

# 2271

## COSMOS COURT

CARLSBAD, CALIFORNIA



CUSHMAN &  
WAKEFIELD

± 88,533 SF AVAILABLE  
IDEAL FOR MFG-R&D/LAB-WAREHOUSE

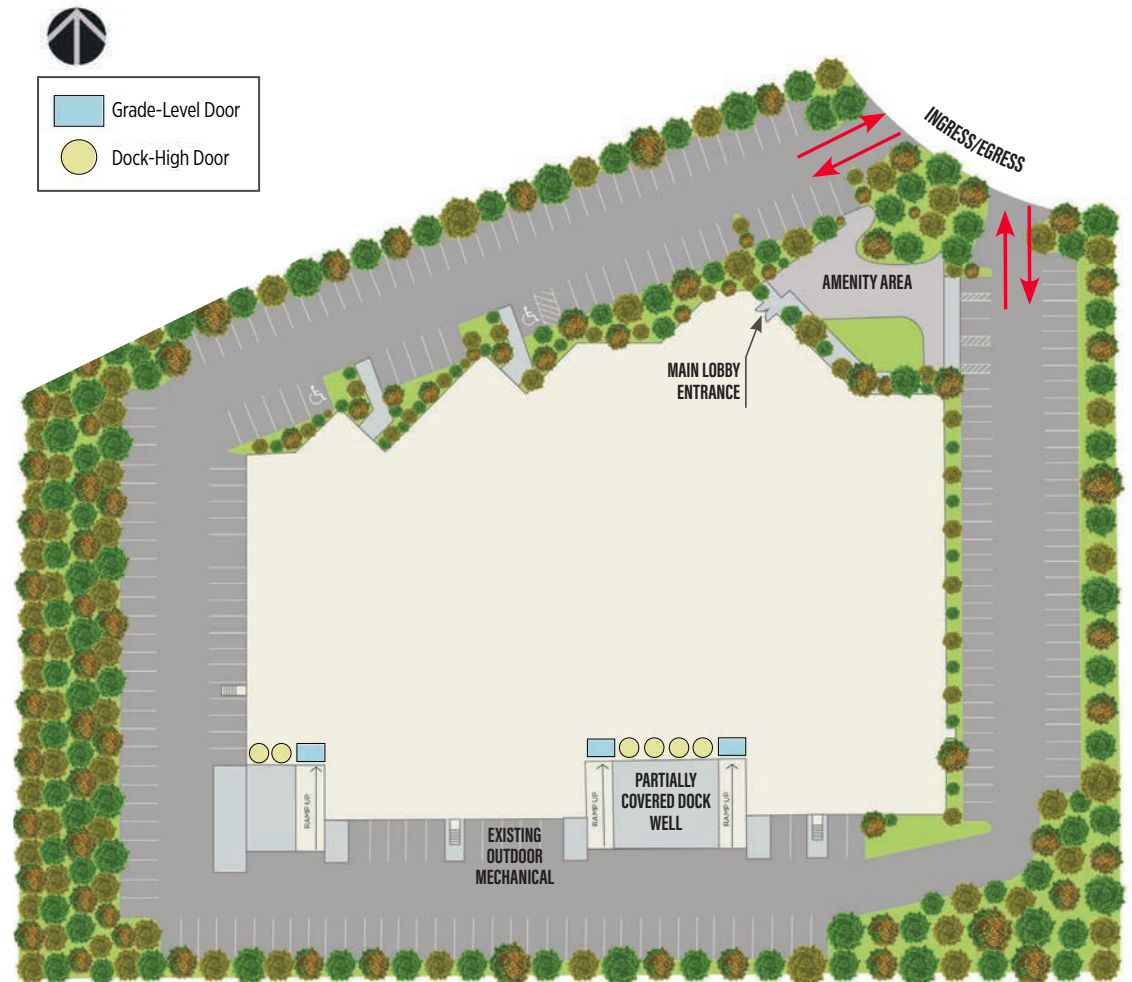
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## COSMOS COURT

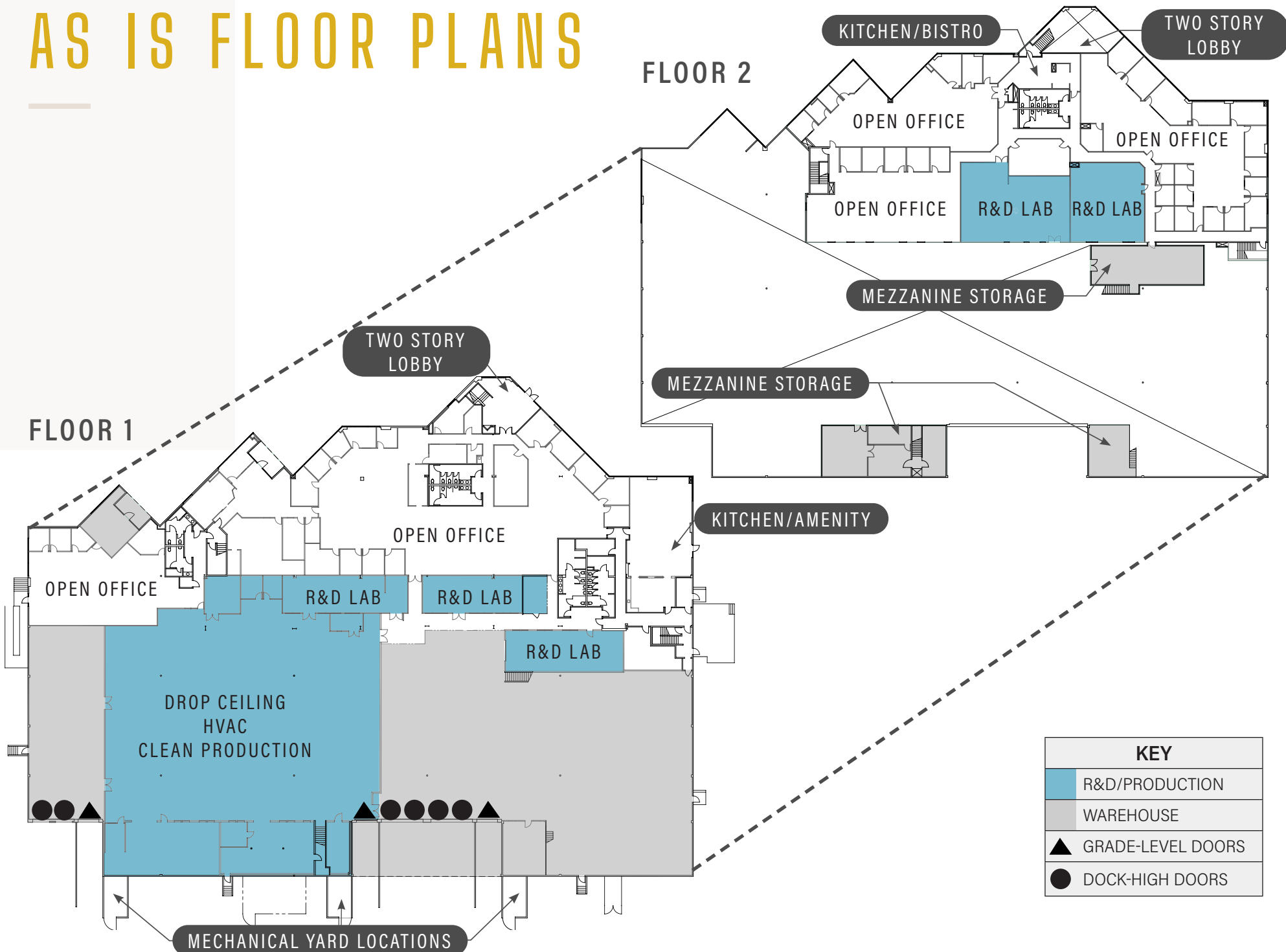
### PROPERTY HIGHLIGHTS

PROPERTY DESCRIPTION	R&D/MFG/Warehouse
RENTABLE BUILDING AREA	±88,533
MEZZANINE AREA	±24,577
OFFICE SPACE	±35%
PARKING	2.17/1,000
BUILDING POWER	1,600A 277/480v
CLEAR HEIGHT	24' - 26'
DOCK HIGH	6
GRADE LEVEL	3
COLUMN SPACING	48' x 32'
SPRINKLERS	Yes
SKYLIGHTS	Yes
ZONING	P-M (Office, Industrial, R&D, Life Science)
ELECTRICAL	SDG&E
INGRESS/EGRESS	Dual Cut on Cosmos Ct

# SITE PLAN



# AS IS FLOOR PLANS



FLOOR 1

FLOOR 2

TWO STORY LOBBY

KITCHEN/BISTRO

TWO STORY LOBBY

OPEN OFFICE

OPEN OFFICE

OPEN OFFICE

R&D LAB

R&D LAB

MEZZANINE STORAGE

MEZZANINE STORAGE

KITCHEN/AMENITY

OPEN OFFICE

OPEN OFFICE

R&D LAB

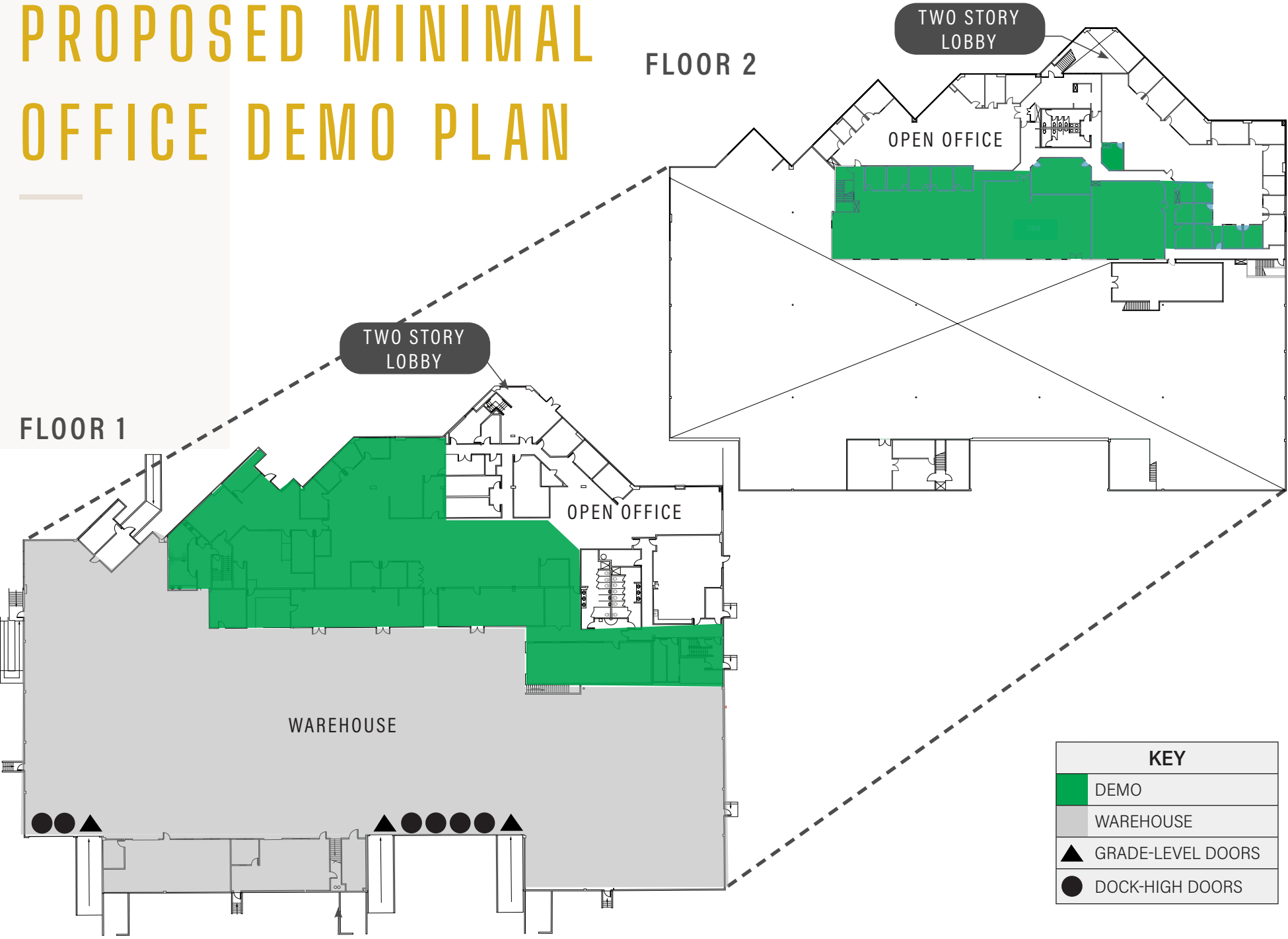
R&D LAB

R&D LAB

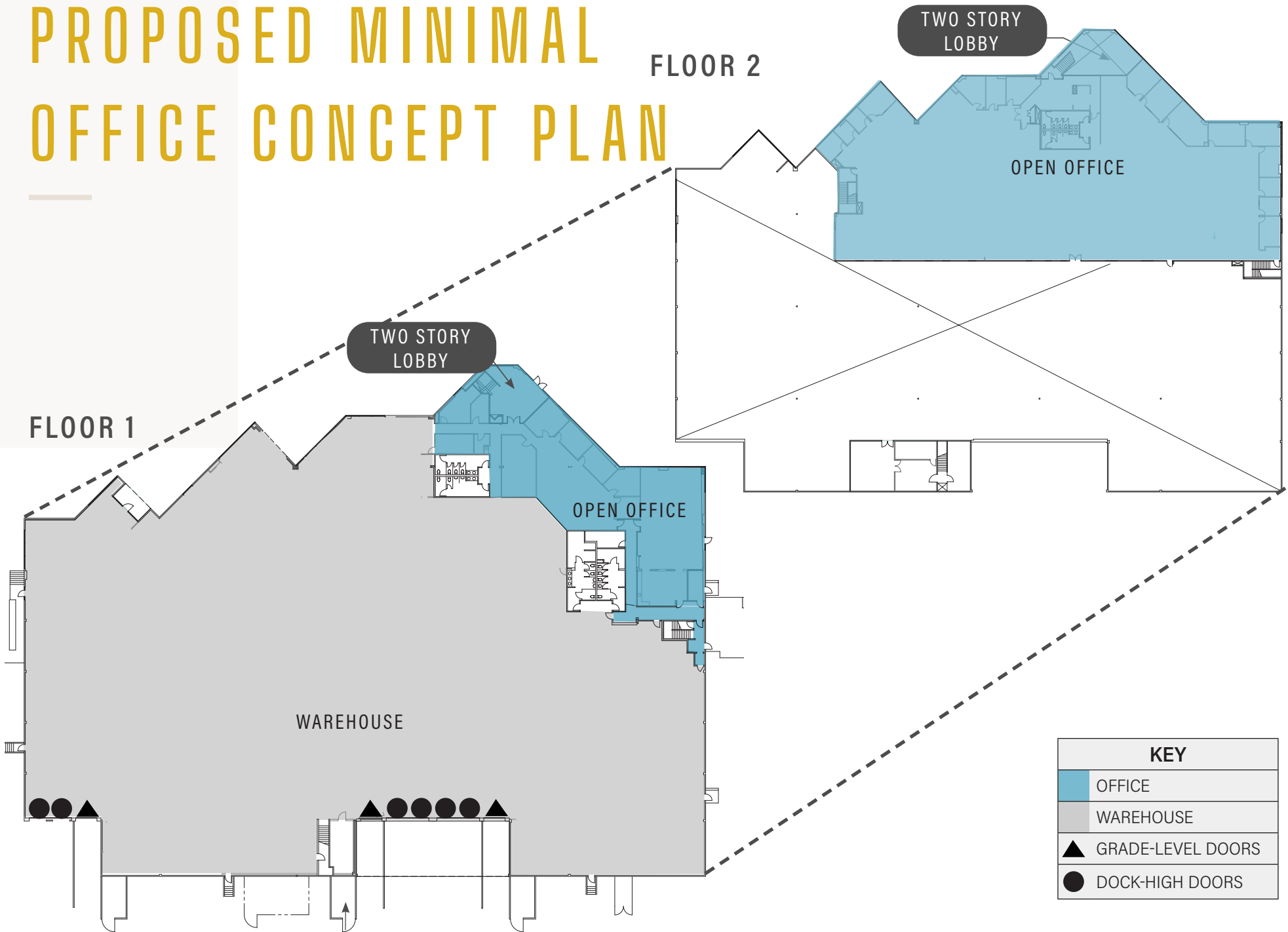
DROP CEILING  
HVAC  
CLEAN PRODUCTION

MECHANICAL YARD LOCATIONS

# PROPOSED MINIMAL OFFICE DEMO PLAN



# PROPOSED MINIMAL OFFICE CONCEPT PLAN



# WAREHOUSE & EXTERIOR PHOTOS

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# INTERIOR PRODUCTION & R&D PHOTOS 2271

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- + Dispersed Power
- + Nitrogen
- + Oxygen
- + Compressed Air
- + 100% HVAC
- + Ability for Full 24-26' Clear Height

# INTERIOR PHOTOS

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TENANT AMENITY AREA



BISTRO/KITCHEN



OFFICE





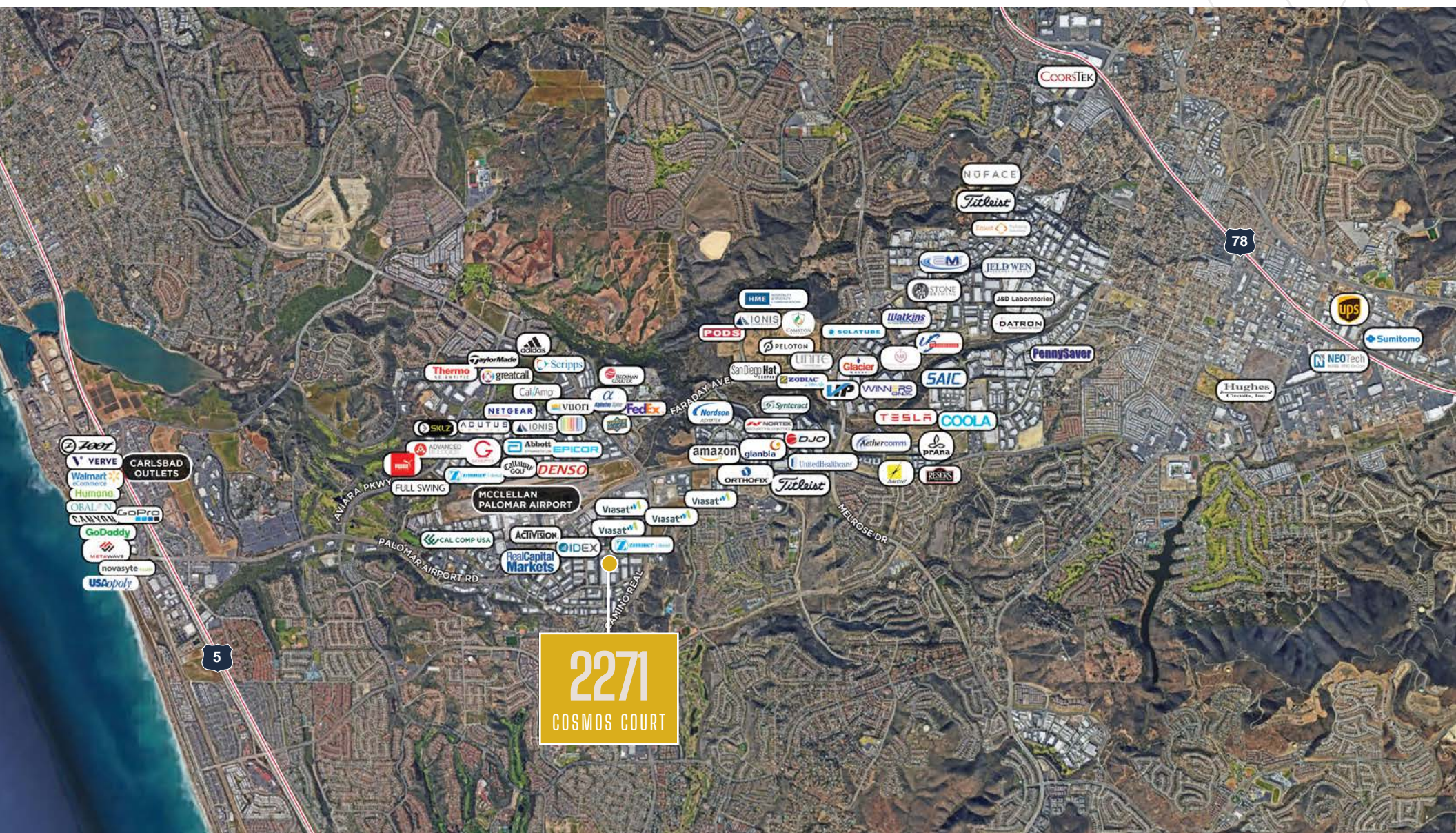
# PROPOSED AMENITY & FACADE

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# NORTH SAN DIEGO CORPORATE OCCUPIERS



2271  
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# AMENITIES MAP

- + Carlsbad Outlets
- + Costco Shopping Center
- + Grand Pacific Palisades Resort
- + Legoland California Resort
- + The Crossings at Carlsbad
- + Residence Inn by Marriott
- + McClellan-Palomar Airport
- + Homewood Suites Hampton Inn
- + Lowe's Shopping Center
- + Staples Shopping Center
- + Holiday Inn
- + Bressi Ranch Village Center
- + Hyatt Place
- + Park Hyatt Aviara Resort
- + Omni La Costa Resort & Spa
- + Home Depot Shopping Center
- + The Flower Fields
- + Ponto Beach
- + Tamarack Beach
- + South Carlsbad State Beach
- + Batiquitos Lagoon
- + Carlsbad Village
- + Target
- + Walmart
- + Palomar College
- + California State University San Marcos
- + Tri City Medical
- + Palomar Medical
- + Costco
- + Restaurant Row
- + North City



# DRIVE TIMES



# CARLSBAD TOP EMPLOYERS

- + **1. LEGOLAND California** - Hospitality/Tourism
- + **2. ViaSat** - ICT
- + **3. Callaway Golf** - Action Sports
- + **4. Thermo Fisher Scientific** - Life Science
- + **5. Carlsbad Unified School District** - Government
- + **6. Omni La Costa Resort & Spa** - Hospitality/Tourism
- + **7. TaylorMade Golf** - Action Sports
- + **8. Gemological Institute of America** - Education
- + **9. City of Carlsbad** - Government
- + **10. OptumRx** - Life Science
- + **11. Park Hyatt Aviara** - Hospitality/Tourism
- + **12. Genoptix** - Life Science
- + **13. Zimmer Dental** - Life Science
- + **14. Alphatec Spine** - Life Science
- + **15. Nordson ASYMTEK** - Life Science
- + **16. Nortek Security Control** - ICT
- + **17. Costco Wholesale** - Retail
- + **18. NTN Buzztime** - ICT
- + **19. Legend 3D** - ICT
- + **20. GreatCall/Jitterbug** - ICT



- HOSPITALITY/TOURISM
- ICT INFORMATION, COMMUNICATIONS/TECH
- ACTION SPORTS
- LIFE SCIENCE
- GOVERNMENT/EDUCATION

## KEY INDUSTRIES

LIFE SCIENCE	ACTION SPORTS	INFO. & COMM. TECH	CLEAN TECHNOLOGY
<b>\$130,258</b>	<b>\$107,481</b>	<b>\$132,250</b>	<b>\$118,827</b>
AVERAGE INCOME 2019	AVERAGE INCOME 2019	AVERAGE INCOME 2019	AVERAGE INCOME 2019

\*Source: Carlsbad Life in Action | Carlsbad Economic Development 2018



- LEGOLAND RESORTS
- Viasat
- Callaway
- Thermo Fisher SCIENTIFIC

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CARLSBAD, CA

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