



VIEW VIDEO

evolve

AN ADAPTIVE CREATIVE FLEX CAMPUS

FOR LEASE
COMING SOON



THE **TECHBILT** COMPANIES



Advance. Upgrade. Evolve.

Your next opportunity is now.

Innovation, productivity and a sense of purpose are directly correlated with the workspace. Create yours in a fully-integrated campus located in a thriving neighborhood replete with amenities and resources.

Evolve is a 67,714 SF three-building campus 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

Carlsbad's Top Talent Pool



VIEWS

Pacific Ocean / Dedicated Open Space



BUILDING A First Floor: 14,633 SF
Second Floor: 2,786 SF



BUILDING B First Floor: 16,736 SF
Second Floor: 3,594 SF



BUILDING C First Floor: 24,772 SF
Second Floor: 5,193 SF

This premier location in Carlsbad Oaks North Business Park offers strong coastal appeal with Pacific Ocean views and 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.



THE **TECHBILT** COMPANIES

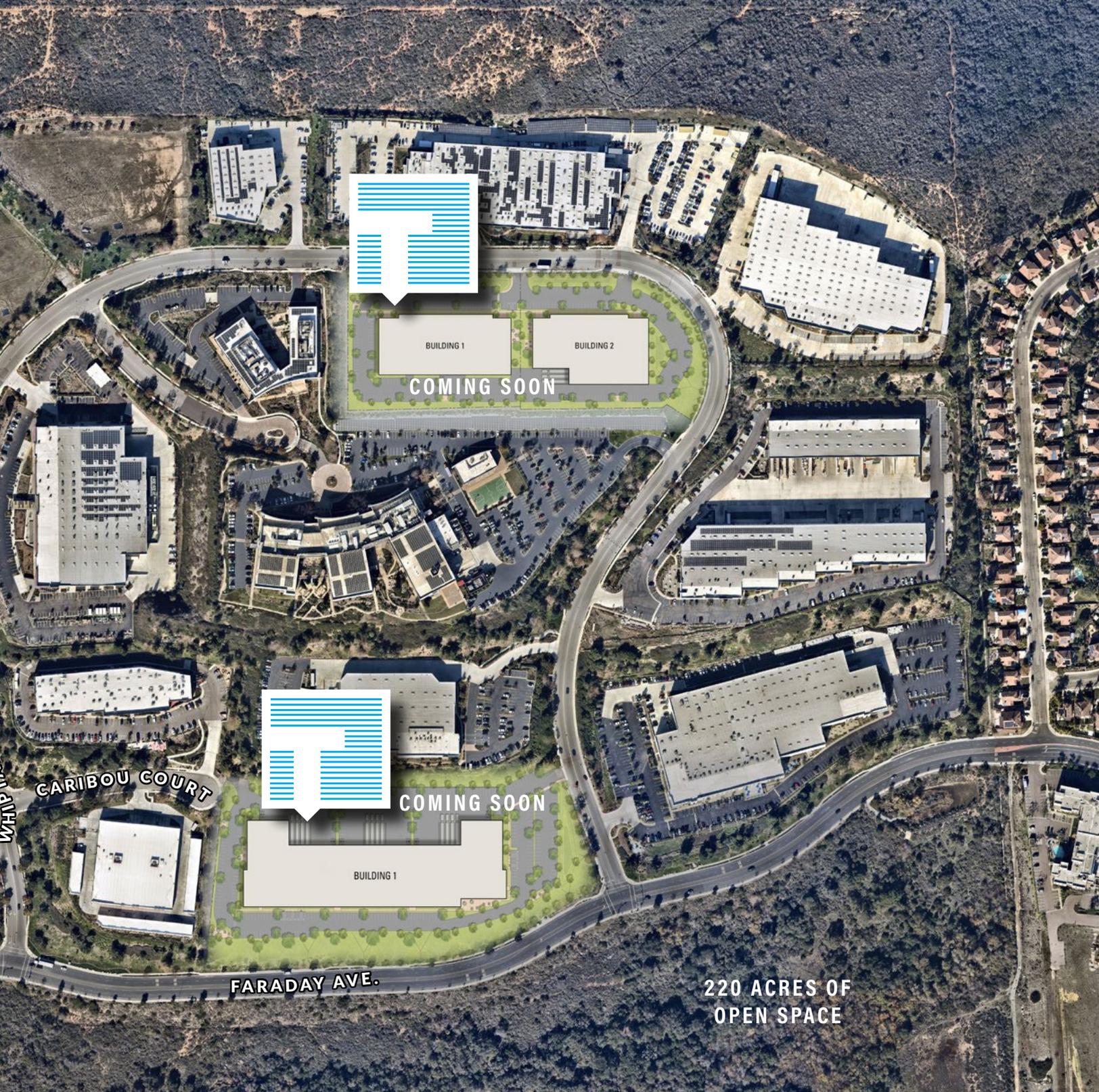
THE PROPERTY



2.5 MILES



6.5 MILES



3.4 MILES



5.3 MILES



9.5 MILES



10.0 MILES

THE VISION



1

outdoor space/lunch area with shade sails



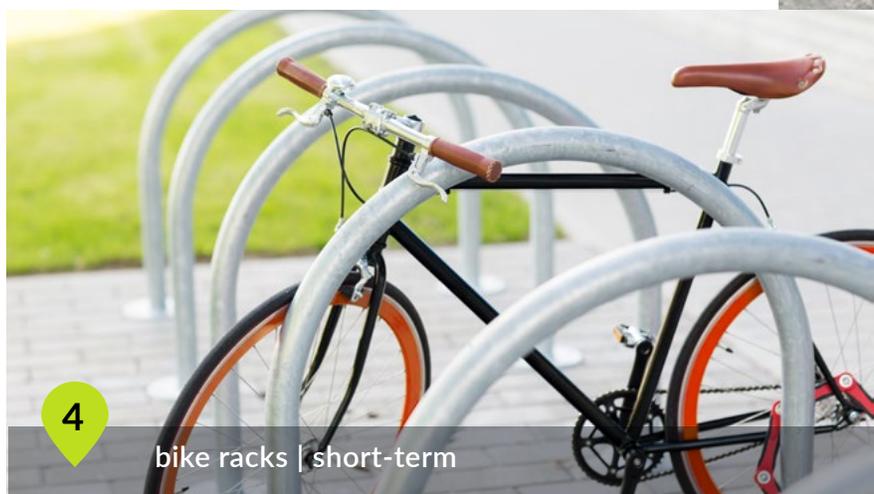
2

glass sectional, grade level, roll-up doors



3

bike storage | long-term



4

bike racks | short-term

Evolve 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.

67,714 SF

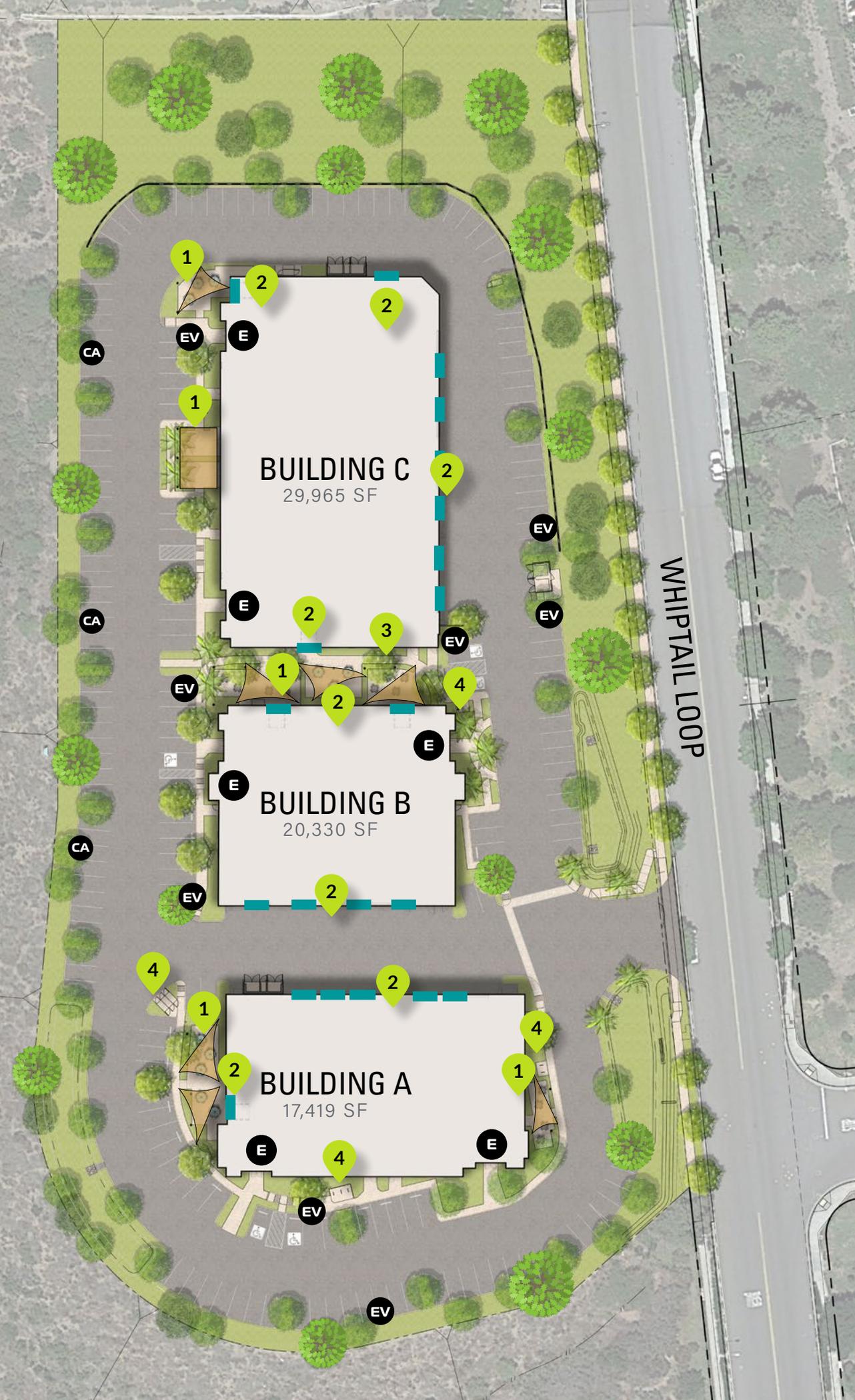
CAMPUS SIZE

28'

CLEARANCE

189
2.79/1,000

**PARKING STALLS/
RATIO**



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

Evolve your team, your concept
and your mentality in this cutting
edge space, inside and out.



**Built for inventors, builders,
creators and visionaries.
Your next opportunity is now.**



Natural light contributes to an overall ambient work environment.



REDUCE CARBON FOOTPRINT

Solar power system



COMMUTE TO WORK

Bike storage



CELEBRATE

Shaded private patios

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



HIKE/BIKE

Surrounding trails

THE EVOLUTION

BE A PART OF
CARLSBAD OAKS
NORTH



PSYCLONE
TENTS



CAMSTON
WRATHER



FLUIDRA

MILLIPORE
SIGMA

PODS

IONIS



HME

bolle



ACUSHNET
COMPANY
Titleist
FJ

ABSORPTION
SYSTEMS®
A Pharmaron Company

ARGONAUT
MANUFACTURING SERVICES

FARADAY AVE.
8

13

amazon
TESLA



LOT 4 - CARLSBAD INNOVATE:
Zense-Life, Smart Earth Technolo

LOT 5: Cube Smart

LOT 6, 15-16: Future Techbilt De

LOT 7: San Diego Hat Company

LOT 8 - VECTOR: Fluidra

LOT 13 - ELEVATE:
UNITE Hair, Lume Cube, AMS Fir

Viasat

AIRPORT

PACIFIC OCEAN

Thermo Fisher
SCIENTIFIC



evolve



6

5

4

7

24

23

22

21

14

25

20



15/16

19

18

WHIPTAIL LOOP

17

gies, Glo Phama, Berg Group, SPY Optic/Bollé Brands

velopments

LOT 14, 21-22, 25: Ionis Pharmaceuticals

LOT 17: Camston Wrather

LOT 18-19: HM Electronics

LOT 20: Jon Renau Collection

LOT 23 - PACIFIC VISTA COMMERCE CTR:

Pods, Lowes, OnTrac, Aethercomm, Nixon

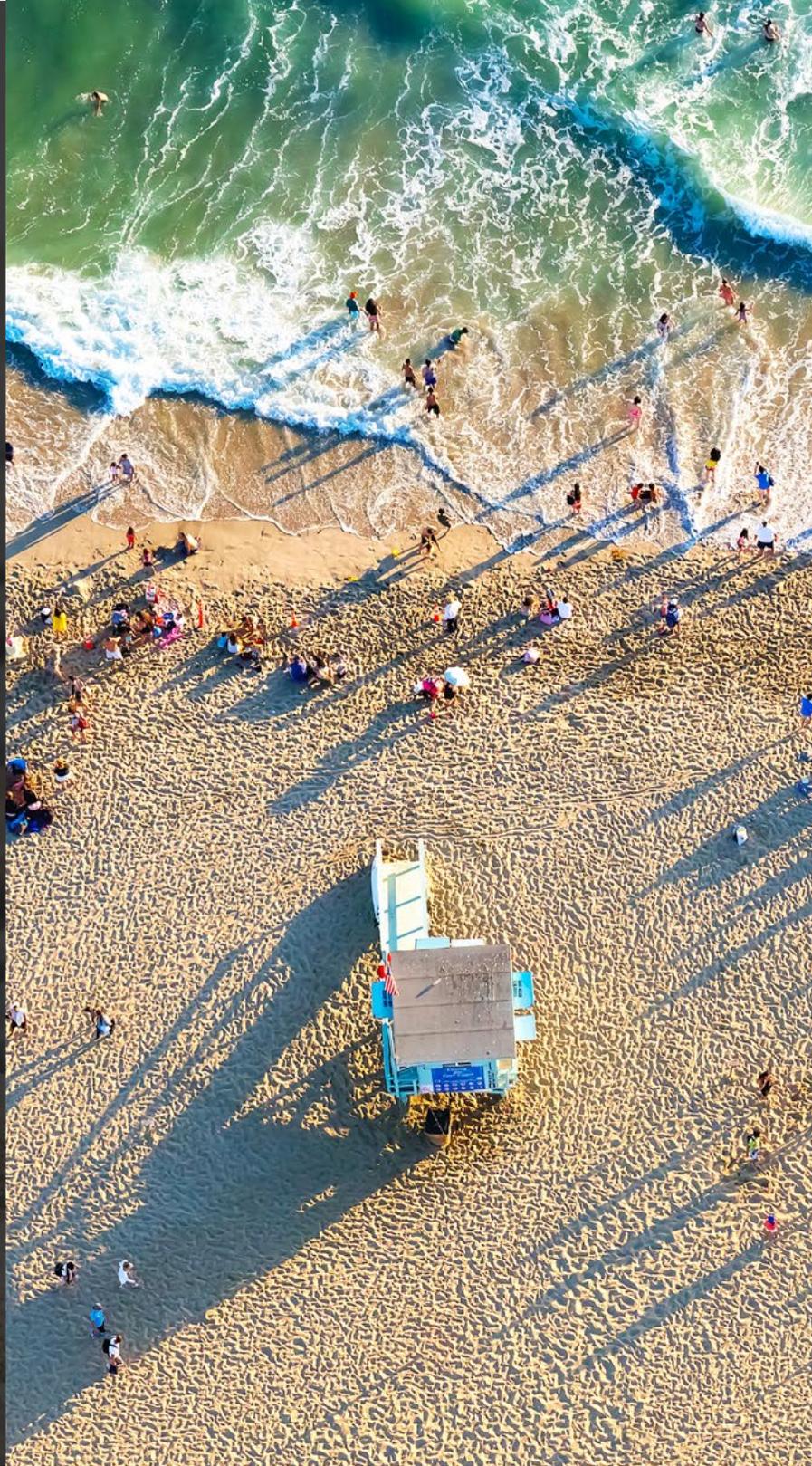
LOT 24 - CREATE: MilliporeSigma

replace, Evolve Skateboards, Pysclone Tents, Peloton

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  .com



THE MARKET

Source:  .com

115,000

RESIDENTS

20.4%

EMPLOYMENT GROWTH

(last ten years)

\$134,602

AVG HOUSEHOLD INCOME



**7 MILES OF
BEACHES**



**60% BACHELOR'S
DEGREES**

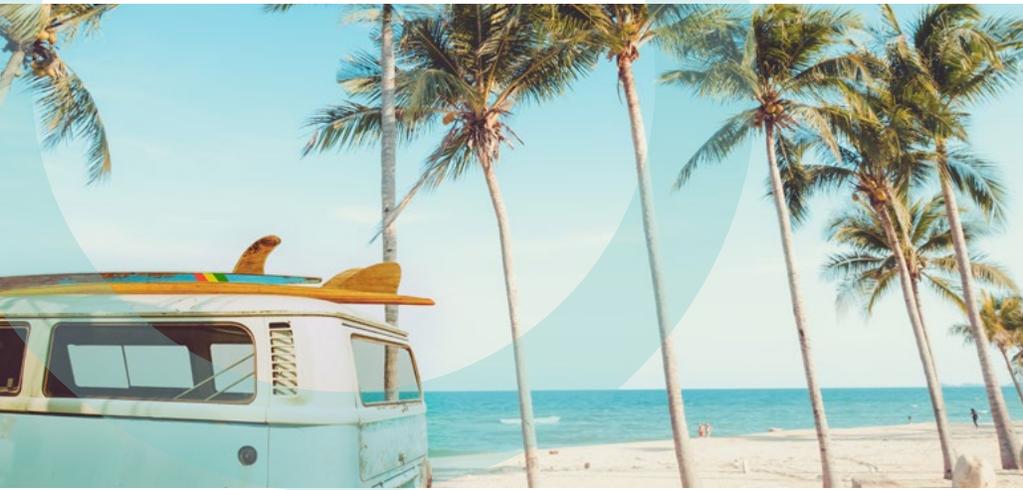


**299 SUNNY
DAYS/YR**



**13 TOP-RATED
ELEMENTARY
SCHOOLS**

WHERE YOU WANT TO BE



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



Enjoy fresh seafood and locally grown produce in an outdoor setting with a view.



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 & Gastronomy
- 10. Black Rail Kitchen & Bar
- 11. Seasons Restaurant



BEACHIN'

- 1. Carlsbad State Beach
- 2. Tamarack Surf Beach
- 3. North Ponto Beach
- 4. South Carlsbad State 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



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