

# 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**



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 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

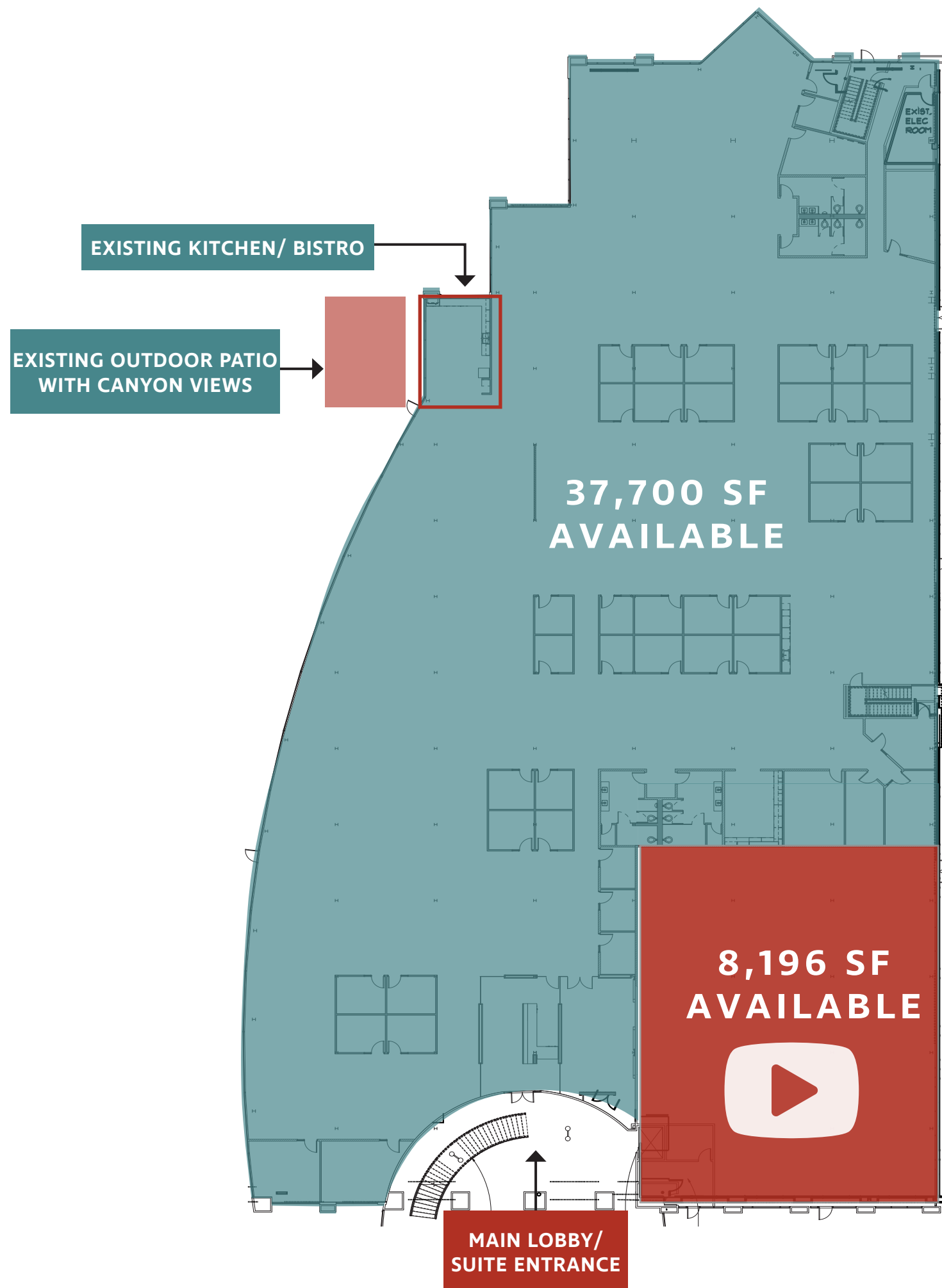
### ALPHA

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
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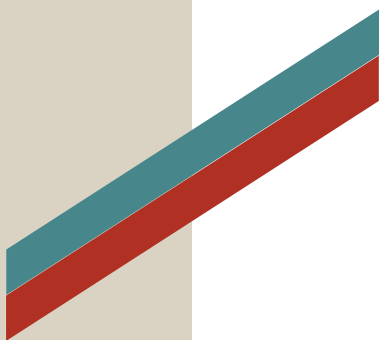




## ALPHA / FLOOR 1 / SUITE 110

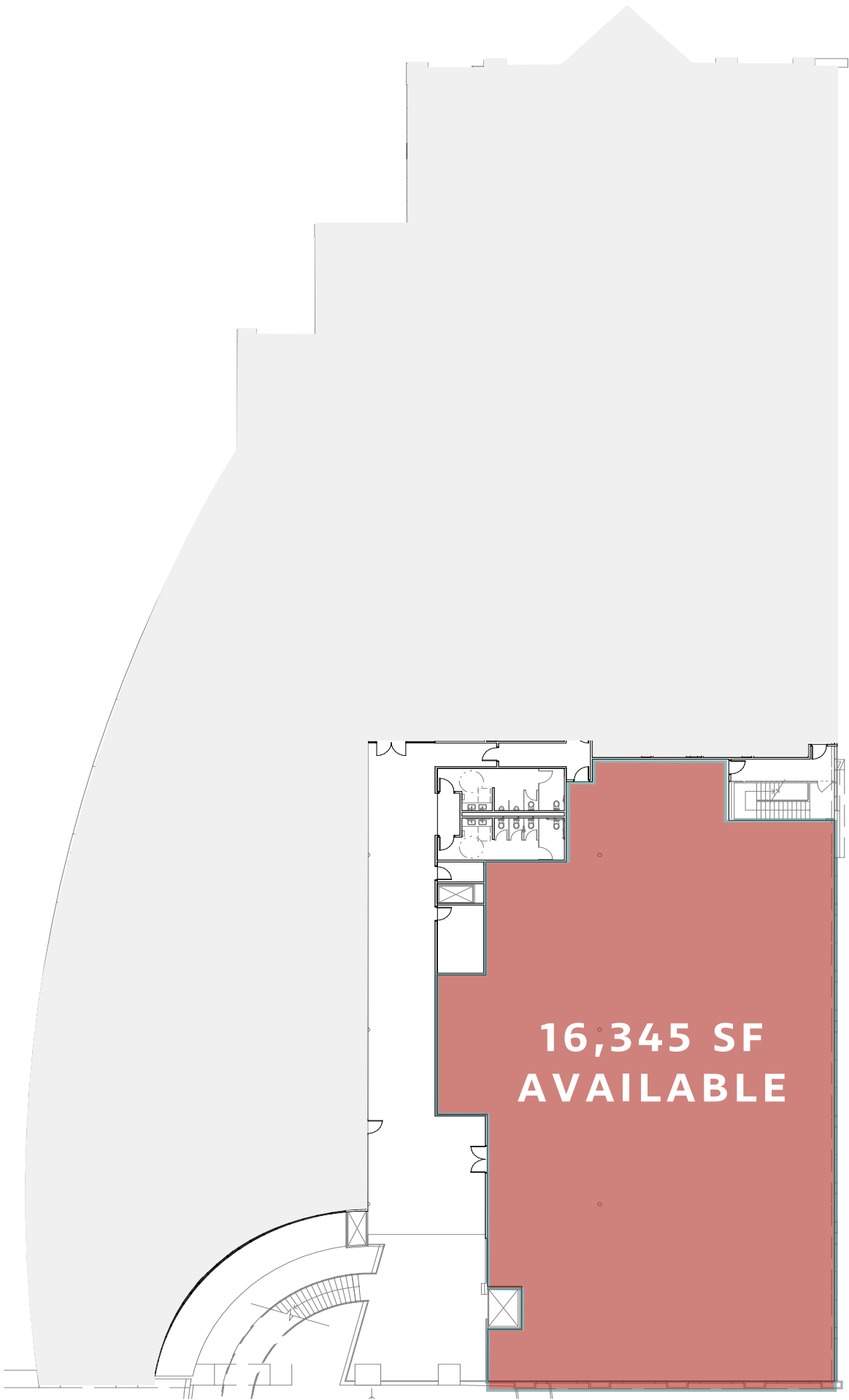
FLOOR 1 AVAILABLE SQUARE FOOTAGE  
45,896 SF



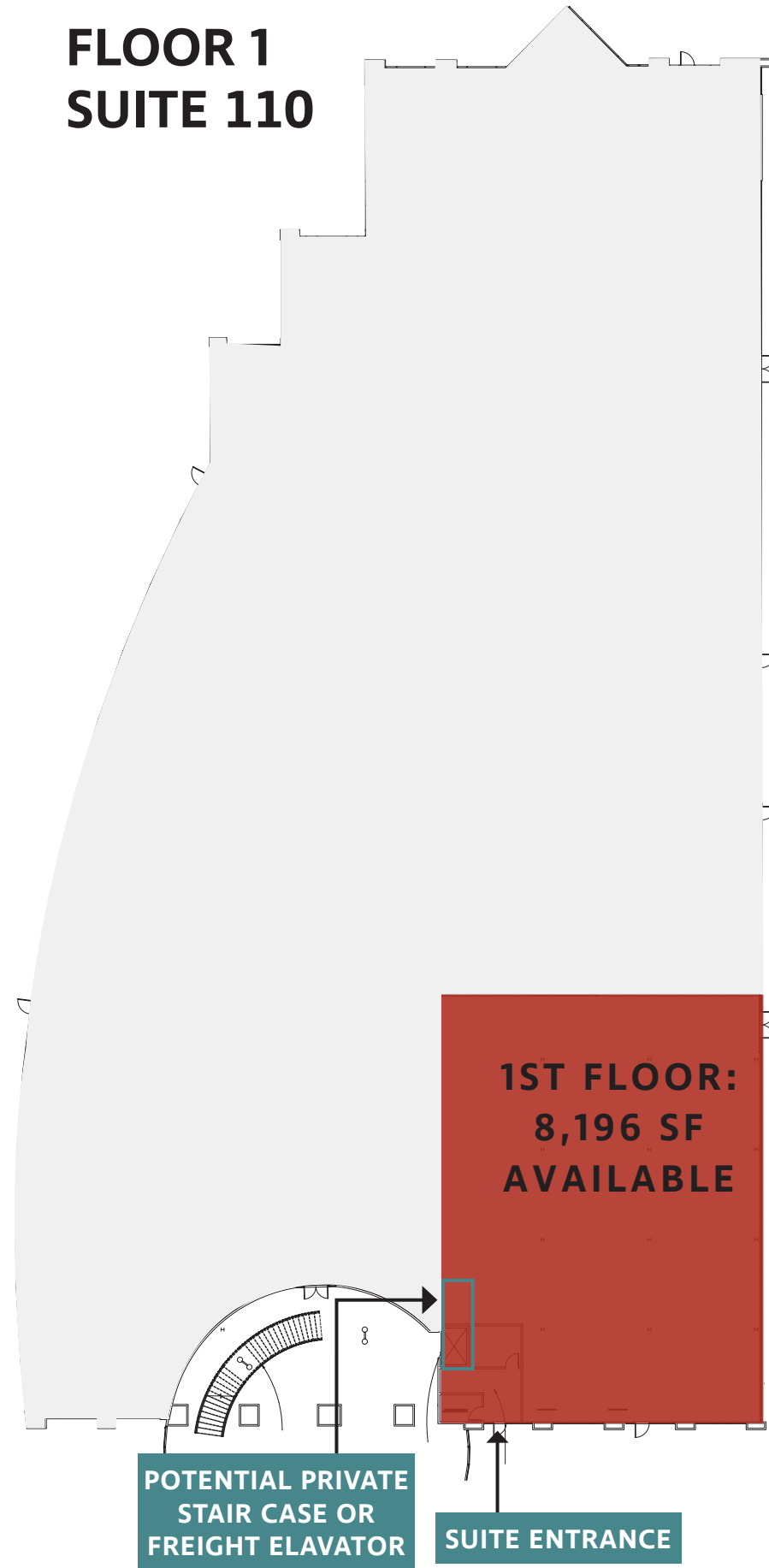


# ALPHA / FLOOR 2 / SUITE 220

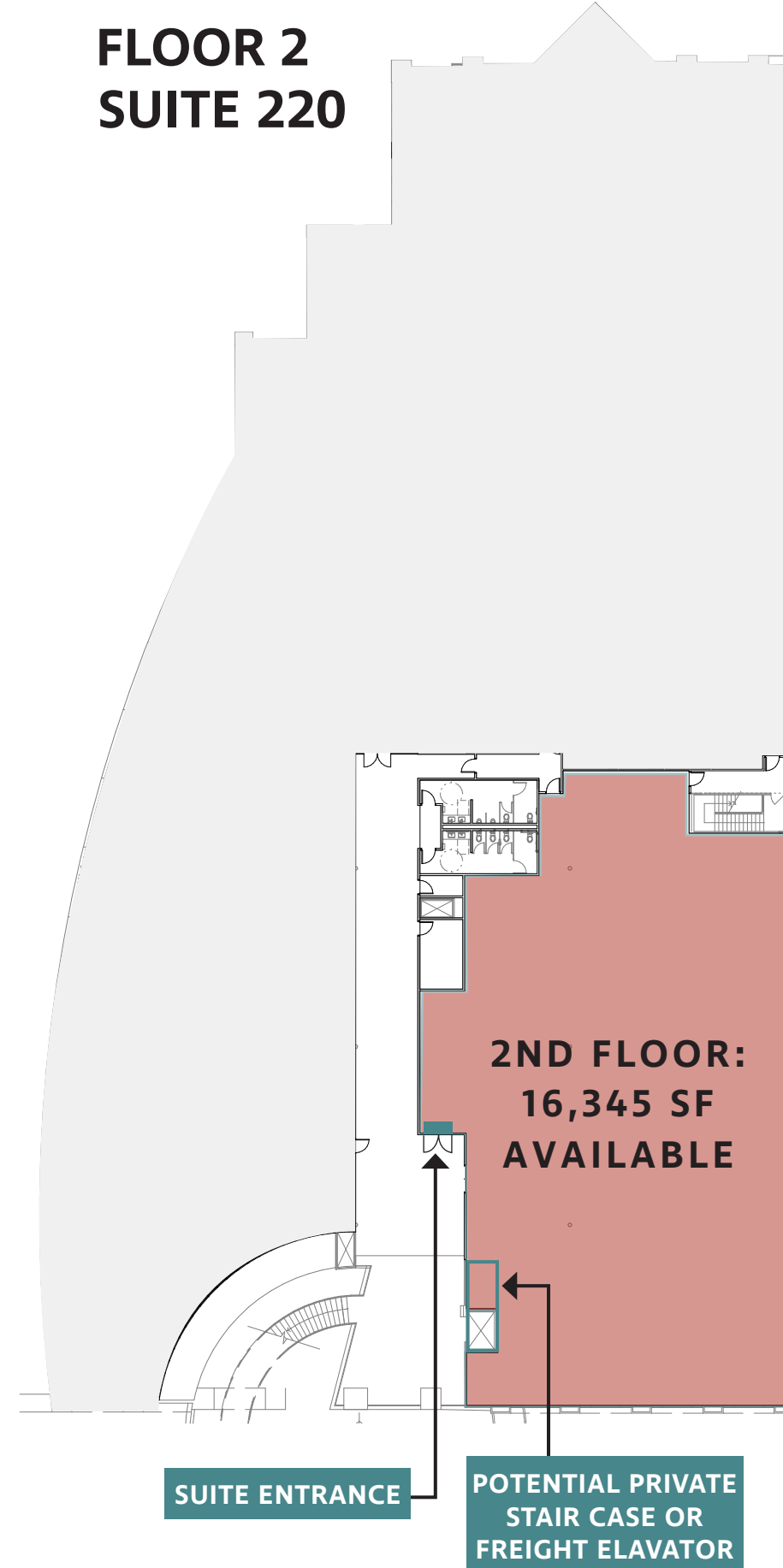
FLOOR 2 AVAILABLE SQUARE FOOTAGE  
16,345 SF



## FLOOR 1 SUITE 110



## FLOOR 2 SUITE 220



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

TOTAL AVAILABLE SQUARE FOOTAGE  
24,541 SF

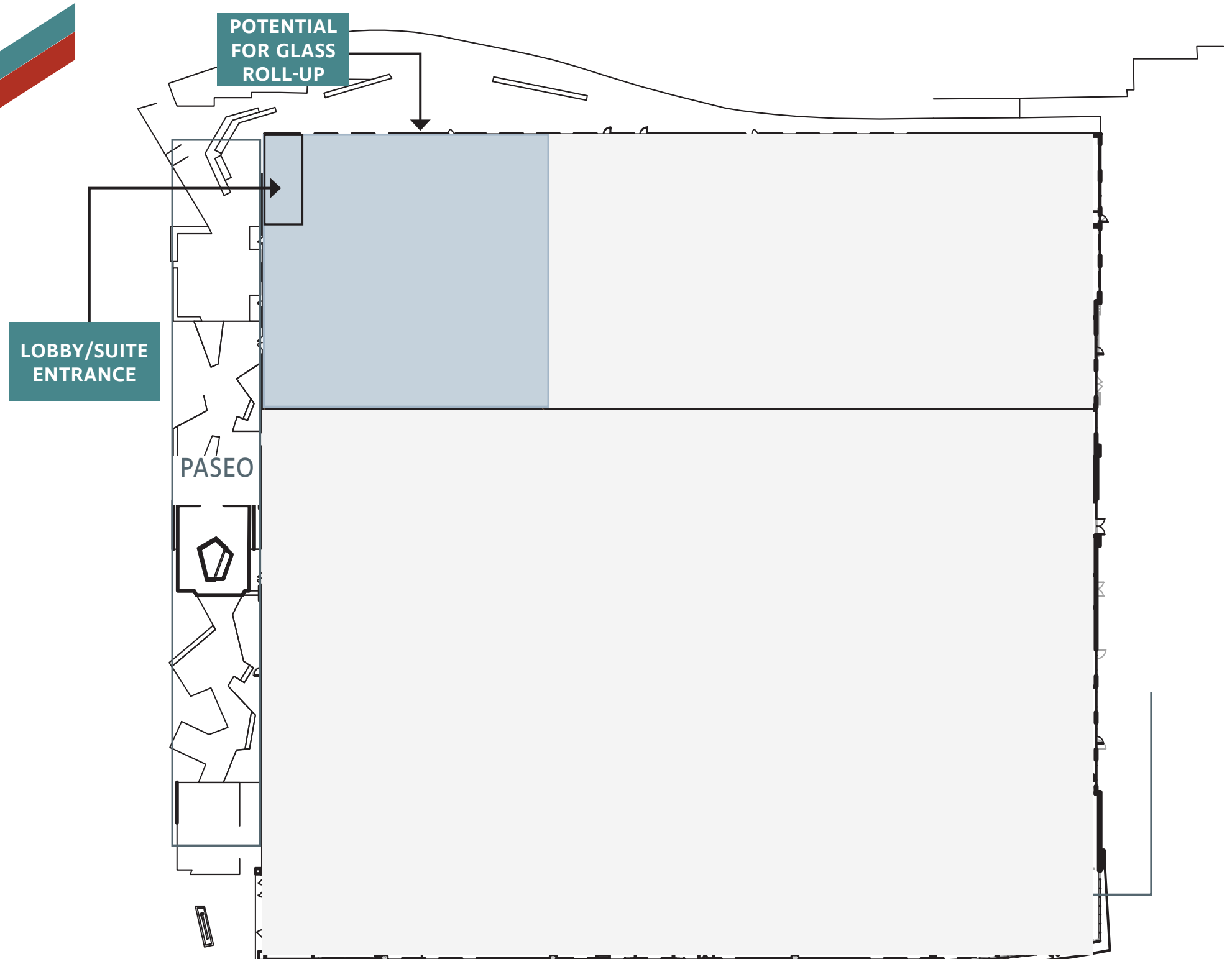
- Ability to Accomodate a Private Interior Staircase or Elevator Service
- Existing Freight Elevator Pad
- Existing Staircase Floor Penetration





# 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

**CLICK IMAGE FOR  
PASEO VIRTUAL TOUR**



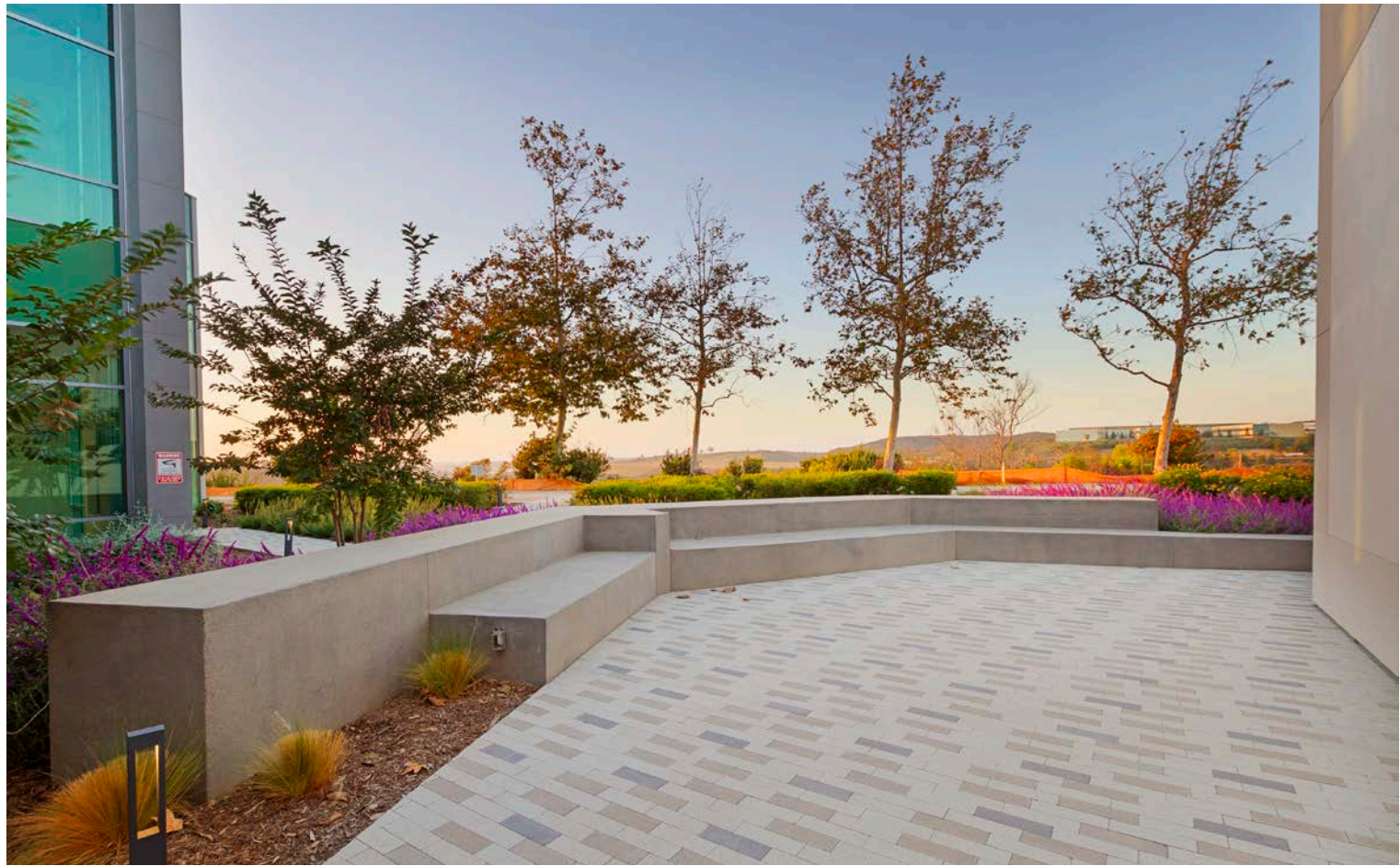




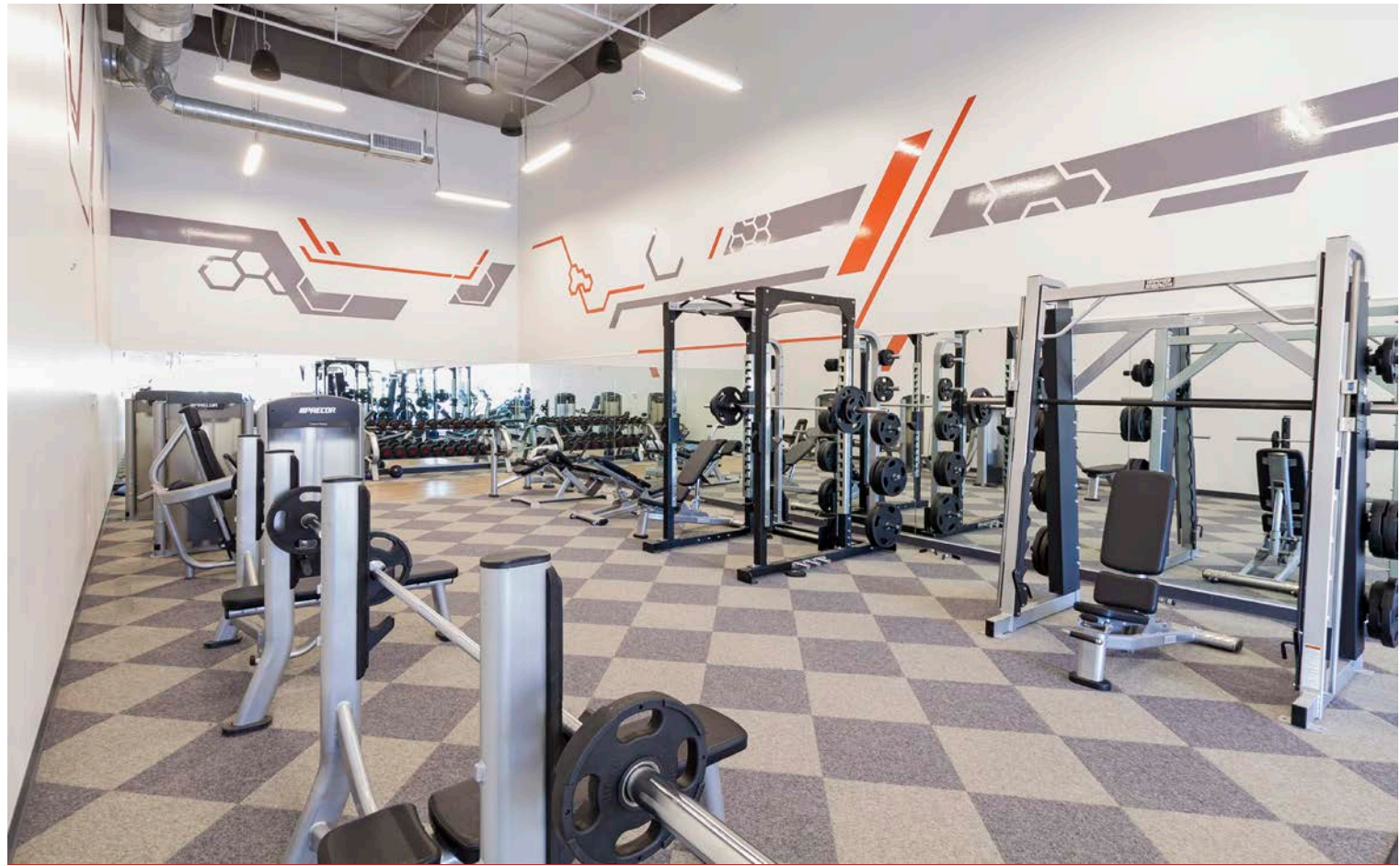
CLICK IMAGE FOR  
LOBBY VIRTUAL TOUR















**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