

CONCEPTUAL  
FRONT ENTRY  
RENDERING



22  
COSMOS  
COURT  
90

FOR LEASE OR FOR SALE | CARLSBAD  
37,328 SF FREESTANDING OFFICE / R&D BUILDING

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**WILLIAMS ROTH GROUP**  
COMMERCIAL REAL ESTATE SERVICES  
OUR KNOWLEDGE IS YOUR ADVANTAGE

22  
COSMOS  
COURT  
90



ACTION SPORTS



COMMUNICATIONS



TECHNOLOGY



LIFE SCIENCE

# OFFERING SUMMARY

VIRTUAL TOUR  
COMING SOON!



The Williams Roth Group of Lee & Associates – North San Diego County is pleased to offer an owner user or tenant the unique opportunity to occupy a rare office/flex/R&D building located at 2290 Cosmos Ct, Carlsbad, CA 92011 (“The Property”).

The 37,328 square foot, two story freestanding building on its own 2.76 acre lot is the ideal corporate office, R&D, lab, production or warehouse facility zoned for a variety of uses. The Property is located at the end of a cul-de-sac nearby to various retail and amenities. The Property currently consists of mostly 1st and 2nd floor office space with three dry labs and a warehouse area with one grade level roll up door. The Property is currently 100% HVAC climate controlled and offers the next occupant abundant parking, heavy power capabilities, various layout configurations, multiple ingress & egress points, drive around access, and various other attractive features.

Viasat Inc. is the current tenant that’s lease expires on April 31, 2021. This offers an owner/user the opportunity to purchase the building or a tenant to lease the building and occupy by Q2 2021. The Landlord is open to working with a future occupant to enhance the image and functionality of the building that best suits their needs.



## ADDRESS

2290 Cosmos Court  
Carlsbad, CA 92011



## BUILDING SIZE

37,328 SF  
1st Floor: 28,415 SF  
2nd Floor: 8,913 SF



## AVAILABILITY

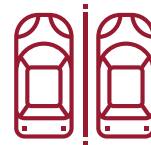
May 2021 (*Possibly Sooner*)



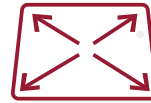
## SALE PRICE & LEASE RATE

Contact Broker

# PROPERTY FEATURES



139 Parking spaces  
(3.72/1,000 SF)



Lot Size: 2.76 Acres  
(120,226 SF)



100% HVAC throughout



One (1) grade level door



# Live the *California Lifestyle*

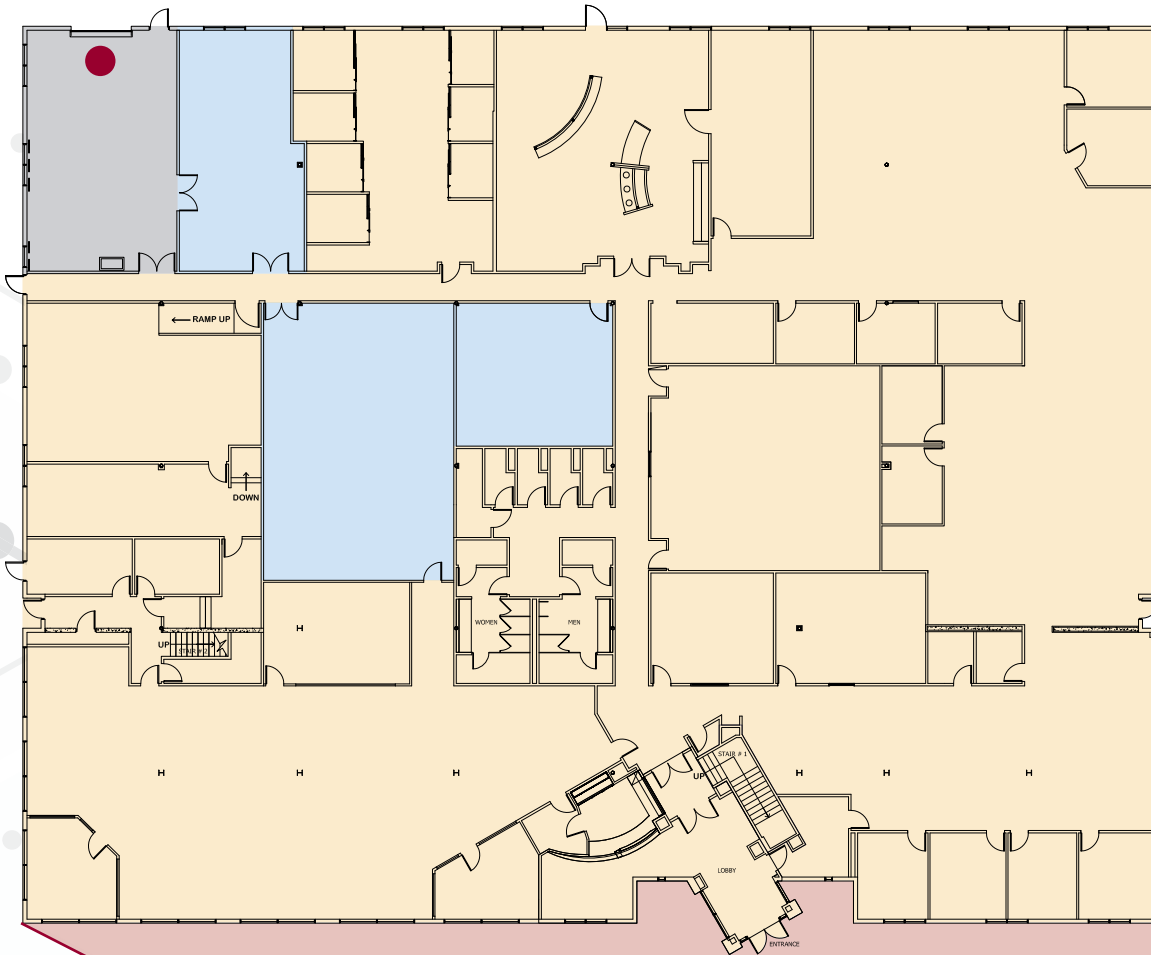


- › Walk to the gym after work
- › Go surfing on your lunch break
- › Soak in the sun at The Flower Fields
- › Visit local craft breweries and restaurants
- › Work on your swing at The Crossings in Carlsbad



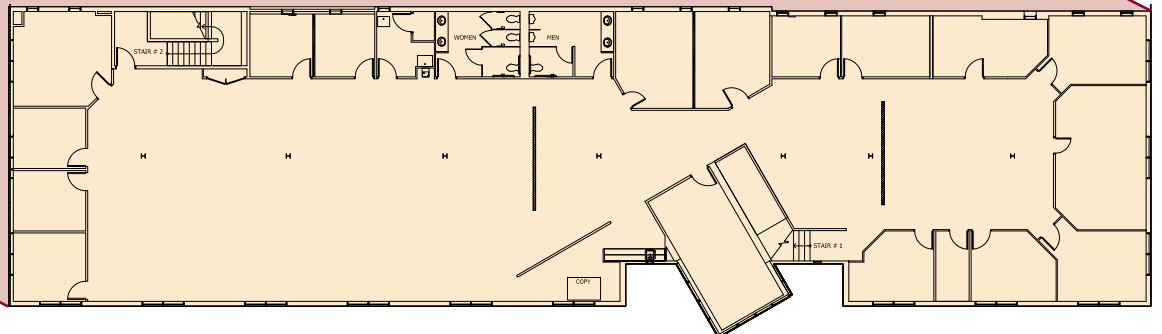


# FLOOR PLAN



- 34 Private Offices
  - 4 Bullpen Areas
  - 5 Conference Rooms
  - Break Rooms & Lounge Area
  - Server Room
- 
- 1<sup>st</sup> Floor: 28,415 SF
  - 2<sup>nd</sup> Floor: 8,913 SF

- = Office
- = Climate Controlled Production
- = Warehouse
- = Grade Level Door



# RENDERINGS & CONCEPTUAL FLOOR PLANS







# WALKABLE AMENITIES



PALOMAR COMMONS

PALOMAR AIRPORT RD

EL CAMINO REAL



STAIRWAY DIRECTLY TO CRUNCH FITNESS

22  
COSMOS  
COURT  
90

# NEARBY RETAIL & AMENITIES



**1 THE ISLANDS AT CARLSBAD**


**2 PALOMAR COMMONS**


**3 BRESSI RANCH**


# Carlsbad

where corporate meets the beach

## LIFE SCIENCES



**Abbott** **MERCK** **PHILIPS** **ThermoFisher**  
Healthcare SCIENTIFIC

## MEDICAL DEVICE MANUFACTURER



**Medtronic** **HENRY SCHEIN** **GENOPTIX** **atec** **BREG**  
Spine Approach Technologies

## BIOTECH & PHARMACEUTICALS



**IONIS** **NAVIGATE** **OPTUMRx** **BECKMAN**  
PHARMACEUTICALS BIOPHARMA COULTER

## ACTION SPORTS



**SKLZ** **Callaway** **TaylorMade** **cobra**

## COMMUNICATIONS



**Viasat** **L3** **MAXLINEAR** **Laird**  
Technologies TECHNOLOGIES

7 miles of  
Pacific Ocean  
Coastline



# 22 COSMOS COURT 90

## POINTS OF CONTACT

Rusty Williams, SIOR  
(760) 448-2453  
rwilliams@lee-associates.com  
DRE Lic#01390702

Chris Roth, SIOR  
(760) 448-2448  
croth@lee-associates.com  
DRE Lic#01789067

Jake Rubendall  
(760) 448-1369  
jrubendall@lee-associates.com  
DRE Lic#02037365



Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1900 Wright  
Place, Suite 200, Carlsbad, CA 92008  
P: (760) 929-9700 | F: (760) 929-9977  
www.lee-associates.com/sandiegonth

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer. Page 2: Photos by Pixabay, ThisIsEngineering, Icon.com and Photo by Alexandre Saraiva Carniato from Pexels. Carlsbad Page: Photo by Phil Gibbs from Flickr.

