

CARLSBAD CROSSROADS

LOKER AVENUE WEST, CARLSBAD 92010



Carlsbad's Premier Business Park



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

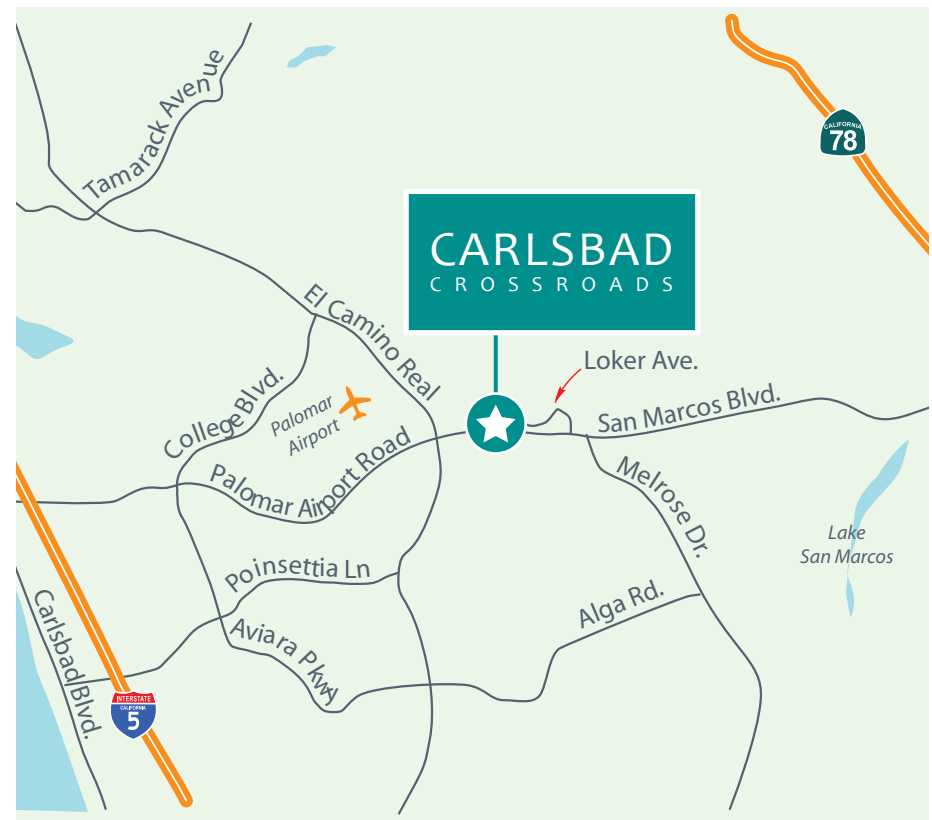


DROUGHT
TOLERANT PLANTS



LED LIGHTING
UPGRADES

LOWER MONTHLY OPERATIONAL COSTS
POSITIVE ENVIRONMENTAL IMPACT





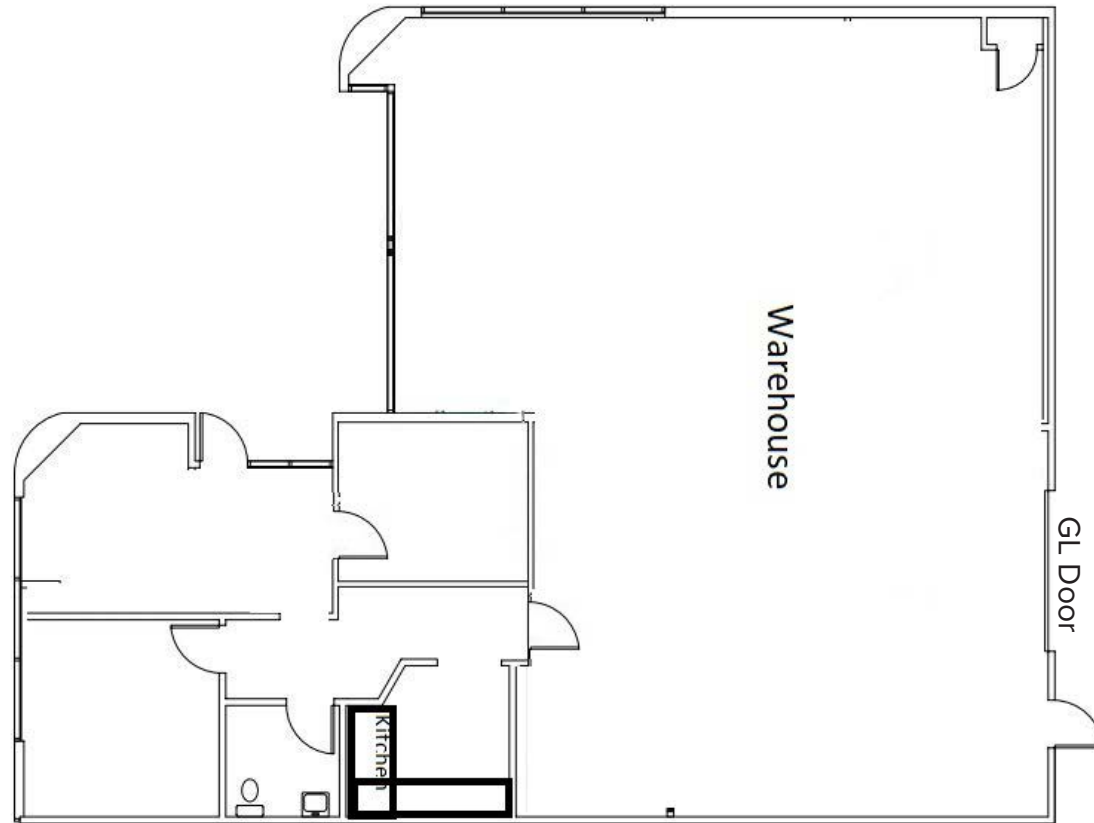
AVAILABILITIES					
BUILDING	2722	2734	2734	2734	2736
SUITE#	G&H	D	E	H&I	D
TOTAL SF	2,765	1,214	1,214	2,982	2,474
SPACE TYPE	Industrial	Industrial	Industrial	Industrial	Industrial
% BUILDOUT	30%	±10%	±25%	±65%	10%
BASE RENT/SF	\$1.55/SF +NNN ±\$0.38/SF	\$1.55/SF + NNN ±\$0.38/SF	\$1.55/SF + NNN ±\$0.38/SF	\$1.50/SF + NNN ±\$0.38/SF	\$1.55/SF + NNN ±\$0.38/SF
AVAILABLE	9/1/26	Now	Now	Now	Now

2722 Loker Avenue West

Existing Floor Plan

Suite G&H

- 1 Restroom
- 2 Private offices
- 1 Grade roll-up door



2,765 SF



\$1.55 NNN



30% OFFICE



1 GRADE
ROLL UP



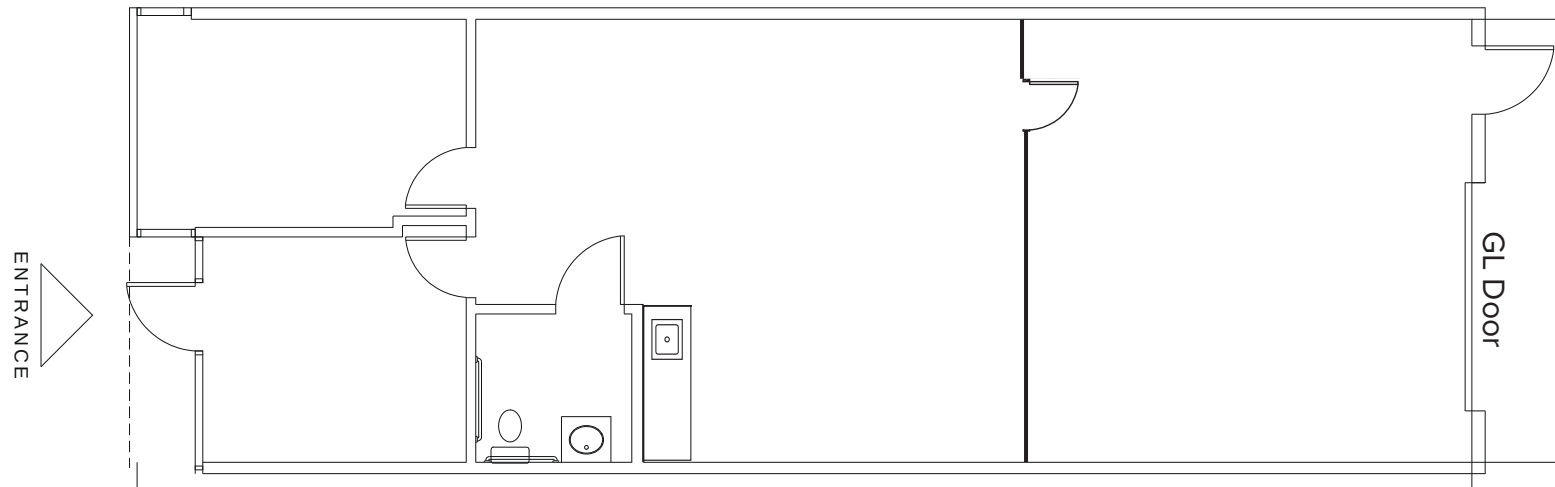
AVAILABLE
9/1/26

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



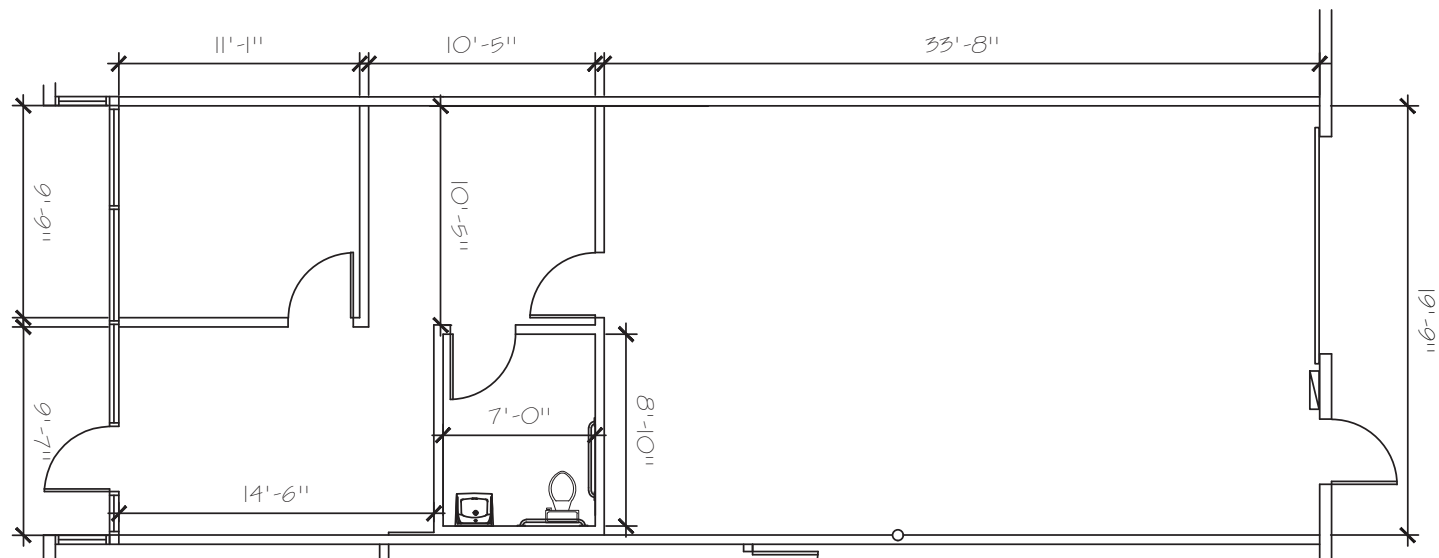
AVAILABLE
8/1/26

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



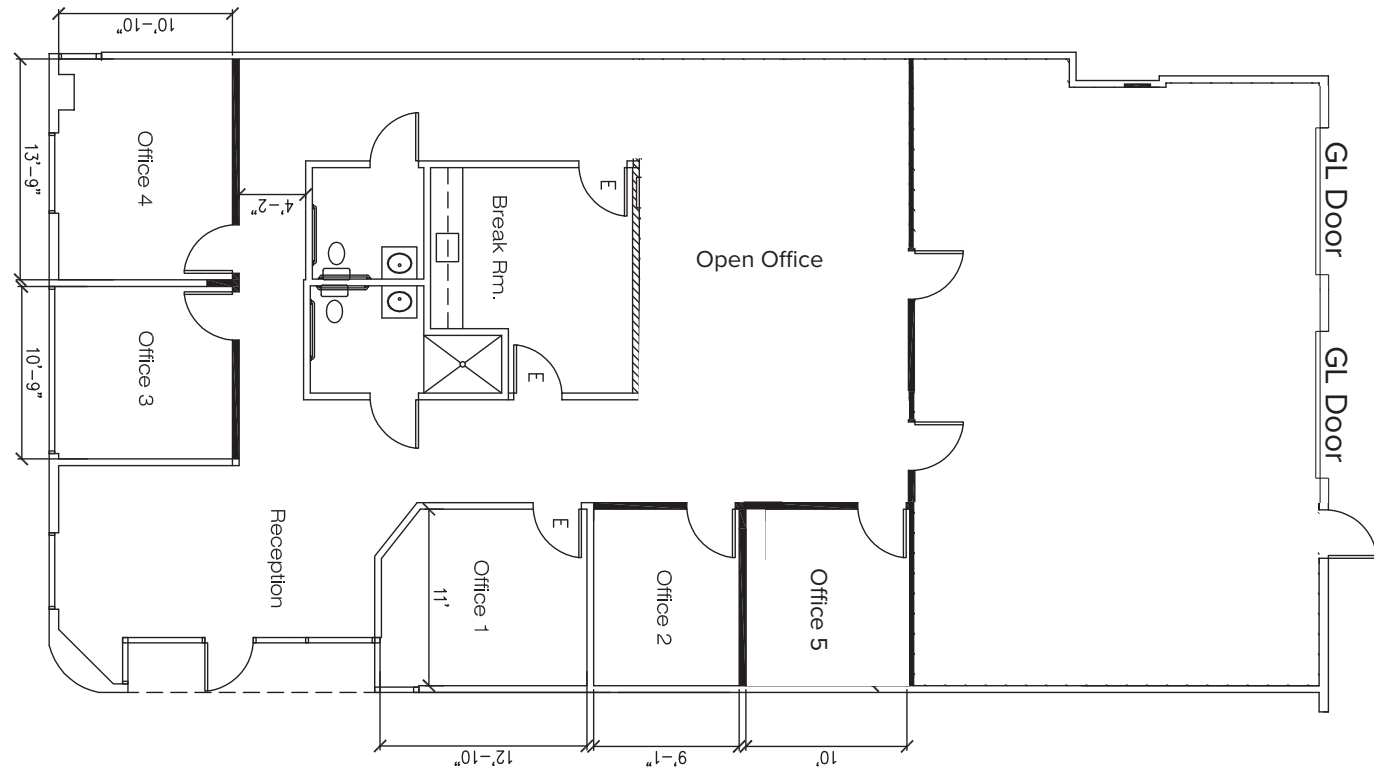
AVAILABLE
NOW

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



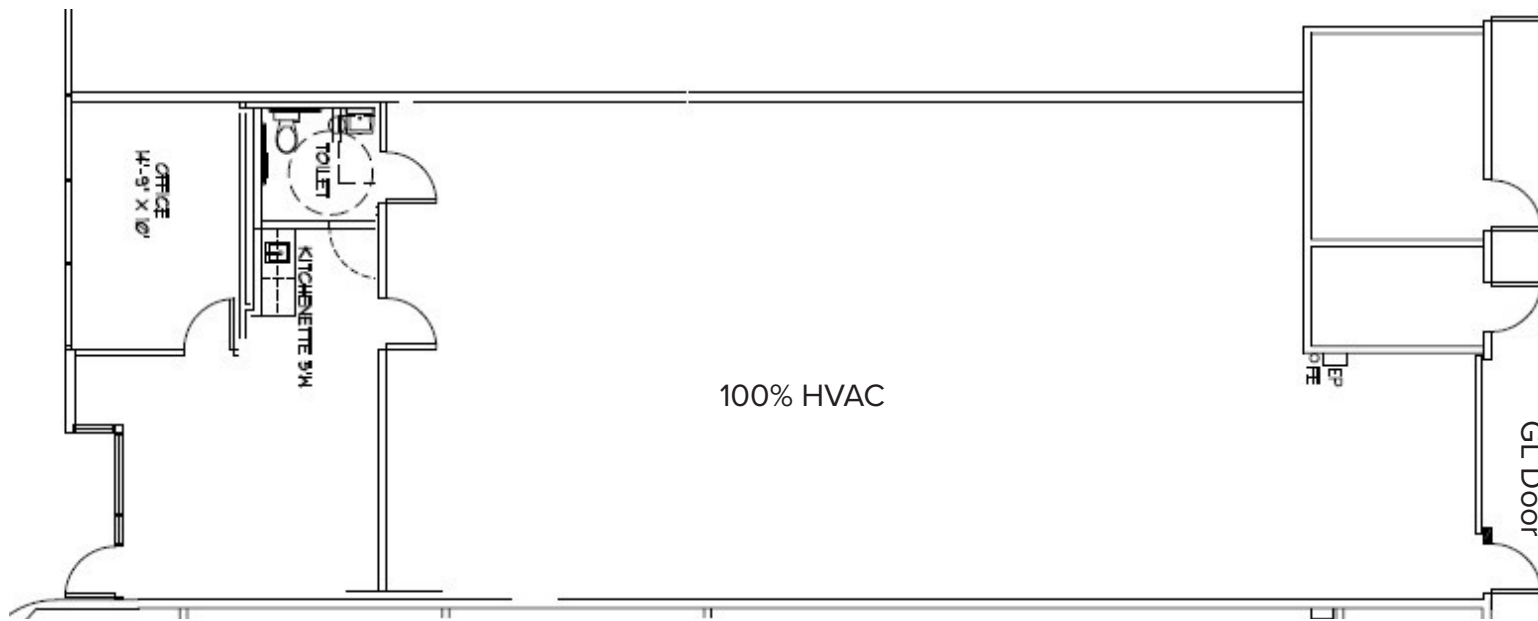
AVAILABLE
8/1/26

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

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LOKER AVENUE WEST, CARLSBAD 92010

2736

CONTACTS

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CBRE

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