



**FOR LEASE**  
**INDUSTRIAL/R&D**  
**OAKS EAST**  
**BUSINESS**  
**CENTER**

5900, 5910, 5920, 5930  
Sea Lion Place  
Carlsbad, CA 92010



**CONOR BOYLE**  
+1 760 930 7967  
conor.boyle@colliers.com  
License No. 01813305

SAN DIEGO - NORTH | 5901 Priestly Drive, Suite 100 | Carlsbad, CA 92008 | [colliers.com/sandiego](http://colliers.com/sandiego)

ANOTHER QUALITY DEVELOPMENT BY:

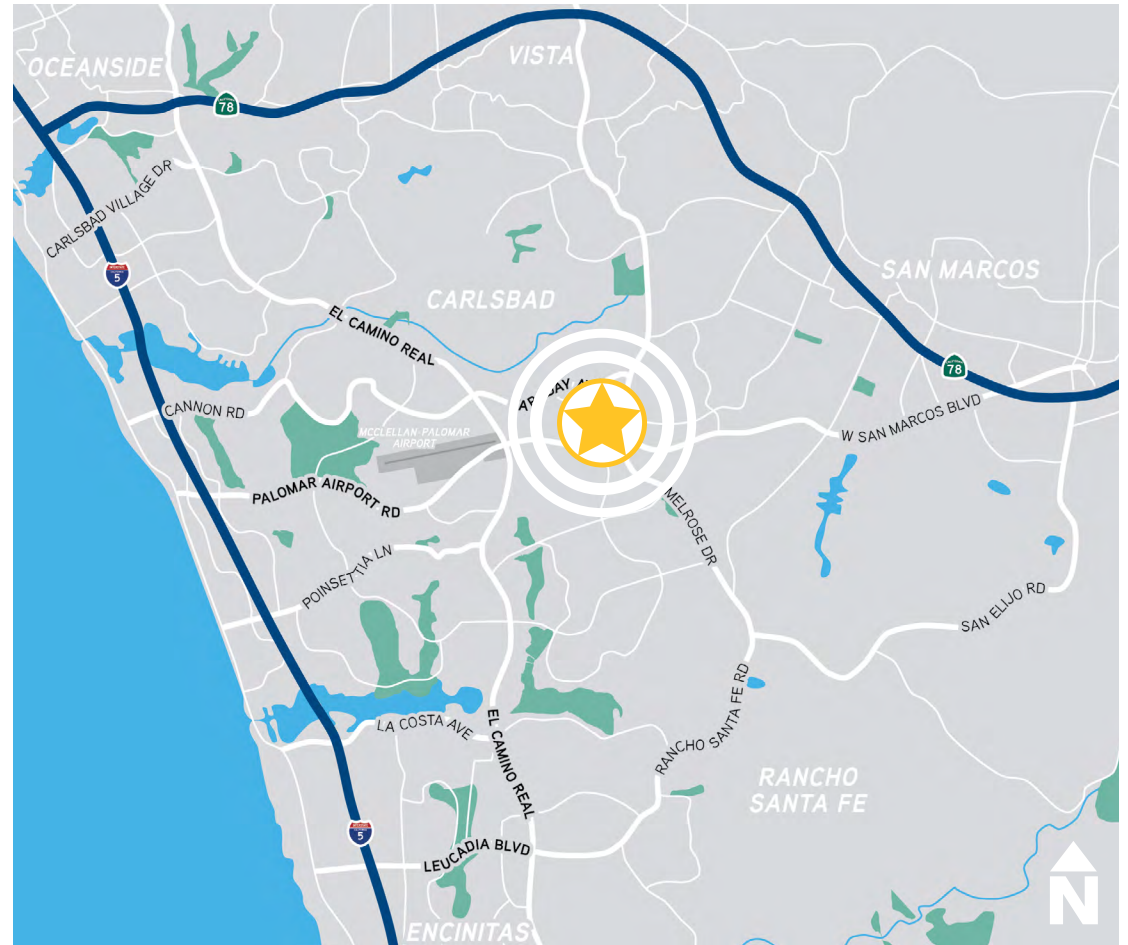


THE **TECHBILT** COMPANIES

## PROJECT FEATURES

- » Four-building project totaling ±60,139 SF
- » Grade level loading - 12' x 14' roll-up doors
- » 3.5/1,000 parking ratio
- » Coffee bars included in standard office improvements
- » Painted warehouse walls
- » Fire sprinklered - 0.45/3,000 gpm
- » Natural gas stubbed to each building
- » Concrete paving throughout
- » Convenient access to I-5 off Palomar Airport Road and Highway 78 via W. San Marcos Boulevard
- » Panoramic views

## LOCATION



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.

FOR LEASE > INDUSTRIAL/R&D

# OAKS EAST BUSINESS CENTER

5900, 5910, 5920, 5930 Sea Lion Place | Carlsbad, CA 92010

CONOR BOYLE  
+1 760 930 7967  
conor.boyle@colliers.com  
License No. 01813305



## AVAILABILITY

ADDRESS	SUITE	SF	OFFICE SF	% OFFICE	MIN CLEAR HEIGHT	POWER	LEASE RATE
5920 Sea Lion Place	110	2,091	602	29%	20'	200 Amps, 110/208 Volts	\$1.25/SF Modified Gross + CAOE*

\*Common Area Operating Expenses



FOR LEASE > INDUSTRIAL/R&D

# OAKS EAST BUSINESS CENTER

5900, 5910, 5920, 5930 Sea Lion Place | Carlsbad, CA 92010

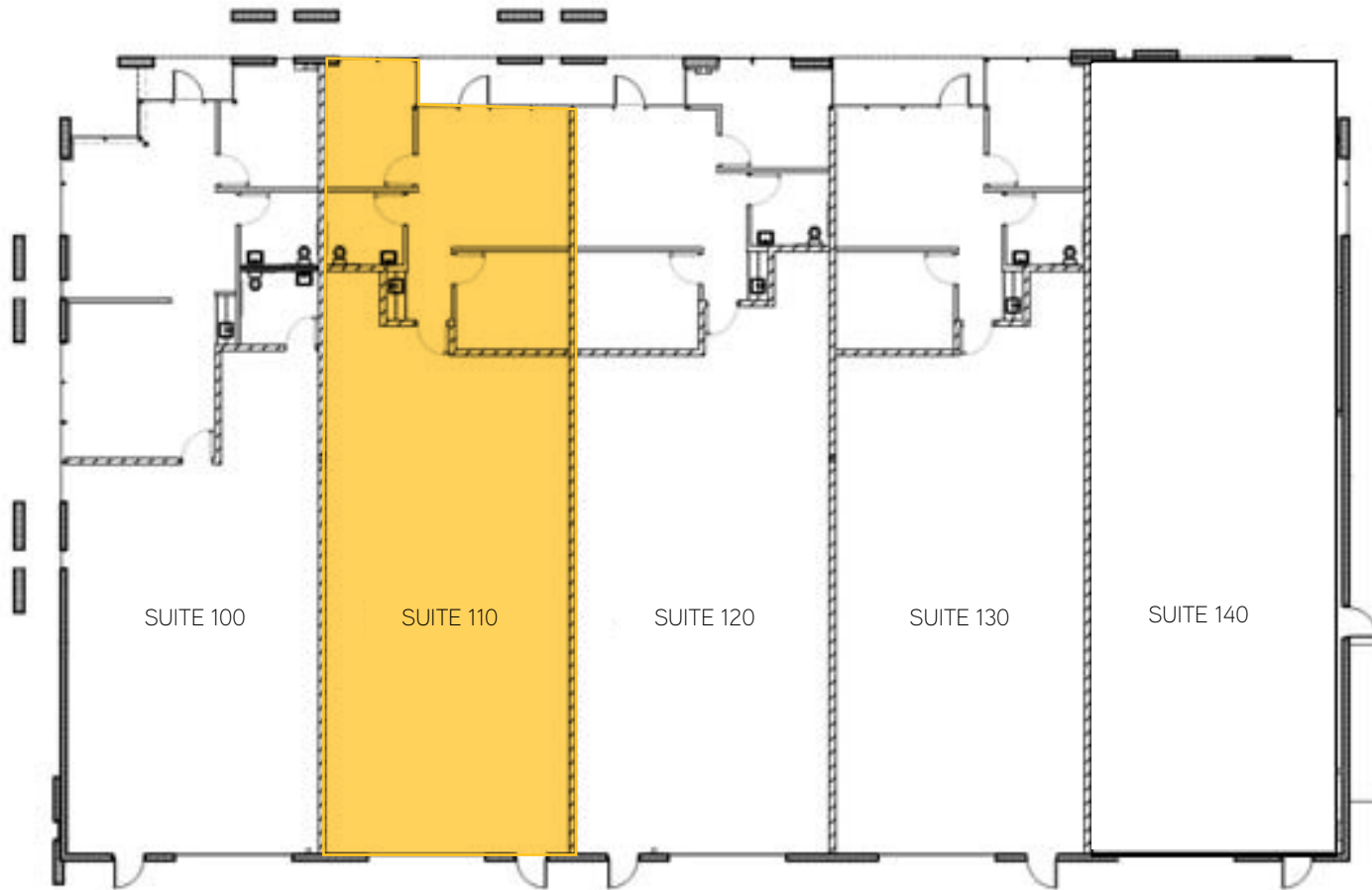
**CONOR BOYLE**  
+1 760 930 7967  
conor.boyle@colliers.com  
License No. 01813305



## FLOOR PLAN

### 5920 SEA LION PLACE

*Floor plans are not guaranteed to be to scale and for general reference only.*



FOR LEASE > INDUSTRIAL/R&D

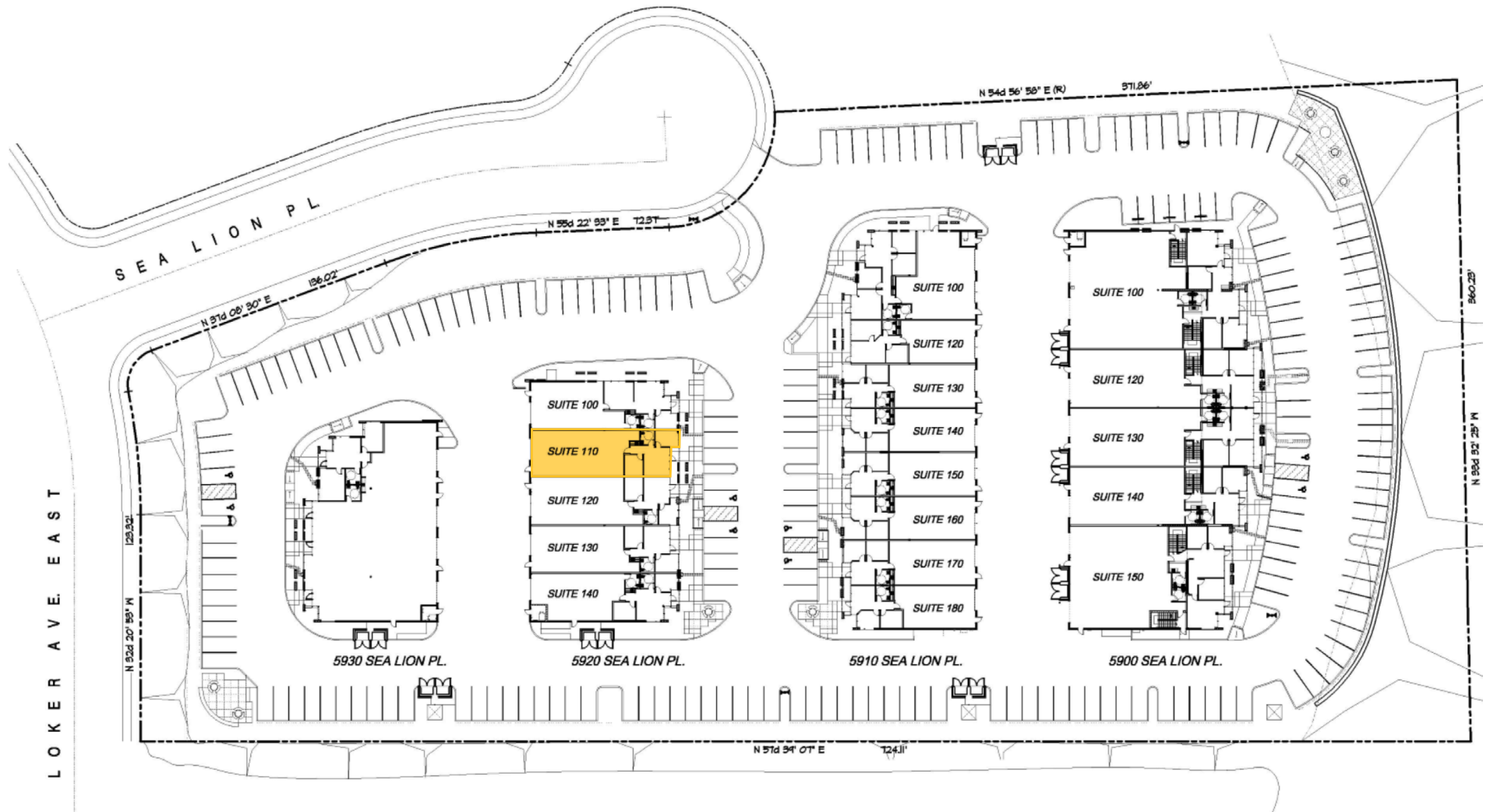
# OAKS EAST BUSINESS CENTER

5900, 5910, 5920, 5930 Sea Lion Place | Carlsbad, CA 92010

**CONOR BOYLE**  
+1 760 930 7967  
conor.boyle@colliers.com  
License No. 01813305



# SITE PLAN



Site plan is not guaranteed to be to scale and for general reference only.

FOR LEASE > INDUSTRIAL/R&D

## OAKS EAST BUSINESS CENTER

5900, 5910, 5920, 5930 Sea Lion Place | Carlsbad, CA 92010

CONOR BOYLE  
+1 760 930 7967  
conor.boyle@colliers.com  
License No. 01813305





PANORAMIC  
VIEWS

SEA LION PL

LOKER AVE/E

FOR LEASE > INDUSTRIAL/R&D

# OAKS EAST BUSINESS CENTER

5900, 5910, 5920, 5930 Sea Lion Place | Carlsbad, CA 92010

**CONOR BOYLE**  
+1 760 930 7967  
conor.boyle@colliers.com  
License No. 01813305



PROPERTY PHOTOS



FOR LEASE > INDUSTRIAL/R&D

# OAKS EAST BUSINESS CENTER

5900, 5910, 5920, 5930 Sea Lion Place | Carlsbad, CA 92010

**CONOR BOYLE**  
+1 760 930 7967  
conor.boyle@colliers.com  
License No. 01813305

