

**BROKER LEASING
INCENTIVE:
\$1.00/SF BROKER
BONUS***

THE | ATRIUM @ BRESSI RANCH

2888 LOKER AVENUE EAST, CARLSBAD, CA 92010



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*THIS BROKER BONUS INCENTIVE IS OFFERED FOR ALL NEW LEASES SIGNED WITH A MINIMUM 36 MONTH LEASE TERM. EXCLUDES RENEWALS AND EXPANSIONS OF EXISTING TENANTS.

CBRE

THE | ATRIUM @ BRESSI RANCH

The Atrium @ Bressi Ranch is a Class "A" office building located in north San Diego County's most vibrant submarket, at 2888 Loker Avenue East in Carlsbad, California. The project consists of a wide variety of professional office suites surrounding a lush outdoor atrium. A two-story parking structure that provides tenants with free covered parking. The property features individually metered suites, with exterior entrances accessed via an elevator within the main foyer. The Southern California atrium style building surrounds a lush tropical garden that provides outdoor sitting areas, pathways, and workstations. The Atrium @ Bressi Ranch is located adjacent to the upscale Bressi Ranch retail center that provides 200,000+ square feet of retail amenities.



80,869 SF
Class 'A' Multi-Tenant
Office Building



Adjacent to Bressi
Ranch, Restaurants
and Retail



Ratio of
4.0/1,000 SF
with Covered Parking
Structure



Executive Suite/Co-
Work Opportunities
Available



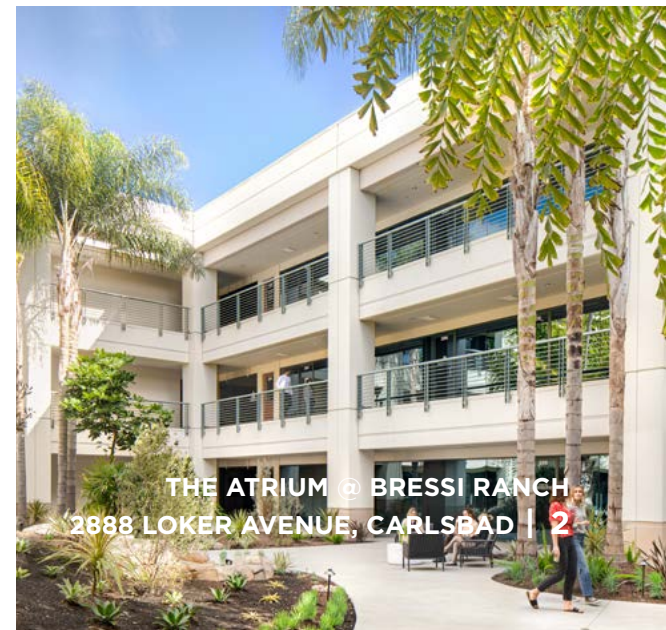
Separately Metered
and Controlled HVAC
& Electricity



Lush Outdoor Atrium
Courtyard with
Waterscape
Feature



Common Area Kitchen
(2nd Floor)

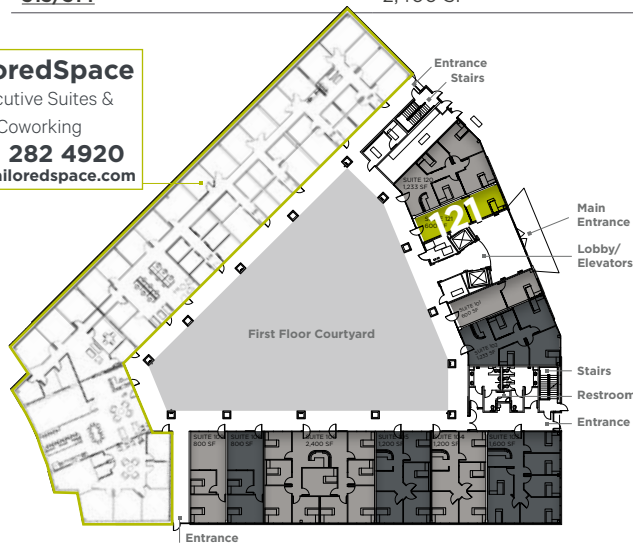


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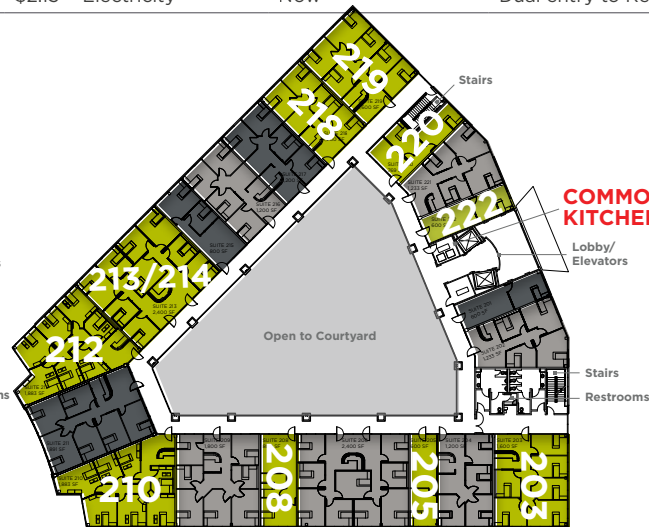
THE | ATRIUM @ BRESSI RANCH

SUITE #	SQUARE-FEET	LEASE RATE	AVAILABLE	COMMENTS
121	600 SF	\$2.25 + Electricity	Now	Reception area, 1 private office
203	1,600 SF	\$2.15 + Electricity	Now	Reception area, 6 private offices
205	600 SF	\$2.25 + Electricity	Now	Reception area, 1 private office
208	800 SF	\$2.15 + Electricity	Now	Reception area, 2 private offices
210	1,883 SF	\$2.15 + Electricity	Now	NEW SPEC SUITE Reception area, 6 private offices & kitchen
212	1,883 SF	\$2.15 + Electricity	Now	Reception area, 7 private offices
213/214	2,400 SF	\$2.15 + Electricity	Now	NEW SPEC SUITE Reception area, conference room, 7 private offices & kitchen
218	1,200 SF	\$2.15 + Electricity	Now	Reception area, 4 private offices and open area
219	1,600 SF	\$2.15 + Electricity	Now	Reception area, 6 private offices
220	769 SF	\$2.25 + Electricity	Now	Reception area, 2 private offices
222	600 SF	\$2.25 + Electricity	Now	Reception area, 1 private office
301	1,175 SF	\$2.15 + Electricity	Now	Reception area, copy/fax area, 2 private offices, mountain views
305	600 SF	\$2.25 + Electricity	Now	NEW SPEC SUITE Reception area, 1 private office
309	1,800 SF	\$2.15 + Electricity	Now	Reception area, 7 private offices
311	1,891 SF	\$2.15 + Electricity	Now	Conference room, 3 private offices, open area, and kitchen
312	1,883 SF	\$2.15 + Electricity	Now	NEW SPEC SUITE Reception area, open bullpen, 3 private offices & kitchen
313/314	2,400 SF	\$2.15 + Electricity	Now	Dual entry to Reception area, conference room & 5 private offices

TailoredSpace
Executive Suites &
Coworking
760 282 4920
www.tailoredspace.com



FIRST FLOOR



SECOND FLOOR

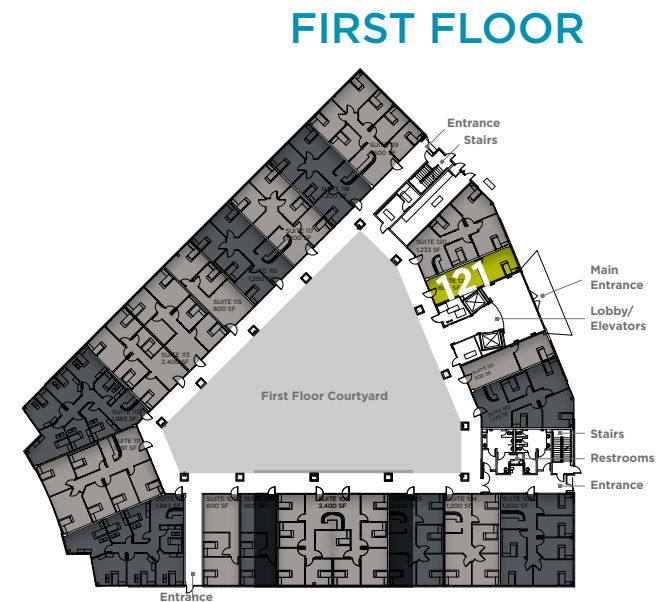
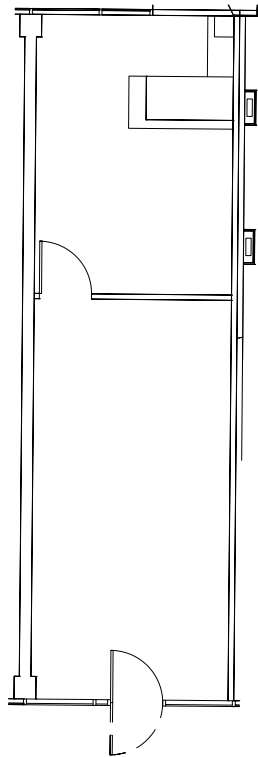


THIRD FLOOR

THE | ATRIUM @ BRESSI RANCH

FLOOR PLANS

SUITE #	SQUARE-FEET	LEASE RATE	AVAILABLE	COMMENTS
121	600 SF	\$2.25 + Electricity	Now	Reception area, 1 private office.

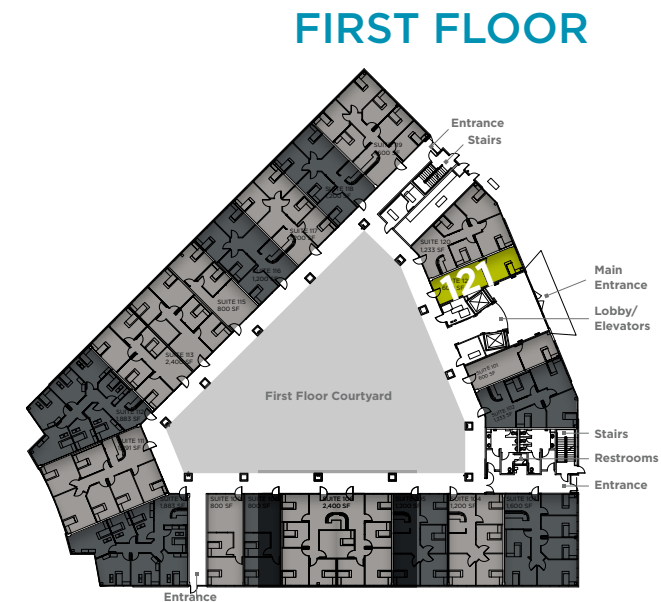
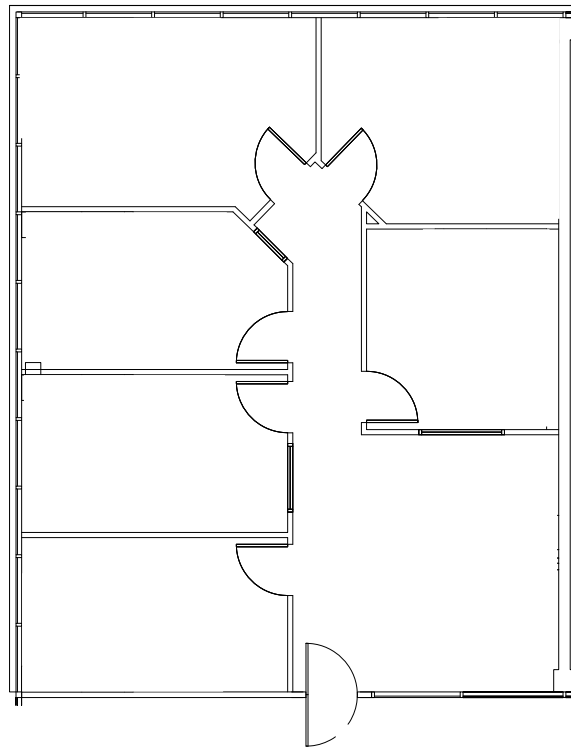


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THE | ATRIUM @ BRESSI RANCH

FLOOR PLANS

SUITE #	SQUARE-FEET	LEASE RATE	AVAILABLE	COMMENTS
203	1,600 SF	\$2.15 + Electricity	Now	Reception area, 6 private offices.

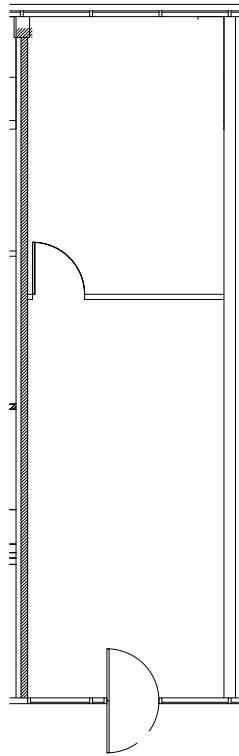


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THE | ATRIUM @ BRESSI RANCH

FLOOR PLANS

SUITE #	SQUARE-FEET	LEASE RATE	AVAILABLE	COMMENTS
205	600 SF	\$2.25 + Electricity	Now	Reception area, 1 private office.



SECOND FLOOR

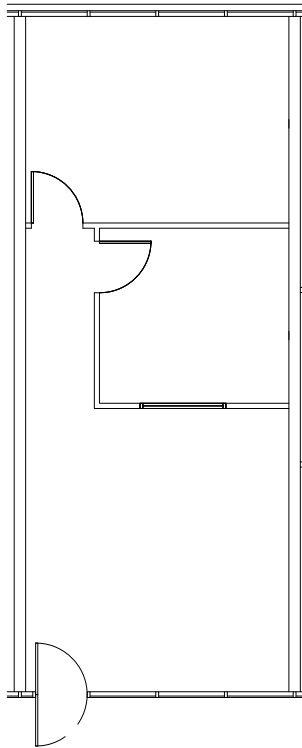


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FLOOR PLANS

SUITE #	SQUARE-FEET	LEASE RATE	AVAILABLE	COMMENTS
208	800 SF	\$2.15 + Electricity	Now	Reception area, 2 private offices.



SECOND FLOOR

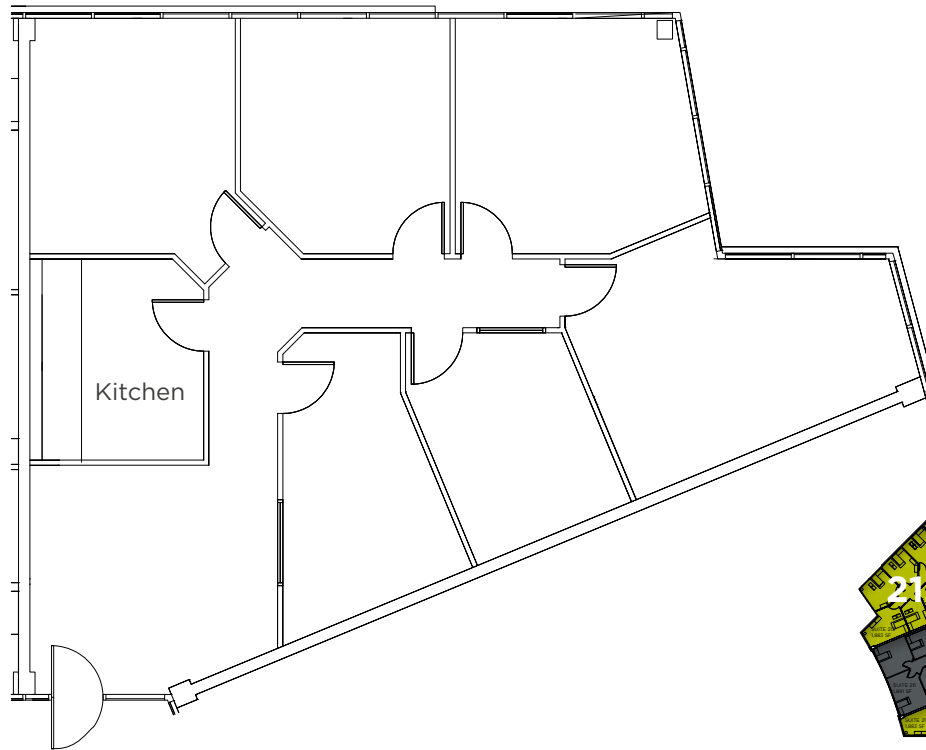


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FLOOR PLANS

SUITE #	SQUARE-FEET	LEASE RATE	AVAILABLE	COMMENTS
210	1,883 SF	\$2.15 + Electricity	Now	NEW SPEC SUITE Reception area, 6 private offices & kitchen



SECOND FLOOR



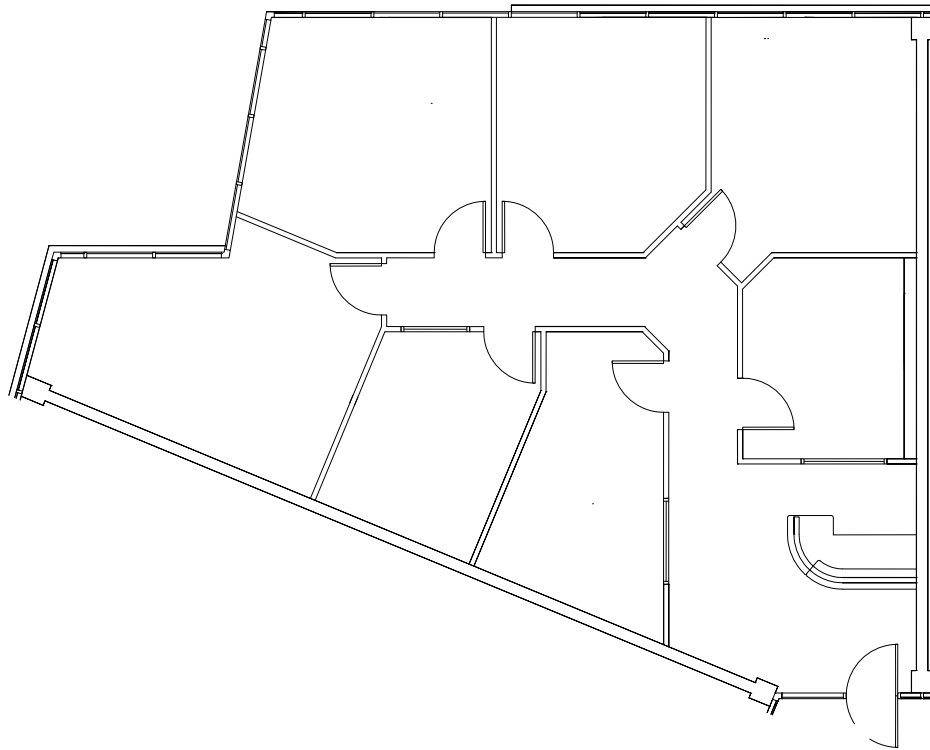
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*Tenant to choose their own new carpet

THE | ATRIUM @ BRESSI RANCH

FLOOR PLANS

SUITE #	SQUARE-FEET	LEASE RATE	AVAILABLE	COMMENTS
212	1,883 SF	\$2.15 + Electricity	Now	Reception area, 7 private offices.



SECOND FLOOR

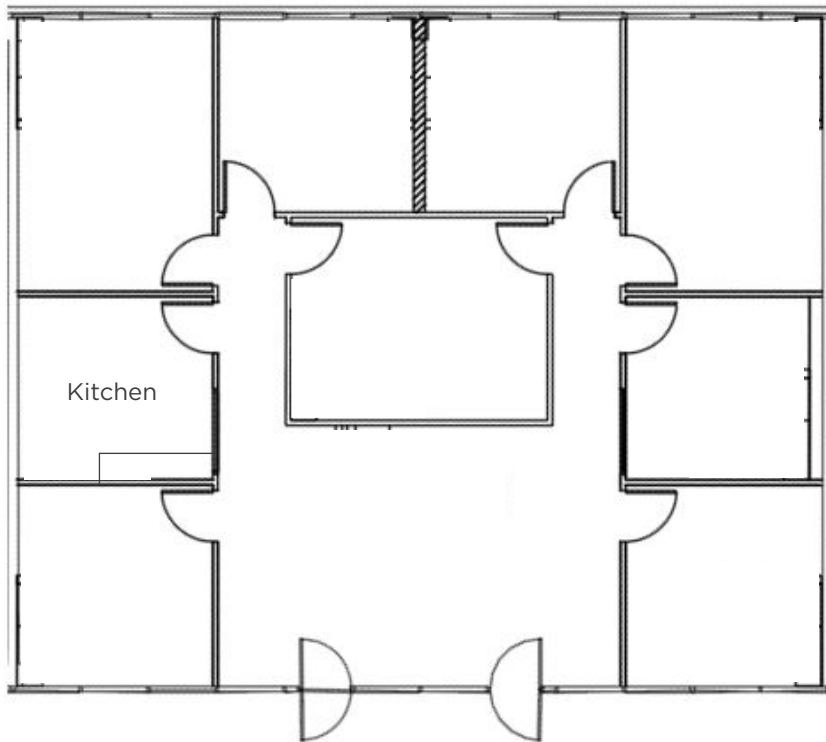


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FLOOR PLANS

SUITE #	SQUARE-FEET	LEASE RATE	AVAILABLE	COMMENTS
<u>213/214</u>	2,400 SF	\$2.15 + Electricity	Now	NEW SPEC SUITE Reception area, conference room, 7 private offices & kitchen



SECOND FLOOR

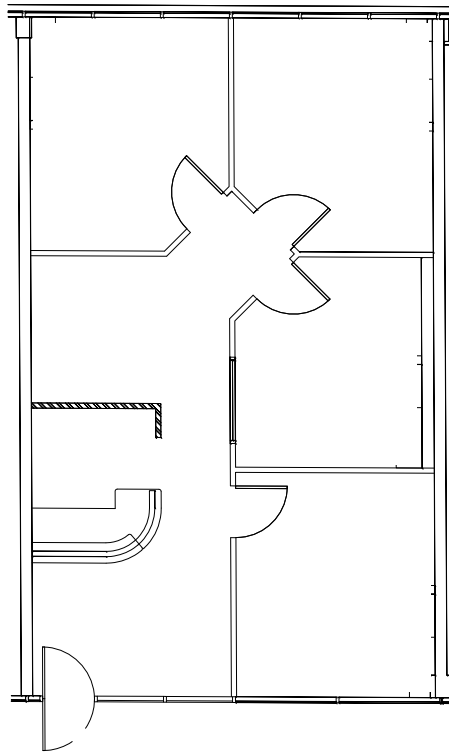


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THE | ATRIUM @ BRESSI RANCH

FLOOR PLANS

SUITE #	SQUARE-FEET	LEASE RATE	AVAILABLE	COMMENTS
218	1,200 SF	\$2.15 + Electricity	Now	Reception area, 4 private offices, open area.



SECOND FLOOR

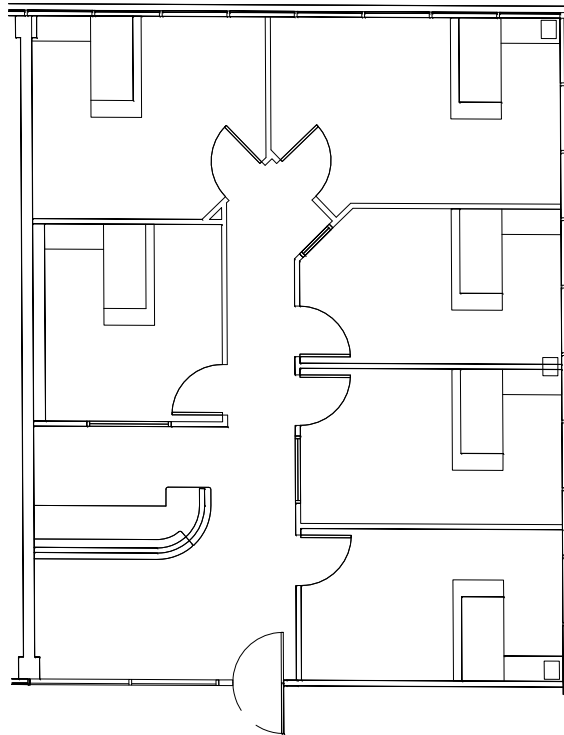


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THE | ATRIUM @ BRESSI RANCH

FLOOR PLANS

SUITE #	SQUARE-FEET	LEASE RATE	AVAILABLE	COMMENTS
219	1,600 SF	\$2.15 + Electricity	Now	Reception area, 6 private offices, open area.



SECOND FLOOR

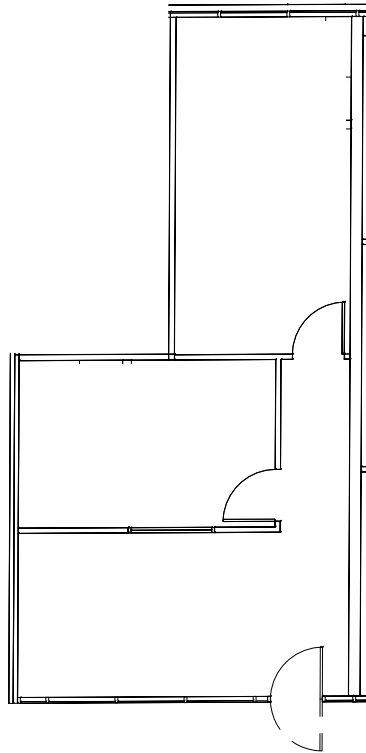


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THE | ATRIUM @ BRESSI RANCH

FLOOR PLANS

SUITE #	SQUARE-FEET	LEASE RATE	AVAILABLE	COMMENTS
220	769 SF	\$2.25 + Electricity	Now	Reception area, 2 private offices.



SECOND FLOOR

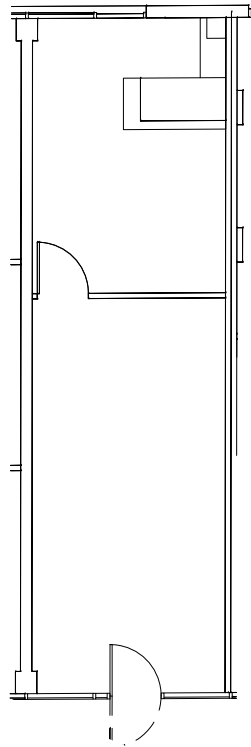


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THE | ATRIUM @ BRESSI RANCH

FLOOR PLANS

SUITE #	SQUARE-FEET	LEASE RATE	AVAILABLE	COMMENTS
222	600 SF	\$2.25 + Electricity	Now	Reception area, 1 private office.



SECOND FLOOR

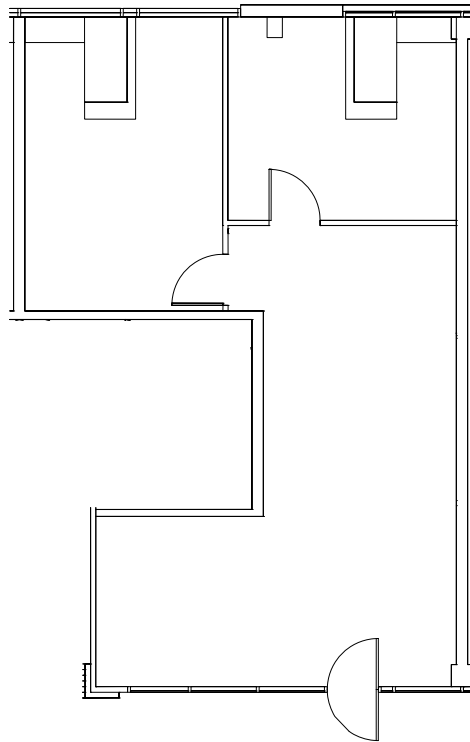


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THE | ATRIUM @ BRESSI RANCH

FLOOR PLANS

SUITE #	SQUARE-FEET	LEASE RATE	AVAILABLE	COMMENTS
301	1,175 SF	\$2.25 + Electricity	Now	Reception area, copy/fax area, 2 private offices, mountain views



THIRD FLOOR

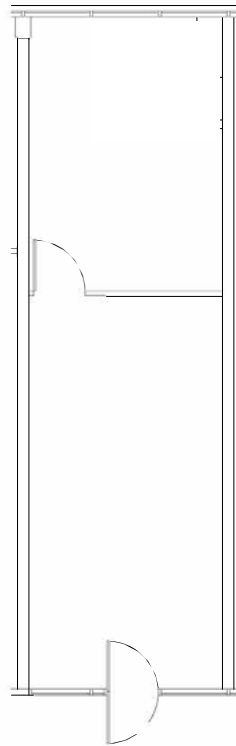


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FLOOR PLANS

SUITE #	SQUARE-FEET	LEASE RATE	AVAILABLE	COMMENTS
305	600 SF	\$2.25 + Electricity	Now	NEW SPEC SUITE Reception area, 1 private office.



THIRD FLOOR

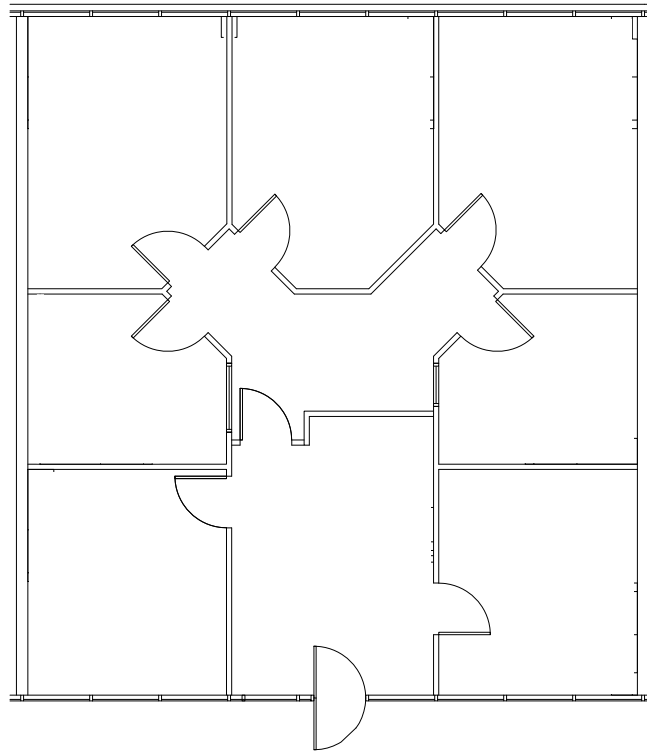


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FLOOR PLANS

SUITE #	SQUARE-FEET	LEASE RATE	AVAILABLE	COMMENTS
309	1,800 SF	\$2.15 + Electricity	Now	Reception area, 7 private offices



THIRD FLOOR

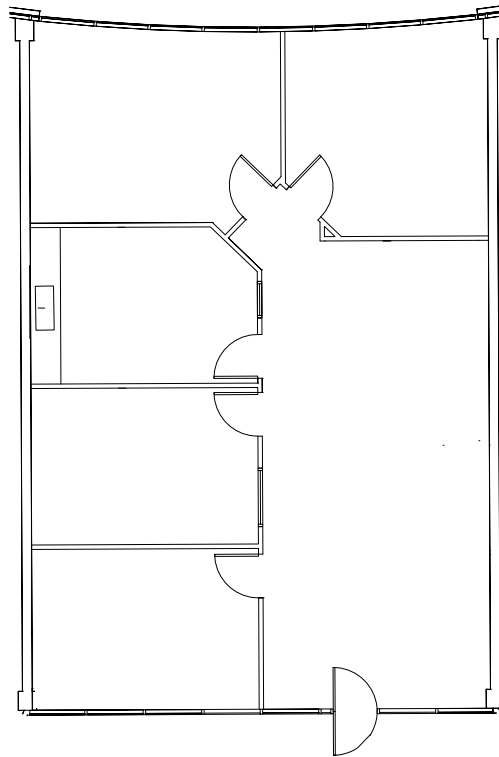


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THE | ATRIUM @ BRESSI RANCH

FLOOR PLANS

SUITE #	SQUARE-FEET	LEASE RATE	AVAILABLE	COMMENTS
311	1,891 SF	\$2.15 + Electricity	Now	Conference room, 3 private offices, open area, and kitchen



THIRD FLOOR

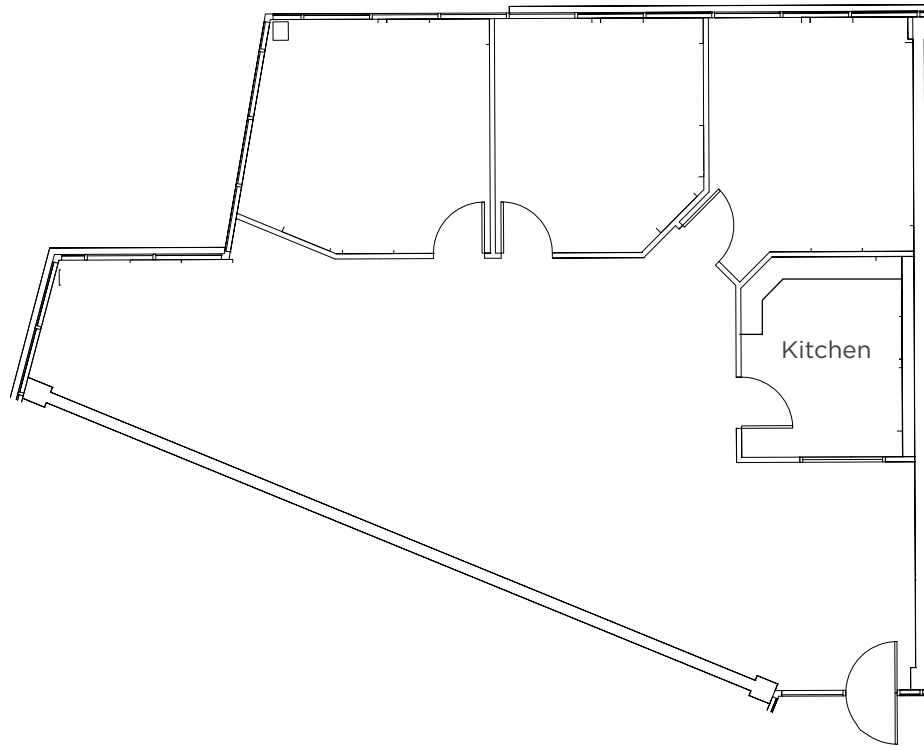


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FLOOR PLANS

SUITE #	SQUARE-FEET	LEASE RATE	AVAILABLE	COMMENTS
312	1,883 SF	\$2.15 + Electricity	Now	NEW SPEC SUITE Reception area, open bullpen, 3 private offices & kitchen



THIRD FLOOR

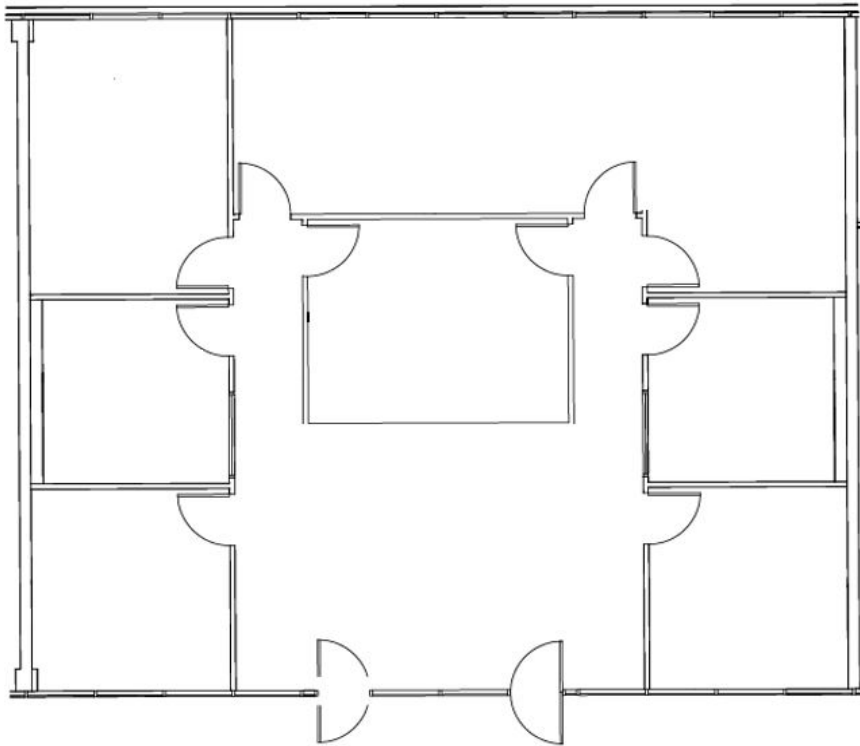


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THE | ATRIUM @ BRESSI RANCH

FLOOR PLANS

SUITE #	SQUARE-FEET	LEASE RATE	AVAILABLE	COMMENTS
313/314	2,400 SF	\$2.15 + Electricity	Now	Dual entry to reception, 5 private offices, and conference room.



THIRD FLOOR

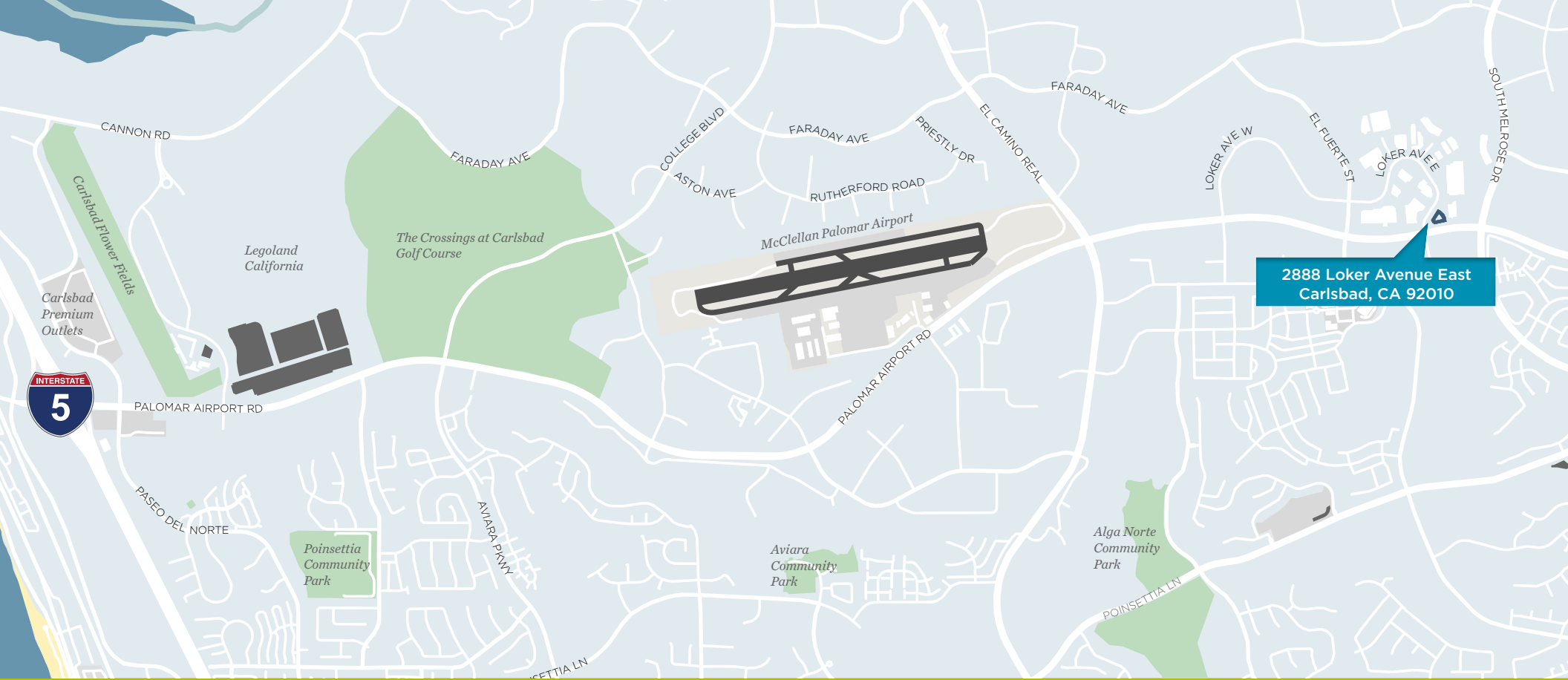


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NEARBY AMENITIES

Shell, Pizza Port, Tommy's, Cravory, Peet's Coffee & Tea, The Ecology Center, Staples, Subway, Starbucks, Sprouts Farmers Market, Bird Rock Coffee Roasters, Richard Walkers Produce, Beard & Brew, nékter Juice Bar, Legat, Verizon, blo, Holiday Inn, Del Lusso Neapolitana Pizzeria, Eureka! Gourmet Burgers & Craft Beer, BevMo!, Mendocino Farms sandwich market, the Bar method, Bravo Jewellers, Trader Joe's, Pure/Burger, Chase, Luna Grill The Ultimate Karaoke, CVS/pharmacy, Casero Taberna, Mission Federal Credit Union, Postal Annex Your Home Office, Fish District, Water Bros. Markets, Rubio's Fresh Mexican Grill, Lowe's, Panera Bread, Noodles Company, Chipotle, Jersey Mike's Subs, Five Guys Burgers and Fries.





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