

NorthPointe West

6195, 6211, 6219 EL CAMINO REAL
CARLSBAD, CA

6195

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

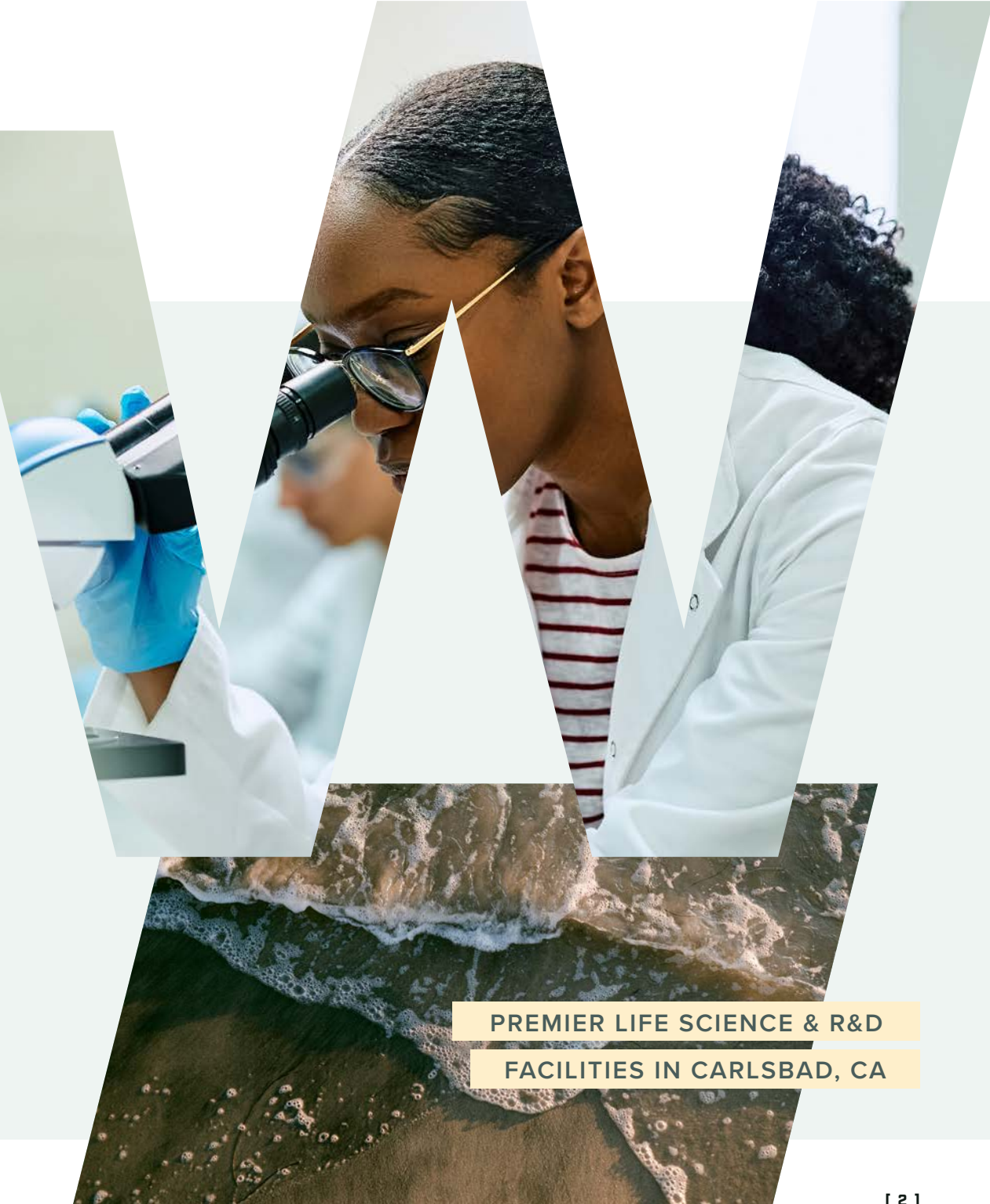
 CUSHMAN &
WAKEFIELD

PHASE3
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.

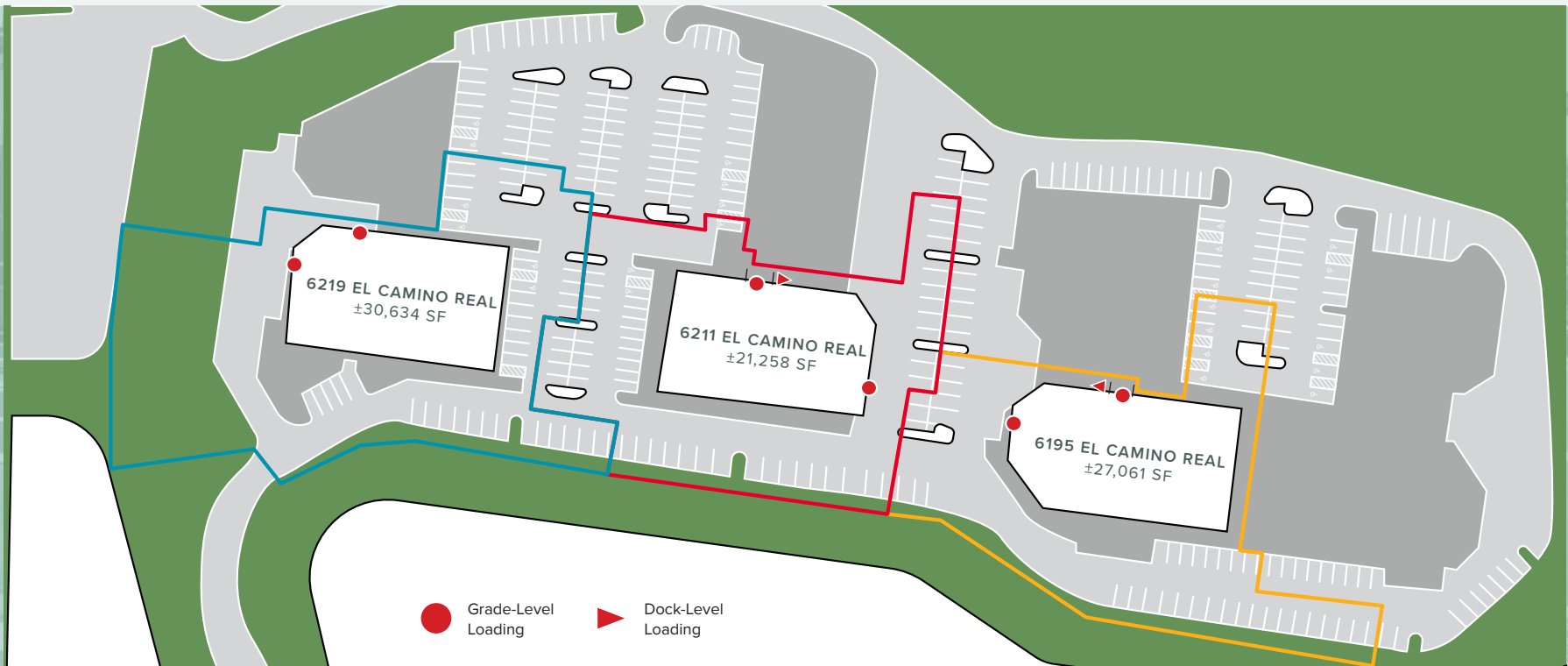


**PREMIER LIFE SCIENCE & R&D
FACILITIES IN CARLSBAD, CA**

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

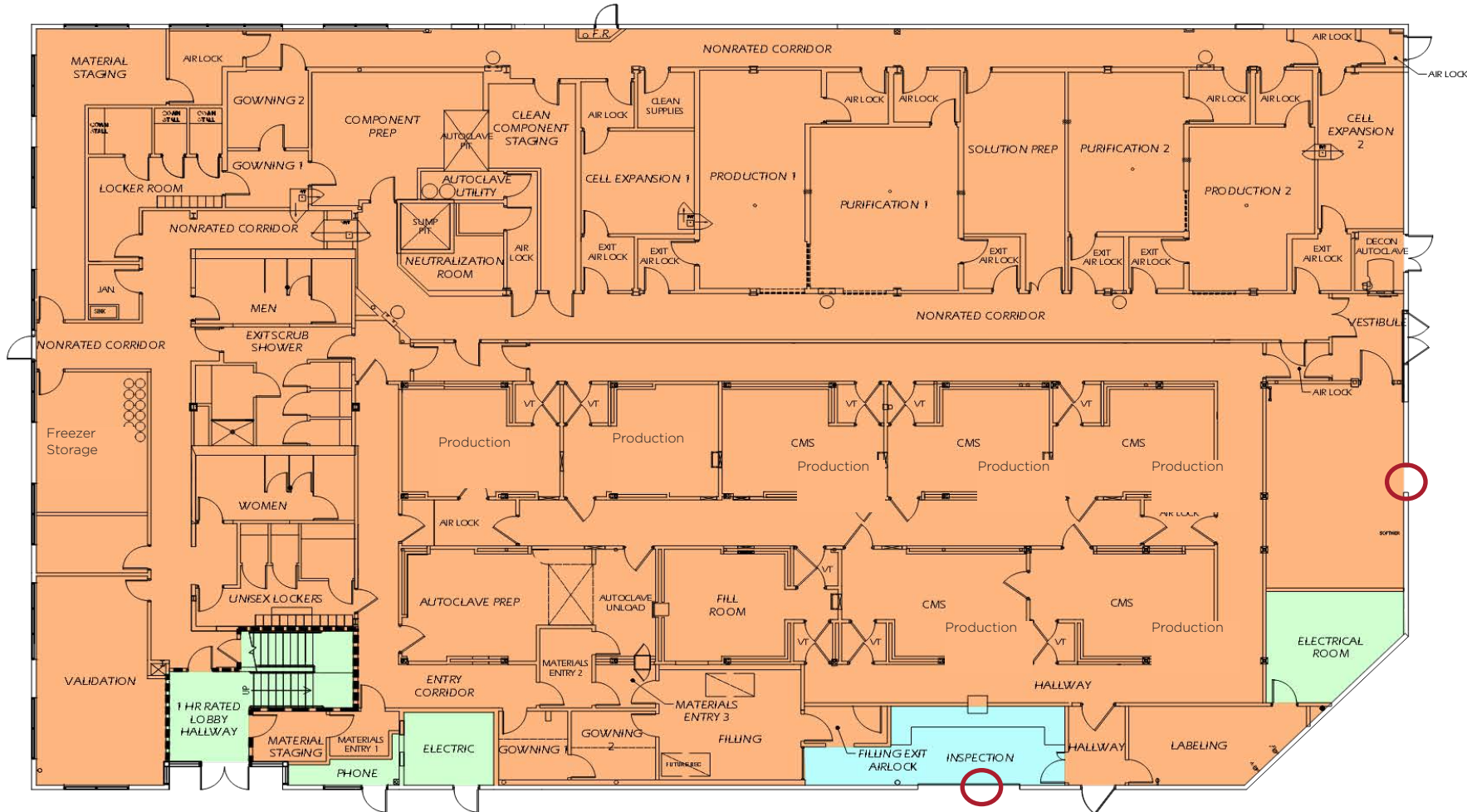
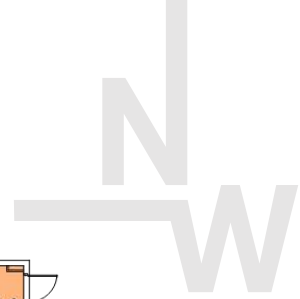
COLD ROOMS:

- (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



WAREHOUSE / STORAGE

MANUFACTURING & SUPPORT SPACES

ADMINISTRATION & BUILDING SUPPORT SPACES

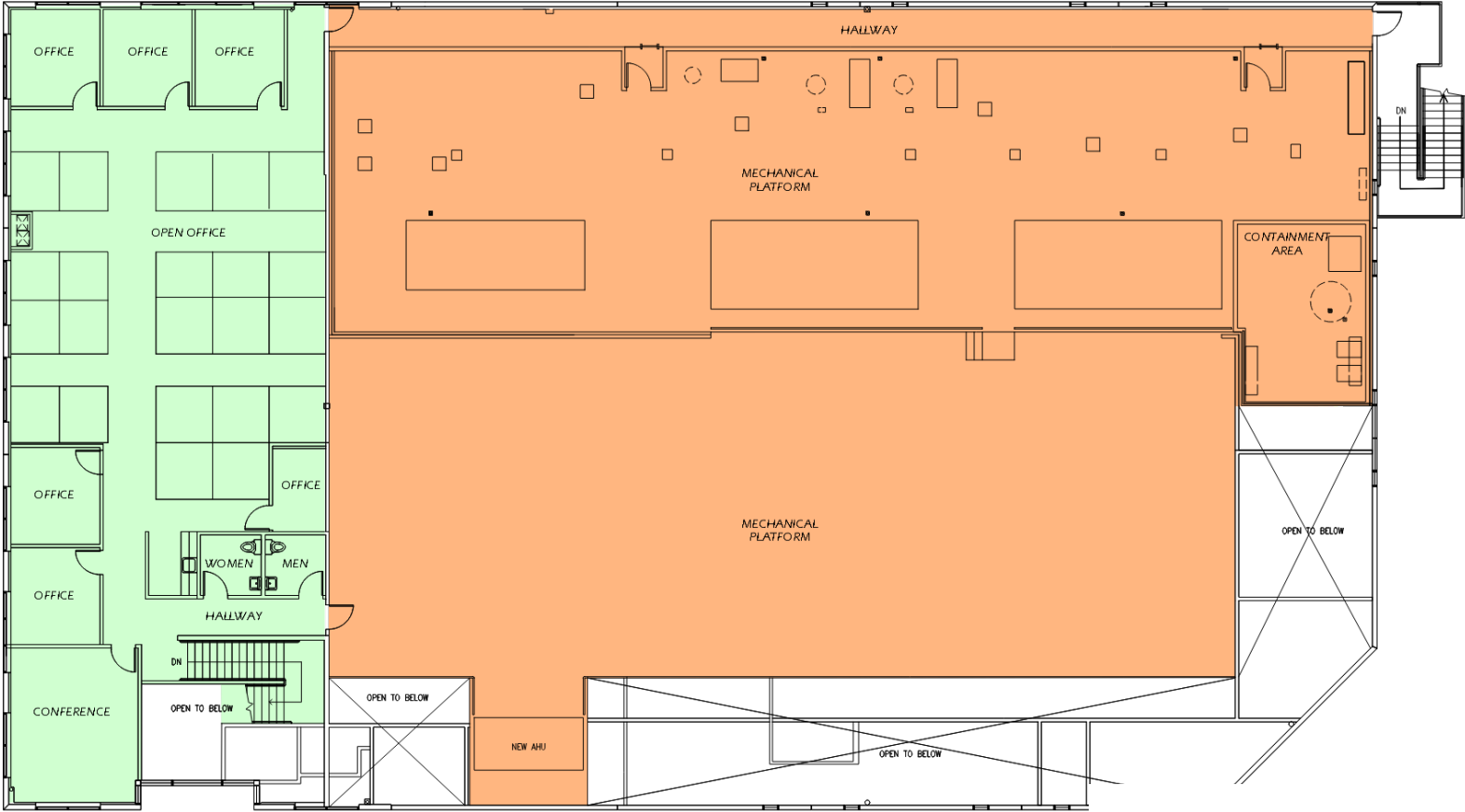
R&D LABS & SUPPORT SPACES

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



- WAREHOUSE / STORAGE

MANUFACTURING & SUPPORT SPACES

OFFICE

R&D LABS & SUPPORT SPACES
- GRADE-LEVEL LOADING

DOCK-LEVEL GRADING

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

OFFICE MEZZANINE SF:
±4,657

MECHANICAL MEZZANINE SF:
0

TOTAL MEZZANINE SF:
±4,657



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

BACKUP GENERATOR:
**200kW (300 kVA), 480/277v
3ph 8-hour fuel tank**



CLEAR HEIGHT/ SLAB-TO-SLAB:
±24'/±12'



LAB GRADE:
BSL 2+

QC LAB:
**YES;
ddPCR,
qPCR,
HPLC**

CHILLERS:
• None

CLEAN ROOMS:
• None

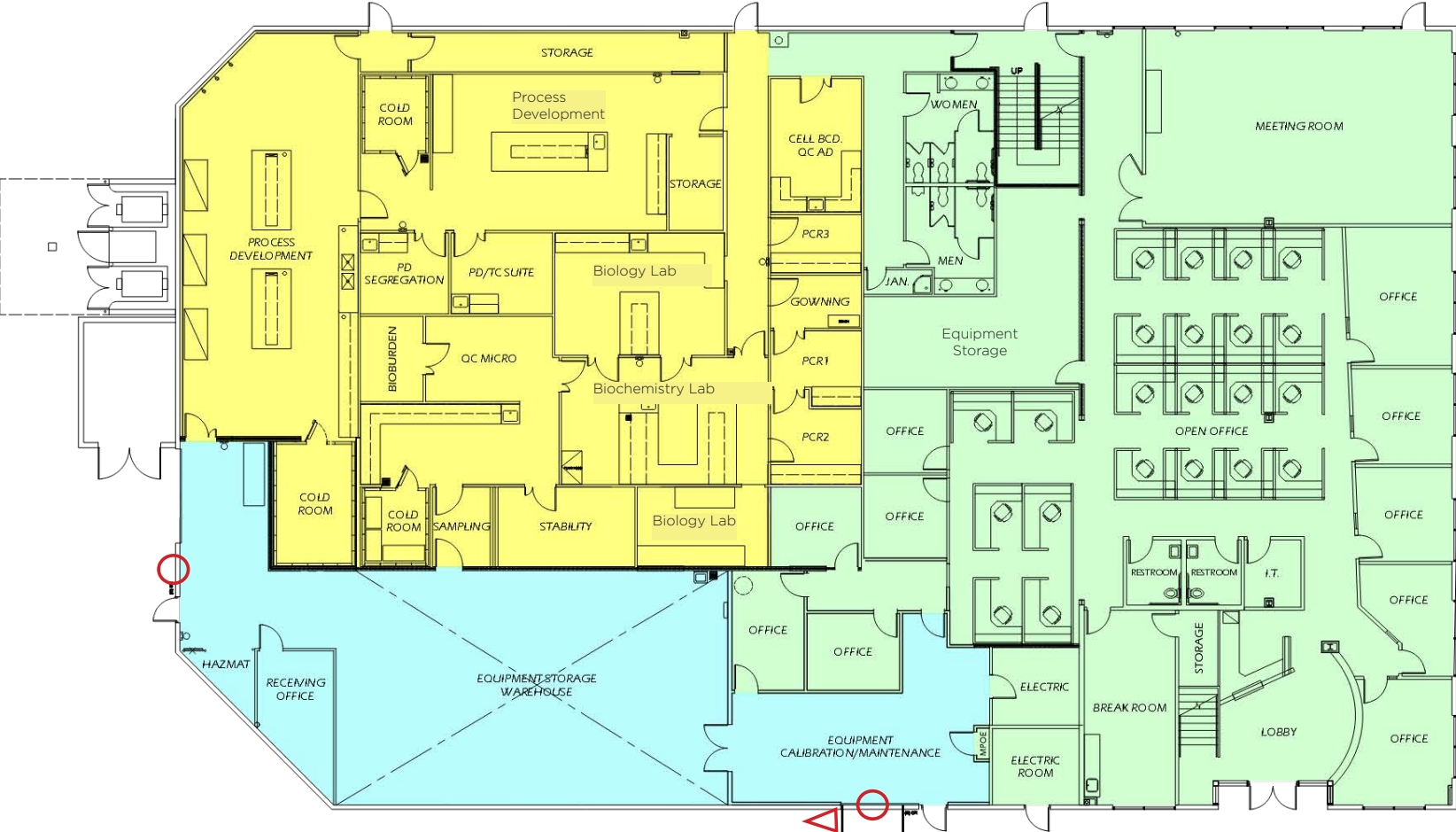
CLEAN ROOM GRADE:
• None





WATER BOILERS:
• 3 heating hot water boilers
• 1500 MBTUH each

COLD ROOMS:
• (2-8) cold room

EXHAUST SYSTEMS:
• Heat pumps located on the roof

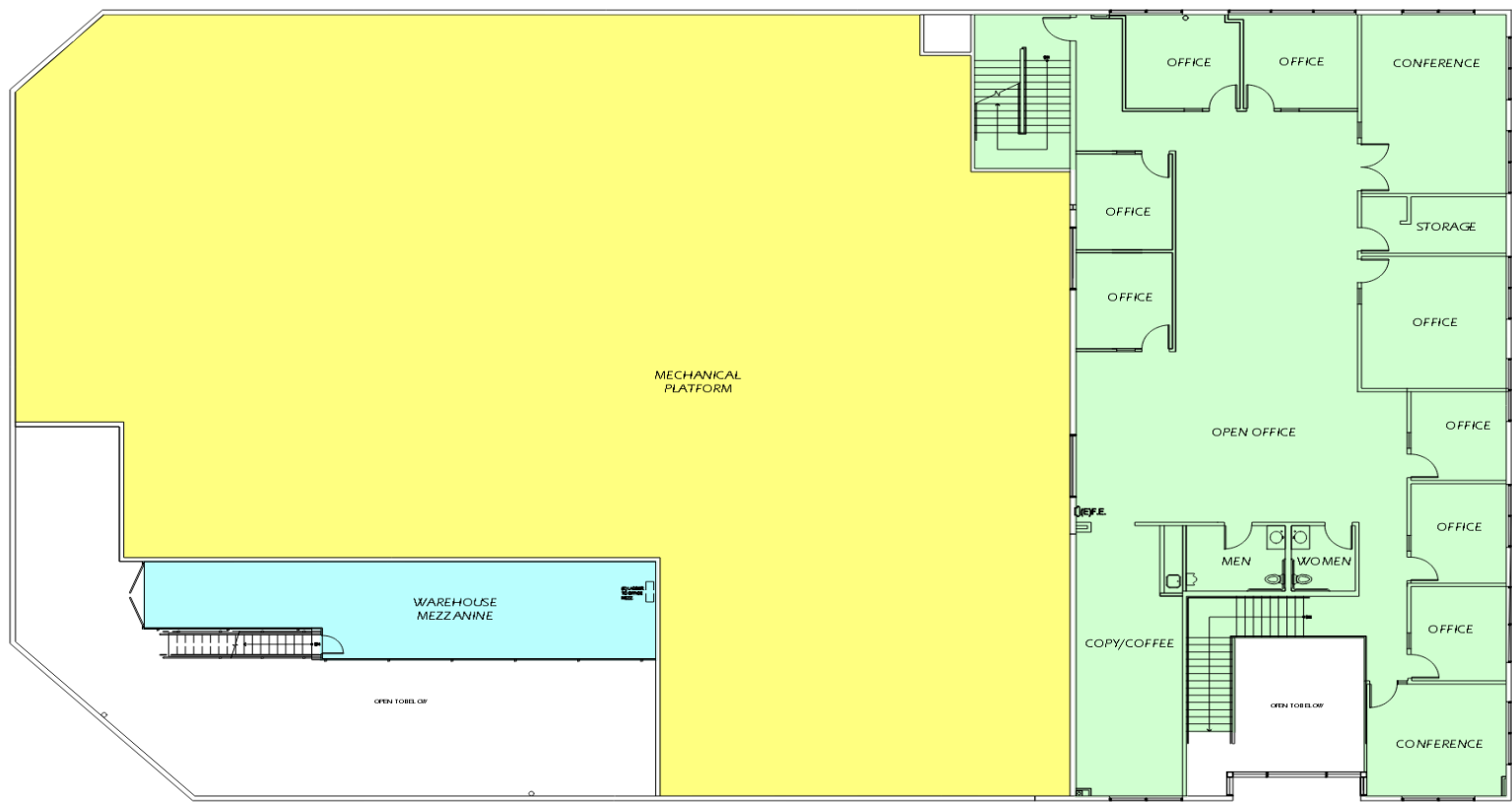
6211 El Camino Real | 1st Floor



-  WAREHOUSE / STORAGE
-  MANUFACTURING & SUPPORT SPACES
-  OFFICE
-  R&D LABS & SUPPORT SPACES
-  GRADE-LEVEL LOADING
-  DOCK-LEVEL GRADING

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

6211 El Camino Real | 2nd Floor



- 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

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



POWER:

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

BACKUP GENERATOR:

**500kW [63 kVA], 480/277v
3ph 8-hour fuel tank**



CLEAR HEIGHT/ SLAB-TO-SLAB:

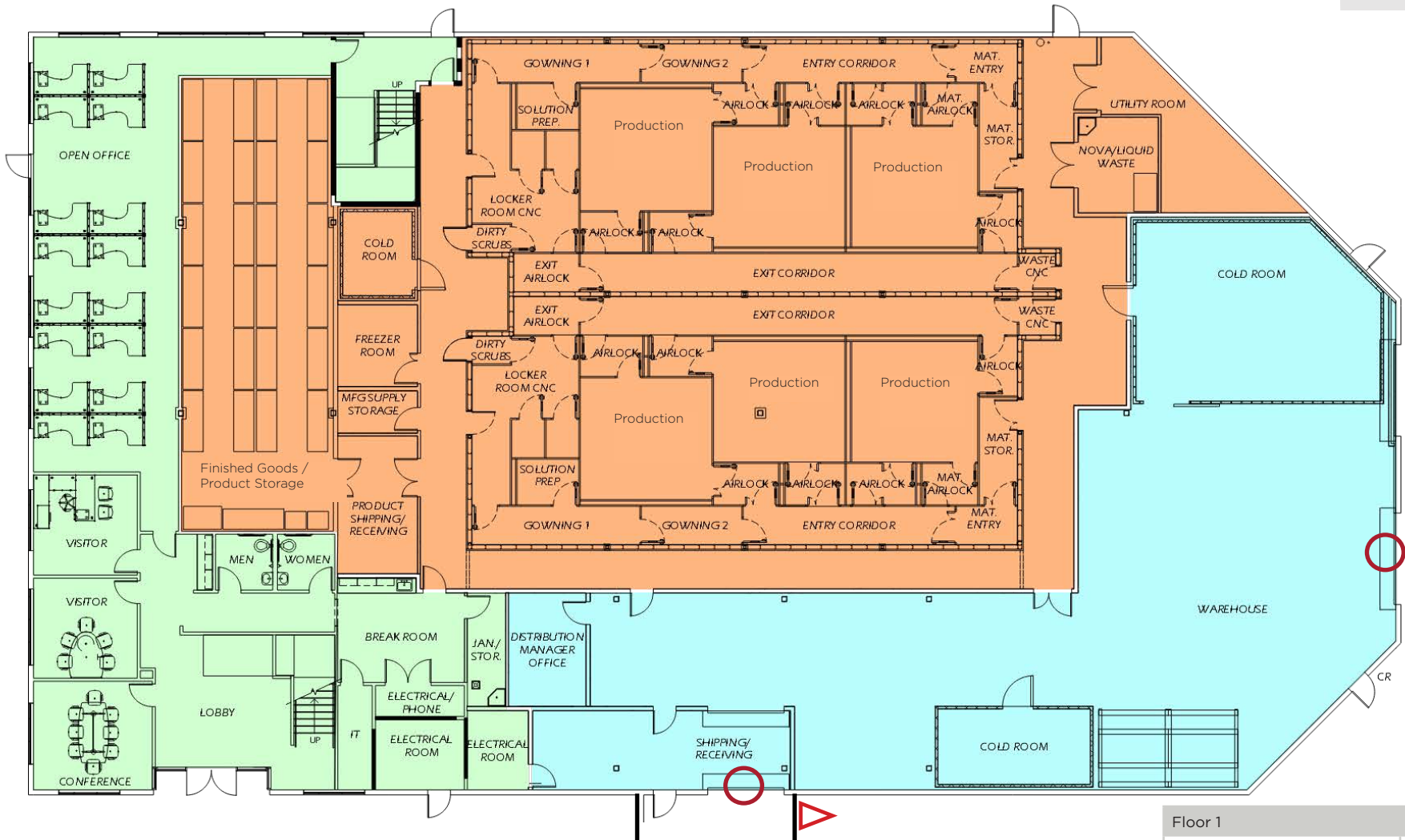
±24'/±12'



LAB GRADE:

BSL 2+

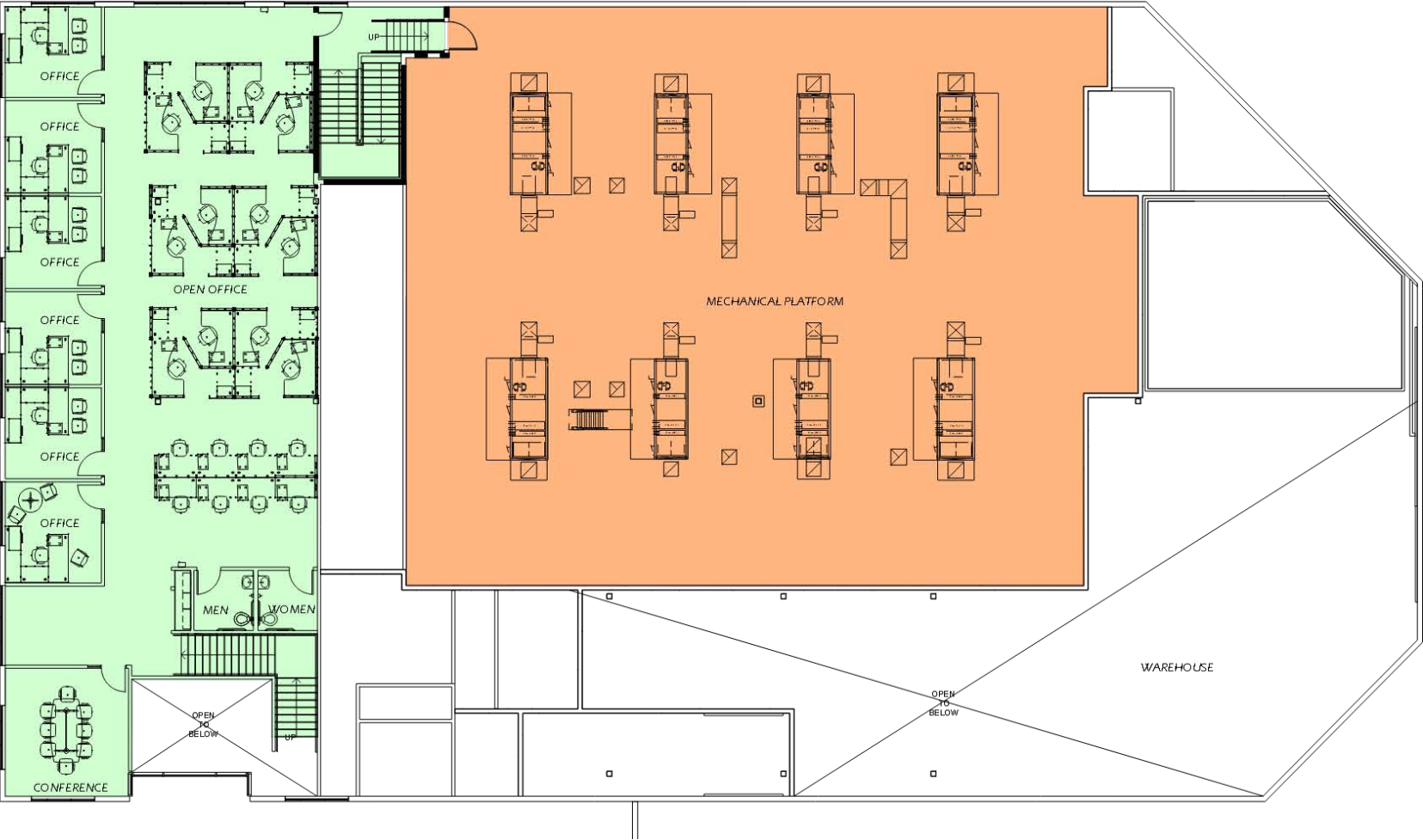
6195 El Camino Real | 1st Floor



- WAREHOUSE / STORAGE
- MANUFACTURING & SUPPORT SPACES
- OFFICE
- R&D LABS & SUPPORT SPACES
- GRADE-LEVEL LOADING
- DOCK-LEVEL GRADING

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

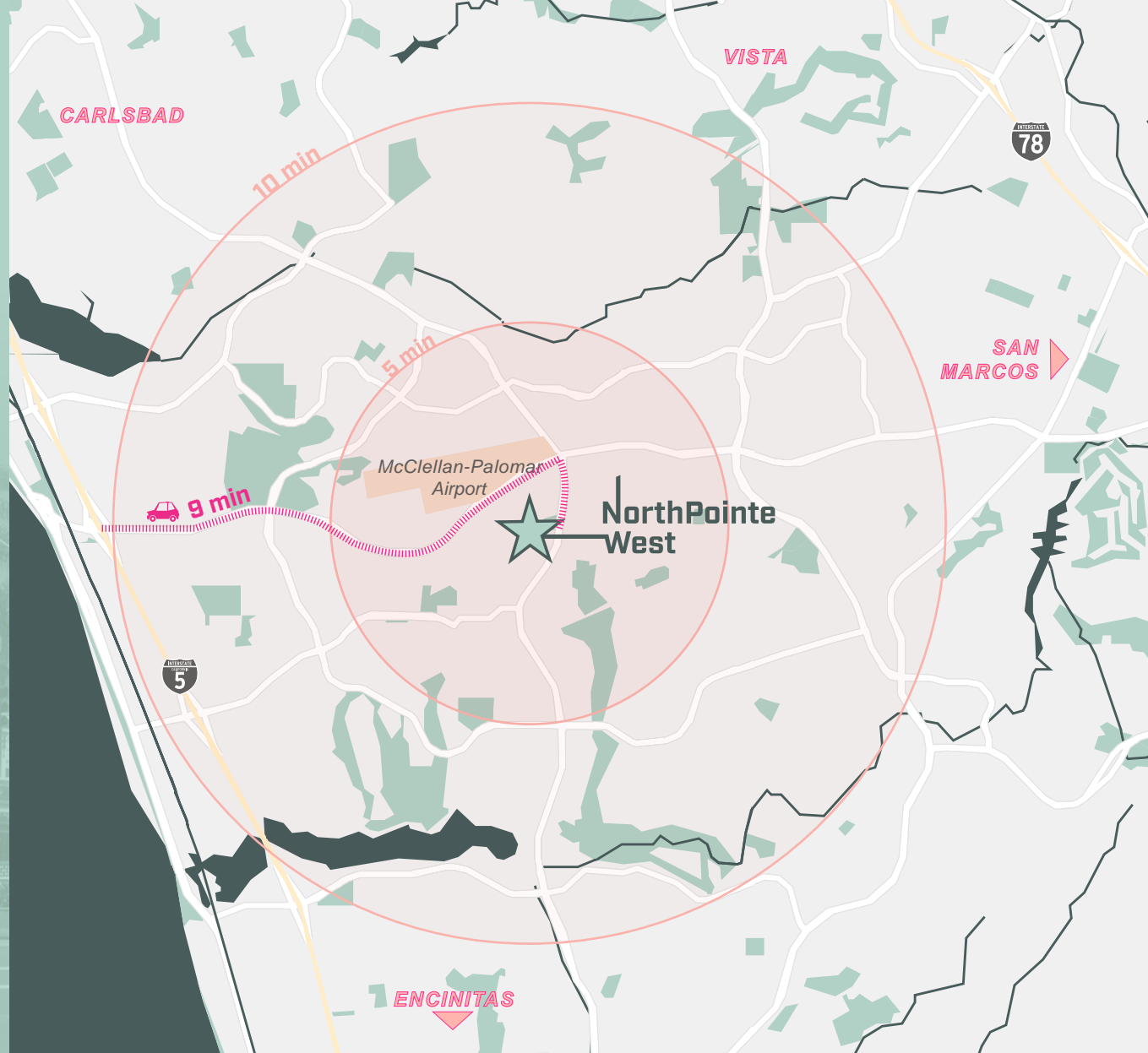


- WAREHOUSE / STORAGE
- MANUFACTURING & SUPPORT SPACES
- OFFICE
- R&D LABS & SUPPORT SPACES
- GRADE-LEVEL LOADING
- DOCK-LEVEL GRADING

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.



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



DOWNTOWN
CARLSBAD

NorthPointe
West



PALOMAR AIRPORT RD

EL CAMINO REAL

PALOMAR COMMONS



NEARBY AMENITIES



WALKABLE AMENITIES





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