

ENGINEERING
MECHANICAL

ENDEAVOR

A ±150,700 SF FREESTANDING INDUSTRIAL/MANUFACTURING BUILDING

FOR LEASE

COMING SOON



THE **TECHBILT** COMPANIES





DREAM. ACHIEVE. **ENDEAVOR** TO BE BOLD IN YOUR PURSUITS.

Innovation, productivity and a sense of purpose are directly correlated with all of Techbilt's workspaces. Create yours in a fully integrated campus located in a thriving neighborhood replete with amenities and resources.

Endeavor is a ±150,700 SF freestanding Industrial | Manufacturing | Flex building owned by Techbilt and nestled within a 600-acre master-planned development surrounded by 220 acres of open space in the burgeoning Carlsbad market.



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EASY ACCESS

I-5 & Hwy 78

CONNECTIONS

to Carlsbad's Top Talent Pool

VIEWS

of Dedicated Open Space



SOUTHEAST CORNER



NORTHEAST CORNER



NORTHWEST CORNER

THE PROPERTY

This premier location in Carlsbad Oaks North Business Park offers strong coastal appeal with significant views onto 220 acres of open space. The 600-acre master-planned development contains buildings ranging from 20,000 to 200,000 SF. Upon completion of Carlsbad Oaks Business Park, Techbilt will have added over 2 million square feet of office, R&D and industrial development to north San Diego County.



◀ 5 MILES



◀ 1.9 MILES



▼ 1.2 MILES



▼ 2.6 MILES





▲ 3.6 MILES



◀ 4.6 MILES



▲ 11.2 MILES



▶ 10 MILES





THE VISION

Endeavor aims to entice more forward-thinking companies to the region. Its design and location encourages companies to focus on a workspace that engages employees and makes them feel valued and connected. This, in turn, strengthens employee productivity and retention.



BUILDING SIZE

±150,700 SF
*DIVISIBLE TO
±18,000 SF*



CLEARANCE

32'



PKG STALLS/ RATIO

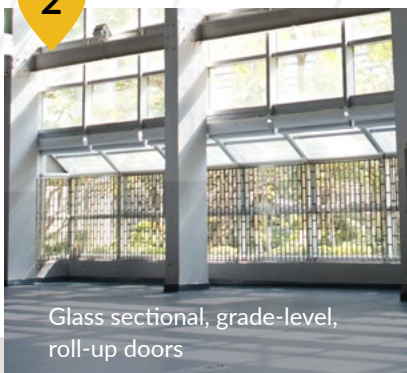
320
2.12/1000

1



Outdoor space/lunch area
with shade sails

2



Glass sectional, grade-level,
roll-up doors

3



Bike storage | long-term

4



Bike racks | short-term

ENDEAVOR TO BREAK BOUNDARIES.



E

**BUILDING
ENTRANCE**

CA

**CLEAN AIR
VEHICLE
PARKING**

EV

**ELECTRIC
VEHICLE
PARKING**



**DISTANCE TO
AIRPORTS**

McClellan
Palomar
Airport
2.5 Miles

Oceanside
Municipal
Airport
14 Miles

San Diego
International
Airport
36 Miles

Los Angeles
International
Airport
97 Miles

Endeavor to be the top of your industry, your concept, and your mentality in this cutting edge space, inside and out.



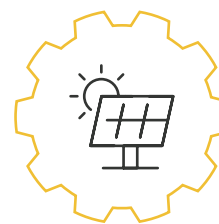
**BUILT FOR CAPTAINS OF INDUSTRY,
MANUFACTURERS, AND CREATORS.
ENDEAVOR TO BE THE BEST.**



Natural light contributes to an overall ambient work environment.



Nearby amenities provide a simpler way to achieve work/life balance, keeping employees happy and motivated.



REDUCE CARBON FOOTPRINT

Solar power system



COMMUTE TO WORK

Bike storage



CELEBRATE

Shaded private patios



HIKE/BIKE

Surrounding trails

THE EVOLUTION

ENDEAVOR

AIRPORT

- 5
- 4
- 14
- 17
- 13
- 8
- 7

BE A PART OF
CARLSBAD OAKS NORTH

bolle



IONIS



FLUIDRA

Millipore
Sigma

HME

PODS

evolve

PACIFIC OCEAN



24

23

22

21

25

20

15/16

19

18



LOT 4 | CARLSBAD INNOVATE

Zense-Life
Smart Earth Technologies
Glo Pharma
Berg Group
Spy Optic/Bollé Brands

LOT 5

Cube Smart

LOT 7

San Diego Hat Company

LOT 8 | VECTOR

Fluidra

LOT 13 | ELEVATE

UNITE Hair
Lume Cube
AMS Fireplace
Evolve Skateboards
Peleton

LOT 14, 21, 22, 25

Ionis Pharmaceuticals

LOT 15-16

Future Techbilt Development

LOT 17

Camston Wrather

LOT 18-19

HM Electronics

LOT 20

Jean Renau Collection

LOT 23 | PACIFIC VISTA COMMERCE CENTER

PODS
Lowe's
OnTrac
Aethercomm
Nixon

LOT 24 | CREATE

Millipore Sigma



THE MARKET

The quality of life in North County San Diego is unparalleled. From beautiful beaches and temperate weather year-round, to great schools and quaint neighborhoods, this is where you'll want to work, live and play.

Source:

INNOVATE **78**.com



±

RESIDENTS

±115,000

UNEMPLOYMENT RATE

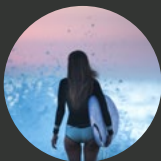
3.5%

AVG INCOME PER JOB (2020)

\$93,400



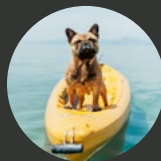
Source:
Doing Business in Carlsbad



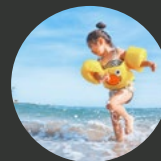
**7 MILES
OF
BEACHES**



**42%
BACHELOR'S
DEGREES**



**299
SUNNY
DAYS/YR**



**13 TOP-RATED
ELEMENTARY
SCHOOLS**

ENDEAVOR TO BE WHERE YOU WANT TO BE.



Walk, bike, relax or catch some waves on the 7 miles of white sand beaches.



Enjoy a beer along San Diego North County's Hops Highway, a craft brewing mecca which includes Carlsbad.



BREWERIES

1. Pure Project
2. Karl Strauss
3. Burgeon Beer
4. Arcana Brewing Company
5. Rouleur Brewing Company
6. Culver Beer Company



18 HOLES

1. The Crossings at Carlsbad
2. Rancho Carlsbad Golf Course
3. Aviara Golf
4. Golf at Omni La Costa



BEST GRUB IN THE COUNTY

1. Campfire
2. The Compass
3. Oak & Elixir
4. Bluewater Grill
5. Miguel's Cocina
6. 2051 Cocina Italiana
7. Eureka!
8. Mendocino Farms
9. Ebullition Brew Works
10. Black Rail Kitchen & Bar
11. Seasons Restaurant
12. Chandler's Oceanfront Dining



WAVES

1. Carlsbad State Beach
2. Robert Frazee State Beach
3. Tamarack Surf Beach
4. North Ponto Beach
5. South Carlsbad State Beach
6. South Ponto Beach



SHOPPING!

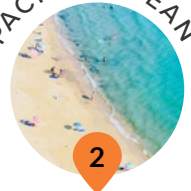
1. The Shoppes at Carlsbad
2. Carlsbad Premium Outlets
3. Costco Shopping Center
4. Lowe's Shopping Center
5. Staples Shopping Center
6. Bressi Ranch Village Center
7. Home Depot Shopping Center
8. The Forum Carlsbad

CARLSBAD VILLAGE



1

PACIFIC OCEAN



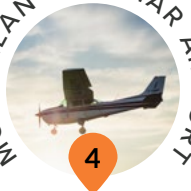
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THE CROSSINGS AT CARLSBAD



3

MCCLELLAN-PALOMAR AIRPORT



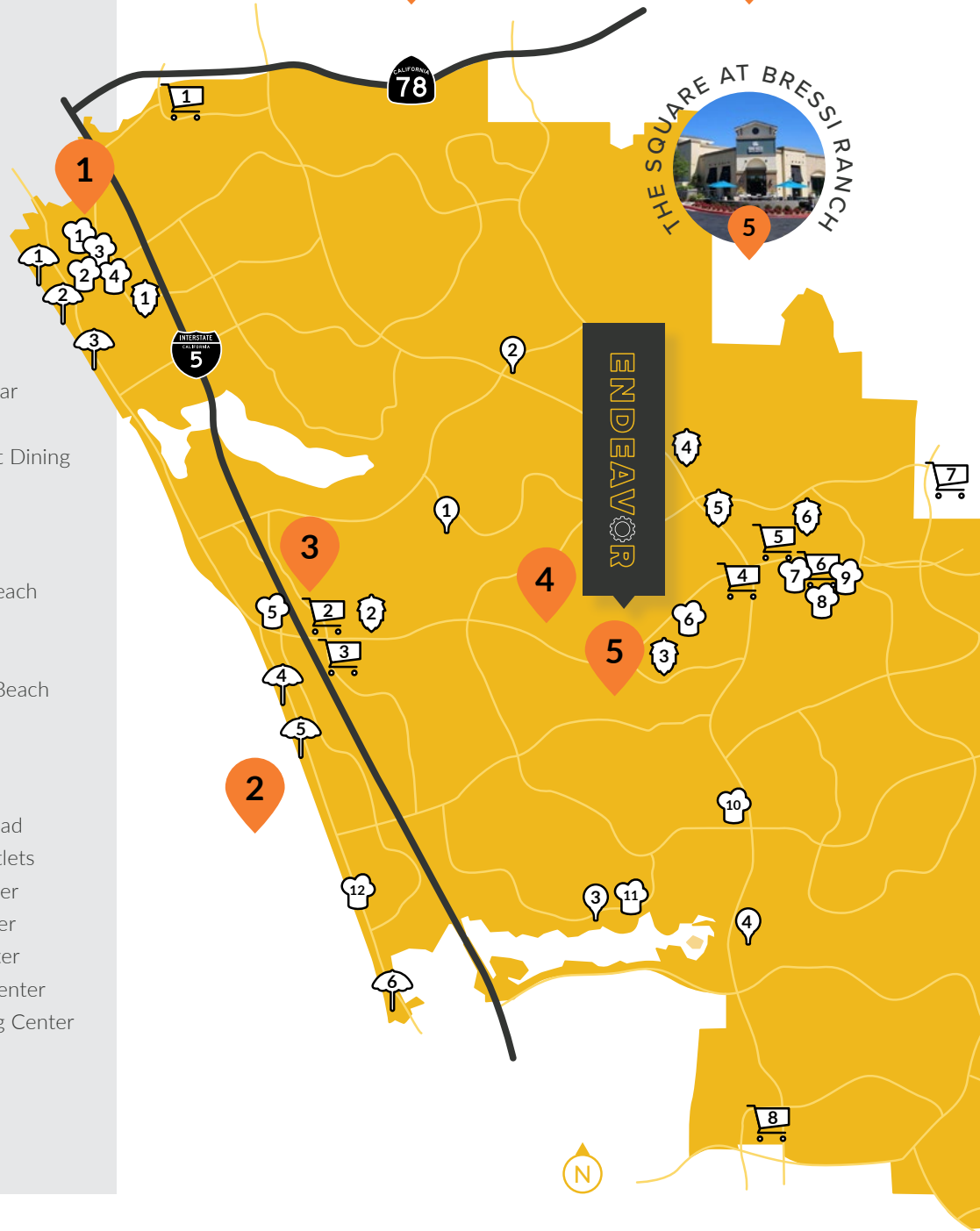
4

THE SQUARE AT BRESSI RANCH



5

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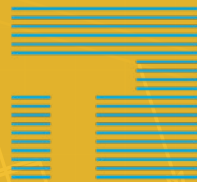
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