

# CARLSBAD CROSSROADS

LOKER AVENUE WEST, CARLSBAD 92010

2724

  
PARKING  
ONLY  
MINIMUM  
FINE \$250  
VAN  
ACCESSIBLE

  
PARKING  
ONLY  
APPROX  
10.00

Carlsbad's Premier Business Park

H.G. FENTON COMPANY

CBRE

# Project Features

- Premier R&D/Flex Business Park totaling 176,132 SF
- Excellent Carlsbad location
- Campus-like setting with extensive window line, outdoor eating areas, and mature landscaping
- Diverse unit sizes/flexible office build out, including:
  - Free-Standing Flex/R&D buildings
  - Multi-Tenant suites
- Walking distance to retail amenities
- Locally owned and professionally managed by the H.G. Fenton Company
- Opportunity to move and expand within project and greater H.G. Fenton Portfolio
- Internet: Fiber Connectivity Available

## Common Area Green Initiatives



SMART WATER  
VALVES

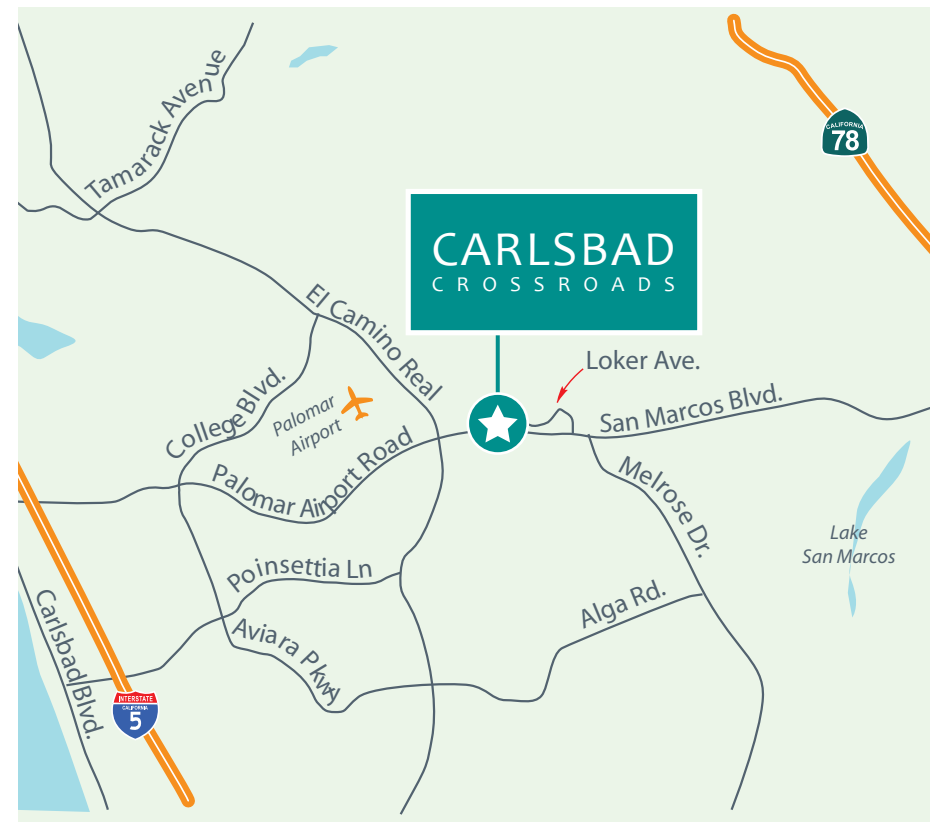


DROUGHT  
TOLERANT PLANTS



LED LIGHTING  
UPGRADES

LOWER MONTHLY OPERATIONAL COSTS  
POSITIVE ENVIRONMENTAL IMPACT





CARLSBAD  
CROSSROADS

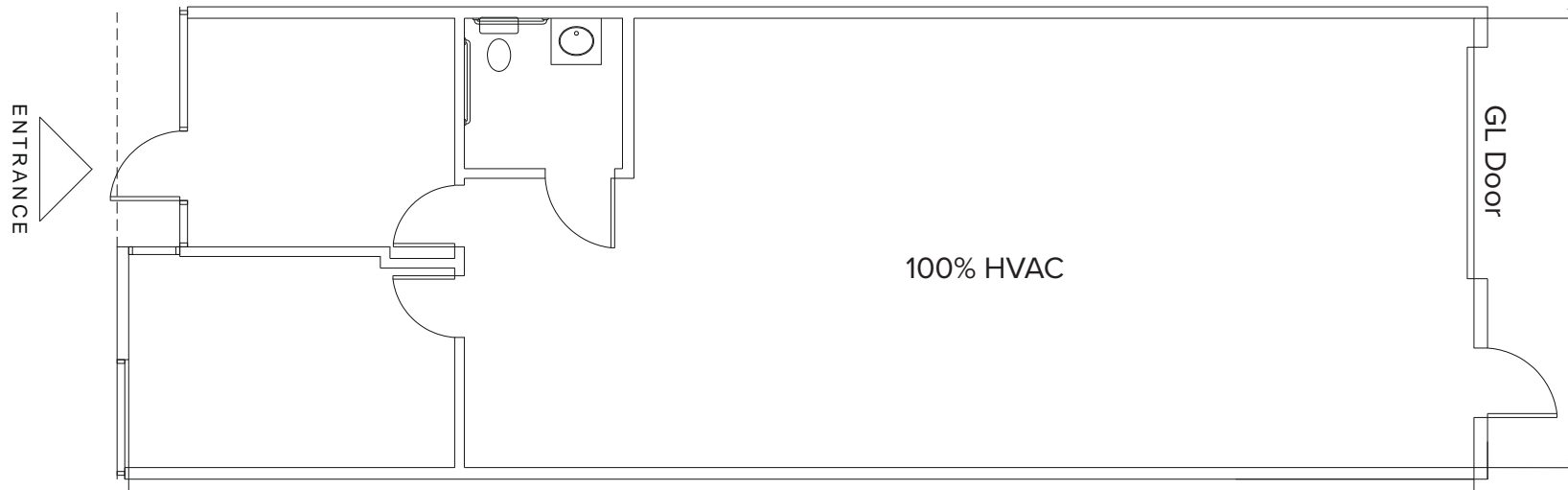
AVAILABILITIES					
BUILDING	2734	2734	2734	2734	2736
SUITE#	C	D	E	H&I	D
TOTAL SF	1,185	1,214	1,214	2,982	2,474
SPACE TYPE	Industrial	Industrial	Industrial	Industrial	Industrial
% BUILDOUT	±10%	±10%	±25%	±65%	Shell Warehouse
BASE RENT/SF	\$1.55/SF + NNN ±\$0.38/SF	\$1.55/SF + NNN ±\$0.38/SF	\$1.55/SF + NNN ±\$0.38/SF	\$1.50/SF + NNN ±\$0.38/SF	\$1.55/SF + NNN ±\$0.38/SF
AVAILABLE	8/1/26	8/1/26	Now	8/1/26	8/1/26

# 2734 Loker Avenue West


## Existing Floor Plan


### Suite C


- Exclusive restroom
- 1 Private office
- 100% HVAC
- 1 Grade roll-up door




  
1,185 SF

  
\$1.55 NNN

  
10% OFFICE

  
100% HVAC

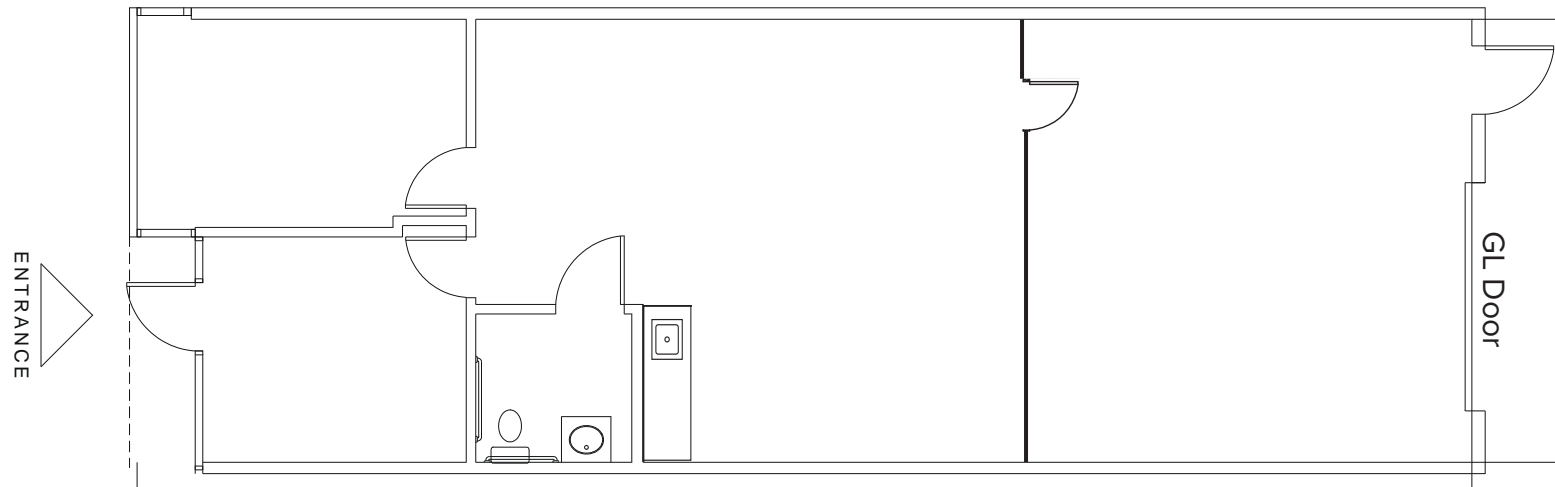
  
AVAILABLE  
8/1/26

# 2734 Loker Avenue West

## Existing Floor Plan

### Suite D


- Exclusive restroom
- 1 Private office
- 1 Grade roll-up door




1,214 SF




\$1.55 NNN



10% OFFICE



1 GRADE  
ROLL UP



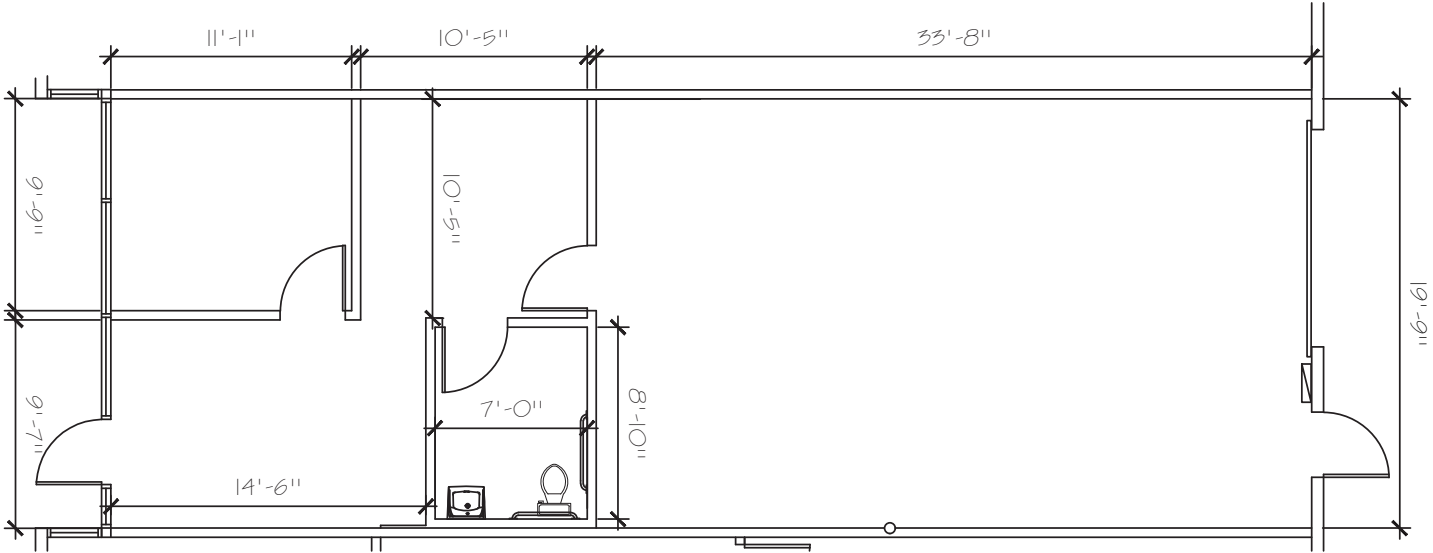
AVAILABLE  
8/1/26

# 2734 Loker Avenue West

## Existing Floor Plan

### Suite E

- Exclusive restroom
- 1 Private office
- 1 Grade roll-up door



  
1,214 SF

  
\$1.55 NNN

  
25% OFFICE

  
1 GRADE ROLL UP

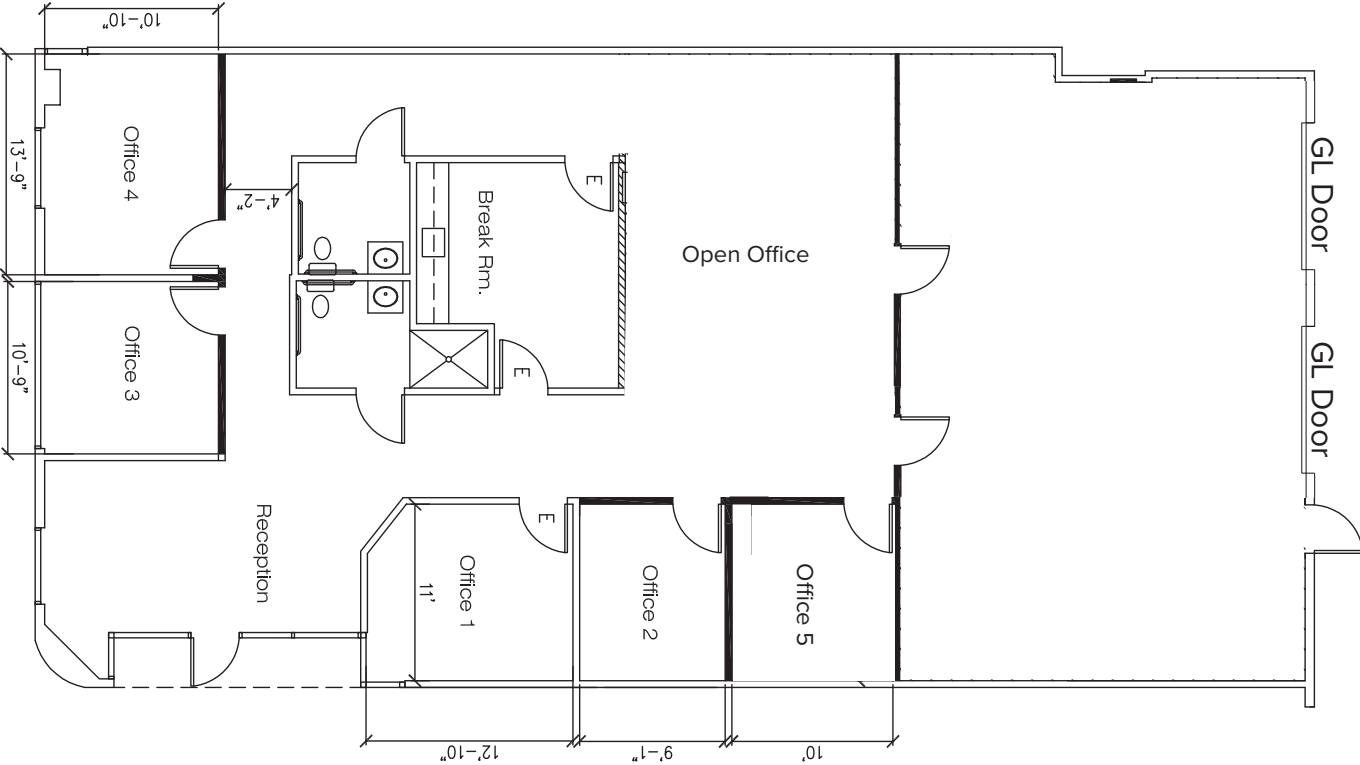
  
AVAILABLE NOW

# 2734 Loker Avenue West

## Existing Floor Plan

### Suite H&I

- 2 Exclusive restrooms
- 5 Private offices
- Kitchenette
- 2 Grade roll-up doors




  
2,982 SF

  
\$1.50 NNN

  
65% OFFICE

  
2 GRADE  
ROLL UPS

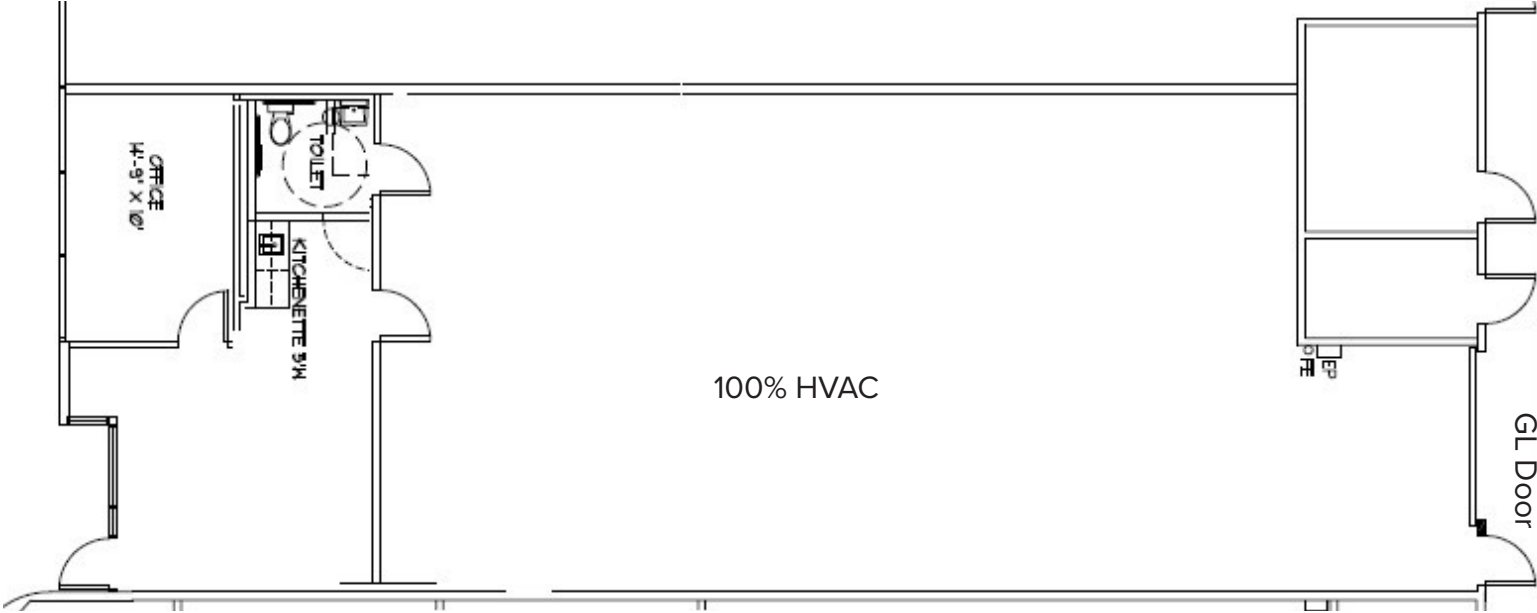
  
AVAILABLE  
8/1/26


# 2736 Loker Avenue West

## Conceptual Floor Plan


### Suite D

- Exclusive restroom
- Kitchenette
- 100% HVAC
- 1 Grade roll-up door




  
2,474 SF

  
\$1.55 NNN

  
100% HVAC

  
Kitchenette

  
AVAILABLE  
8/1/26

# Site Plan





# CARLSBAD

## CROSSROADS

LOKER AVENUE WEST, CARLSBAD 92010

2736

### CONTACTS

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