

NorthPointe West

6195, 6211, 6219 EL CAMINO REAL
CARLSBAD, CA



Available for Lease or Sale

THREE-BUILDING LIFE SCIENCE AND R&D
CAMPUSBUILDINGS CAN BE LEASED OR PURCHASED
INDIVIDUALLY OR AS A CAMPUS

±21,258 SF - ±78,952 SF

 CUSHMAN &
WAKEFIELD

 PHASE 3
REAL ESTATE PARTNERS

Discover NorthPointe West

Position your company for success at NorthPointe West, where cutting-edge, freestanding life science and R&D facilities meet exceptional flexibility and high-end design. Ideal for a wide range of scientific and research applications, these state-of-the-art buildings are supported by robust manufacturing infrastructure, walkable retail village featuring restaurants, shops, and essential services.

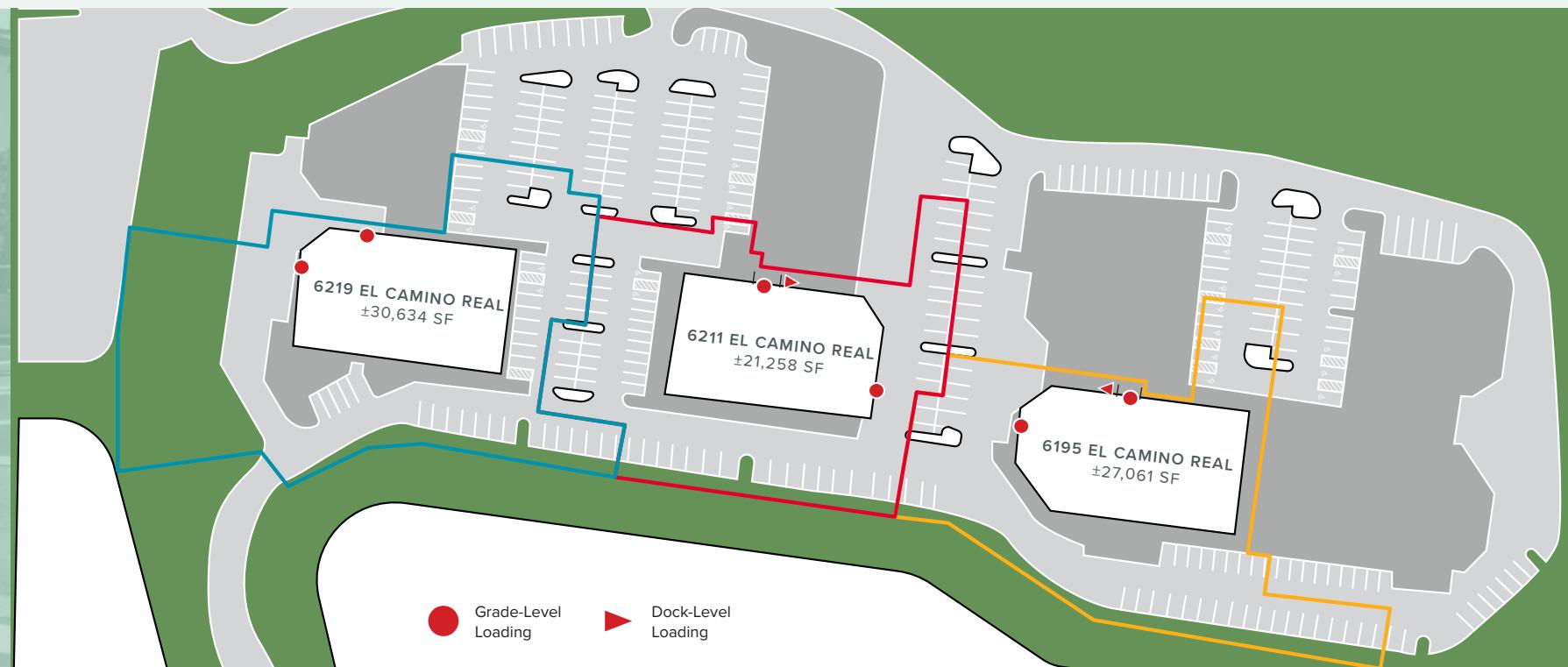
Located just minutes from additional shopping centers, Palomar Airport, and I-5 via the prominent El Camino Real, NorthPointe West offers unmatched visibility and accessibility. Situated in Carlsbad—the gateway to North County's thriving coastal lifestyle—this location provides proximity to top talent, scenic beaches, and vibrant communities.



NorthPointe West Campus Features

3 BUILDINGS AVAILABLE

ADDRESS	6219 EL CAMINO REAL	6211 EL CAMINO REAL	6195 EL CAMINO REAL
SQUARE FOOTAGE	±30,634 SF	±21,258 SF	±27,061 SF
SQUARE FOOTAGE OFFICE	±3,557 SF (12%)	±12,467 SF (59%)	±6,653 SF (25%)
CLEAR HEIGHT	±24' (13' Below Plenum)	±24'	±24'
TOTAL POWER	2,000A, 480Y 277V 3PH 4W	1,200A, 480Y 277V 3PH 4W	1,200A, 480Y 277V 3PH 4W
DOCK-HIGH LOADING	0 (Potential to Reinstate)	1 (PLATFORM)	1 (PLATFORM)
GRADE-LEVEL LOADING	2	1	1
PARKING RATIO	55 Spaces	72 Spaces	65 Spaces



6219 EL CAMINO REAL

FLOORS 1 & 2



PROPERTY OVERVIEW [GMP COMPLIANT FACILITY]



SQUARE FEET:
±30,634

OFFICE MEZZANINE SF:
±3,557

TOTAL RENTABLE
MECHANICAL MEZZANINE SF:
±6,196

TOTAL
RENTABLE MEZZANINE SF:
±9,753

(
TOTAL USABLE
MECHANICAL MEZZANINE SF:
±12,393
)

(
TOTAL USABLE MEZZANINE SF:
±15,949
)



POWER:
2,000A, 480y 277v 3ph 4w

BACKUP GENERATOR:

**750kW [938 kVA], 480/277v
3ph 8-hour fuel tank**



CLEAR HEIGHT/ SLAB-TO-SLAB:
24' [13' Below Plenum]



LAB GRADE:
BSL 2+



CHILLERS:

- 2 chillers
- 50 tons each

CLEAN ROOMS:

- Modular

CLEAN ROOM GRADE:

- Hallways (Grade D)
- Manufacturing (Grade C)
- Fill suites (Grade B)

WATER BOILERS:

- 3 heating hot water boilers
- 1500 MBTUH each

COLD ROOMS:

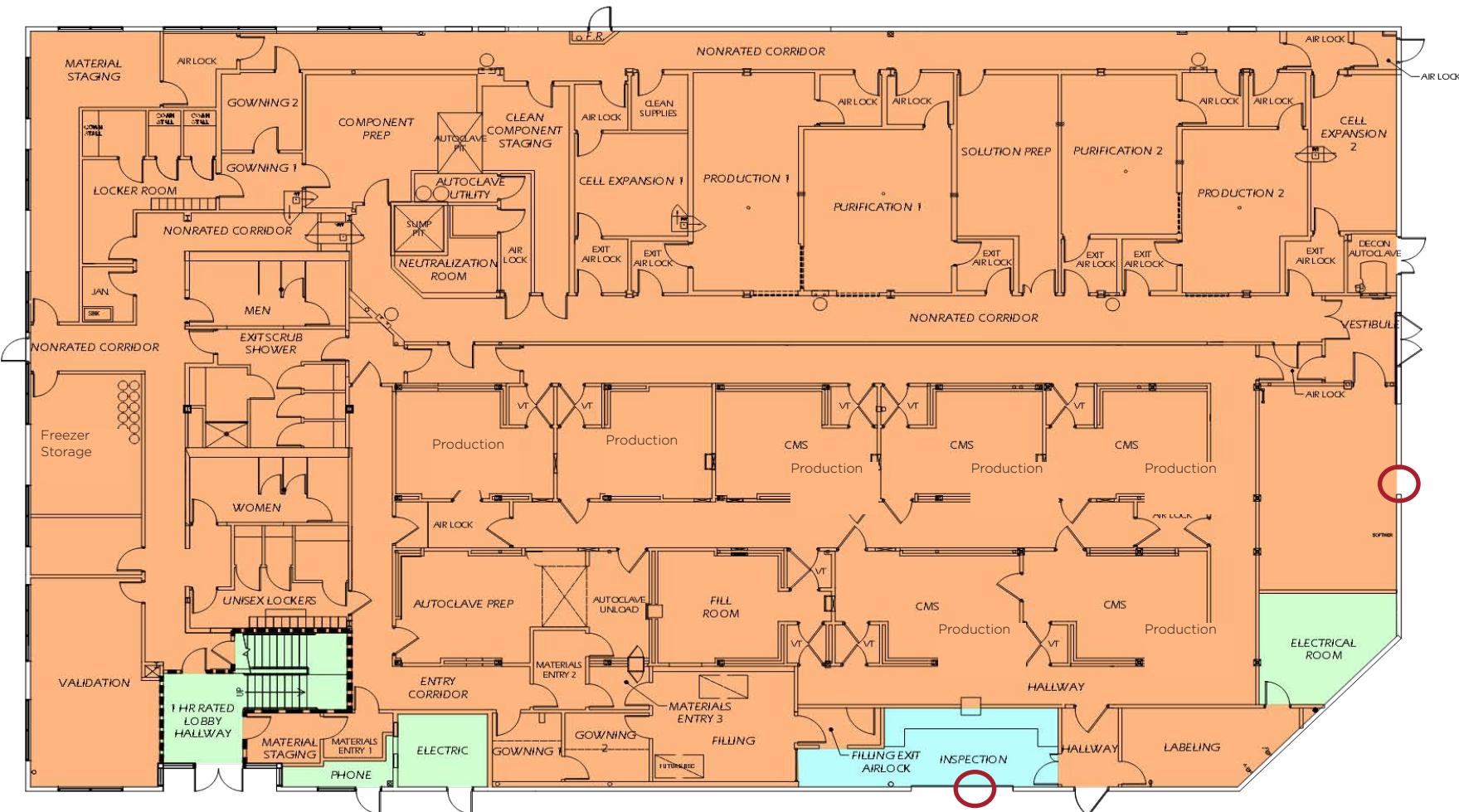
- (2-8) cold room

EXHAUST SYSTEMS:

- Single-pass air that goes through Bag-in Bag-out HEPA filters before going to atmosphere

6219 El Camino Real | 1st Floor

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W



WAREHOUSE / STORAGE

MANUFACTURING & SUPPORT SPACES

ADMINISTRATION & BUILDING SUPPORT SPACES

R&D LABS & SUPPORT SPACES

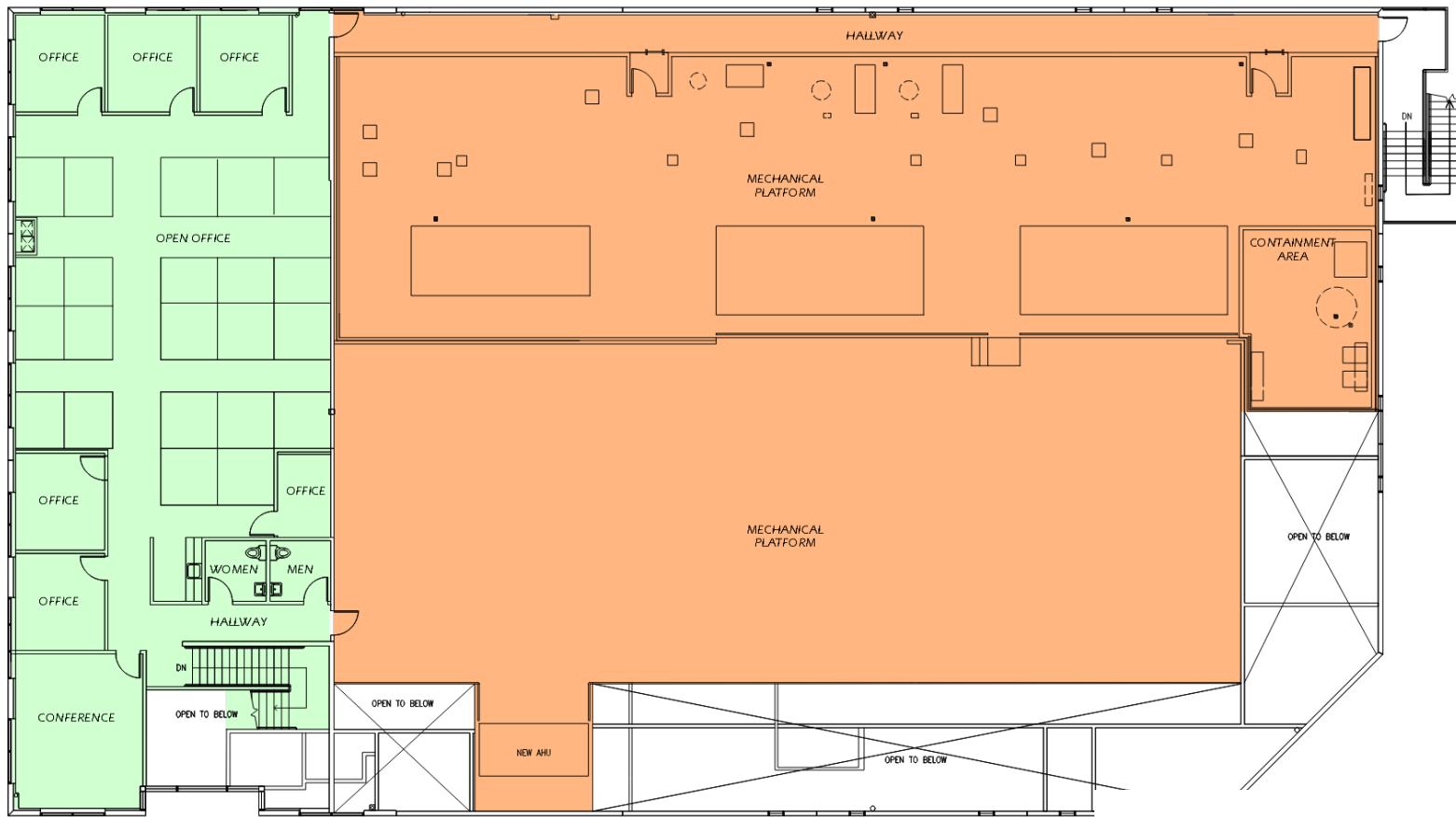
GRADE-LEVEL LOADING

DOCK-LEVEL GRADING

Floor 1	Rentable SF
R&D Lab/Production	16,800.00
Exterior/Exterior Mechanical	4,080.89
Floor 1 TOTAL	20,880.89

6219 El Camino Real | 2nd Floor

N
W



Floor 2	Rentable SF
Mezzanine Office	3,556.58
Mezzanine Mechanical	12,392.80
Floor 2 TOTAL	15,949.38

50% of the mechanical mezzanine removed from Rentable Square Footage

6211 EL CAMINO REAL

FLOORS 1 & 2



PROPERTY OVERVIEW [GMP COMPLIANT FACILITY]



SQUARE FEET:
±21,258



POWER:
1,200A, 480y 277v 3ph 4w



CLEAR HEIGHT/ SLAB-TO-SLAB:
±24' / ±12'



LAB GRADE:
BSL 2+

OFFICE MEZZANINE SF:
±4,657

TOTAL MEZZANINE SF:
±4,657



CHILLERS:

- None

CLEAN ROOMS:

- None

CLEAN ROOM GRADE:

- None

WATER BOILERS:

- 3 heating hot water boilers
- 1500 MBTUH each

COLD ROOMS:

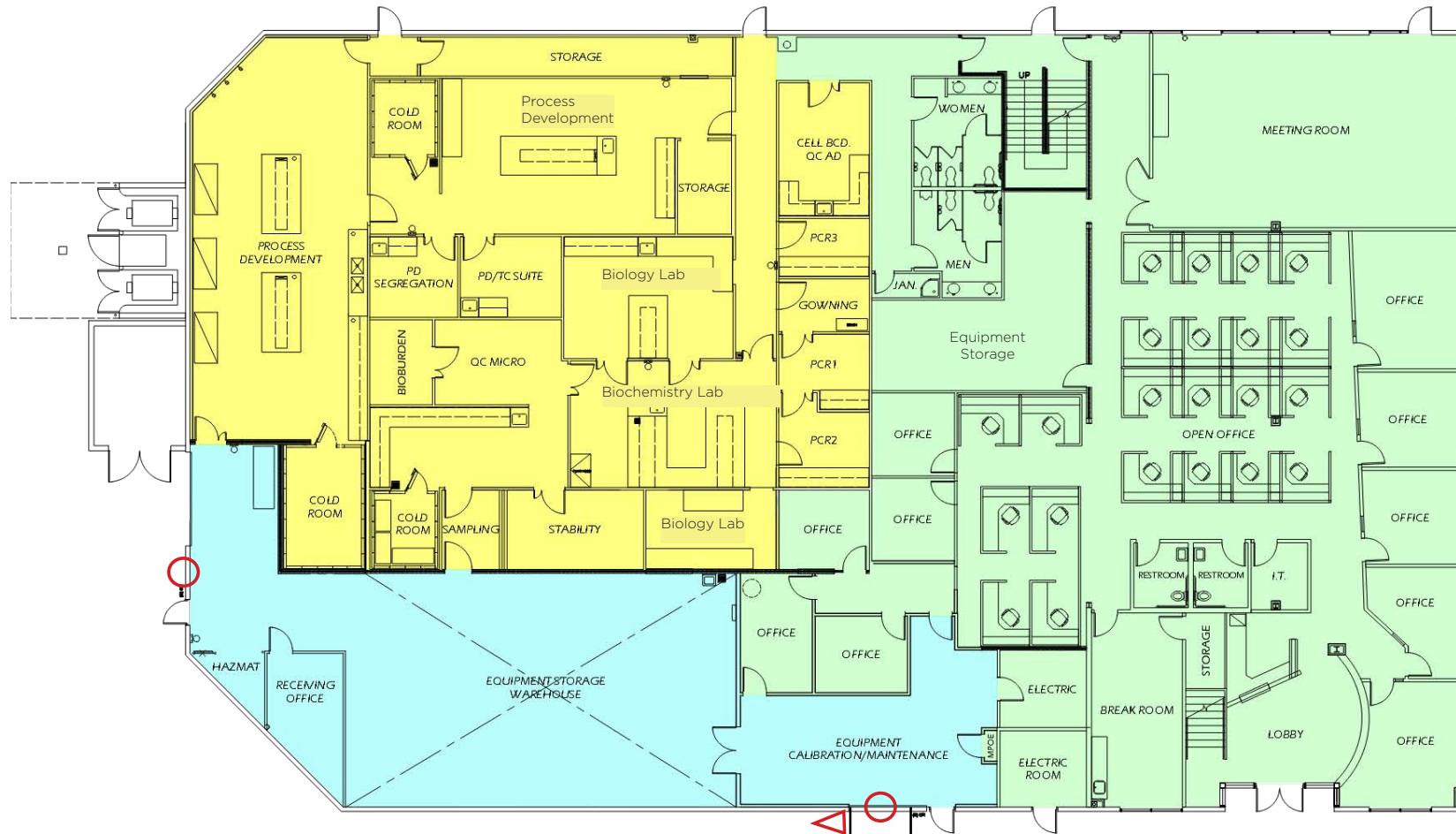
- (2-8) cold room

EXHAUST SYSTEMS:

- Heat pumps located on the roof

6211 El Camino Real | 1st Floor

N
W



Floor 1	Rentable SF
Warehouse/Storage	2,776.29
R&D Lab/Production	5,563.85
Office	7,809.86
Exterior/Exterior Mechanical	450.5
Floor 1 TOTAL	16,600.50

WAREHOUSE / STORAGE

MANUFACTURING & SUPPORT SPACES

OFFICE

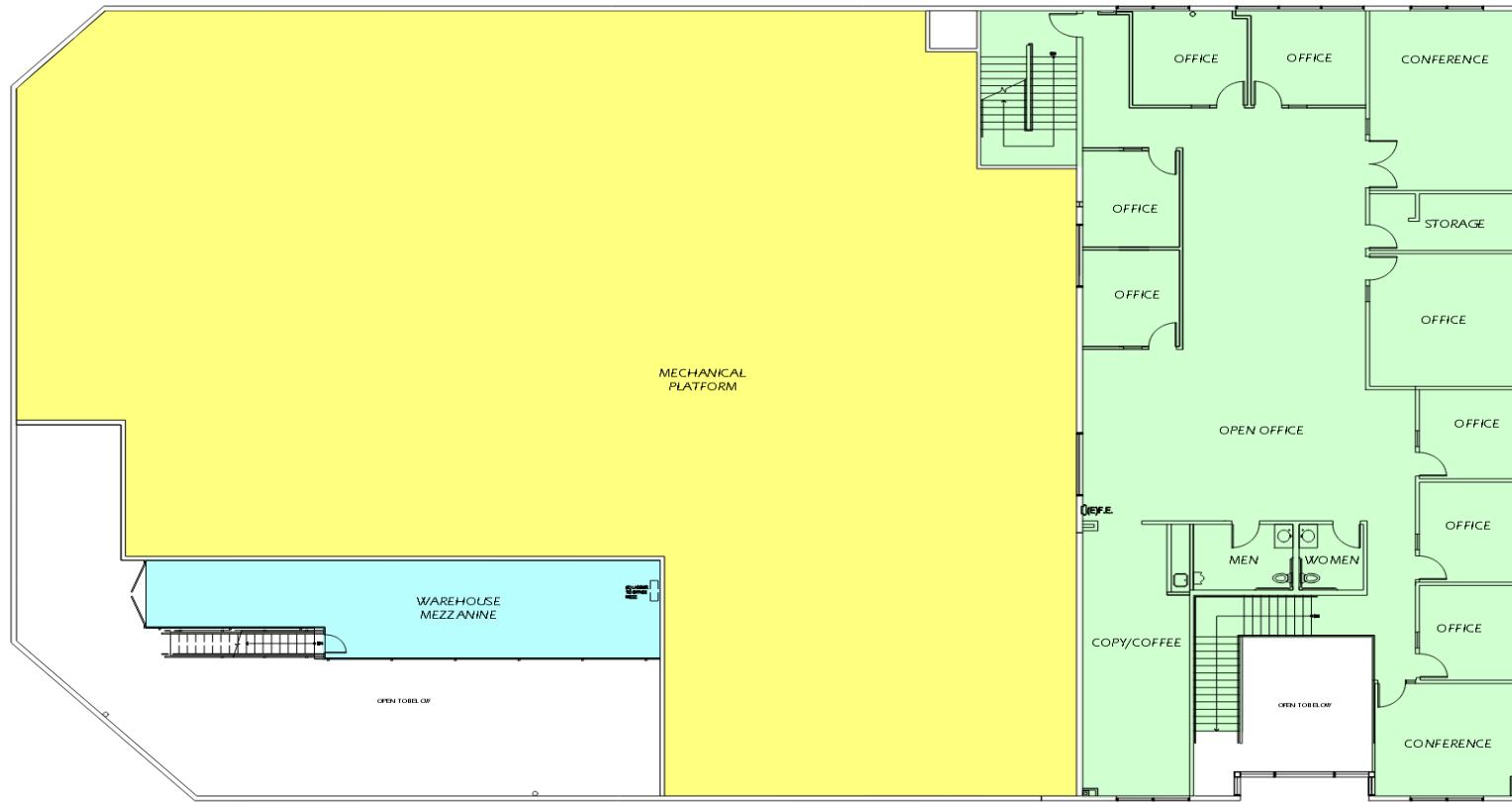
R&D LABS & SUPPORT SPACES

GRADE-LEVEL LOADING

DOCK-LEVEL GRADING

6211 El Camino Real | 2nd Floor

N
W



WAREHOUSE / STORAGE

MANUFACTURING & SUPPORT SPACES

OFFICE

R&D LABS & SUPPORT SPACES

GRADE-LEVEL LOADING

DOCK-LEVEL GRADING

Floor 2	Rentable SF
Mezzanine Office	4,657.30
Floor 2 TOTAL	4,657.30

6195

EL CAMINO REAL

FLOORS 1 & 2



PROPERTY OVERVIEW [GMP COMPLIANT FACILITY]



SQUARE FEET:
±27,061



POWER:
1,200A, 480y 277v 3ph 4w



CLEAR HEIGHT/ SLAB-TO-SLAB:
±24' / ±12'



LAB GRADE:
BSL 2+

OFFICE MEZZANINE SF:
±3,855

MECHANICAL MEZZANINE SF:
±5,075

TOTAL MEZZANINE SF:
±8,930



CHILLERS:

- 2 chillers
- 50 tons each

CLEAN ROOMS:

- Modular

CLEAN ROOM GRADE:

- Hallways (Grade D)
- Manufacturing (Grade C)
- Fill suites (Grade B)

WATER BOILERS:

- 3 heating hot water boilers
- 1500 MBTUH each

COLD ROOMS:

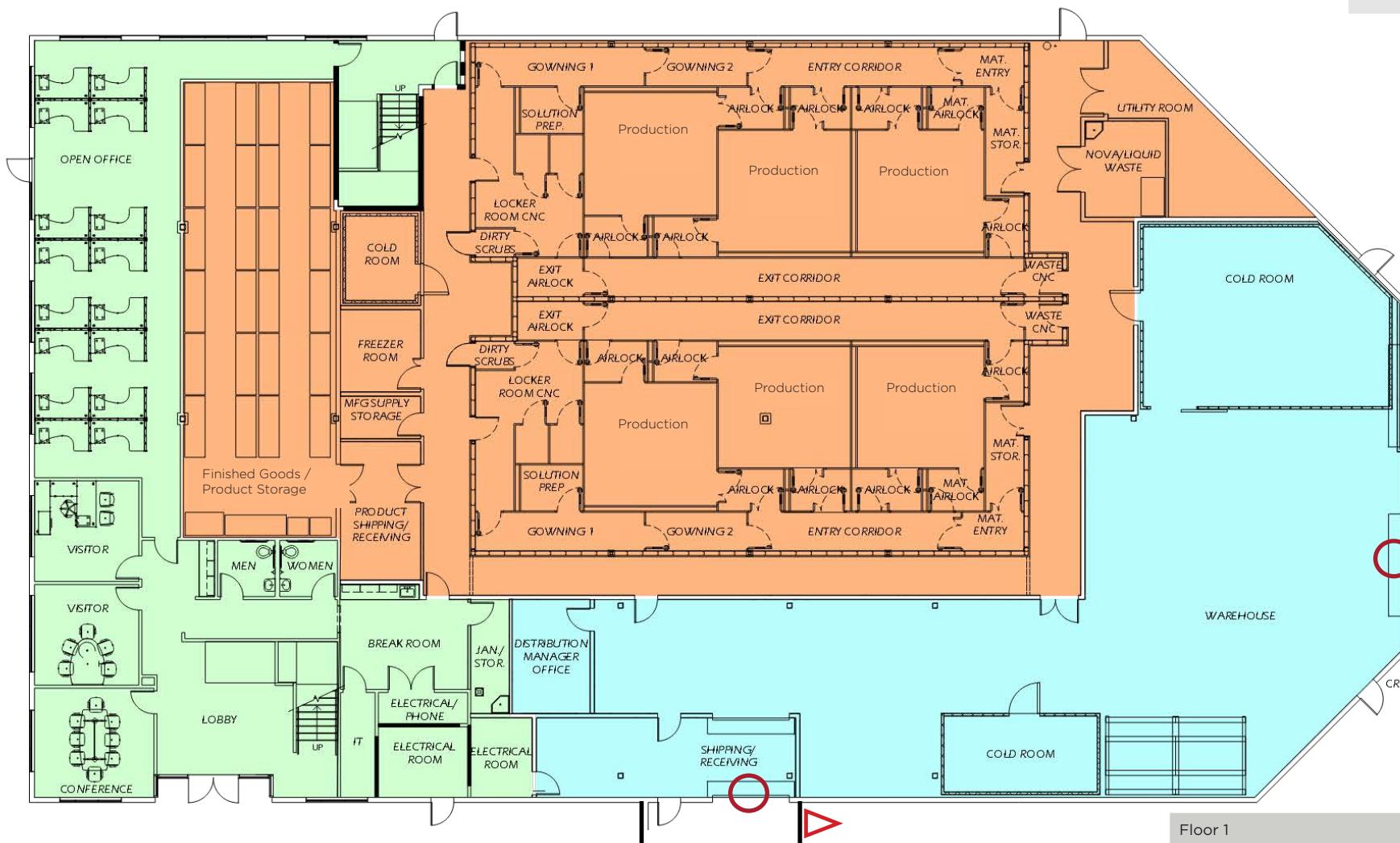
- (2-8) cold room

EXHAUST SYSTEMS:

- Single-pass air that goes through Bag-in Bag-out HEPA filters before going to atmosphere

6195 El Camino Real | 1st Floor

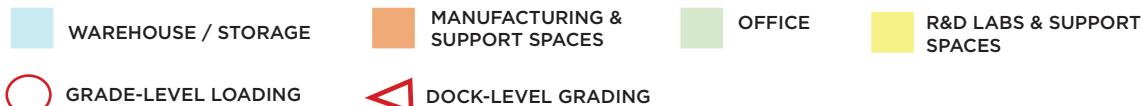
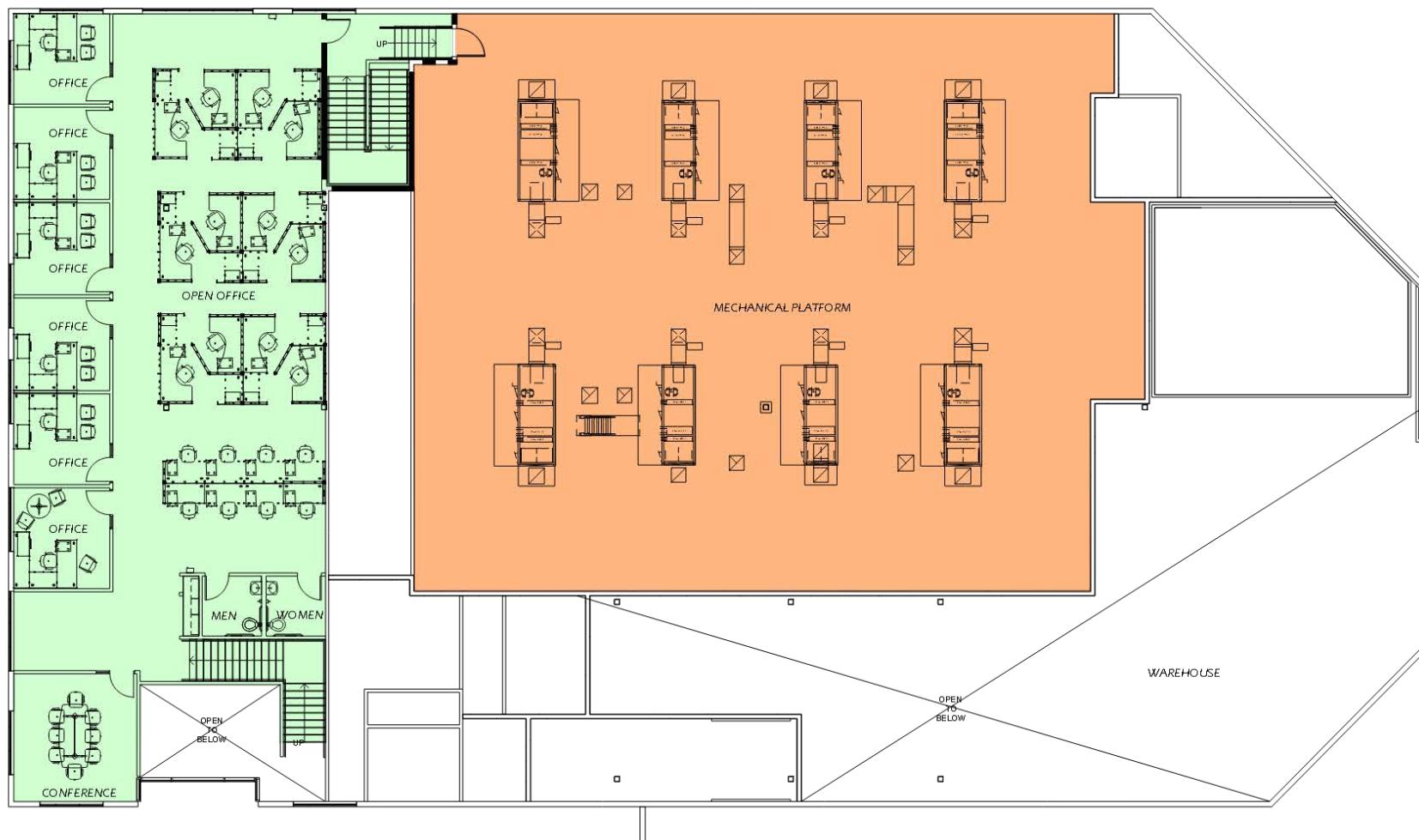
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Floor 1		Rentable SF
Warehouse/Storage		4,118.57
R&D Lab/Production		10,272.26
Office		2,798.34
Exterior/Exterior Mechanical		941.33
Floor 1 TOTAL		18,130.50

6195 El Camino Real | 2nd Floor

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W



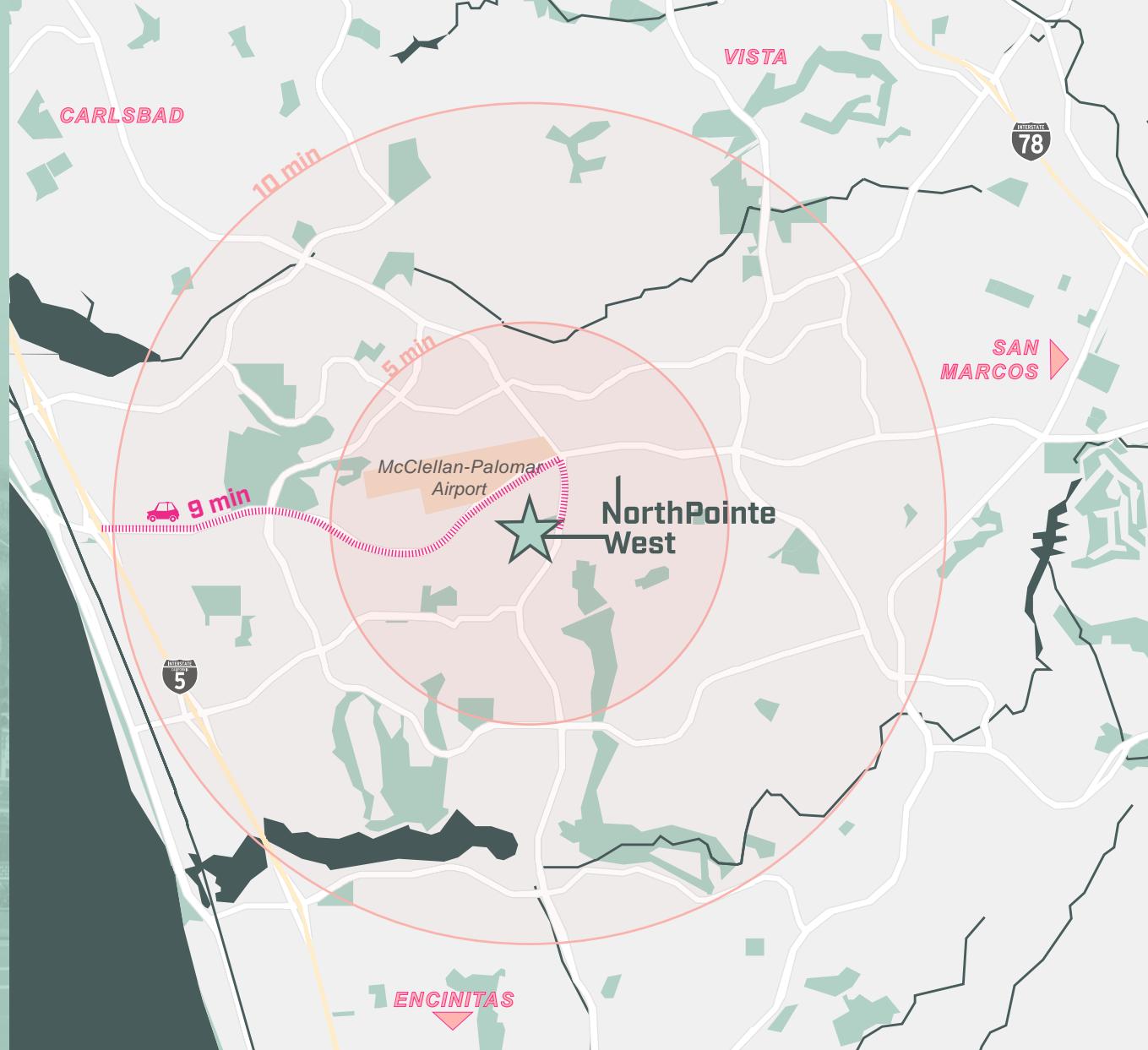
Floor 2	Rentable SF
Mezzanine Office	3,854.90
Mezzanine Mechanical	5,075.29
Floor 2 TOTAL	8,930.19

Location & Access

NorthPointe West is centrally located in Carlsbad, North County San Diego's largest and most desirable market, and San Diego's fastest growing submarket. Carlsbad blends friendly-beach community character with North County's vibrant and diversified region that includes top companies, startups, and quickly expanding innovators.



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DRIVE TIMES:

3 min
Palomar Airport

9 min
Interstate I-5

15 min
Highway 78

60 min
Orange County

120 min
Los Angeles/LAX

ENCINITAS

9 min.



DOWNTOWN
CARLSBAD

NorthPointe West

EL CAMINO REAL

BRESSI RANCH



PALOMAR COMMONS



LIFT



THE SQUARE



NORTHPOINTE WEST

NEARBY AMENITIES



WALKABLE AMENITIES



CORPORATE NEIGHBORS

NORTHPOINTE WEST

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