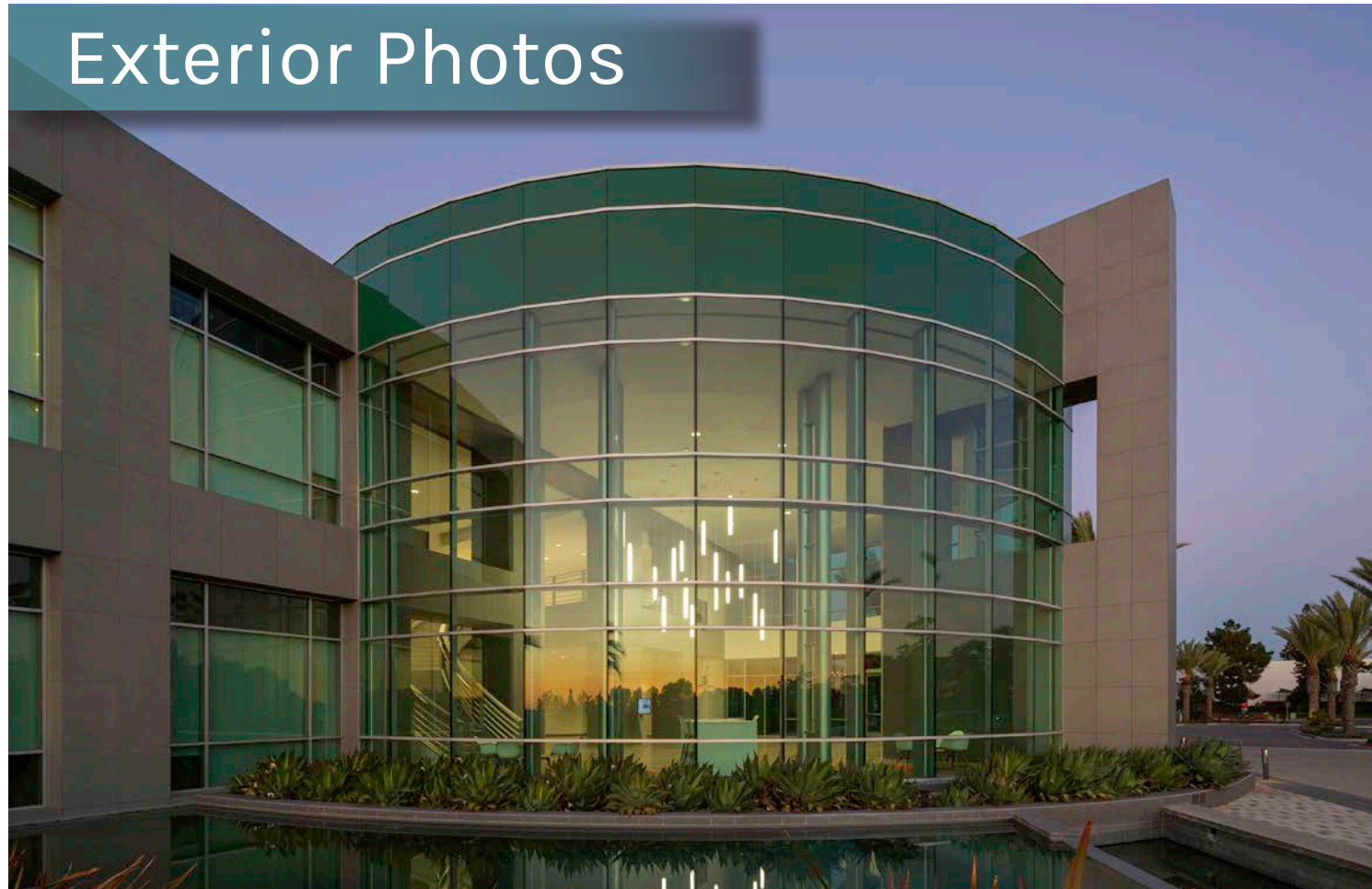


Suite 100





# Exterior Photos

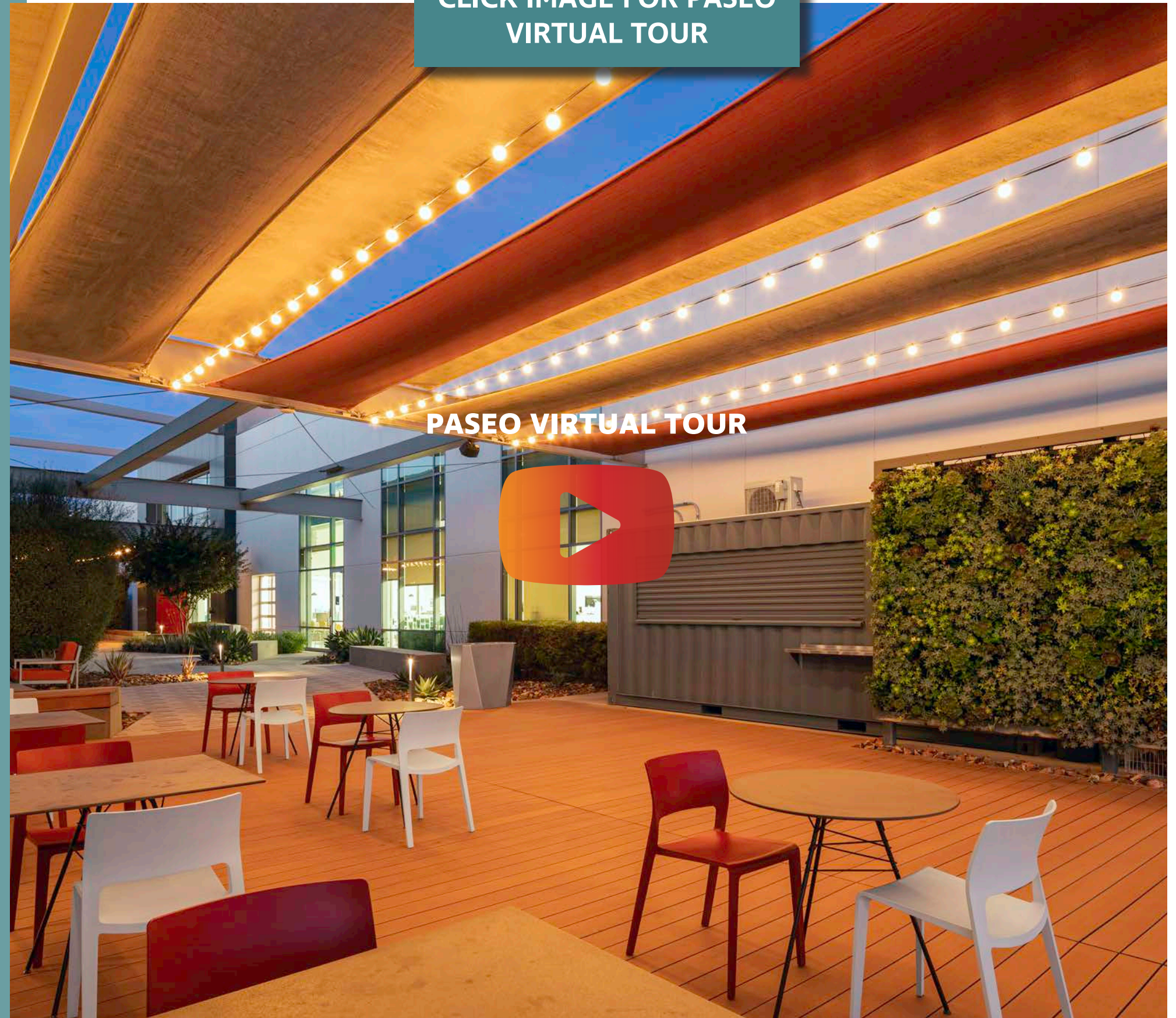




# AMENITIES

- 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



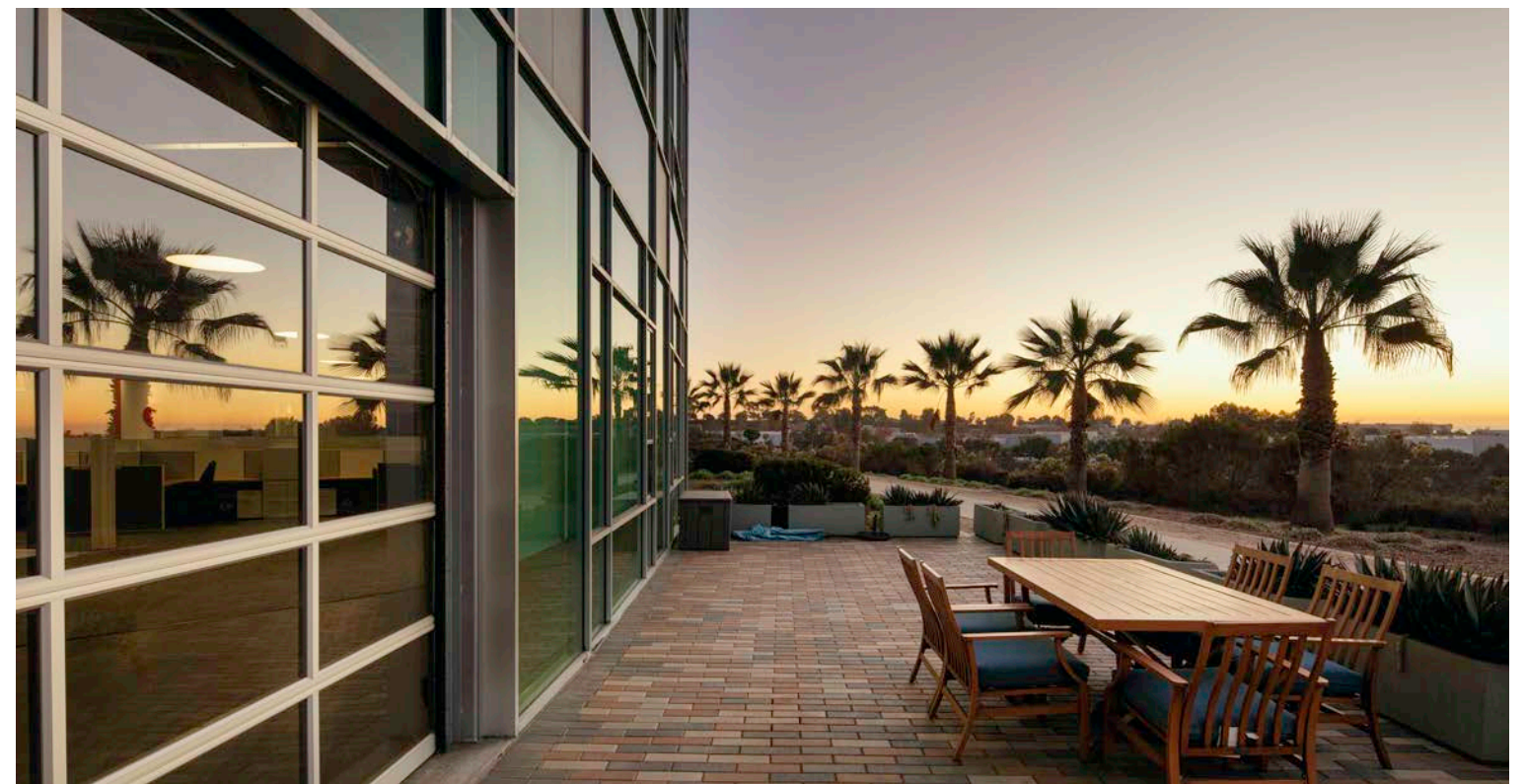
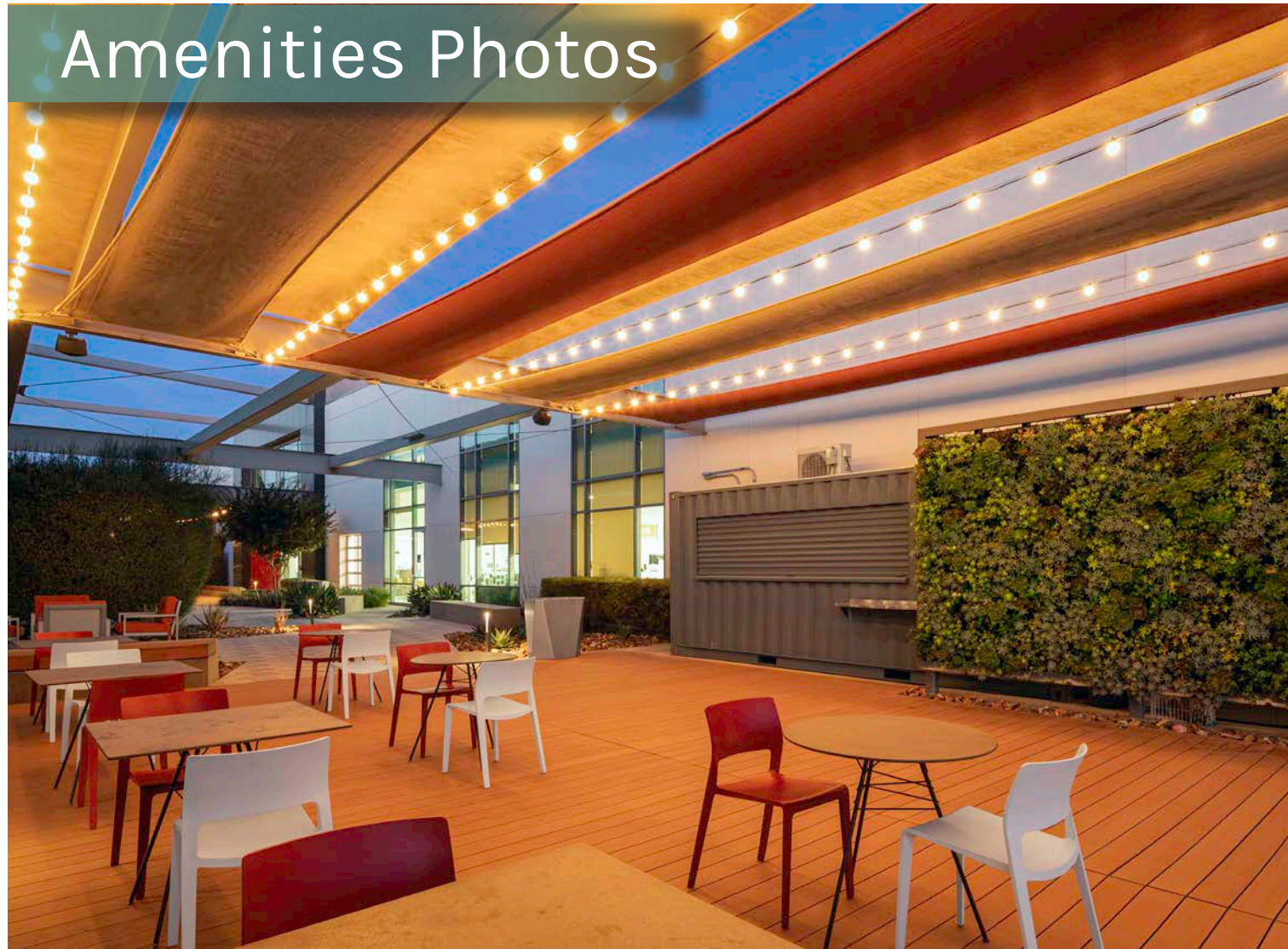


CLICK IMAGE FOR LOBBY  
VIRTUAL TOUR





# Amenities Photos







**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.



CARLSBAD  
CORPORATE  
NEIGHBORS







NEARBY AMENITIES



# ATLAS

CARLSBAD | CALIFORNIA

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**TRITOWER**  
FINANCIAL GROUP