

# Oaks East Business Center

Colliers



THE **TECHBILT** COMPANIES

FOR LEASE

## INDUSTRIAL/R&D Suite Available

5900, 5910, 5920 & 5930  
Sea Lion Place  
Carlsbad, CA

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# Property Highlights

OAKS EAST  
BUSINESS CENTER 2



\$1.59 PSF/MO

**RENTAL RATE**  
Net of Operating Expenses



±\$0.20 PSF/MO

**EST. COMMON AREA  
OPERATING EXPENSES**  
(2023)



FEB 2024

**AVAILABILITY**



# Property Details

OAKS EAST  
BUSINESS CENTER

3



FOR LEASE

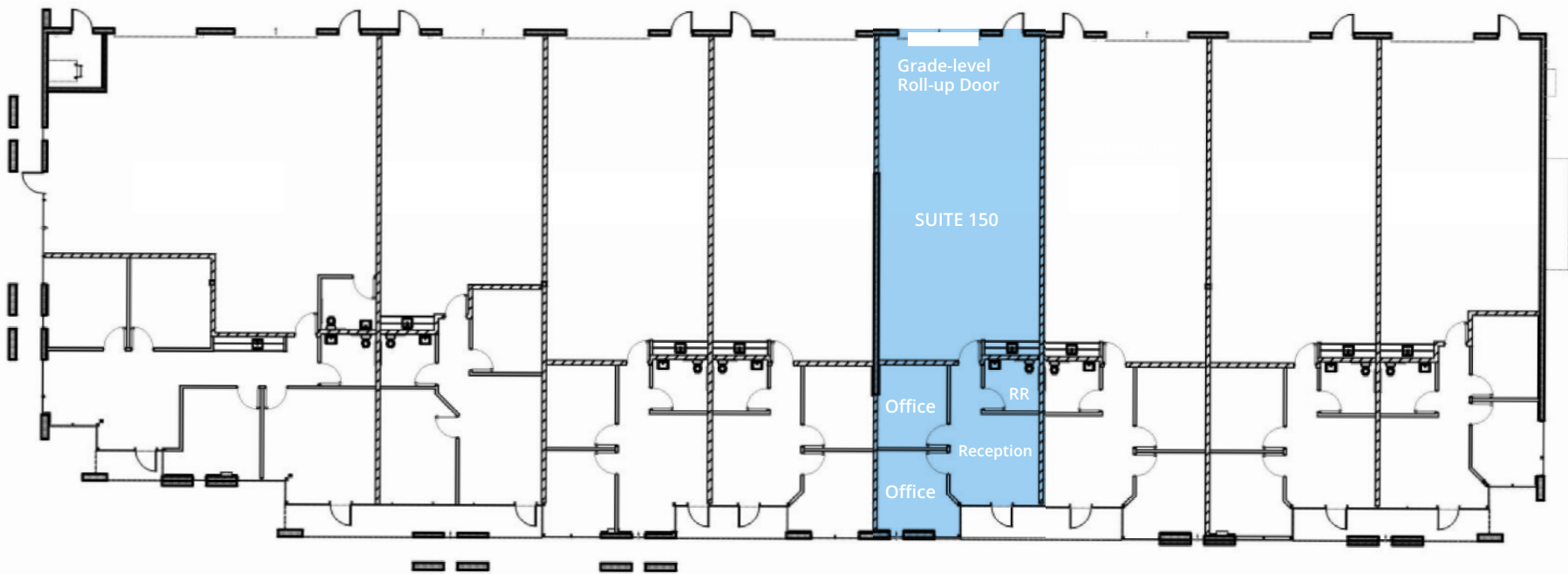
**Oaks East Business Center** is a four-building project totaling  $\pm 60,141$  SF with panoramic views and convenient access to I-5 off Palomar Airport Road and Highway 78 via W San Marcos Boulevard.

- **Loading:** 12' x 14' Grade-level roll-up doors
- **Power:** 200 Amps 110/208v
- **Clearing Height:** 22'
- **Parking Ratio:** 3.5/1,000 SF
- **Fire Sprinklered:** 0.45/3,000 GPM
- Natural gas stubbed to each building
- Painted warehouse walls
- Coffee bars included in standard office improvements
- Concrete paving throughout
- Great views to the north and east

# Floor Plan Layout *(as built\*)*

5910 SEA LION PLACE							
SUITE	SF	OFFICE SF	% OFFICE	MIN CLEAR HEIGHT	POWER	ASKING RATE	AVAILABLE
150	1,768	±552	31%	22'	200 Amps, 110/208 Volts	\$1.59/SF + CAO E	February 2024

Floor plans provided for general reference only, and may not be to scale.

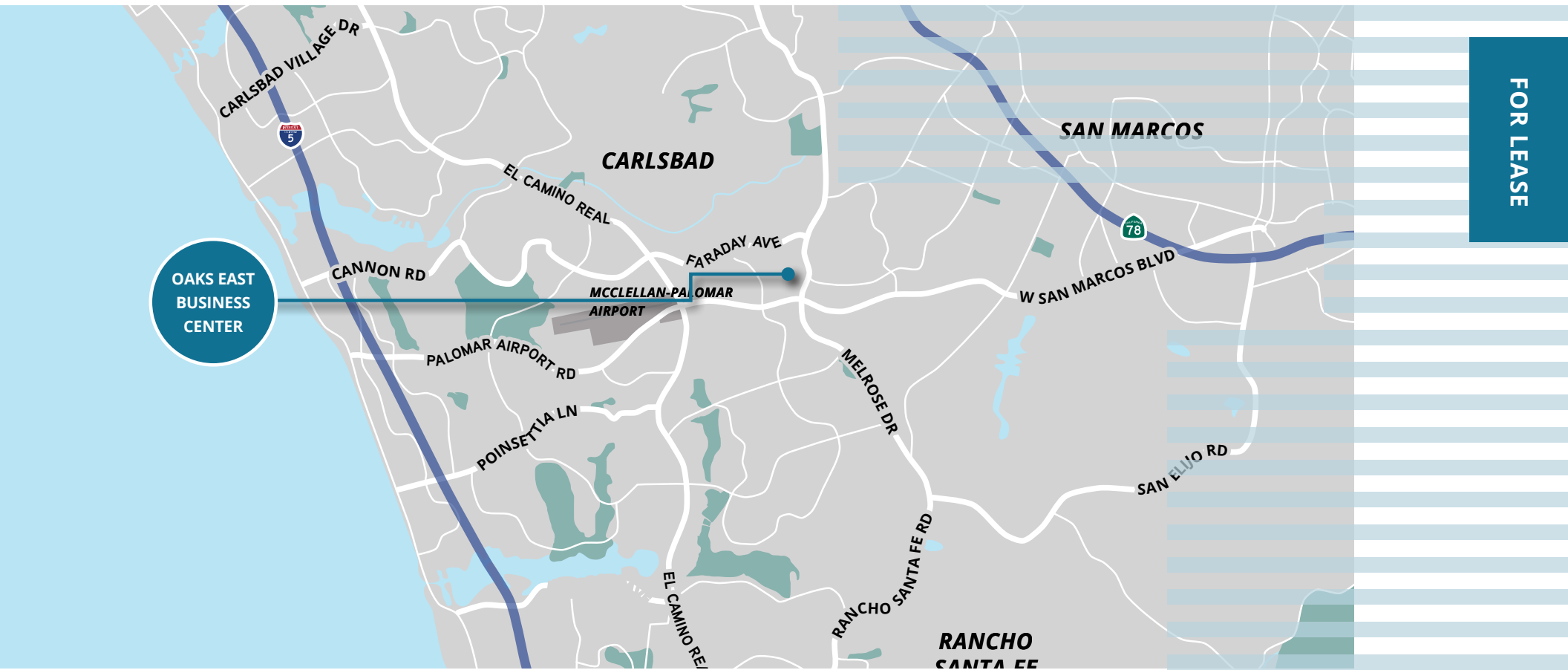




# Property Photos



# The Location



From tech startups to life sciences and communications, North County is the place where innovation and lifestyle collide. Here, in the five forward-thinking communities that comprise the **78 Corridor**, creative leaders are gathering to continue this momentum of innovation and success.

## CARLSBAD

A scenic coastal community in North San Diego County, Carlsbad takes full advantage of its coastal location, providing beach community character along with a diverse, forward-thinking economy and a strong tourism and hospitality industry. The City of Carlsbad has one of the finest climates in the country with moderate temperatures in the mid-70's year-round.



# Neighbors & Amenities

OAKS EAST  
BUSINESS CENTER 7



## BUSINESSES

- |                   |                   |                    |
|-------------------|-------------------|--------------------|
| ① Thermo Fisher   | ⑫ Acushnet        | ⑳ US Foods         |
| ② Genoptix        | ⑬ Glantin         | ㉑ Stone Brewery    |
| ③ Taylor Made     | ⑭ Nortek          | ㉒ AMI              |
| ④ Callaway        | ⑮ Ionis           | ㉓ SAIC             |
| ⑤ Mercedes        | ⑯ Spinal Elements | ㉔ DJO              |
| ⑥ Abbott          | ⑰ Solatube        | ㉕ Jeldwen          |
| ⑦ Daimlar         | ⑱ Glacier         | ㉖ Titleist         |
| ⑧ Viasat          | ㉒ DDH             | ㉗ Ernest           |
| ⑨ FedEx           | ㉓ Winners Only    | ㉘ J&D Laboratories |
| ⑩ Beckman Courter | ㉔ NAI             | ㉙ Datron           |
| ⑪ Nordson         | ㉕ Watkins         | ㉚ Penny Saver      |

## AMENITIES

- ① Jose Taco Shop, Carlsbad Pizza, Little Zeus, Croutons, JBox, Sourdough & Co
- ② Prager Bros, Arcana Brewing, Choice Juice
- ③ Lowe's, Chipotle, Noodles & Co, Panera, Five Guys
- ④ Staples, Starbucks, Bank of America
- ⑤ Stater Bros, Trader Joes, Sprouts, CVS, Petco, Board & Brew, Mendocino Farms, Bird Rock Coffee
- ⑥ Target, Starbucks, Postal Annex, Wells Fargo, Ichiban Ramen, Taco Bell
- ⑦ Home Depot

## HOTELS

- ① Holiday Inn & Staybridge
- ② Hampton Inn & Homewood Suites
- ③ Fairfield Inn & Suites by Marriott & Home 2 Suites by Hilton
- ④ Residence Inn



# Oaks East Business Center

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