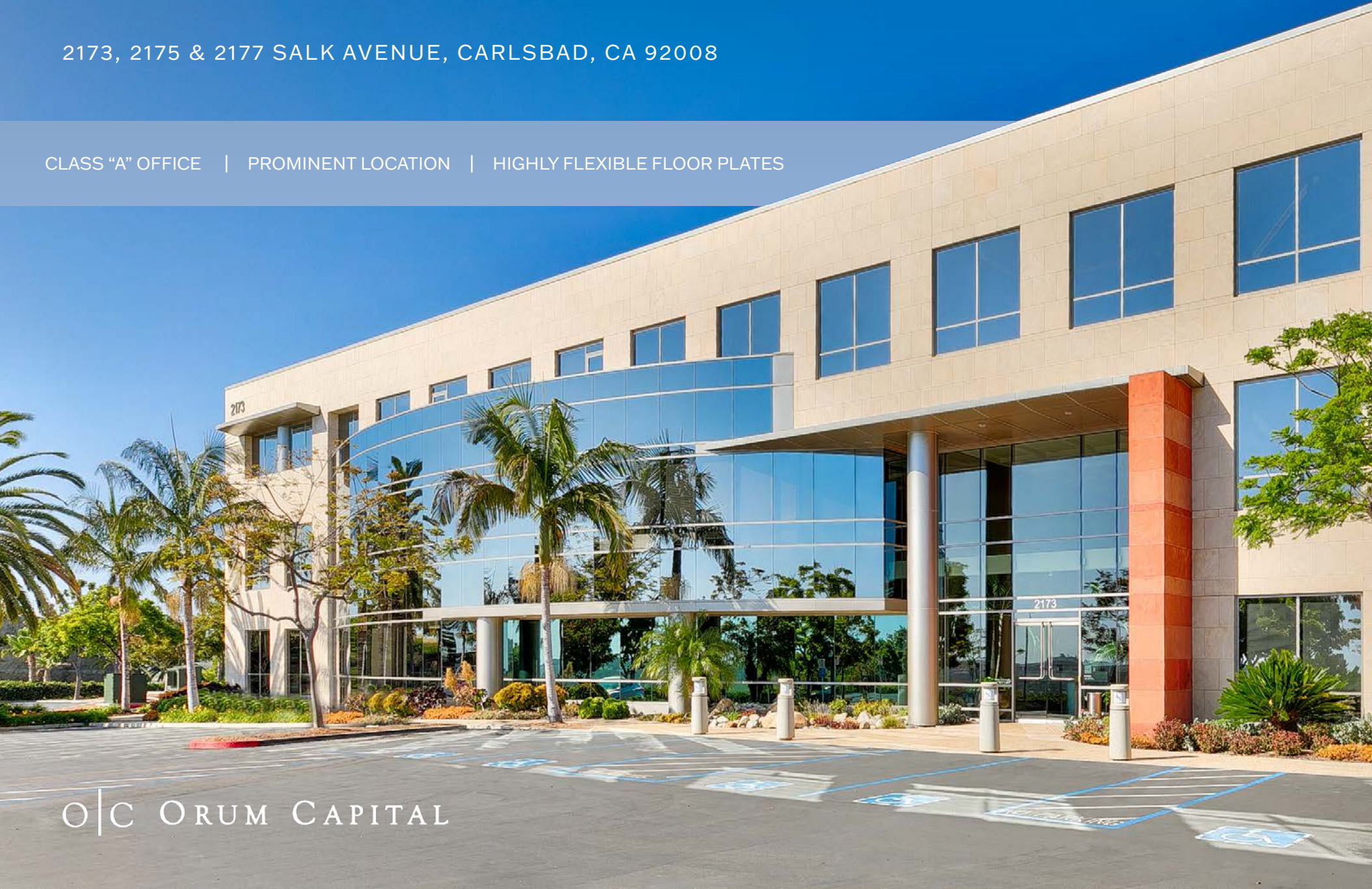


VENTANA

CBRE

2173, 2175 & 2177 SALK AVENUE, CARLSBAD, CA 92008

CLASS "A" OFFICE | PROMINENT LOCATION | HIGHLY FLEXIBLE FLOOR PLATES



O/C ORUM CAPITAL



219,440 SF



3 Building Multi-Tenant Office Campus



Ample Parking with Executive covered parking available

2173
SALK AVE

- » 78,907 RSF
- » 3 Stories
- » Class A

2175
SALK AVE

- » 79,566 RSF
- » 3 Stories
- » Class A

2177
SALK AVE

- » 60,967 RSF
- » 3 Stories
- » Class A

Prominent El Camino Real and Salk Avenue frontage with highly visible monument and building signage available for major users:

2173

2 building sign positions & 1 (12 panel) monument sign

2175

3 building sign positions & 1 (12 panel) monument sign

2177

3 building sign positions & 1 (6 panel) monument sign

Exceptional Amenities



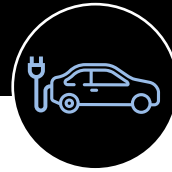
Renovated Fitness Center with Showers & Lockers
(2173 & 2175)



Basketball Court



Outdoor Entertainment Area
(bbq & outdoor kitchen, 12,000 square foot garden patio, & on-site café)



Dedicated Electric Vehicle Charging Stations
(SDG&E power your drive program)



High Speed Fiber Connectivity



Exclusive Covered Parking



On-site and responsive property management.



Resort quality restrooms with floor to ceiling enclosed stalls.



AT&T Fiber Connectivity available.



Hilltop location with panoramic views of valley & rolling hills, with proximity to walking / jogging trails.



Close proximity to retail, restaurants and services.



24 hour card key access system.



Mature tropical landscaping & 4 large koi ponds.



High speed elevators with quality wood & fabric finishes.



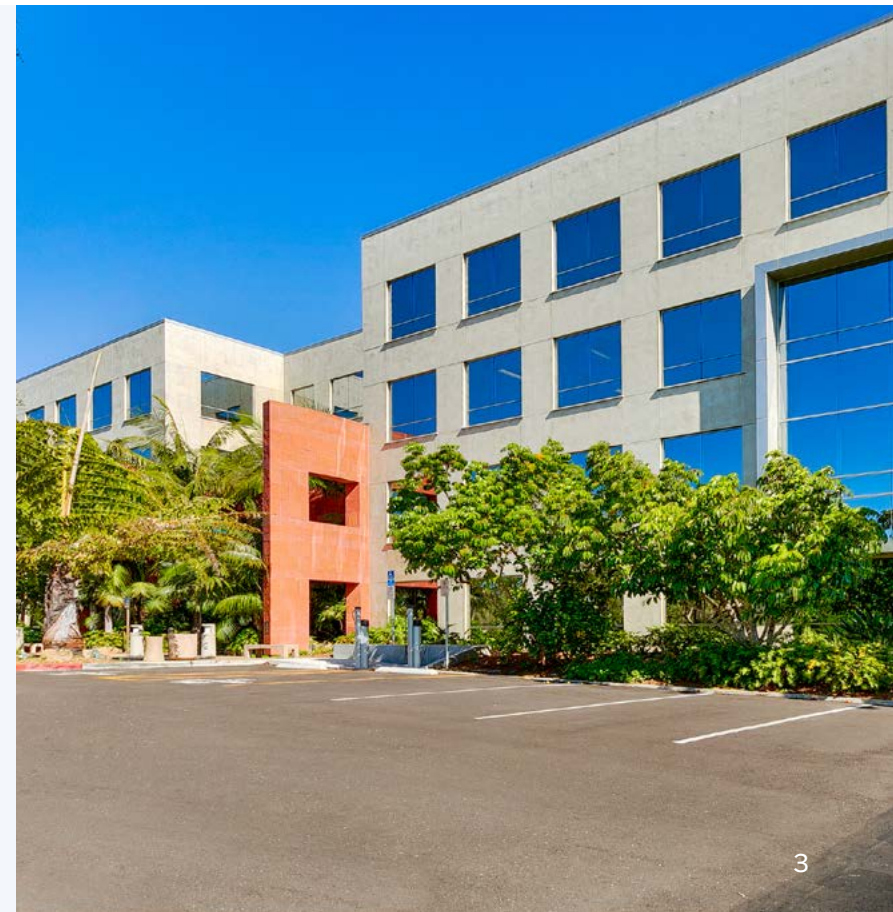
Classical architecture with timeless exteriors with high quality tenant improvement work.



Extensive window lines with high performance dual pane glass that reduces noise and HVAC costs.



Utility cost savings by use of SDG&E Savings by Design green building standards.



Lease Availabilities

Base Year Lease Rate:

2173
SALK AVE
\$2.80/SF + E

2175
SALK AVE
\$2.85/SF + E

2177
SALK AVE
\$2.60/SF + E

BUILDING-SUITE	SIZE (RSF)	AVAILABLE	CONDITION
2173-100	3,798 RSF	Now	Built-out
2173-120	2,500 RSF	Now	Built-out
2173-100/120	6,298 RSF	Now	CONTIGUOUS OPTION
2173-145	2,236 RSF	Now	NEW SPEC SUITE
2173-175	6,446 RSF	Now	Built-out
2173-310	11,857 RSF	Now	Built-out
2175-140	3,287 RSF	Now	CREATIVE OPEN-CEILING SUITE
2175-200	7,813 RSF	Now	Built-out
2175-250	4,146 RSF	Now	Built-out
2177-100	12,805 RSF	Now	Built-out
2177-160	2,907 RSF*	Now	Built-out
2177-165	2,053 RSF	Now	Built-out
2177-180	1,041 RSF	Now	Built-out
2177-185	1,635 RSF	Now	Built-out
2177-190	1,751 RSF	Now	Built-out
2177-200	12,859 RSF	Now	Built-out
2177-100/200	25,663 RSF	Now	CONTIGUOUS OPTION
2177-270	2,482 RSF*	Now	Built-out

Negotiable tenant improvement allowance. Includes 5 day per week janitorial service. Tenant pays separately metered electricity. Rates, availability and terms are subject to change without notice. Furniture shown for demonstration purposes only and is not included with the lease of the space. Tenant to verify dimensions and that space is equipped to fit their needs. *Square footage and plan subject to change.

Availability & Floor Plans

2173 SALK AVE	SUITE 100 3,798 RSF	Reception area, open office area, 5 private offices, conference rooms, work room, IT / server/storage, copy room and break room.
2173 SALK AVE	SUITE 120 2,500 RSF	Reception, 5 private offices, open office collaboration areas, conference room with break area, work room.
CONTIGUOUS OPTION / AVAILABLE		
2173 SALK AVE	SUITE 100/120 6,298 RSF	Multiple private window-line offices with views of courtyard and koi ponds, open office area and meeting/collaboration areas, conference rooms, IT / server room / storage, break room.



2173 SALK
1ST FLOOR

**Tenant to verify dimensions and that space is equipped to fit their needs.*

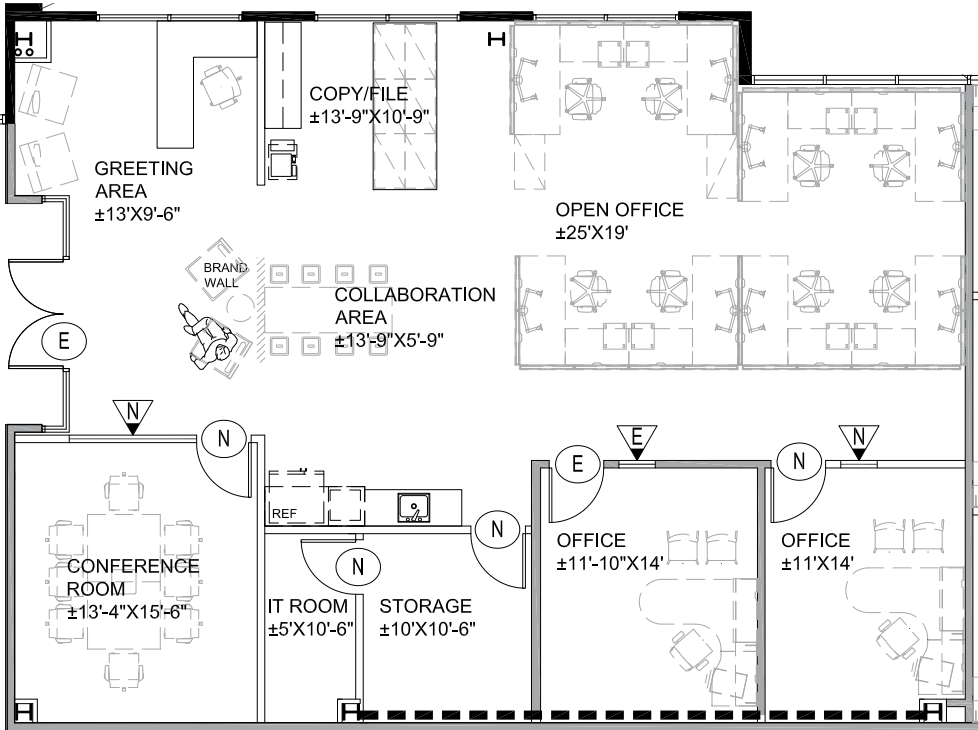
Availability & Floor Plans

2173 SALK AVE

SUITE 145 | 2,236 RSF

NEW SPEC SUITE

Reception, 3 private offices, open office collaboration areas, conference room, storage / IT room, open kitchen.



2173 SALK
1ST FLOOR



**Tenant to verify dimensions and that space is equipped to fit their needs.*

Availability & Floor Plans

2173 SALK AVE

SUITE 175 | 6,446 RSF

Reception with double door entry, lobby presence on ground floor, 8 private offices, open office, large conference room, break room, server/storage room, extensive glass-line with western facing views.



**Tenant to verify dimensions and that space is equipped to fit their needs.*

Availability & Floor Plans

2173 SALK AVE

SUITE 310 | 11,857 RSF

Double door entry off the third floor lobby, conference rooms, multiple private offices, kitchen, copy/print area and open office area.



2173 SALK
3RD FLOOR

**Tenant to verify dimensions
and that space is equipped
to fit their needs.*

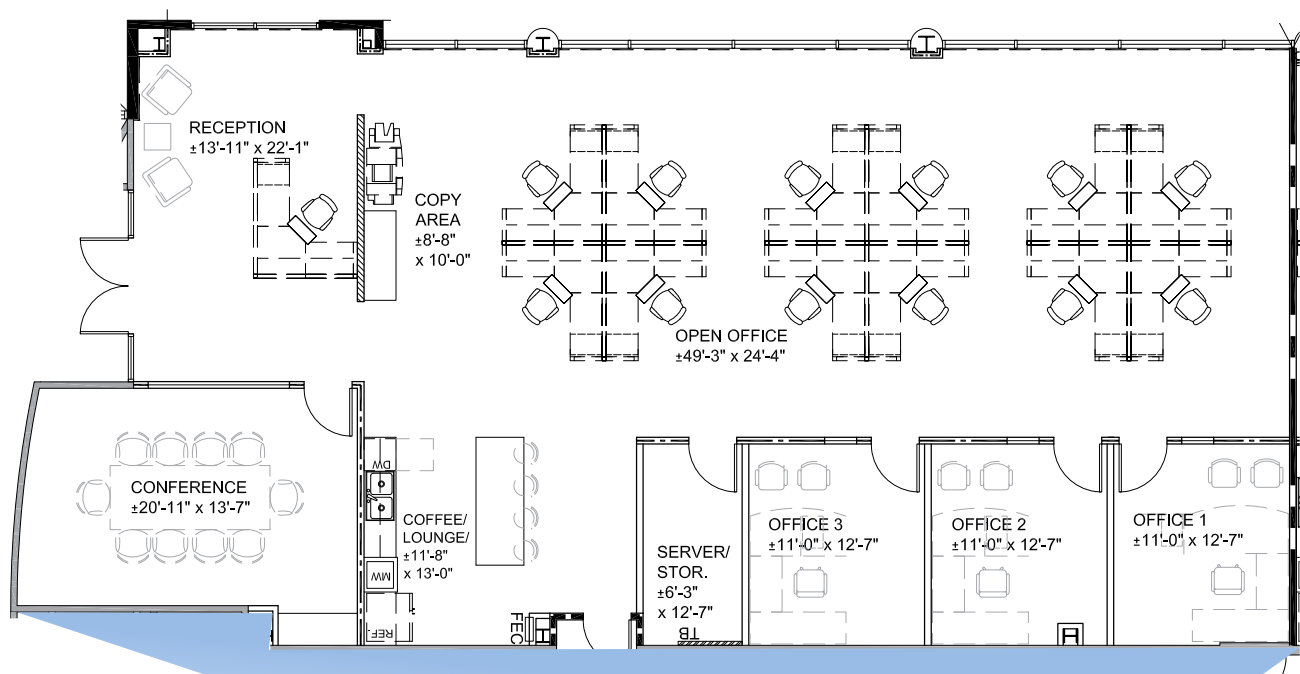
Availability & Floor Plans

CREATIVE OPEN-CEILING SUITE

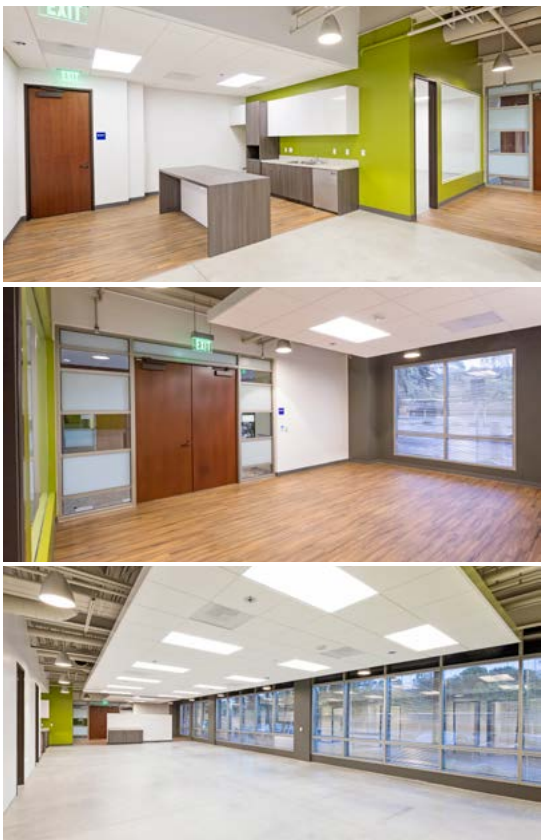
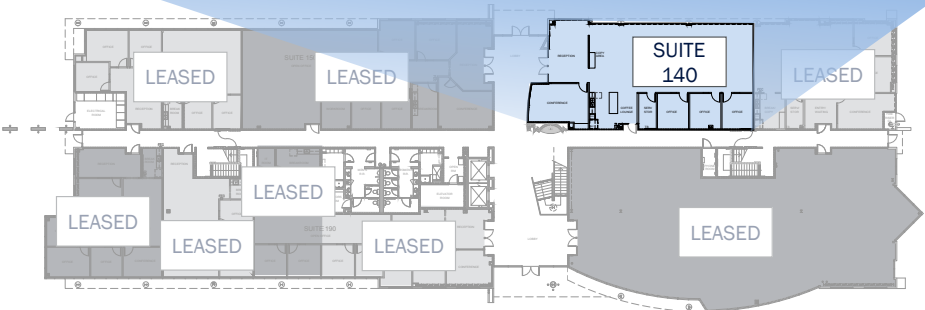
2175 SALK AVE

SUITE 140 | 3,287 RSF

Double door entry reception, lobby presence on ground floor. Reception, 3 private offices, conference room, open office area, server / storage room and kitchen.



2175 SALK
1ST FLOOR



**Furniture shown for demonstration purposes only and is not included with the lease of the space. Tenant to verify dimensions and that space is equipped to fit their needs.*

Availability & Floor Plans

2175 SALK AVE

SUITE 200 | 7,813 RSF

Reception area, 5 private offices, break room, conference room, multiple meeting rooms / huddle areas, multiple phone rooms, storage room and open office area.



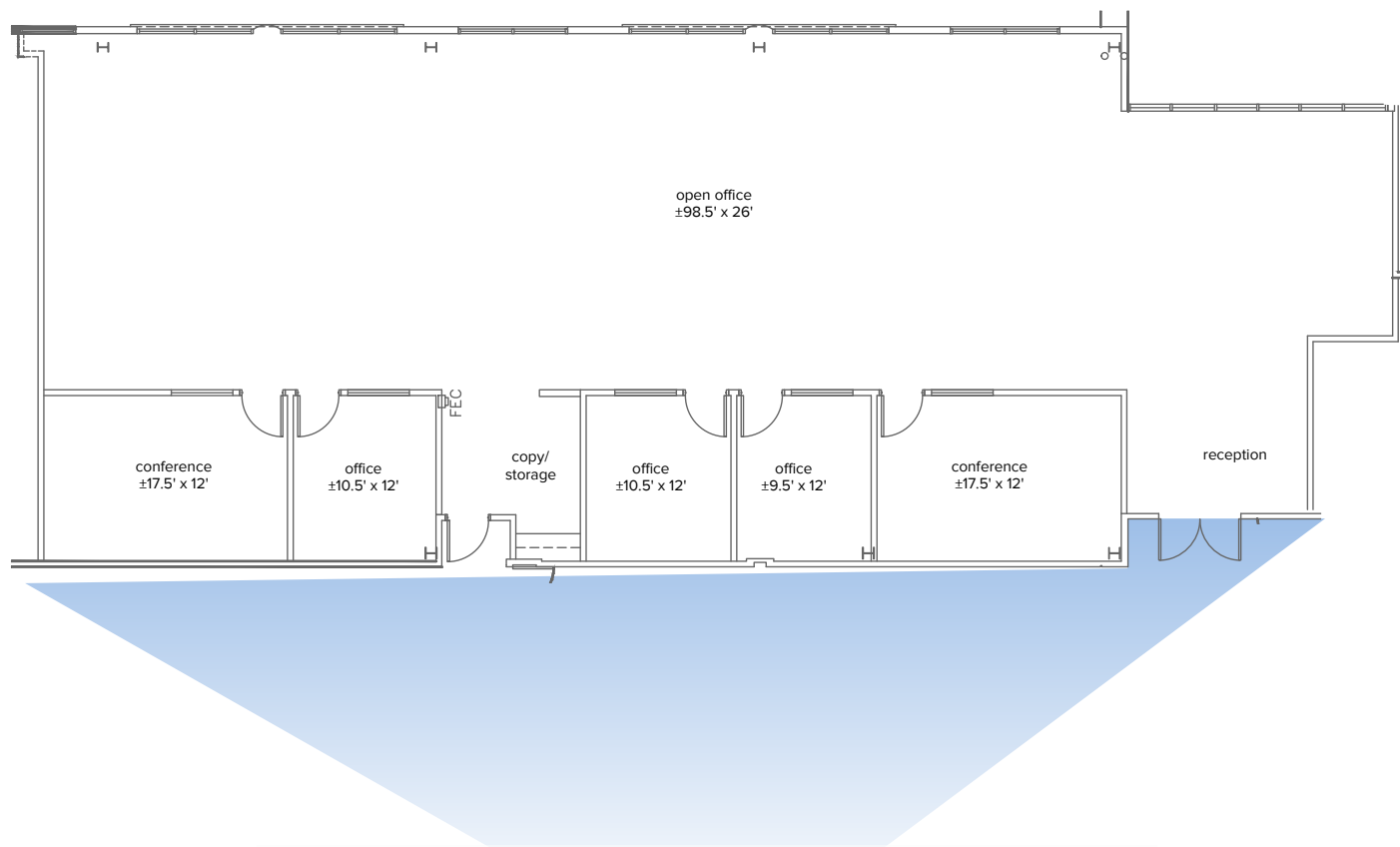
*Furniture shown for demonstration purposes only and is not included with the lease of the space. Tenant to verify dimensions and that space is equipped to fit their needs.

Availability & Floor Plans

2175 SALK AVE

SUITE 250 | 4,146 RSF

Double door entry off the second floor lobby, conference rooms, 3 private offices, copy/print area and open office area.



2175 SALK
2ND FLOOR



**Tenant to verify dimensions and that space is equipped to fit their needs.*

Availability & Floor Plans

2177 SALK AVE

SUITE 100 | 12,805 RSF

High-end office suite with double-door lobby entry off the ground floor, extensive window lines throughout, 17 private offices, multiple conference rooms, kitchen, work room, training room, storage, copy area and large open office area.

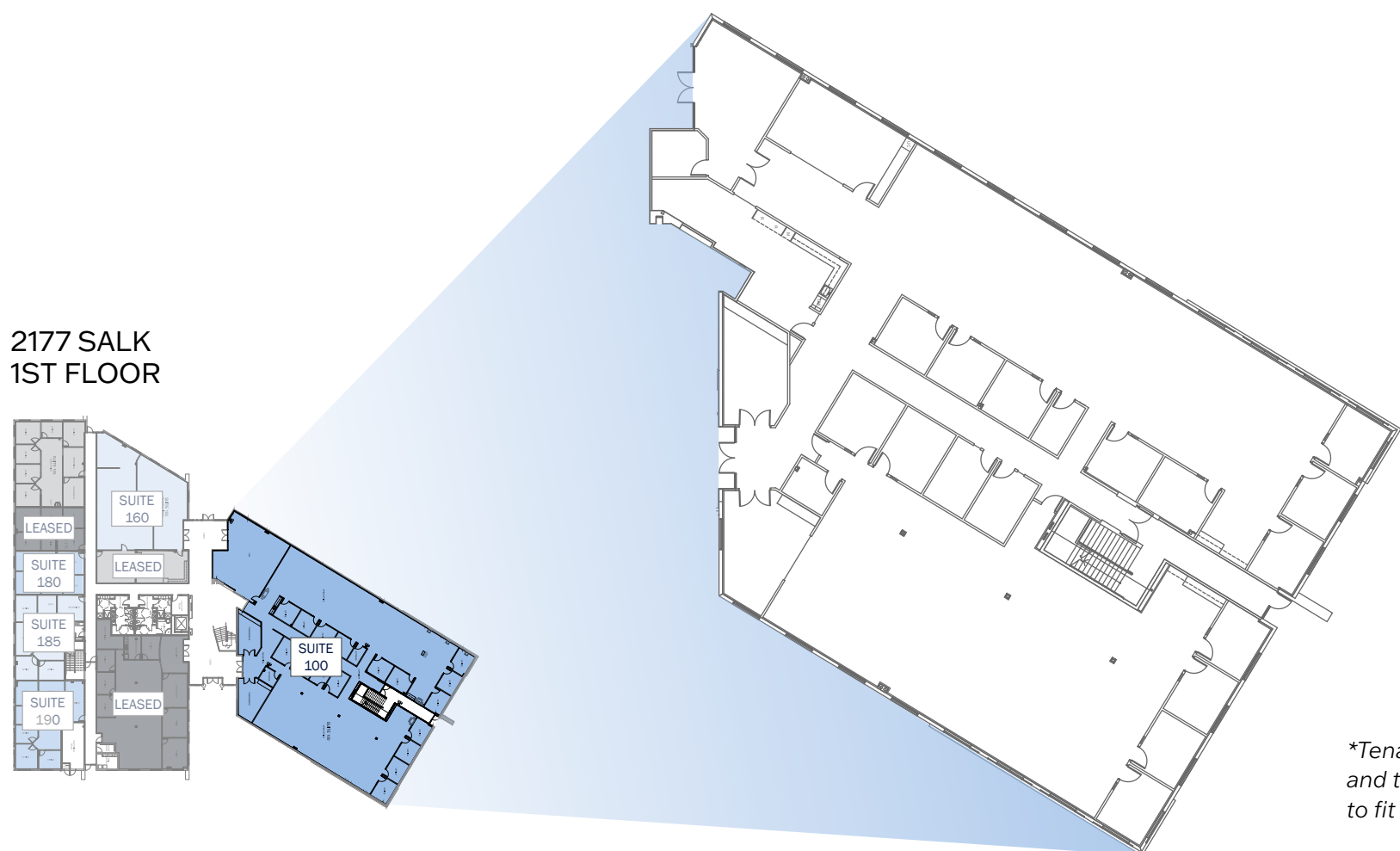
2177 SALK AVE

SUITE 100/200 | 25,663 RSF

CONTIGUOUS OPTION

Conceptual plans can be made available, please contact listing broker.

2177 SALK
1ST FLOOR



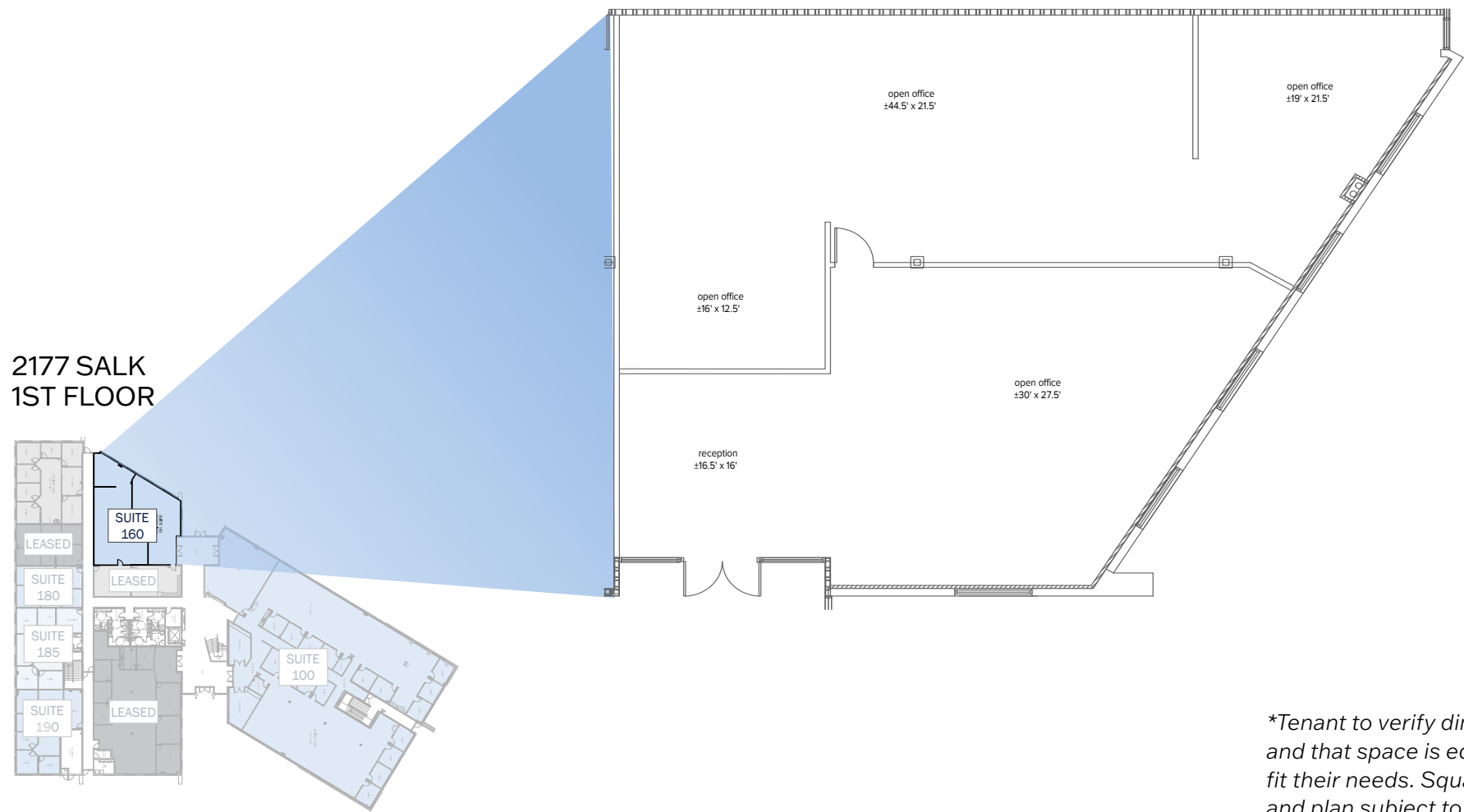
**Tenant to verify dimensions and that space is equipped to fit their needs.*

Availability & Floor Plans

2177 SALK AVE

SUITE 160 | 2,907 RSF

Double-door lobby entry off the ground floor lobby, reception and open office area.



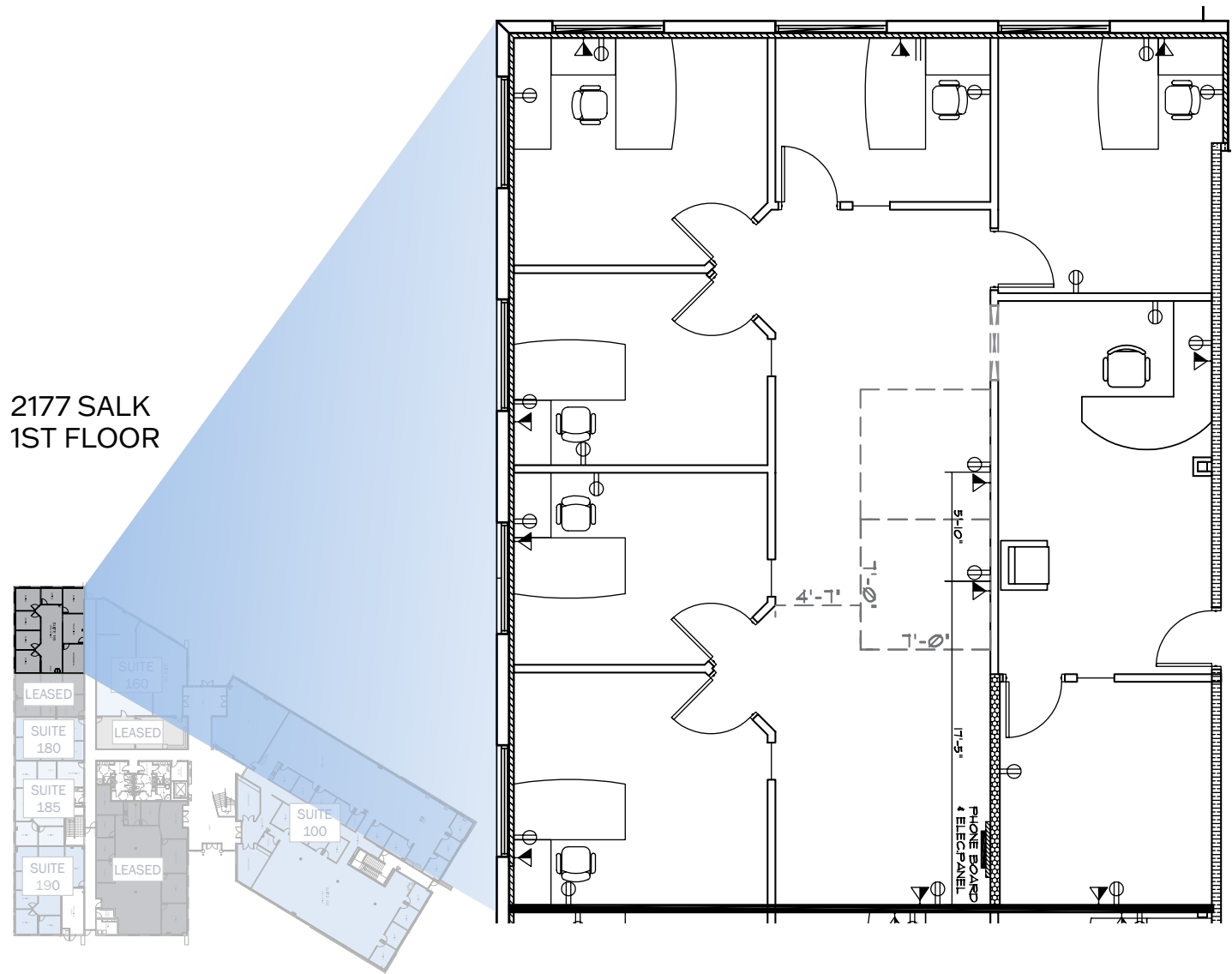
**Tenant to verify dimensions and that space is equipped to fit their needs. Square footage and plan subject to change.*

Availability & Floor Plans

2177 SALK AVE

SUITE 165 | 2,053 RSF

Plug & play ready with data & phone wiring, reception, 7 private offices, copy/filing station, conference room. All ground floor spec suites have use of ground floor shared kitchen.



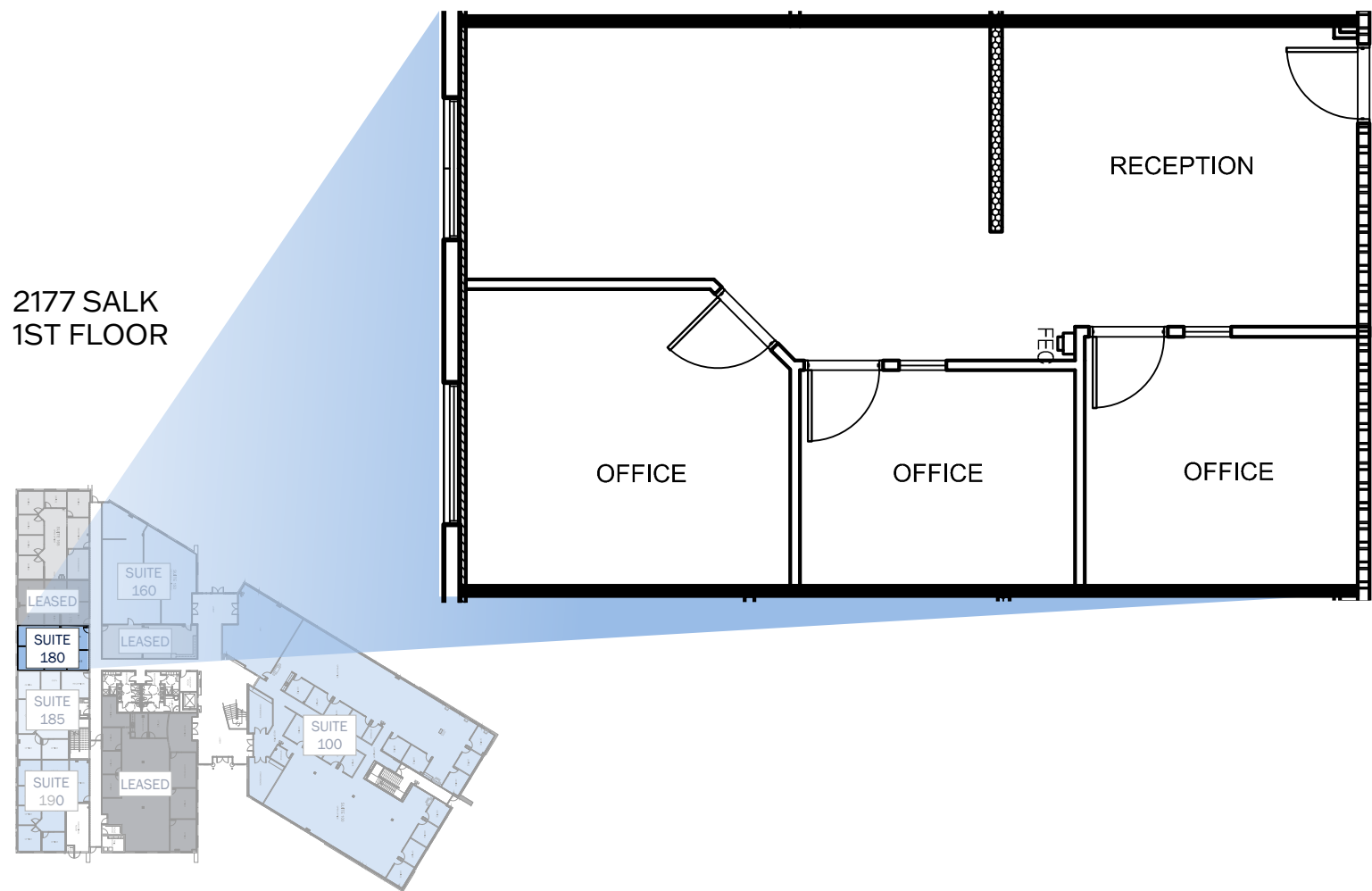
**Tenant to verify dimensions and that space is equipped to fit their needs.*

Availability & Floor Plans

2177 SALK AVE

SUITE 180 | 1,041 RSF

Plug & play ready with data & phone wiring, reception, 3 private offices and copy/filing station. All ground floor spec suites have use of ground floor shared kitchen.



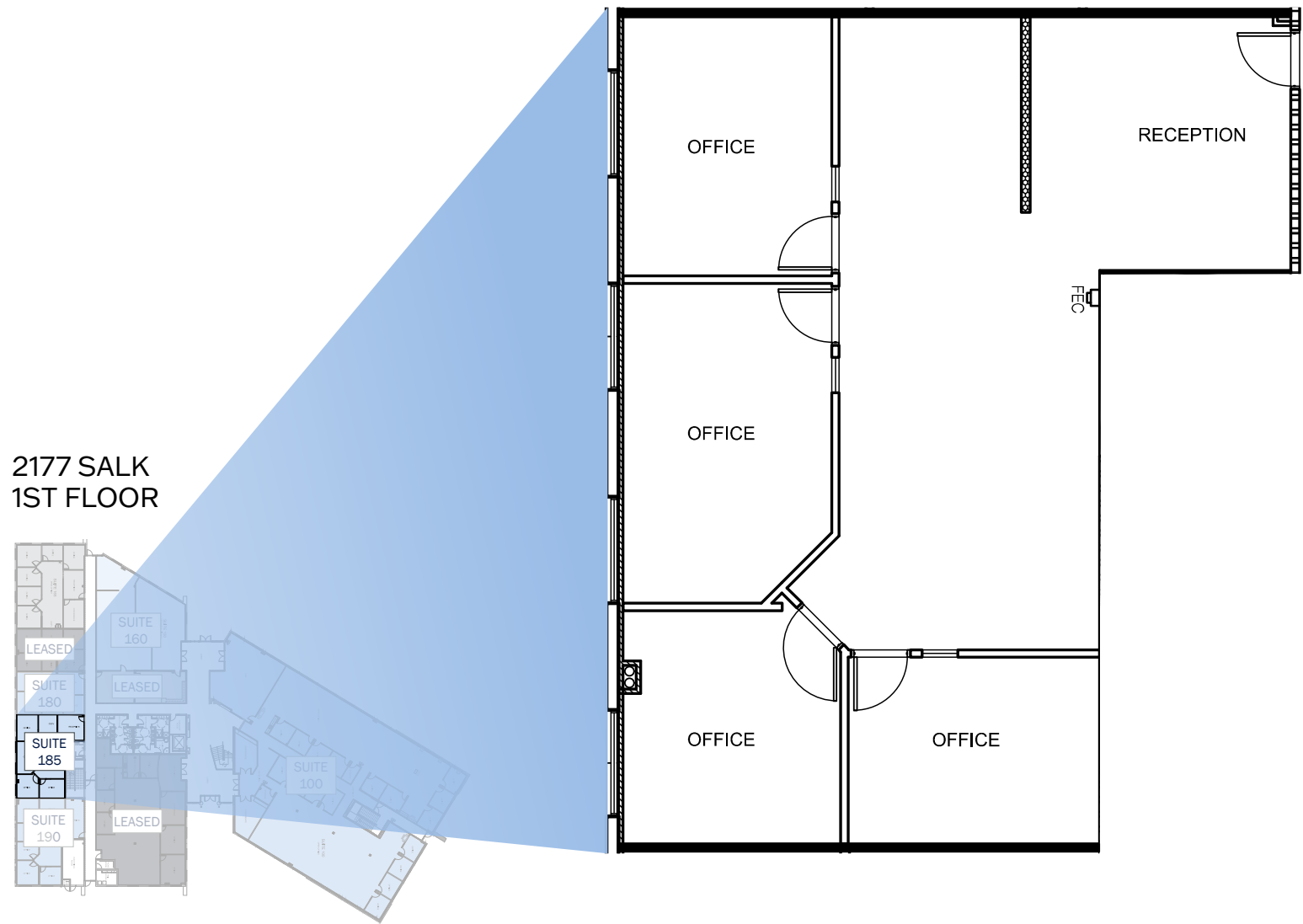
**Tenant to verify dimensions and that space is equipped to fit their needs.*

Availability & Floor Plans

2177 SALK AVE

SUITE 185 | 1,635 RSF

Plug & play ready with data & phone wiring, reception, 4 private offices, open office area and copy/filing station. All ground floor spec suites have use of ground floor shared kitchen.



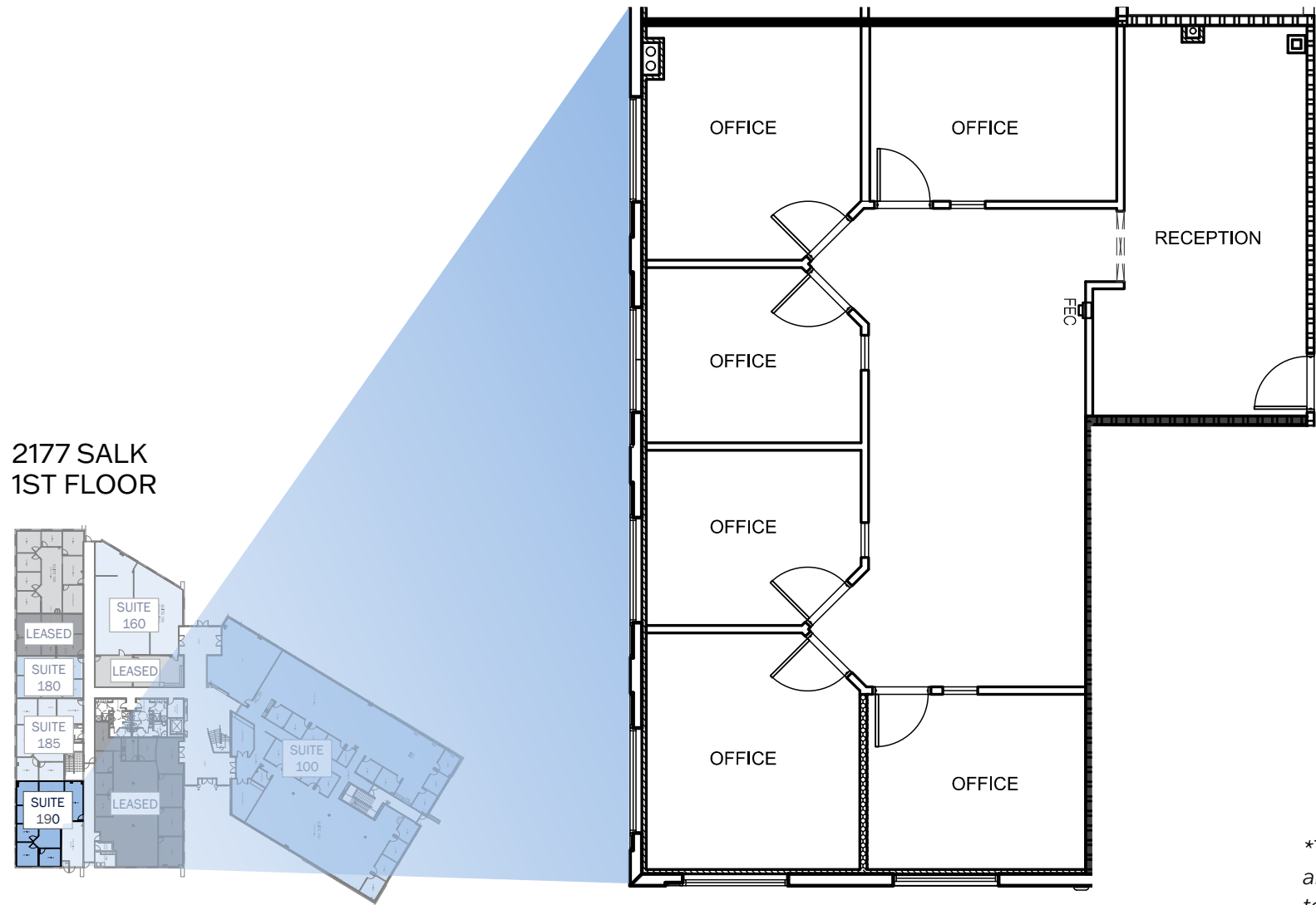
**Tenant to verify dimensions and that space is equipped to fit their needs.*

Availability & Floor Plans

2177 SALK AVE

SUITE 190 | 1,751 RSF

Plug & play ready with data & phone wiring, reception, 6 private offices and open office area. All ground floor spec suites have use of ground floor shared kitchen.



**Tenant to verify dimensions and that space is equipped to fit their needs.*

Availability & Floor Plans

2177 SALK AVE

SUITE 200 | 12,859 RSF

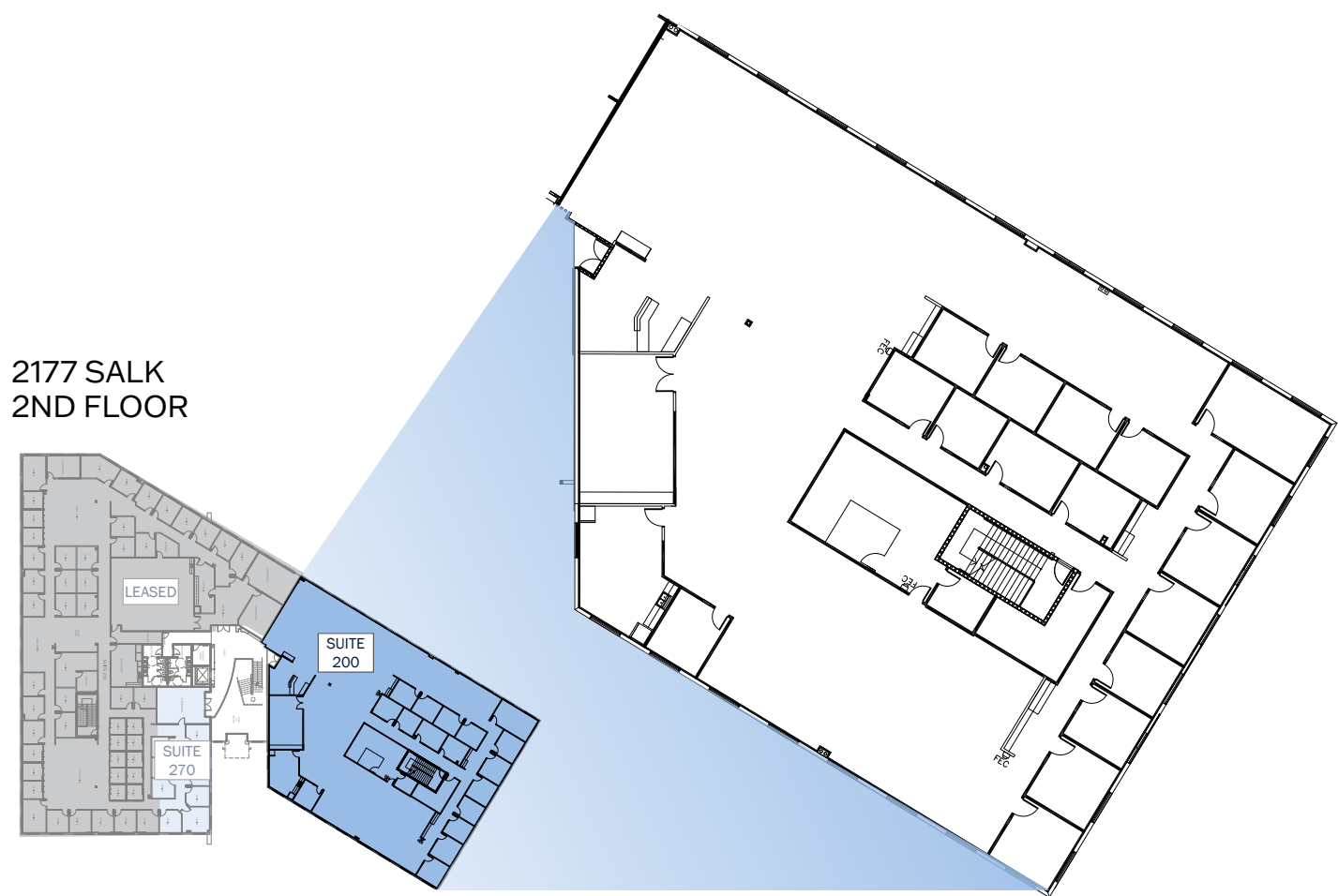
High-end office suite with double-door elevator lobby entry off the second floor, extensive window lines and 2nd floor views throughout, 17 private offices, multiple conference rooms, large open office area, kitchen, work room, copy room, server/phone room.

2177 SALK AVE

SUITE 100/200 | 25,663 RSF

CONTIGUOUS OPTION

Conceptual plans can be made available, please contact listing broker.



**Tenant to verify dimensions and that space is equipped to fit their needs.*

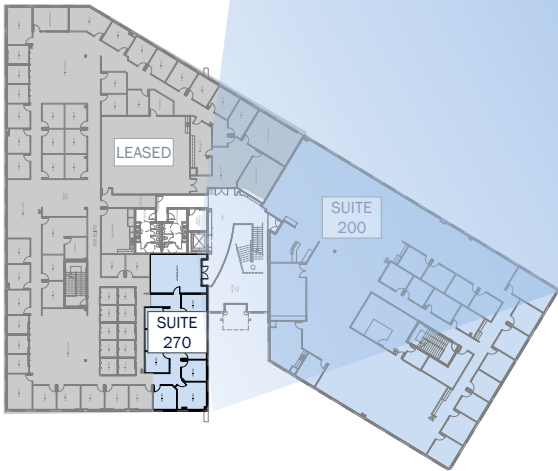
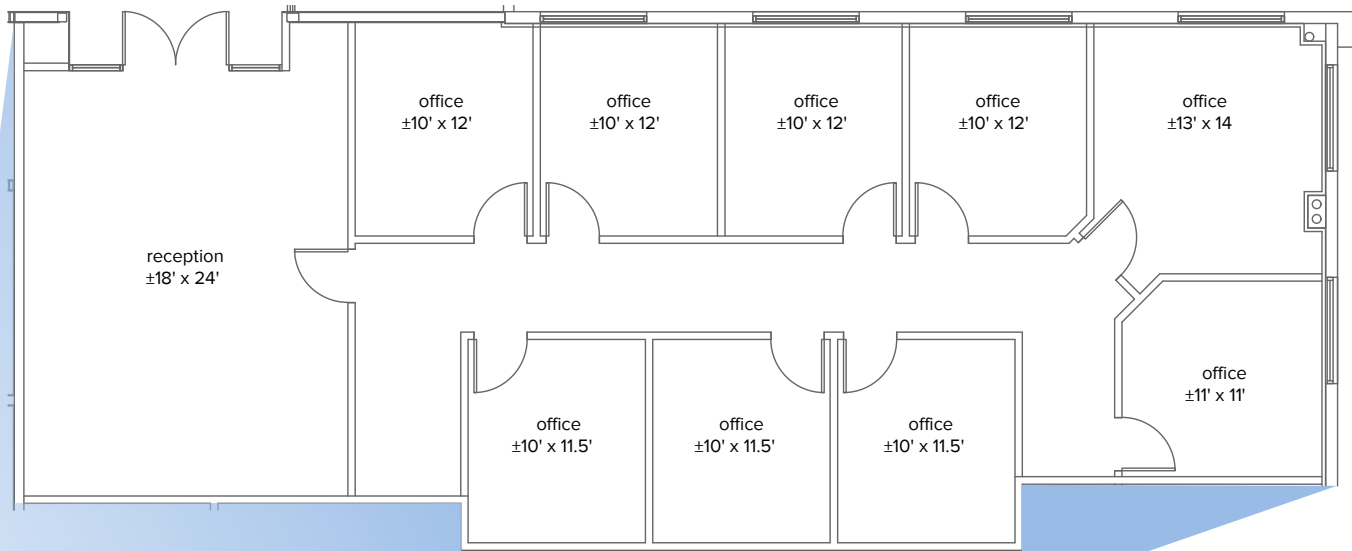
Availability & Floor Plans

2177 SALK AVE

SUITE 270 | 2,482 RSF

Double-door elevator lobby entry off the second floor, reception area and 9 private offices.

2177 SALK
2ND FLOOR



**Tenant to verify dimensions and that space is equipped to fit their needs. Square footage and plan subject to change.*

For more information, please contact:

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