

# ATLAS

CARLSBAD | CALIFORNIA

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5909 Sea Otter Place  
Carlsbad, CA 92010





## ATLAS

ATLAS is a 230,957 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





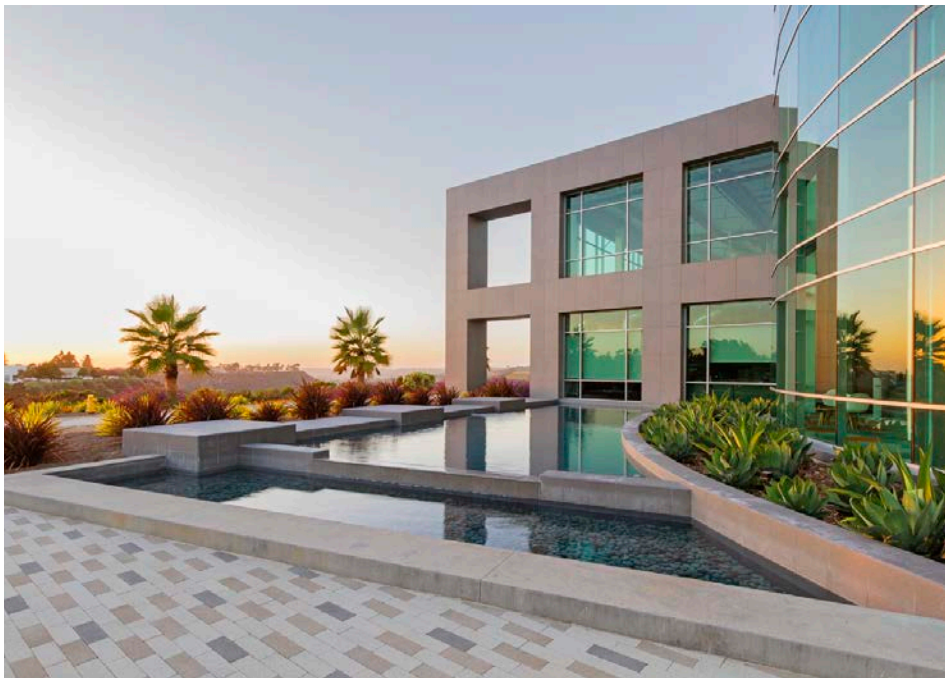
## AMENITIES

- 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 and running trails

# CUTTING EDGE ARCHITECTURE





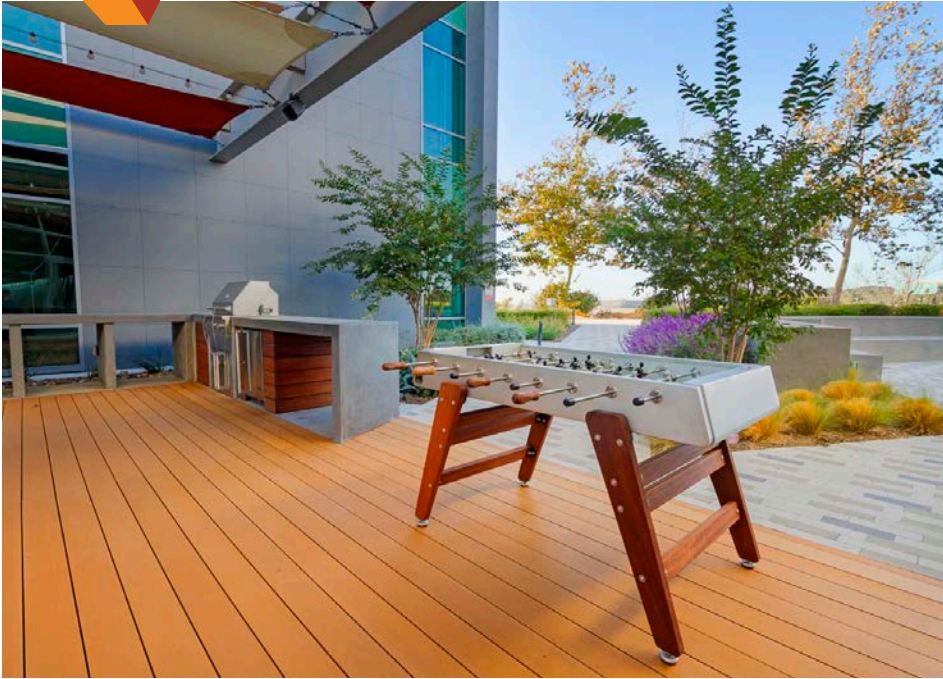


A photograph of an outdoor patio area. In the foreground, there are four modern armchairs with bright orange cushions and a small, square, grey table. The chairs have a light-colored metal frame. The patio is paved with light-colored, rectangular tiles in a pattern. To the left, there is a large glass-walled building with a modern design. In the background, there are green plants and a covered walkway with a red awning. The overall atmosphere is bright and modern.

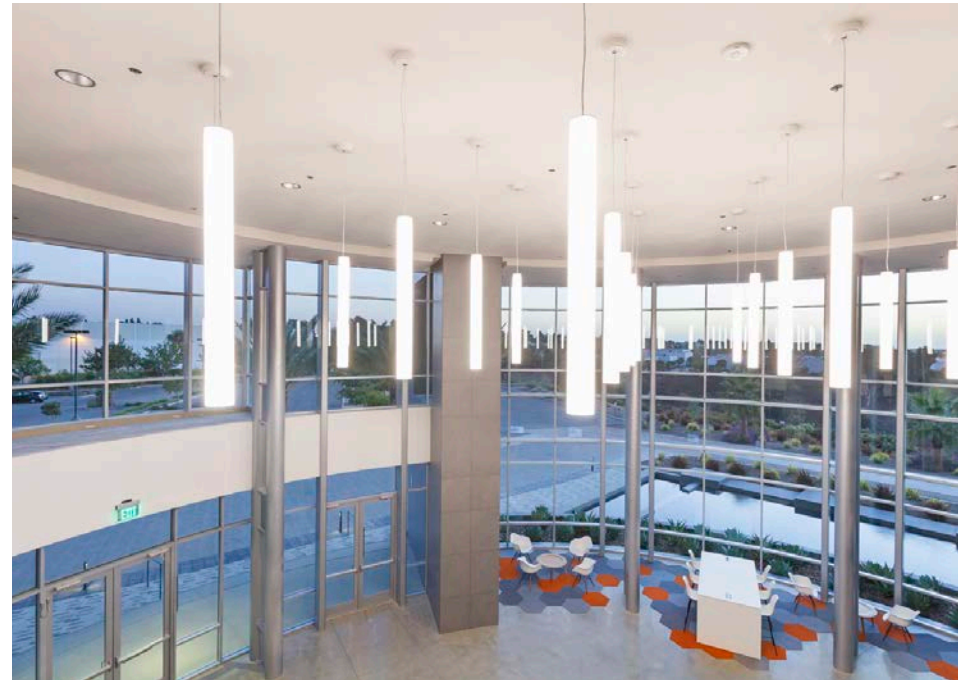
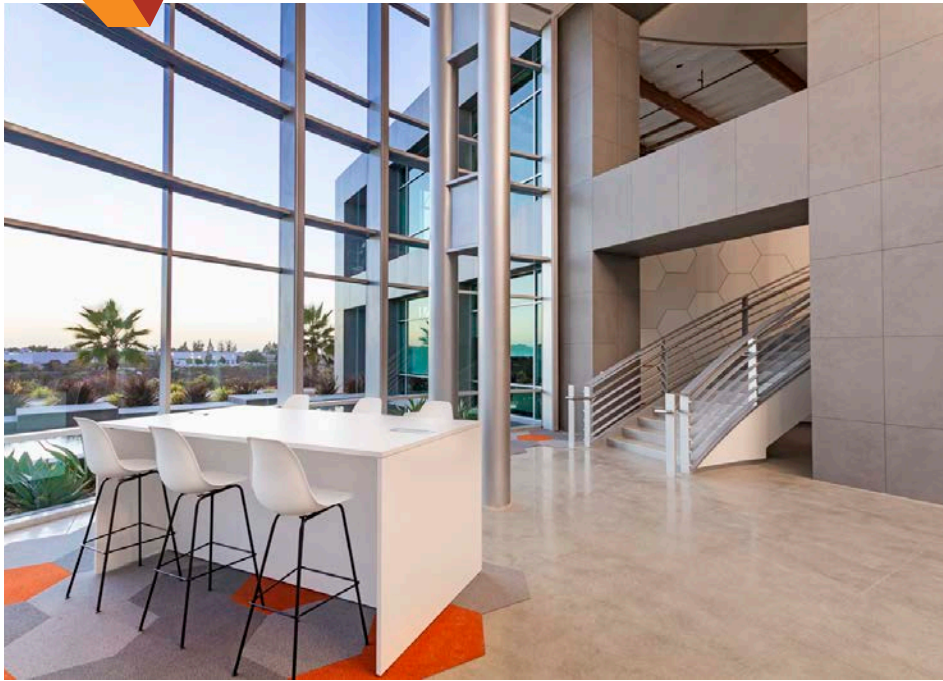
**AESTHETIC  
ENVIRONMENTS**









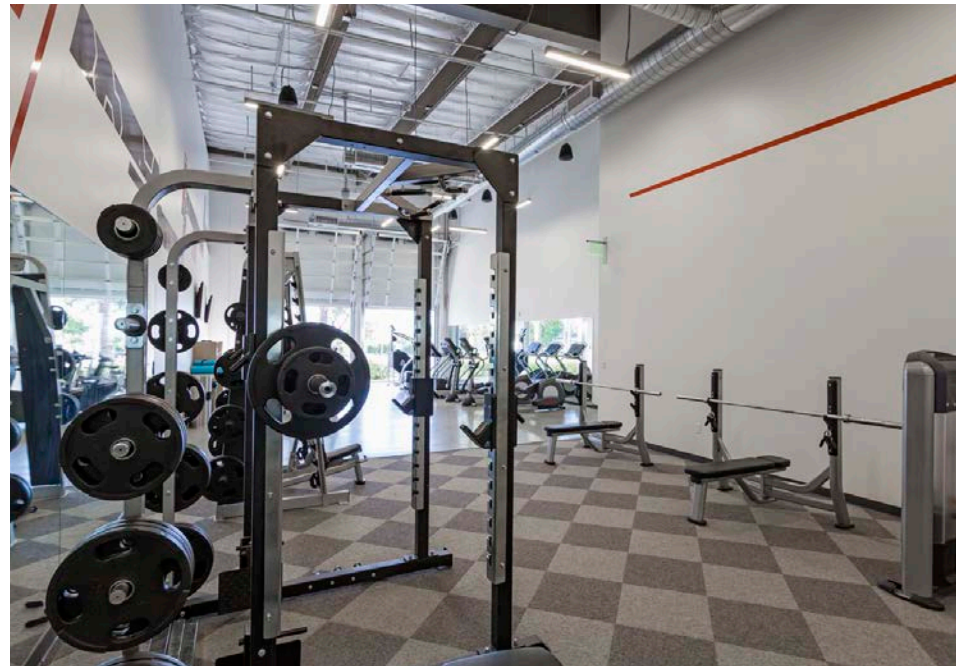
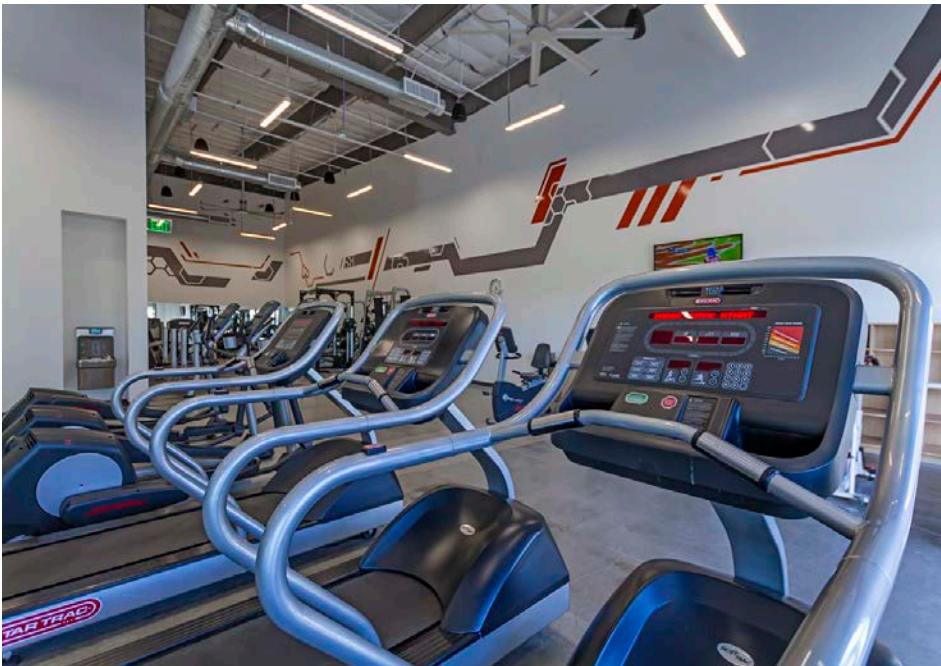






# STATE-OF-THE-ART FITNESS CENTER



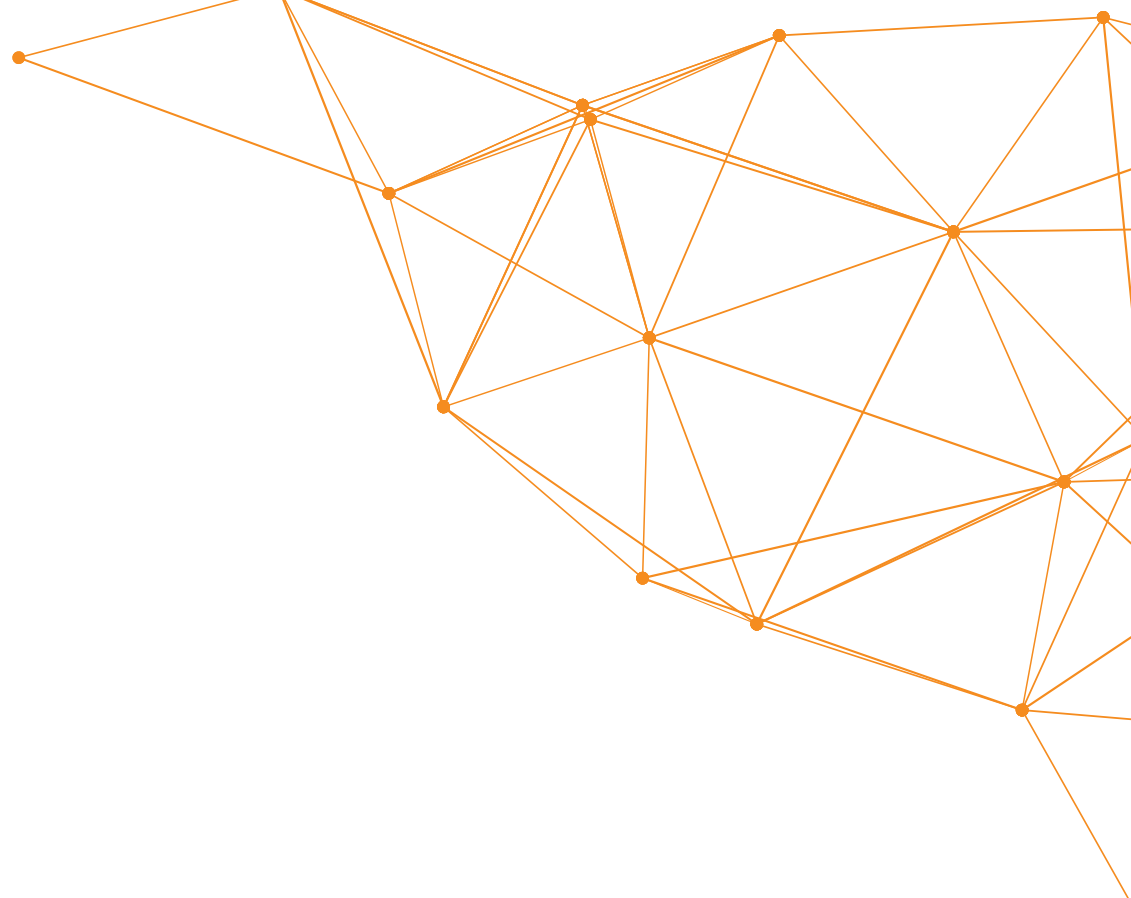
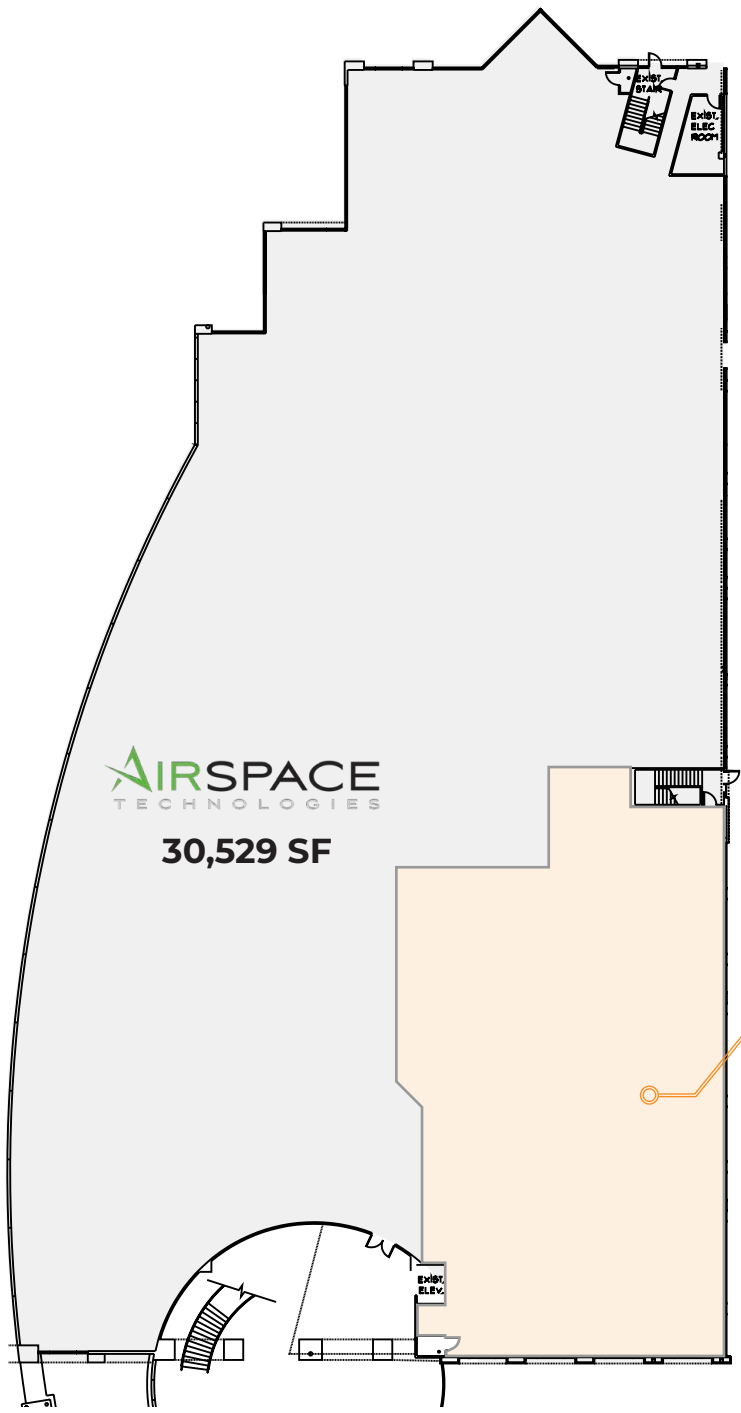


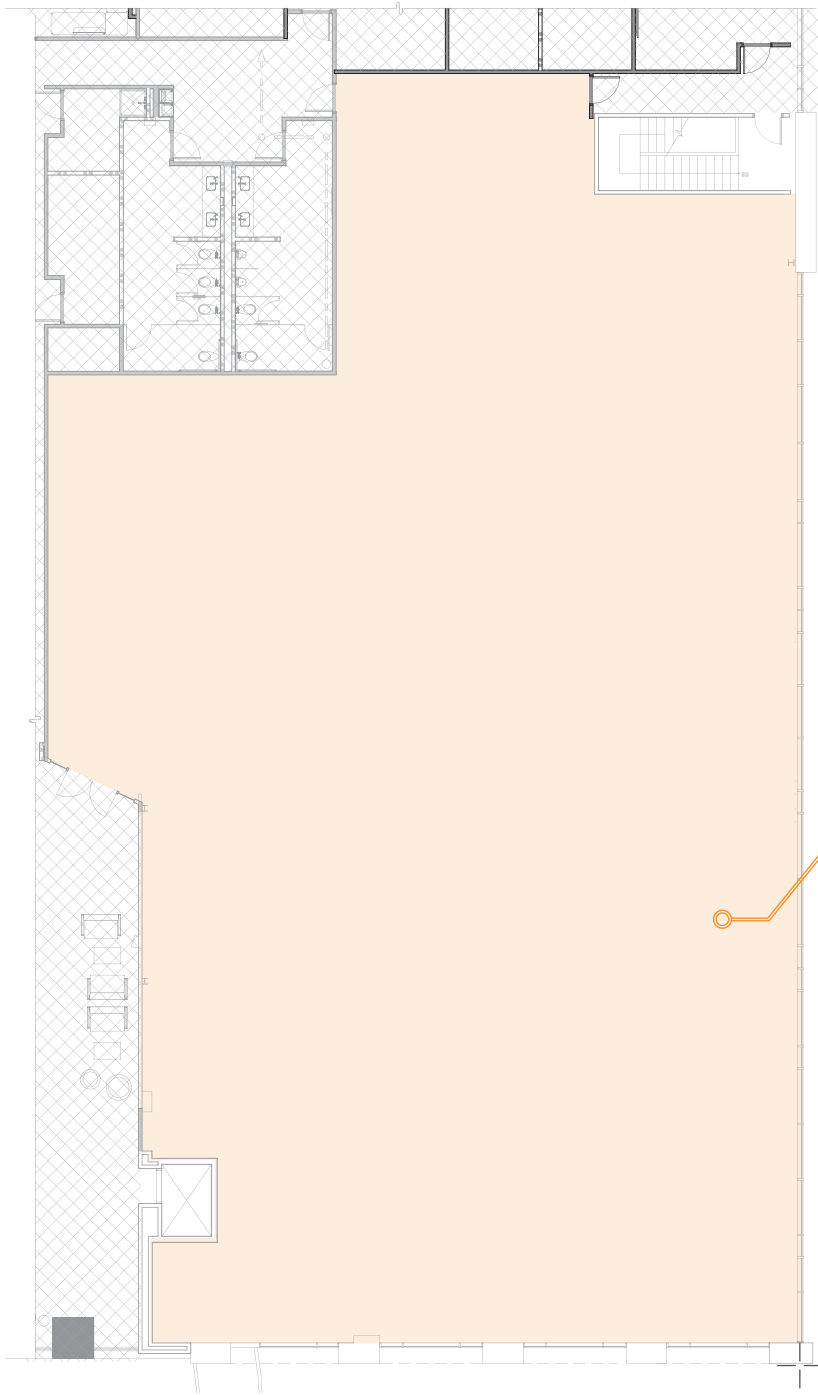




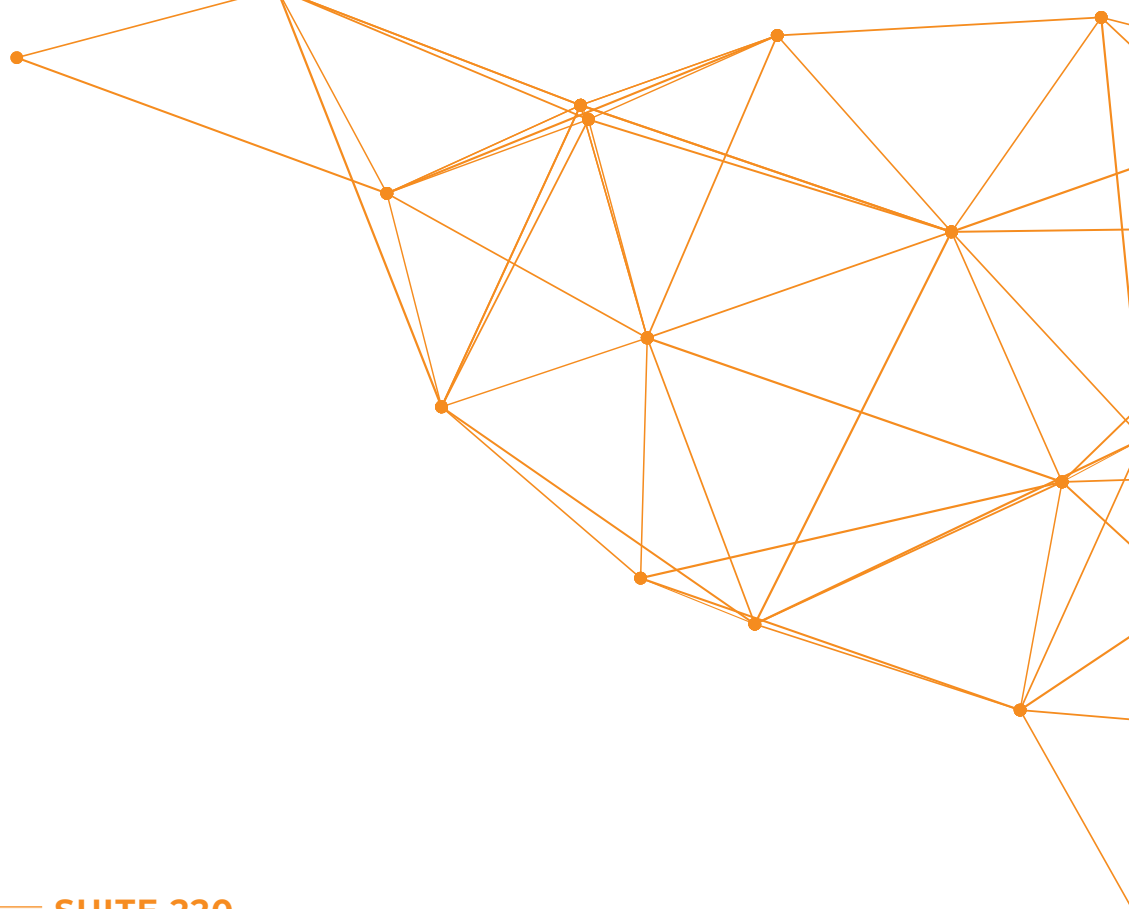
## BUILDING SPECS

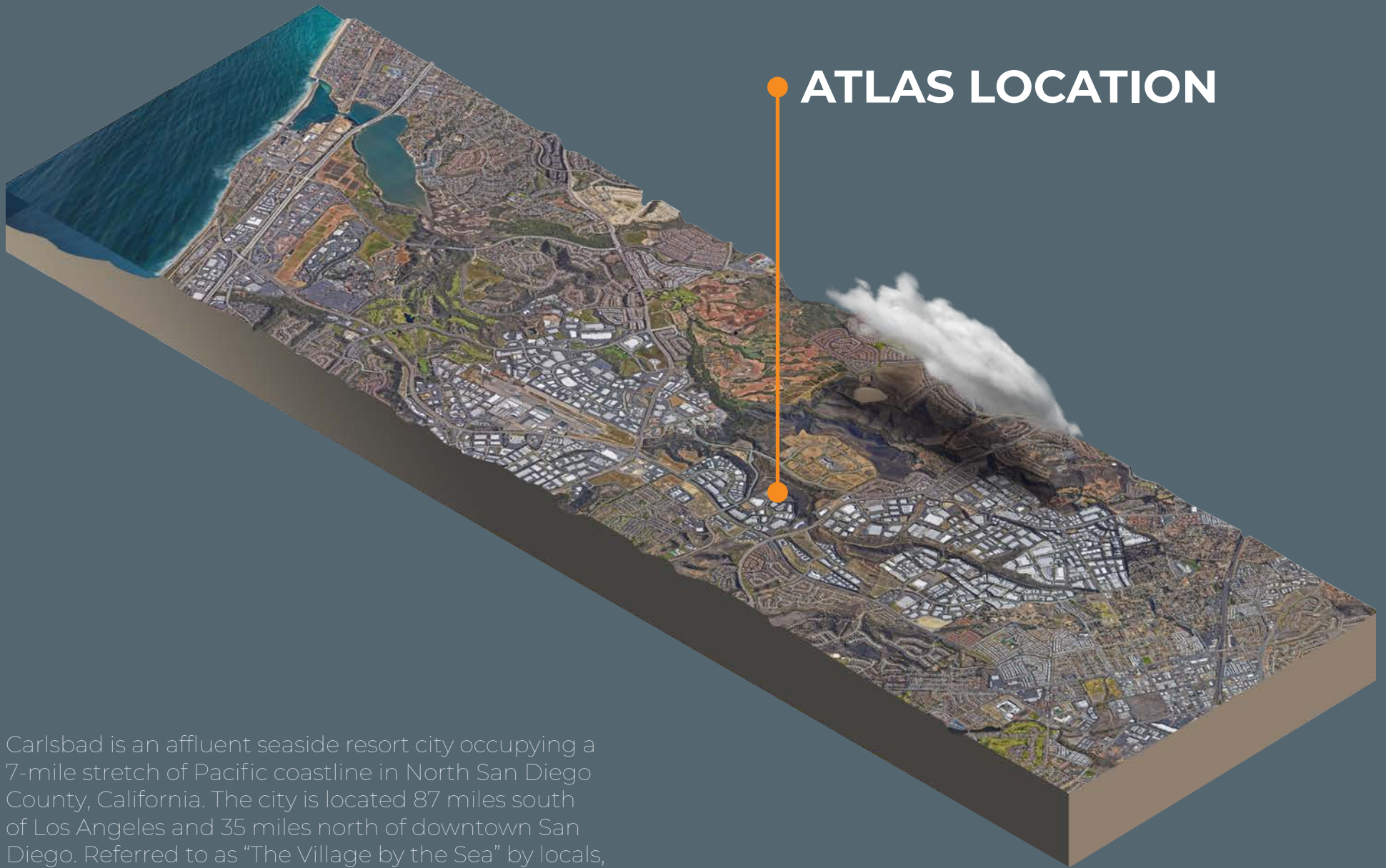
<b>BUILDING A</b>	<b>92,770 SF</b>
<b>BUILDING B</b>	<b>138,137 SF</b>





**SUITE 220**  
**16,345 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

Foot  
VERVE  
Walmart  
Commerce  
Humana  
OBAL N  
CANYON  
GoPro  
GoDaddy  
MFTAWAVE  
novasys health  
USAopoly

CARLSBAD OUTLETS

AVIARA PKWY  
FULL SWING

PALOMAR AIRPORT RD  
CAL COMP USA

MCCLELLAN PALOMAR AIRPORT

ACTIVISION  
RealCapital Markets

EL CAMINO REAL

FARADAY AVE

MELROSE DR

Titleist Directed

Ernest Packaging Solutions

CEM

JELD-WEN

STONE BREWING

J&D Laboratories

DATRON

PennySaver

Thermo

adidas

greatcall

Cal/Amp

BECKMAN COULTER

NETGEAR

VUORI

FedEx

PODS

LOWE'S

PELOTON

San Diego Hat

Nordson

amazon

glanbia

UnitedHealthcare

ORTHOFIX

Titleist

TESLA

COOLA

Aethercomm.

prAna

RESERS

ADVANCED BIOLOGICS

G

Abbot

EPICOR

Callaway Golf

DENSO

Viasat

Viasat

Viasat

NORTON SECURITY & CORP

DJO

UnitedHealthcare

ORTHOFIX

Titleist

Viasat

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ENCINITAS

DOWNTOWN  
CARLSBAD

5 5 MIN

PALOMAR  
AIRPORT

El Camino Real

Palomar Airport Road

BRESSI RANCH






























LIFT





**ATLAS**  
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THE SQUARE













# BRESSI RANCH AMENITIES

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## BRESSI RANCH AMENITIES

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REGENT PROPERTIES



**THE STARCK TEAM**