

# 5919 SEA OTTER PLACE

CARLSBAD, CA 92010

**88,858 SF** OF OFFICE AND ELECTRONIC LAB SPACE FOR SUBLEASE





# PLUG INTO THE FUTURE OF WORK

Located within the prestigious ATLAS Campus in Carlsbad's vibrant coastal community, BETA at 5919 Sea Otter Place offers cutting-edge R&D and office space designed to spark creativity and drive success. As one of two buildings in the ATLAS Campus, BETA provides 17,159 to 88,858 square feet of fully furnished, plug-and-play space ready to power your next breakthrough. With 24-foot ceilings, an open-air indoor/outdoor gym, and panoramic coastal views, this is more than a workspace—it's a lifestyle.







## PROJECT FEATURES



Size: 17,159 - 88,858 SF



Electronics Lab



Sublease term through  
12/31/2028



Asking rate: \$1.65/NNN



Available Fully Furnished  
Plug and Play



Parking Ratio: 3.75/1,000



Floor-to-Ceiling Height: 24'

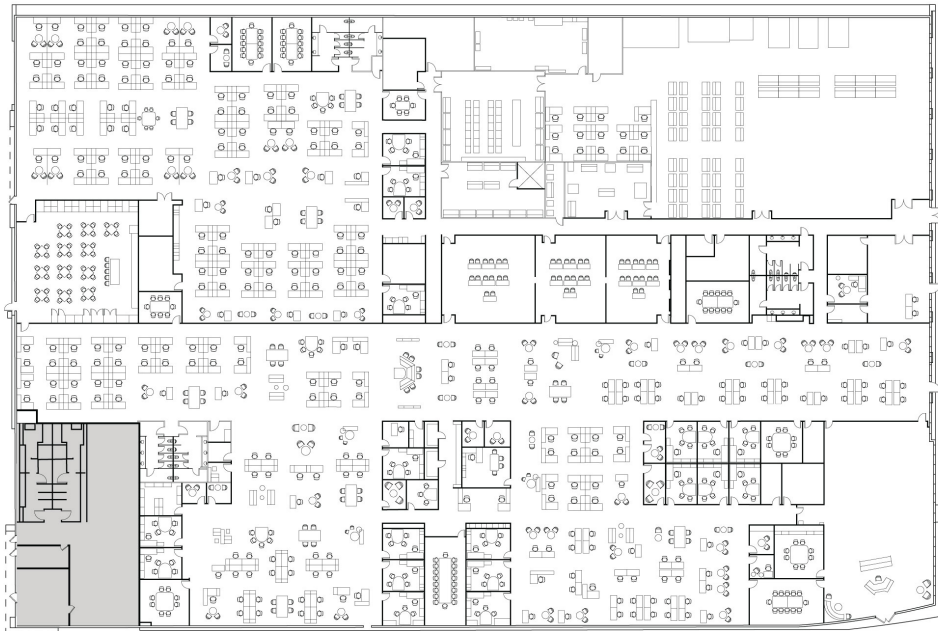
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## Suite 100 88,858 SF

- Reception
- Board room
- Break room
- Open office areas
- 17 private offices
- 14 privacy rooms
- 11 storage rooms
- 8 conference rooms
- 4 meeting rooms
- 3 training rooms
- 2 test rooms



With Furniture



Without Furniture











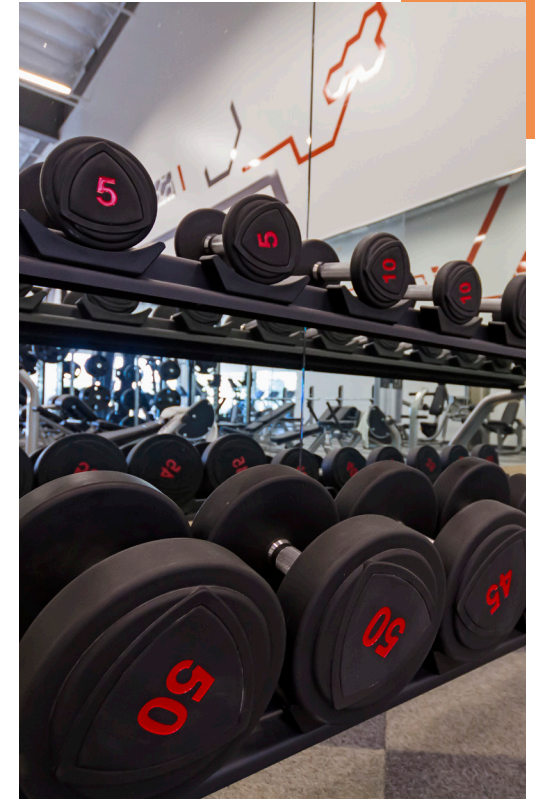


# CAMPUS AMENITIES

5919 Sea Otter Place's vibrant, newly redeveloped campus, designed to elevate your work experience with resort-style outdoor spaces perfect for collaboration and relaxation. Tenants can take advantage of premium amenities, including dynamic outdoor work areas, a state-of-the-art fitness center with professional trainers and classes, an on-site café, an amphitheater for team events, and convenient EV charging stations. Boost productivity and inspire your team with unparalleled access to coastal views, bocce ball courts, and nearby hiking trails, all tailored to modern business needs.



**FITNESS CENTER**



**FUNCTIONAL TRAINING EQUIPMENT**



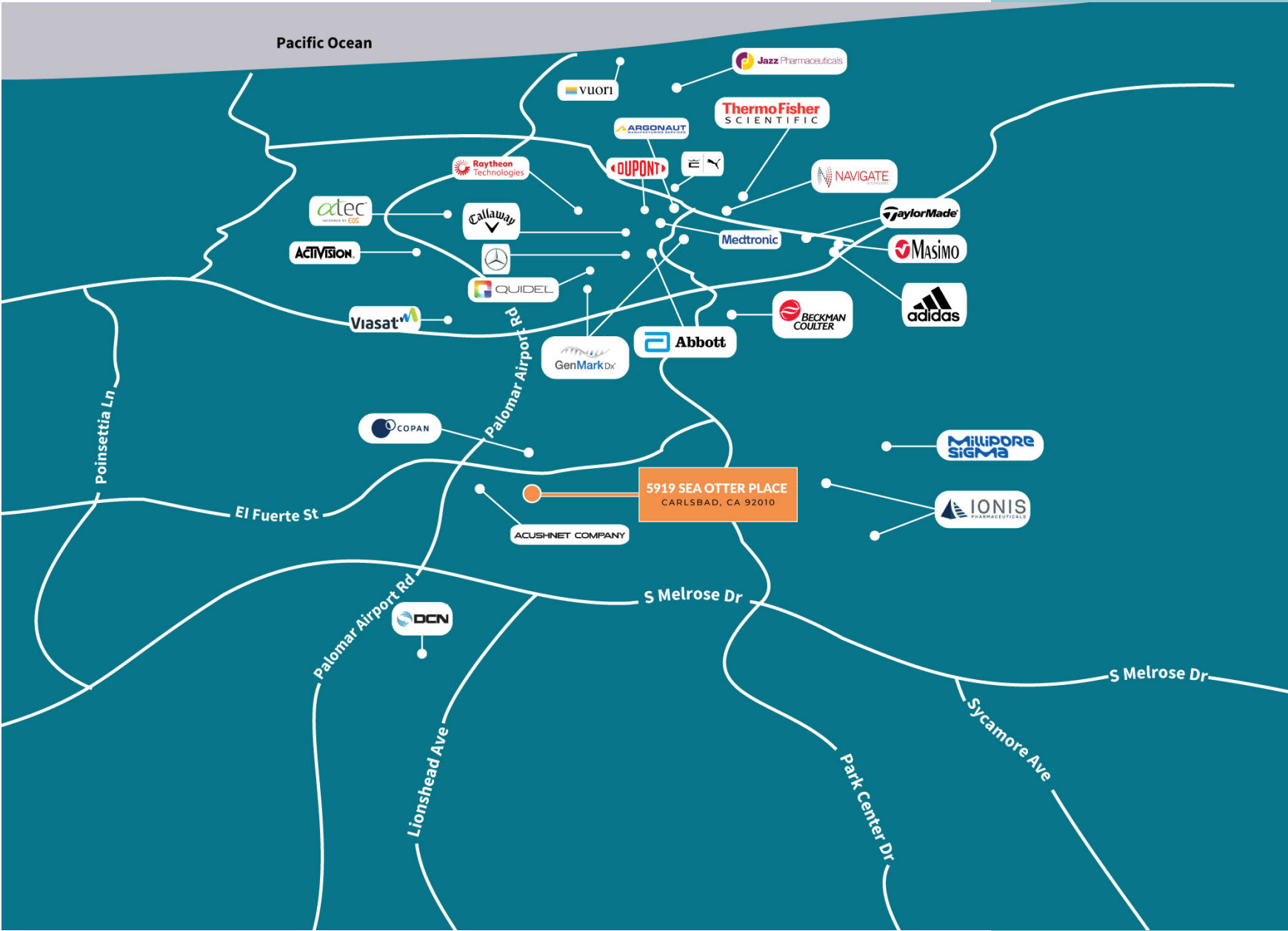
**OUTDOOR LOUNGE AREA**



**OUTDOOR WORKSPACE**



# CORPORATE NEIGHBORS





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## Leasing information

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