

Services center, fitness club completed in Carlsbad

The Daily Transcript

CARLSBAD — Construction is complete on the new **Smith Consulting Architects**-designed three-story building housing a shared services center and fitness club for **24 Hour Fitness**. The facility is at 1265 Laurel Tree Lane in Carlsbad.

Ascent Biltmore Carlsbad LLC is the developer of the 15.4-acre site, with Thomas Smith of **SDREI Corp.** leading the project in partnership with Richard Lund of **Biltmore Holdings LLC**.

The facility consists of 50,000 square feet of office space on the upper levels and 39,000 square feet of fitness facilities on the first floor.

Design features include alternating green and silver high-efficiency glass, and bronze metallic finished aluminum entry canopies.

The east end of the building has an open two-story area with a mezzanine allowing the office area to view the club activities from the second floor.

The project required special permits from the U.S. Fish and Wildlife Service and the Army Corps of Engineers to allow the construction of

a culvert and access road over the Agua Hediondo creek.

Scott Cairns was vice president-in-charge for Smith Consulting, with Bill Sharon as vice president of design and Carl King as project manager.

Engineering Consultants included **Hope Engineering** for structural, **Walsh Engineers** for mechanical and plumbing, and **MPE** for electrical.

Lusardi Construction was the general contractor for both the interior and exterior, with Clint Fowler providing oversight.

In late 2007, the property was sold for \$29.9 million to **Palomar Fitness**



The 24 Hour Fitness club in Carlsbad is ready for business.

Partners, Eilenberg Fitness LLC, Fields Fitness LLC, Fitware LLC and Oceanside Fitness LLC, c/o Pacific Development Partners, LLC of Santa Monica.

In mid-2007, 24 Hour Fitness signed a 15-year lease for 35,000 square feet of retail space years at

\$12.9 million to accommodate the fitness club and a 10-year lease for 50,000 square feet of office space at \$11 million, for the company's regional headquarters.

Both operations opened for business in September 2007.

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