

ATLAS

CARLSBAD | CALIFORNIA

5909 Sea Otter Place
Carlsbad, CA 92010





ATLAS

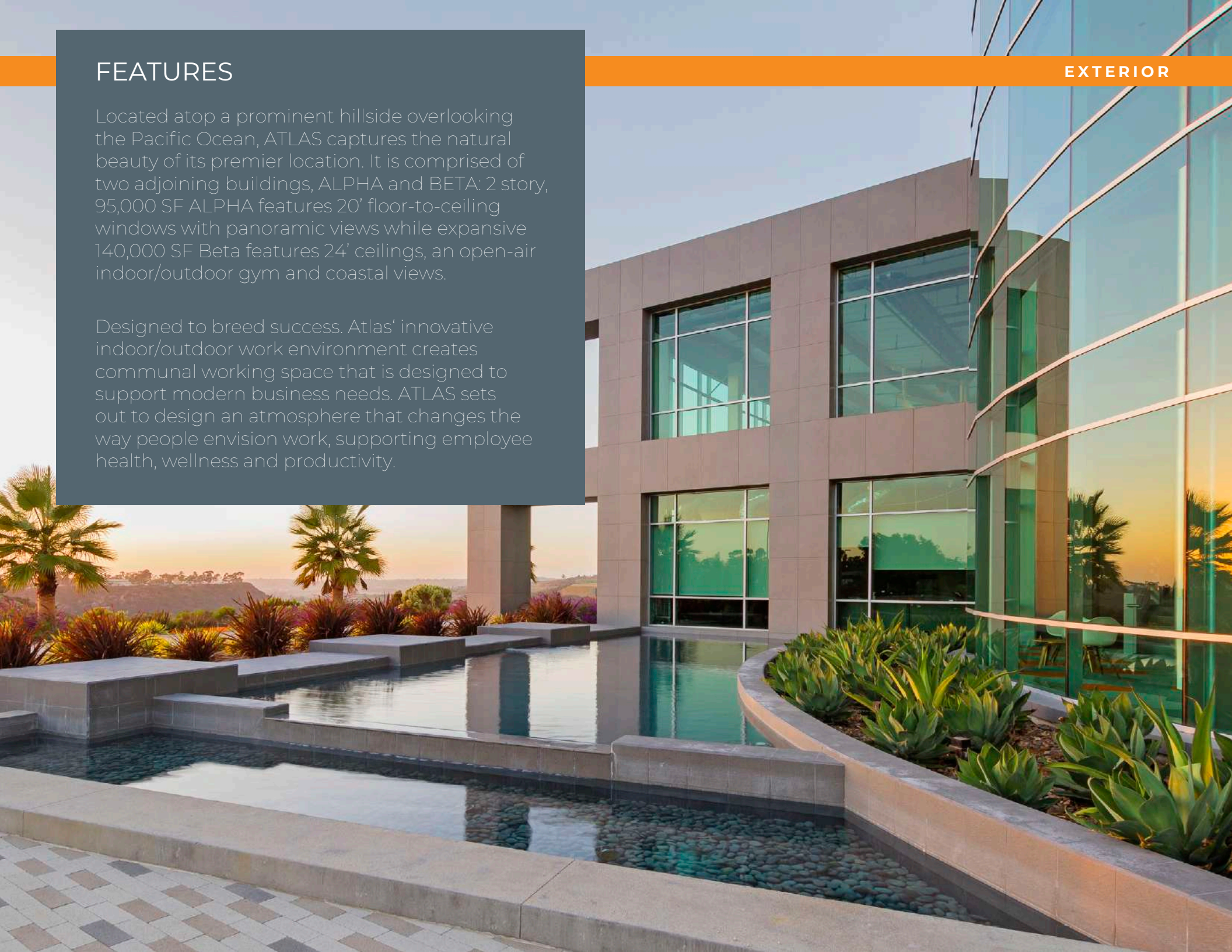
ATLAS is a 235,000 square-foot Office and R&D Campus. Overlooking the Southern California coastline, this project embodies the Southern Californian idyllic lifestyle. ATLAS was designed and built under the ideal that environment shapes success. The project focuses on creative space built to inspire ingenuity, encourage employee wellness and streamline business.

FEATURES

Located atop a prominent hillside overlooking the Pacific Ocean, ATLAS captures the natural beauty of its premier location. It is comprised of two adjoining buildings, ALPHA and BETA: 2 story, 95,000 SF ALPHA features 20' floor-to-ceiling windows with panoramic views while expansive 140,000 SF Beta features 24' ceilings, an open-air indoor/outdoor gym and coastal views.

Designed to breed success. Atlas' innovative indoor/outdoor work environment creates communal working space that is designed to support modern business needs. ATLAS sets out to design an atmosphere that changes the way people envision work, supporting employee health, wellness and productivity.

EXTERIOR



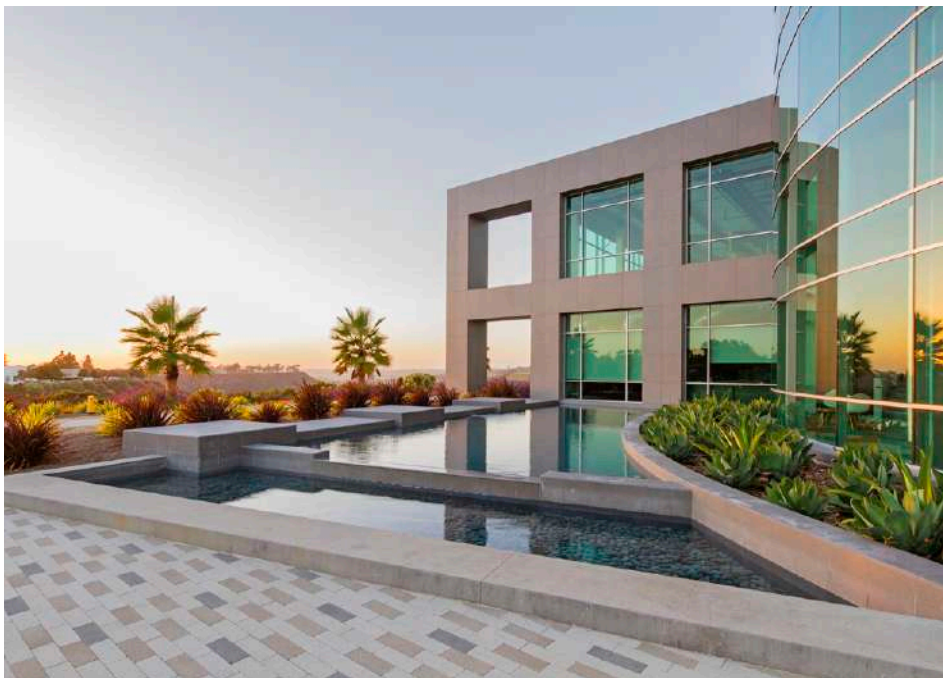
AMENITIES

- A newly constructed collaborative creative campus developed in 2016
- 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, serving 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

CUTTING EDGE ARCHITECTURE

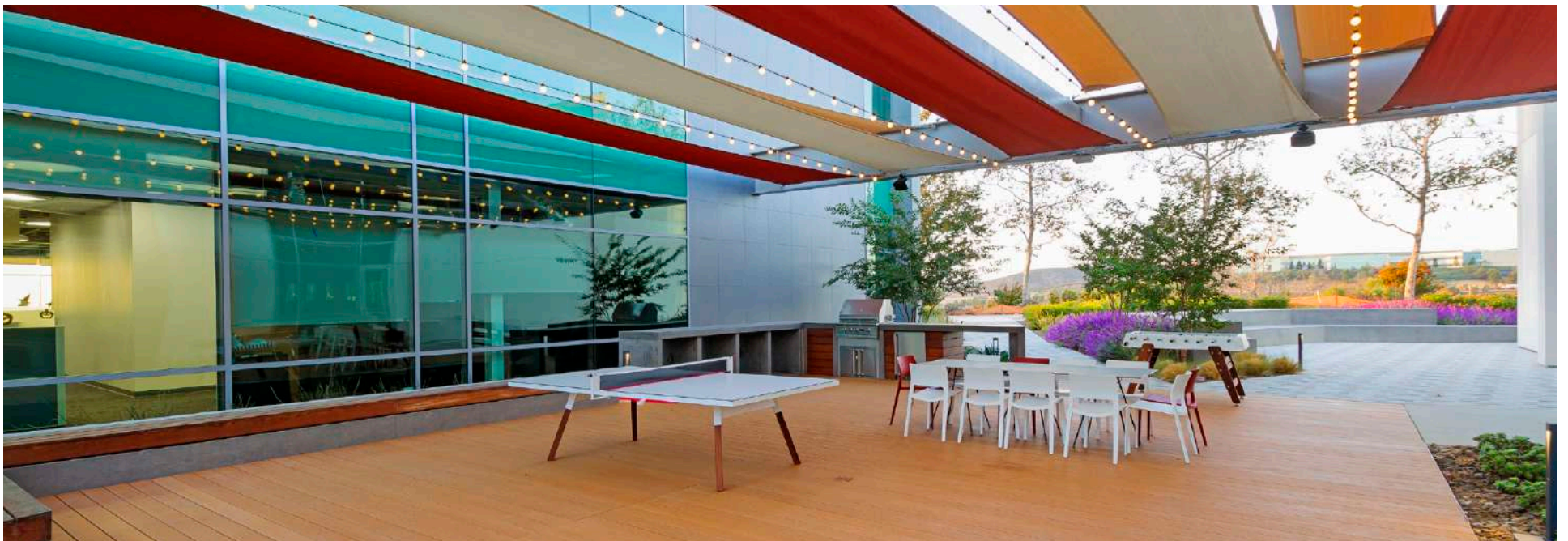


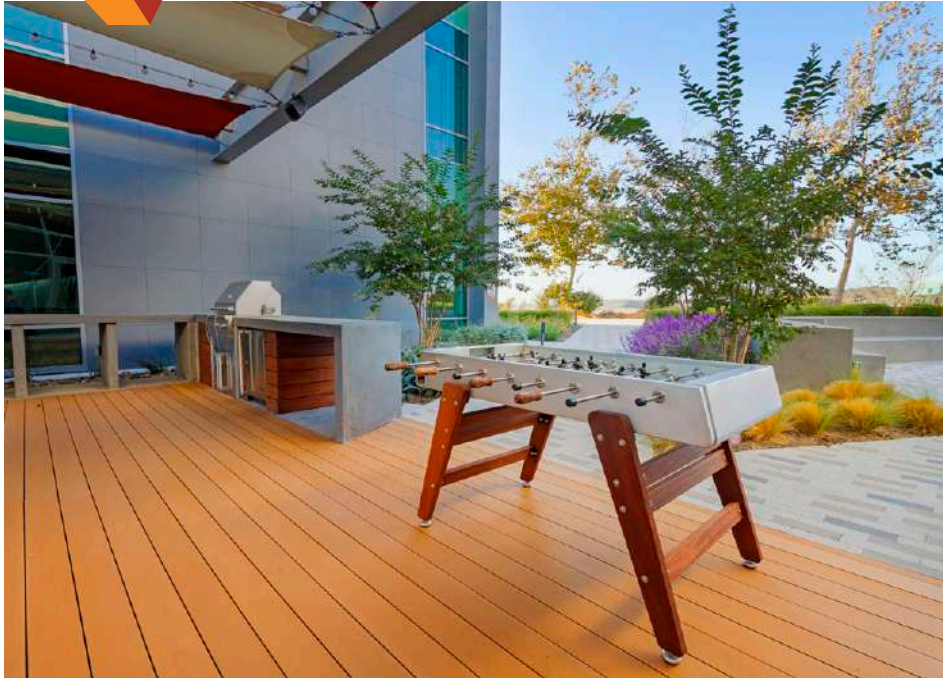




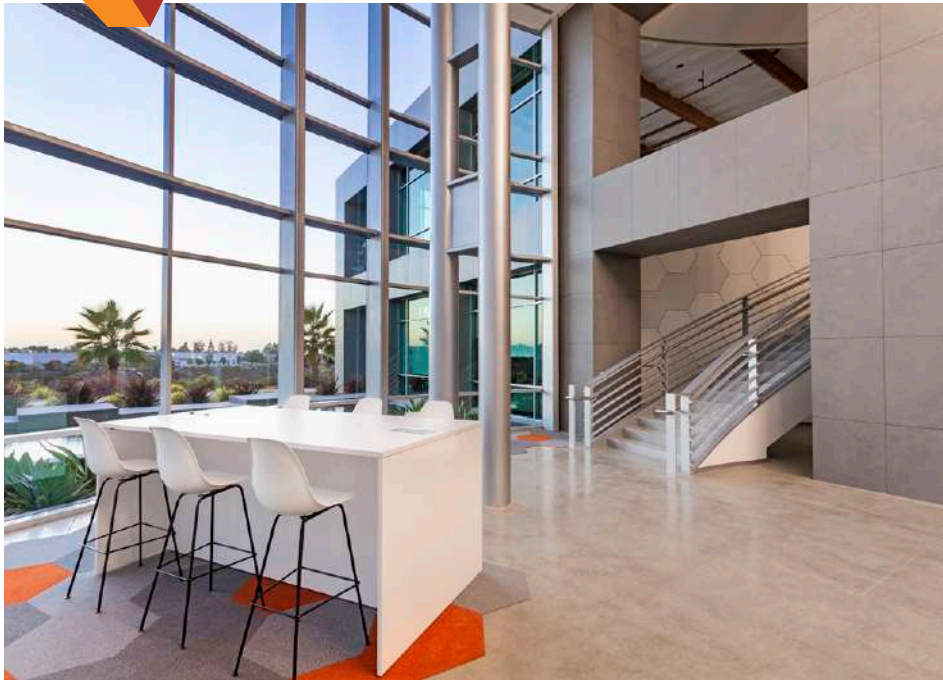
A photograph of a modern outdoor lounge area. In the foreground, there are four armchairs with bright orange cushions and light gray metal frames, arranged around a small, square, light gray table. The seating is on a patio made of light gray and tan rectangular pavers. In the background, there is a large building with a glass facade that reflects the sky and surrounding greenery. The building has a modern, industrial design with visible structural elements. The overall atmosphere is clean, modern, and aesthetically pleasing.

AESTHETIC ENVIRONMENTS







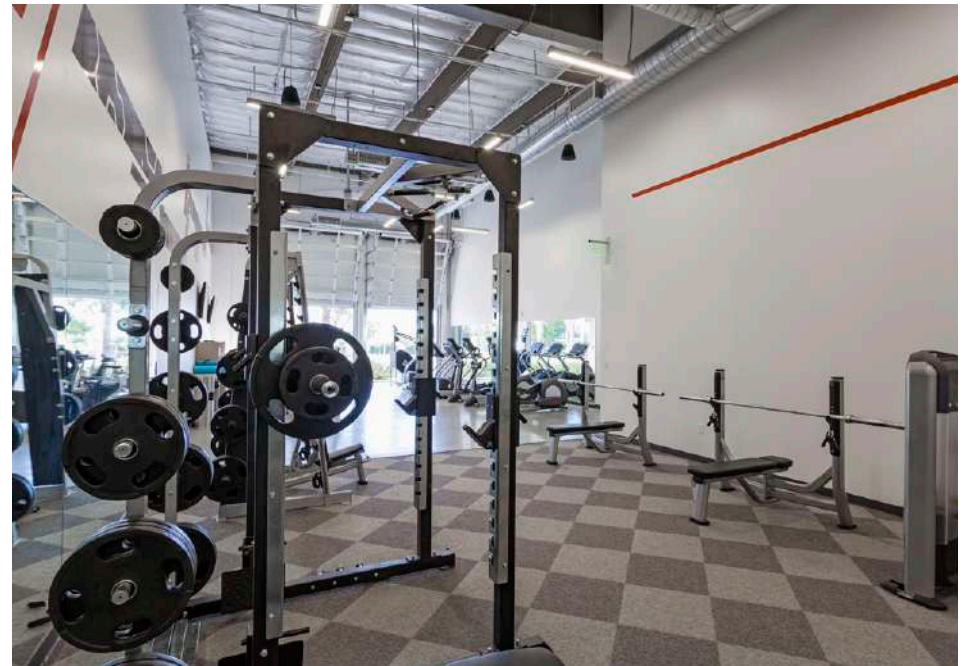
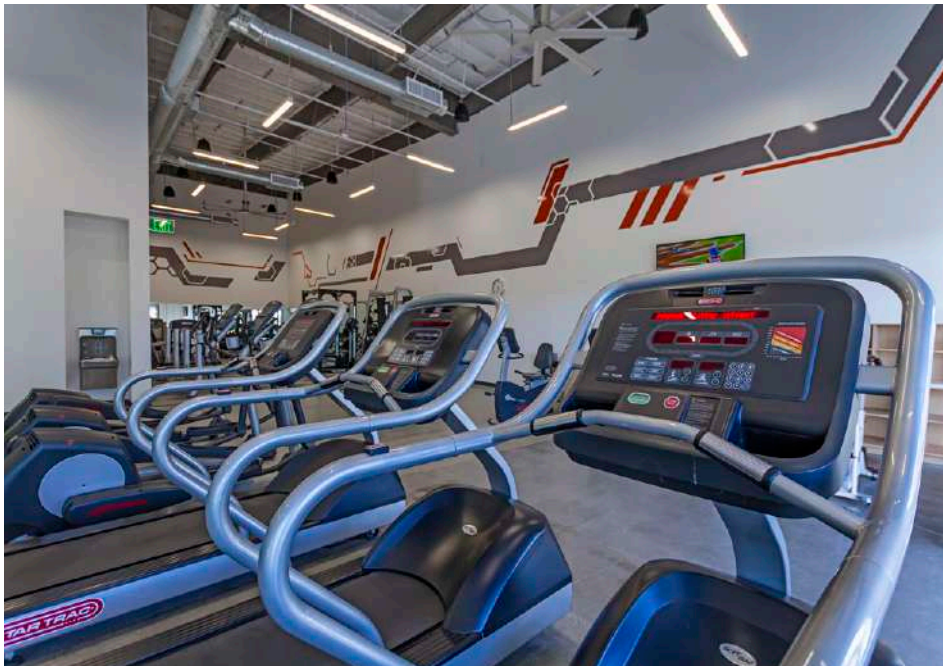






STATE-OF-THE-ART FITNESS CENTER



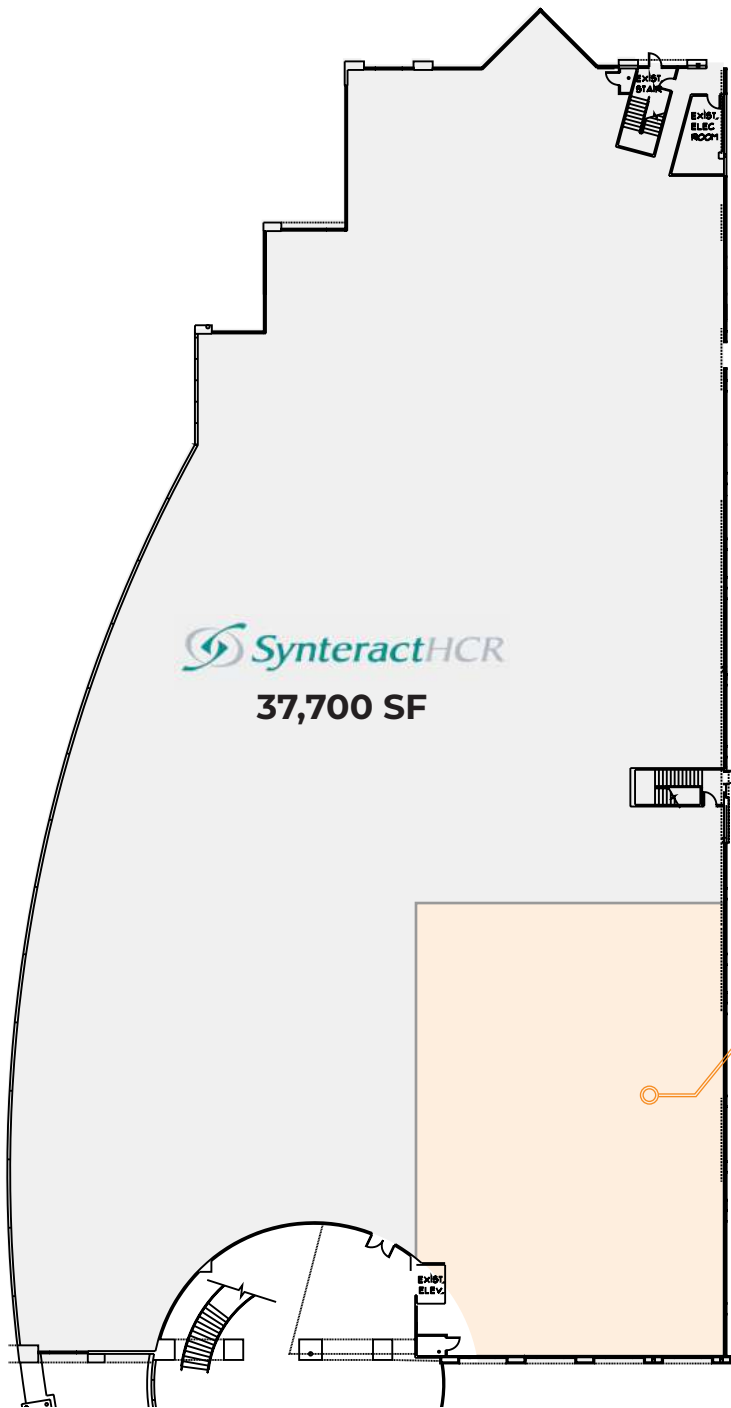




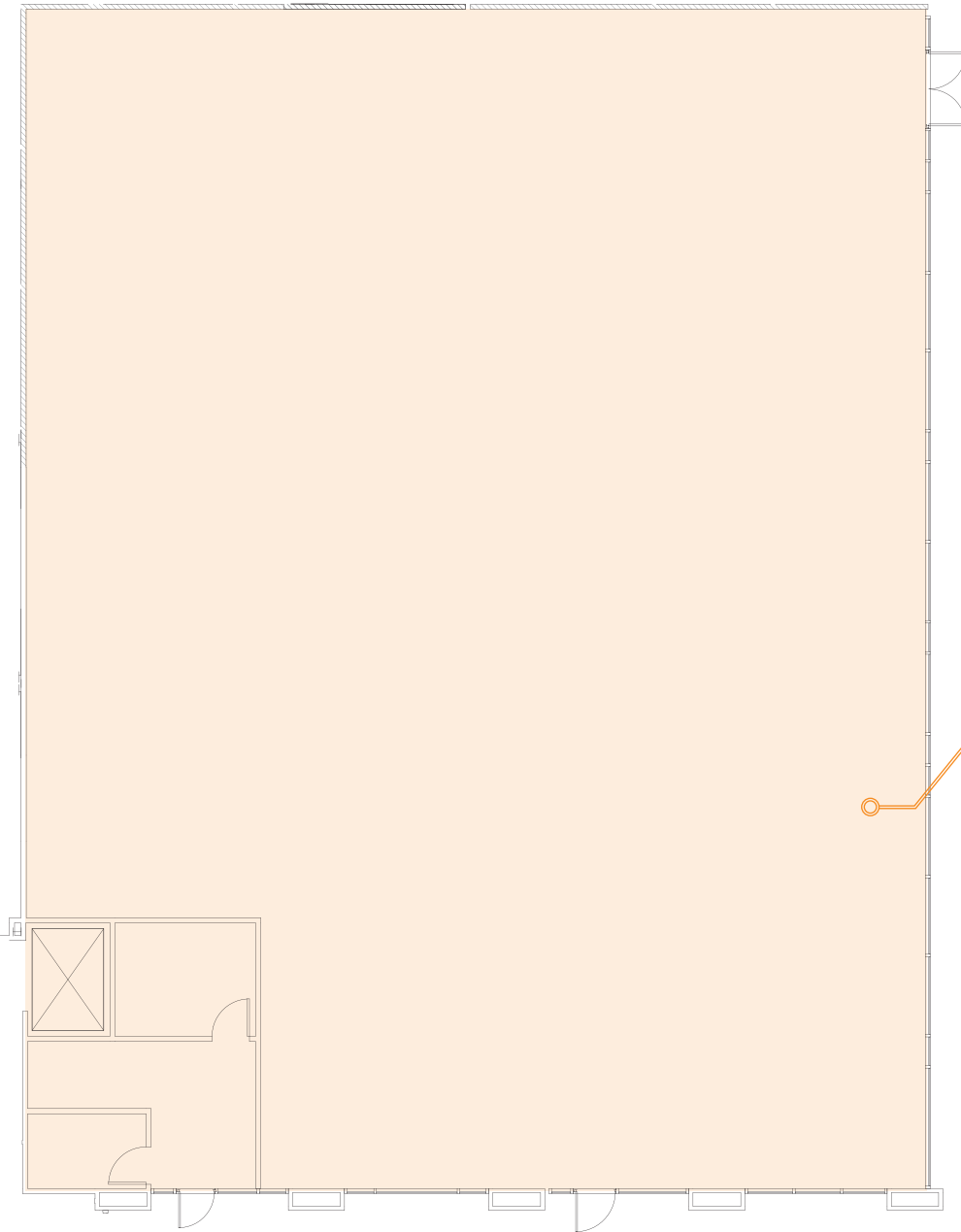
BUILDING SPECS

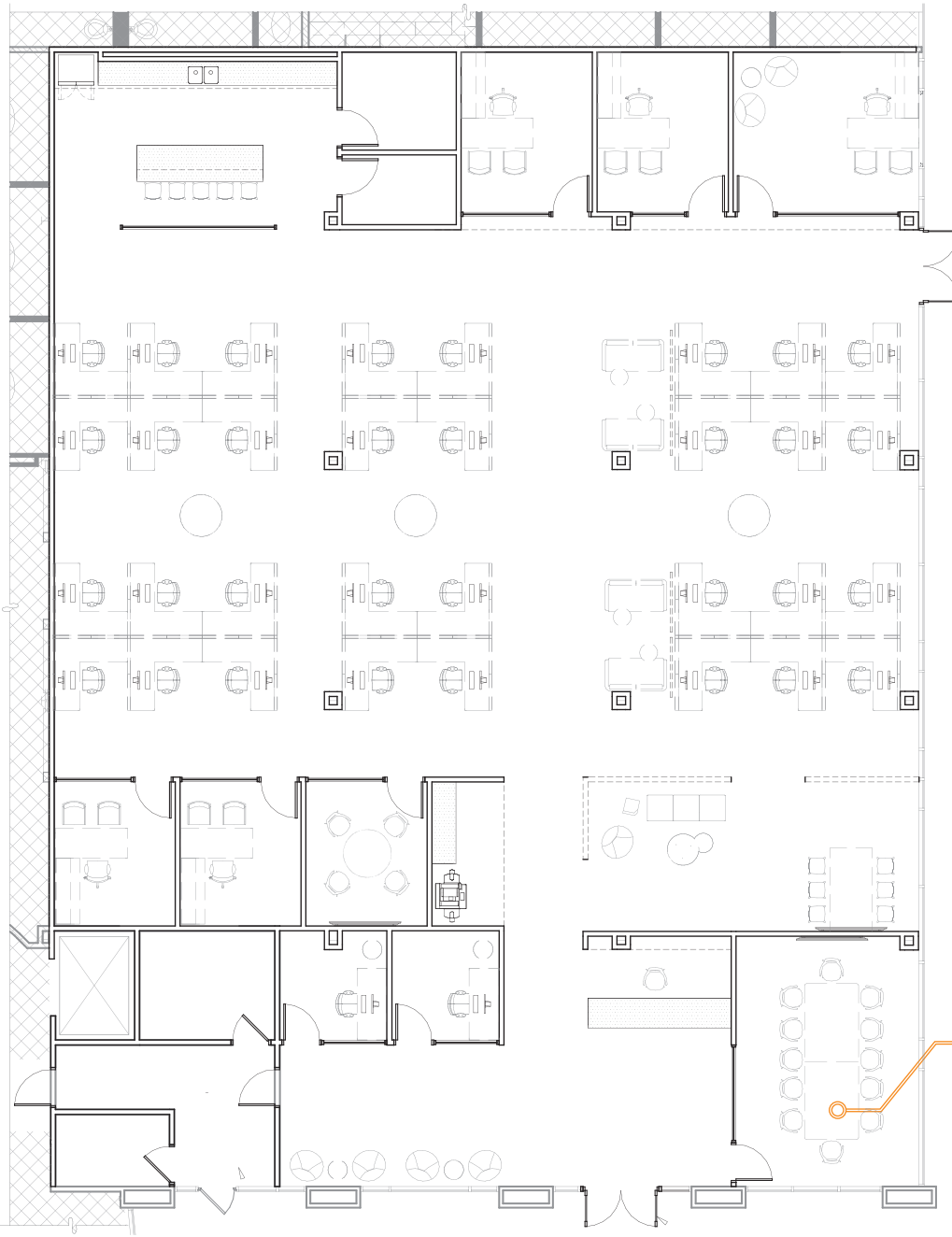
BUILDING A **93,773 SF**

BUILDING B **135,342 SF**

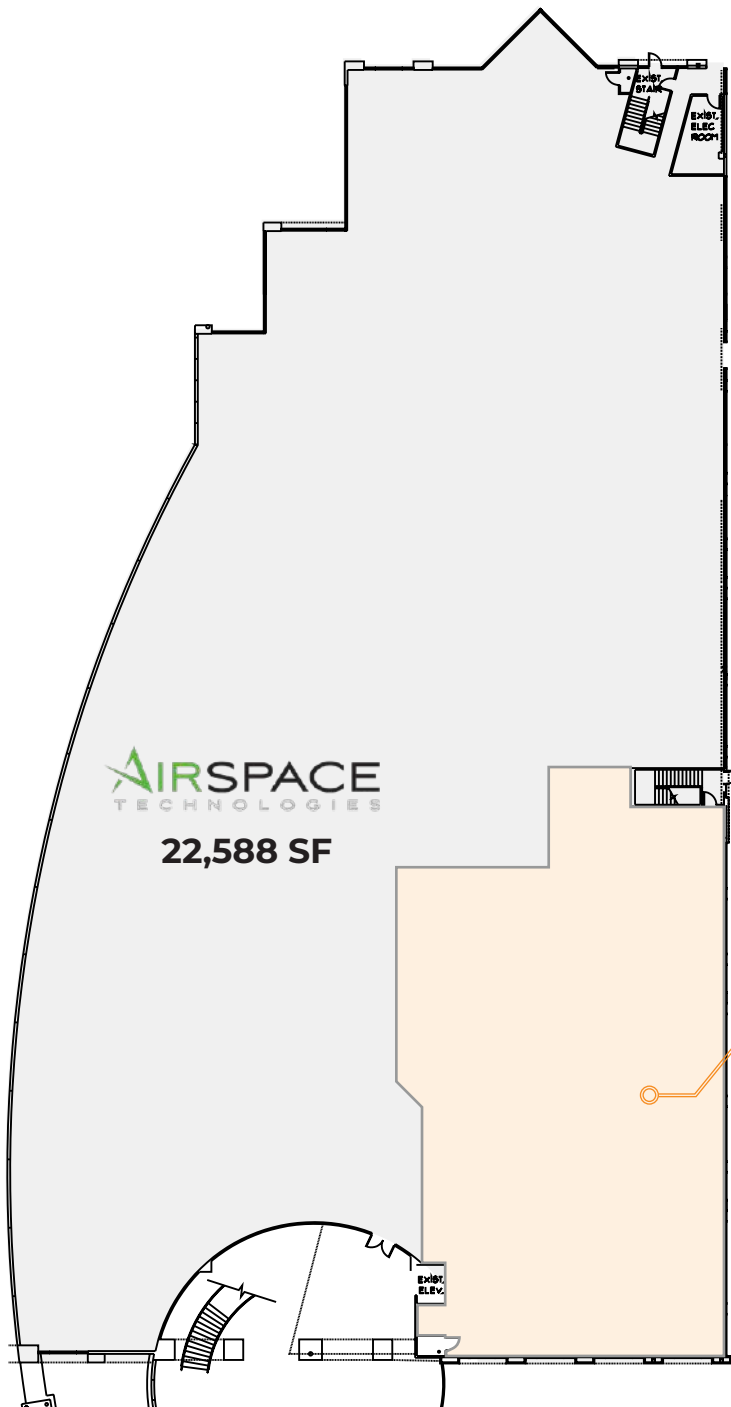


AVAILABLE SPACE
SUITE 110: 8,196 SF

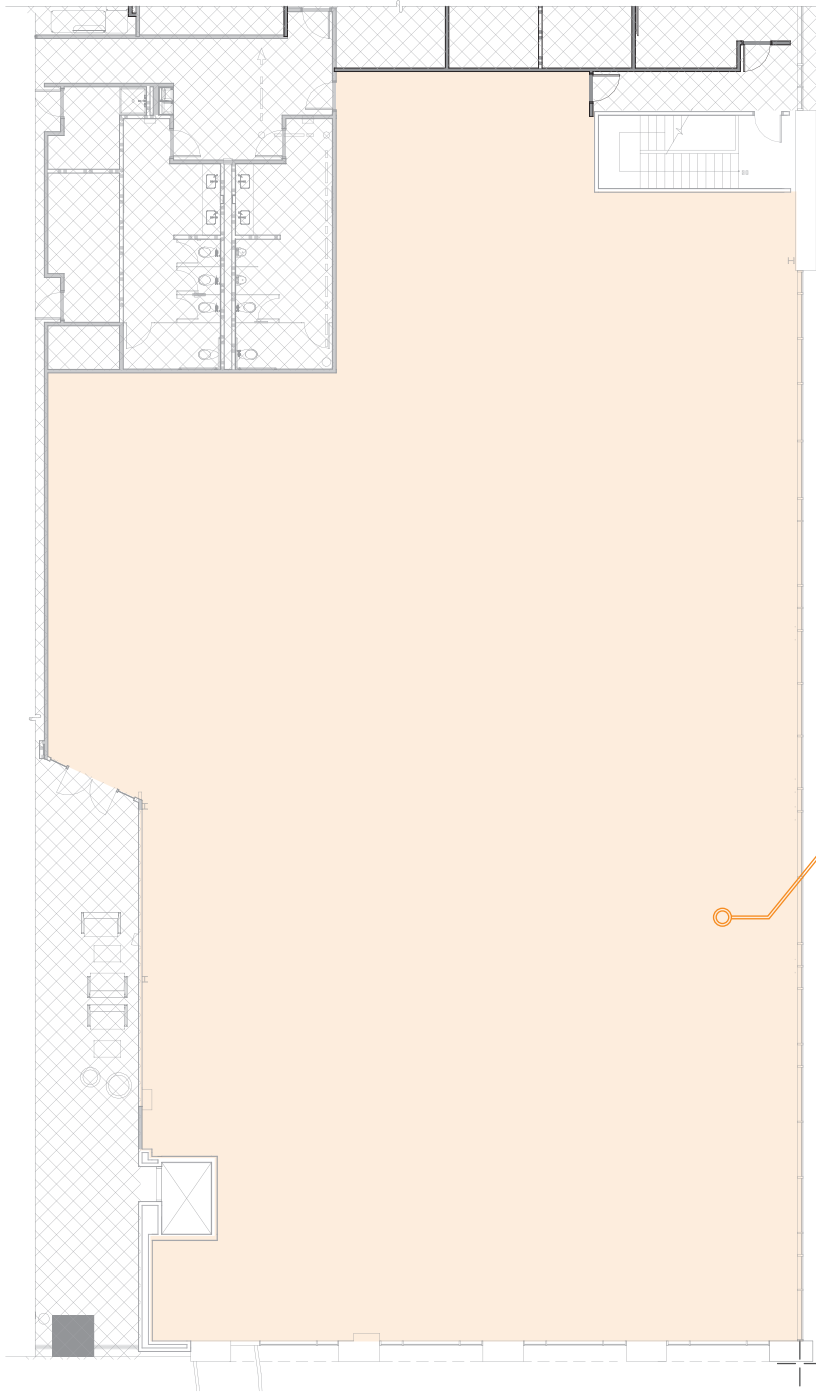




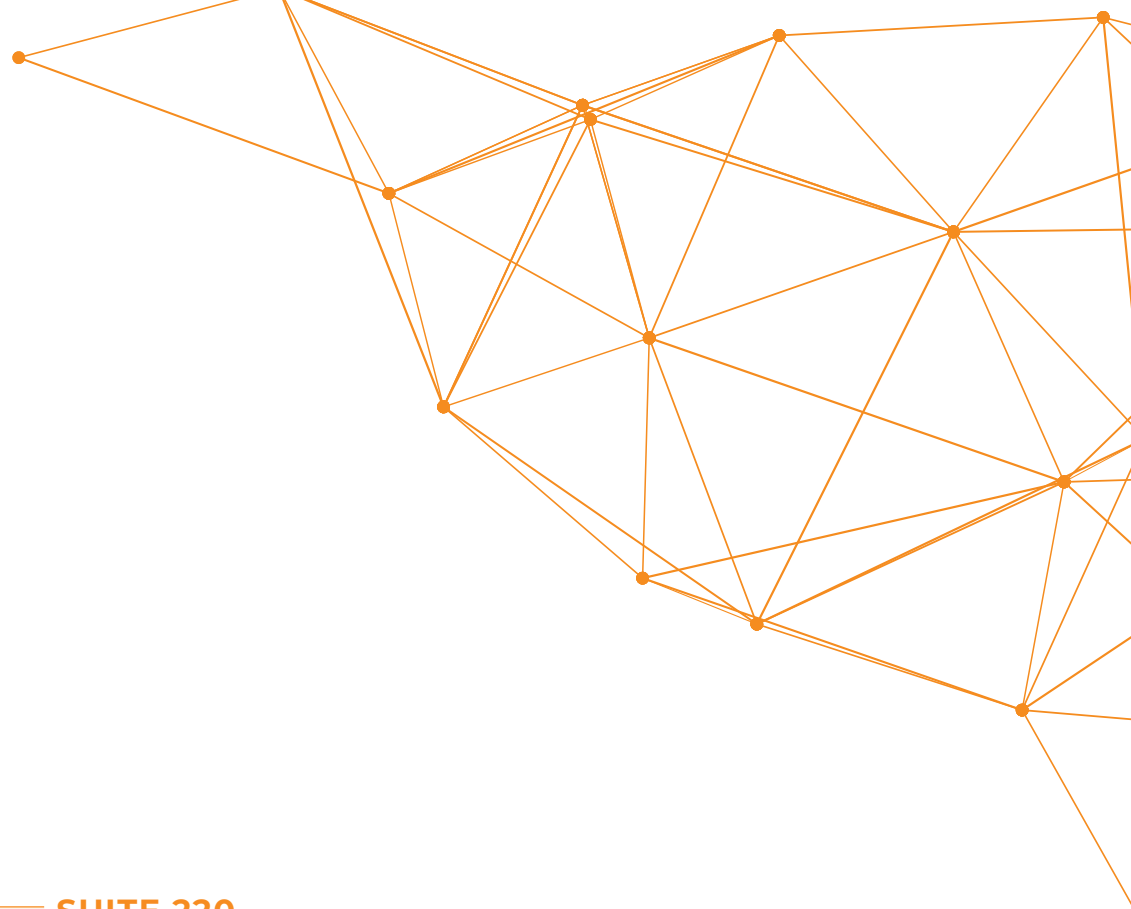
SUITE 110
8,196 SF



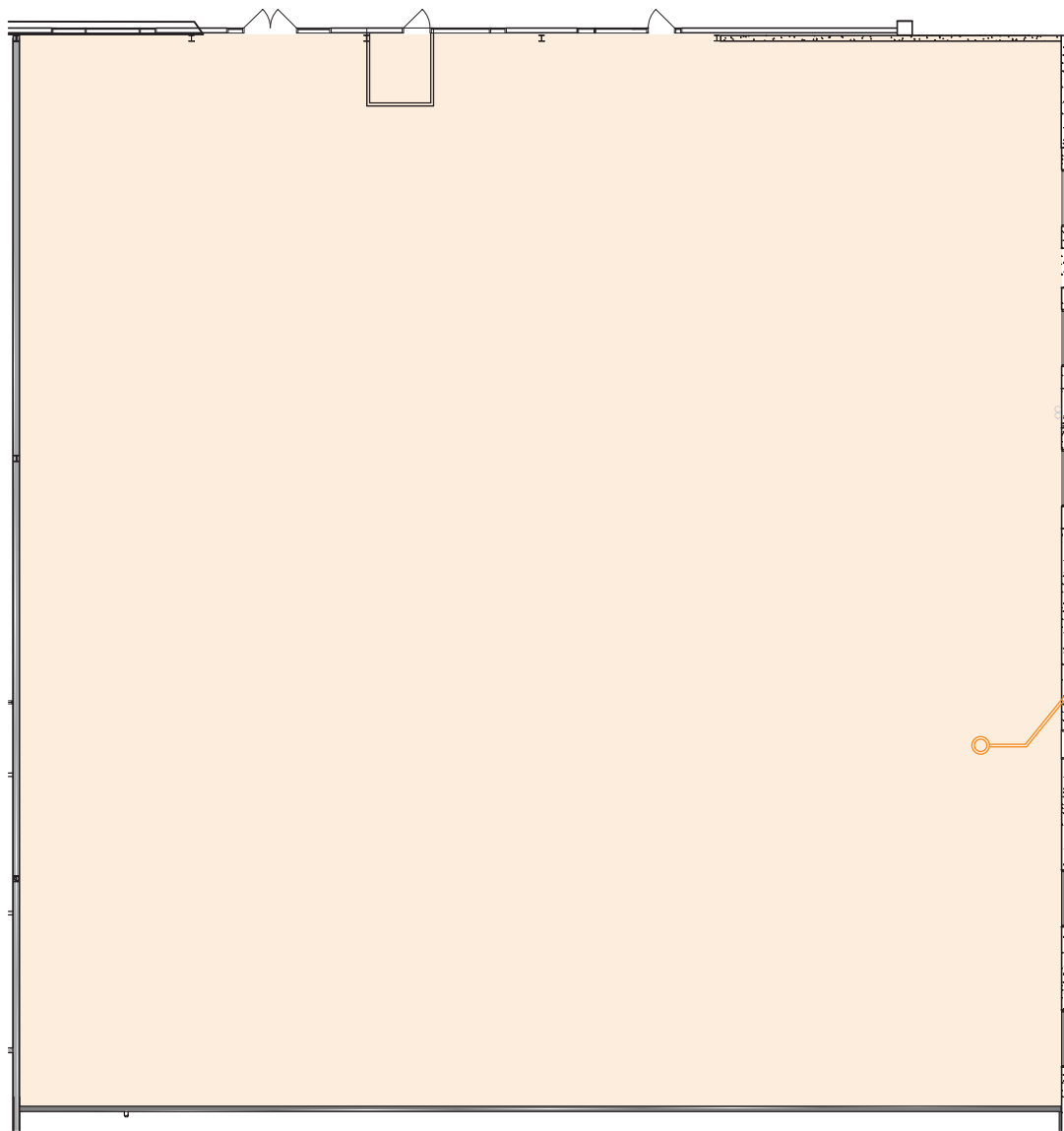
**AVAILABLE SPACE
SUITE 220: 17,345 SF**



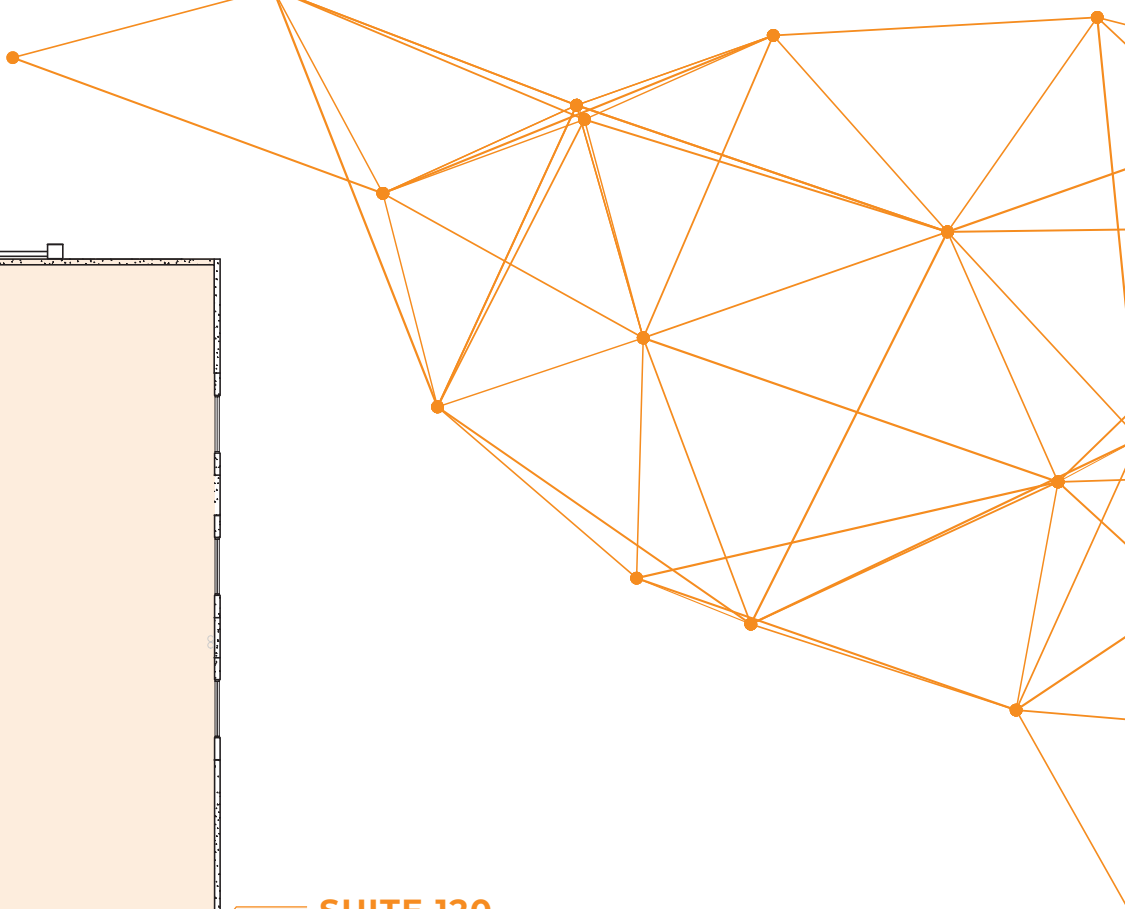
SUITE 220
17,345 SF

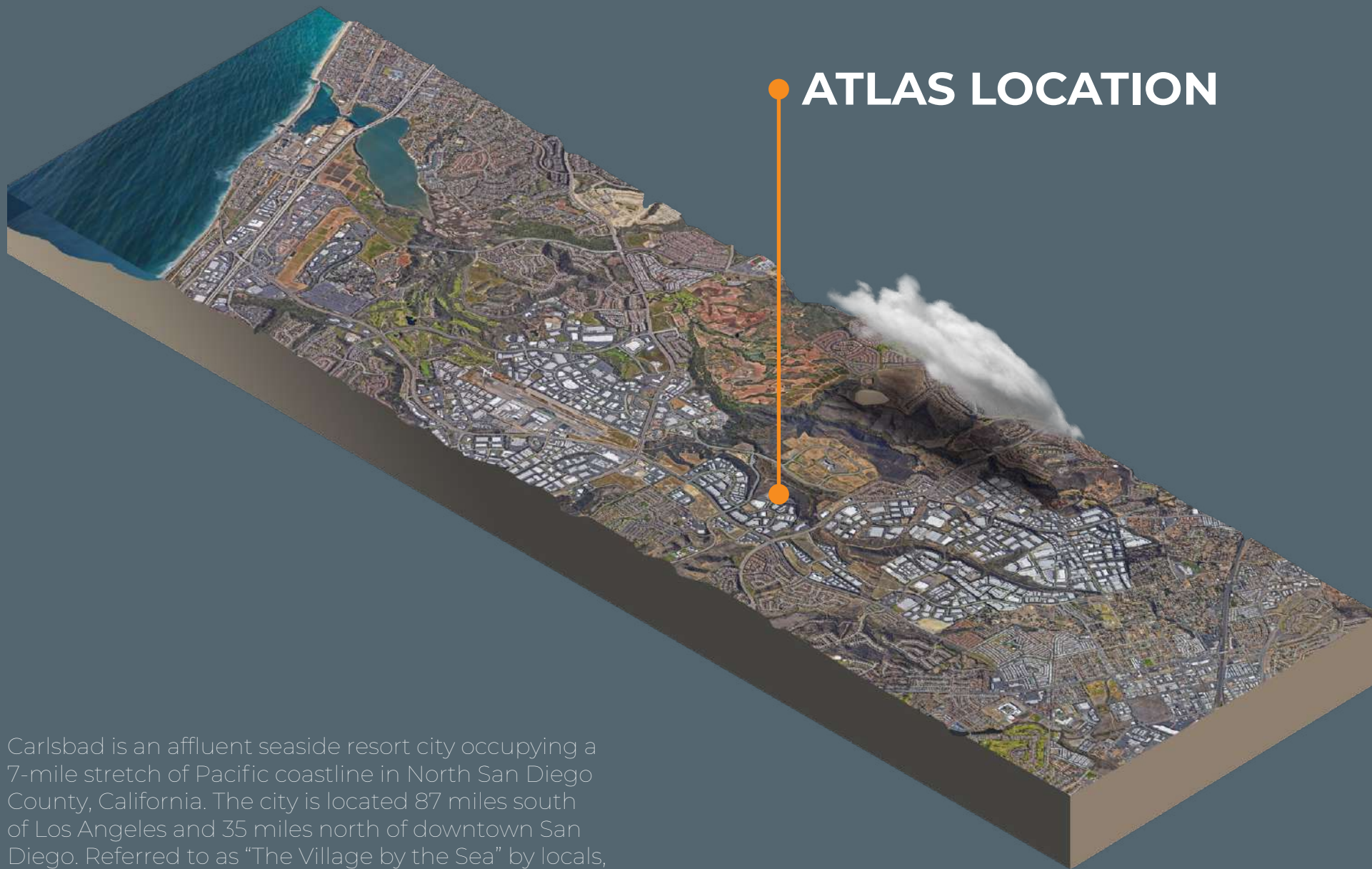






SUITE 120
18,595 SF





ATLAS LOCATION

Carlsbad is an affluent seaside resort city occupying a 7-mile stretch of Pacific coastline in North San Diego County, California. The city is located 87 miles south of Los Angeles and 35 miles north of downtown San Diego. Referred to as "The Village by the Sea" by locals, the city is a tourist destination.

ATLAS

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CARLSBAD CORPORATE
NEIGHBORS

ENCINITAS

DOWNTOWN
CARLSBAD



5 MIN

PALOMAR
AIRPORT

El Camino Real

Palomar Airport Road

BRESSI RANCH



LIFT



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THE SQUARE



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