

Oaks East

BUSINESS CENTER

INDUSTRIAL/R&D
SUITES AVAILABLE

5900, 5910, 5920 & 5930 Sea Lion Place



CBRE



FOR LEASE | CARLSBAD, CA

Property Highlights

OAKS EAST BUSINESS CENTER



For Lease

5900 Sea Lion Place

4,459 RSF | Suite 120

5910 Sea Lion Place

1,817 RSF | Suite 170



Rental Rate

Suite 120 | \$1.75+ \$0.24/SF CAM's

Suite 170 | \$1.75+ \$0.26/SF CAM's



Location

North San Diego County

Desireable Carlsbad location with abundant amenities nearby



CONTACTS:

CONOR BOYLE

Senior Director
+1 760 431 3856
conor.boyle@cushwake.com
Lic. No. 01813305

TYLER STEMLEY

Director
+1 760 431 3841
tyler.stemley@cushwake.com
Lic. No. 02003867

CYNTHIA CARTER

Senior Associate
+1 858 546 4674
cynthia.carter@cbre.com
Lic. No. 02015870

TED CUTHBERT

Senior Vice President
+1 858 546 4688
ted.cuthbert@cbre.com
Lic. No. 00964042

Property Features

OAKS EAST BUSINESS CENTER

THE PROPERTY

- Oaks East Business Center is a four-building industrial project totaling ±60,141 square feet
- Flexibility for various operations, from creative small business HQ or engineering, technology, research and development, to production, manufacturing and storage
- Located off a quiet cul de sac, offering a quiet, private business environment
- Panoramic open space views to the north and east

ACCESS

- North County location close to the coast
- Easy access to I-5 via nearby Palomar Airport Road
- Easy access to Highway 78 and I-15 via nearby San Marcos Boulevard

THE OWNERSHIP

- Since 1958, Techbilt has built a legacy of outstanding work performed with professionalism and integrity
- Ownership maintains commitment to both quality and affordability, with accountability to clients, not stockholders
- Hands-on, responsive property management in close proximity
- With just under 500,000 SF in their Poway portfolio, and an additional 500,000 SF in Carlsbad existing or in planning, tenants have the opportunity to right-size as needed



Property Details

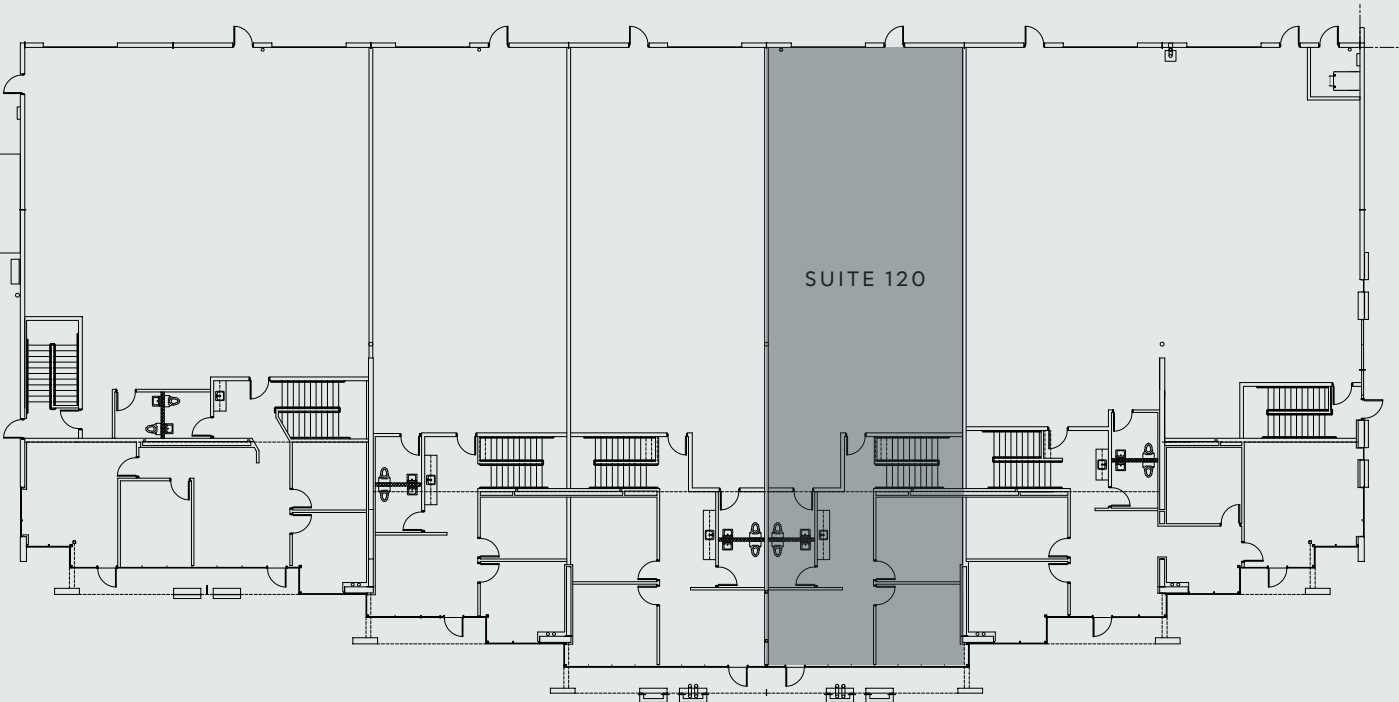
OAKS EAST BUSINESS CENTER

- **LOADING:** 12' x 14' Grade-level roll-up doors
- **POWER:** 200 Amps 110/208v
- **MIN CLEAR 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

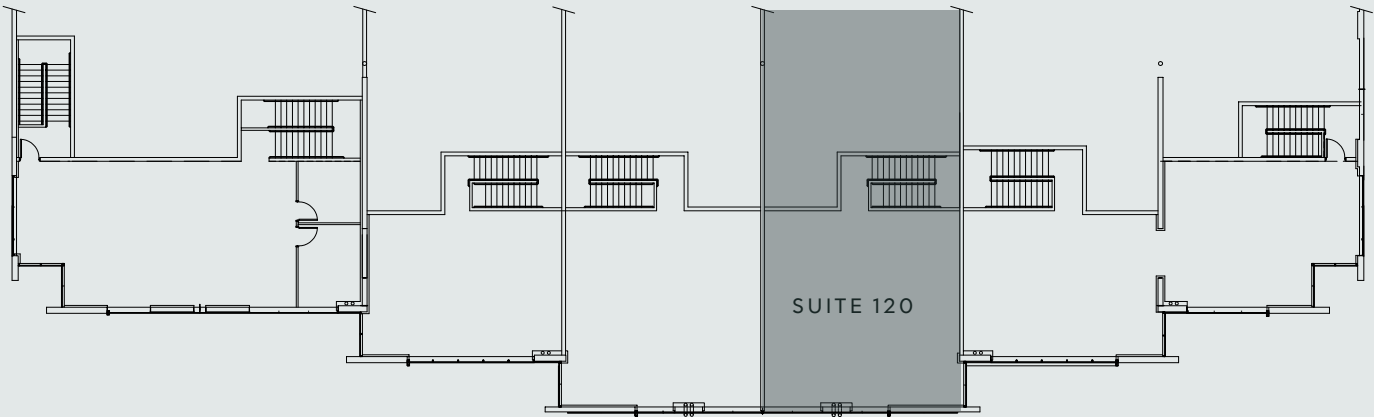
Floor Plan Layout

OAKS EAST BUSINESS CENTER

FIRST FLOOR



SECOND FLOOR

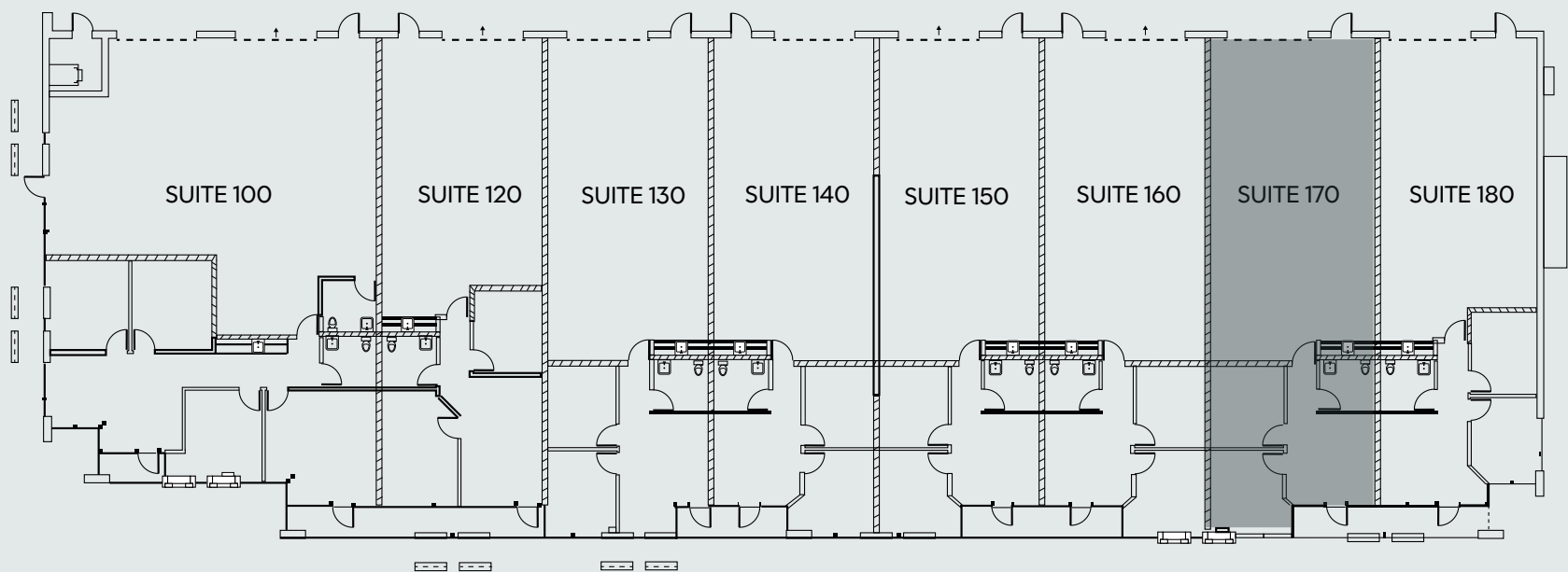


Floor plan provided for general reference only, and may not be to scale.

| 5900 SEA LION PLACE | | | | | | | | | |
|---------------------|-------|-----------|----------|------------------|-------------------------|-----------------|--------|-----------|--|
| SUITE | SF | OFFICE SF | % OFFICE | MIN CLEAR HEIGHT | POWER | ASKING RATE | CAM | AVAILABLE | |
| 120 | 4,459 | 2,162 | 48% | 23' | 200 Amps, 110/208 Volts | \$1.75/SF + CAM | \$0.24 | NOW | |

Floor Plan Layout

OAKS EAST BUSINESS CENTER



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

| 5910 SEA LION PLACE | | | | | | | | | |
|---------------------|-------|-----------|----------|------------------|-------------------------|-----------------|--------|------------|--|
| SUITE | SF | OFFICE SF | % OFFICE | MIN CLEAR HEIGHT | POWER | ASKING RATE | CAM | AVAILABLE | |
| 170 | 1,817 | 568 | 31 | 22' | 200 Amps, 110/208 Volts | \$1.75/SF + CAM | \$0.26 | 08/01/2025 | |



Oaks East

BUSINESS CENTER





The Location

OAKS EAST BUSINESS CENTER

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, forwardthinking 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

BUSINESSES

- | | | |
|-----------------------|---------------------------|-----------------------------|
| ① Thermo Fisher | ⑫ Acushnet | ②③ US Foods |
| ② Genoptix | ⑬ Pharmaron | ②④ Pure Project |
| ③ TaylorMade | ⑭ Glanbia | ②⑤ Applied Membranes Inc |
| ④ Callaway | ⑮ Ionis Pharmaceuticals | ②⑥ Leidos |
| ⑤ Mercedes | ⑯ Spinal Elements | ②⑦ Accutek |
| ⑥ Abbott | ⑰ Solatube | ②⑧ Crate & Barrel Warehouse |
| ⑦ Quidel Corporation | ⑱ Redback USA | ②⑨ Titleist |
| ⑧ Viasat | ⑲ National Tire Warehouse | ③⑩ Ernest Packaging |
| ⑨ FedEx | ⑳ Winners Only | ③① Captek Softgels |
| ⑩ Beckman Coulter | ㉑ Dr. Bronner's | ③② Shiplab |
| ⑪ Nordson Electronics | ㉒ Watkins Wellness | ③③ LMI Aerospace |

AMENITIES

- ① Jose Taco Shop, Punjabi Tandoor, Little Zeus, Croutons, JBox, El Cubano
- ② Prager Bros, Arcana Brewing, Choice Juice, Sam's Kitchen, Surf Up Chicken, Felix's BBQ, Plantiful Kitchen
- 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, Flippin' Pizza, Subway, Jose's Taco Shop, Aloha Grill

HOTELS

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

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