

CARLSBAD CROSSROADS

LOKER AVENUE WEST, CARLSBAD 92010

2724



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

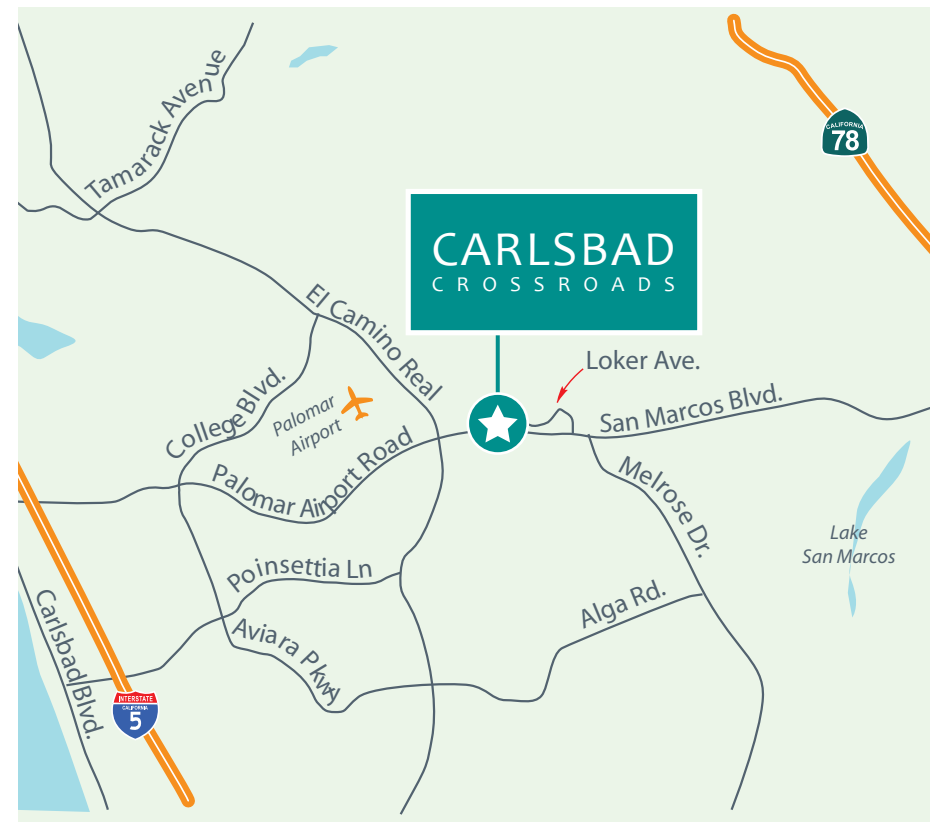


DROUGHT
TOLERANT PLANTS



LED LIGHTING
UPGRADES

LOWER MONTHLY OPERATIONAL COSTS
POSITIVE ENVIRONMENTAL IMPACT





CARLSBAD
CROSSROADS

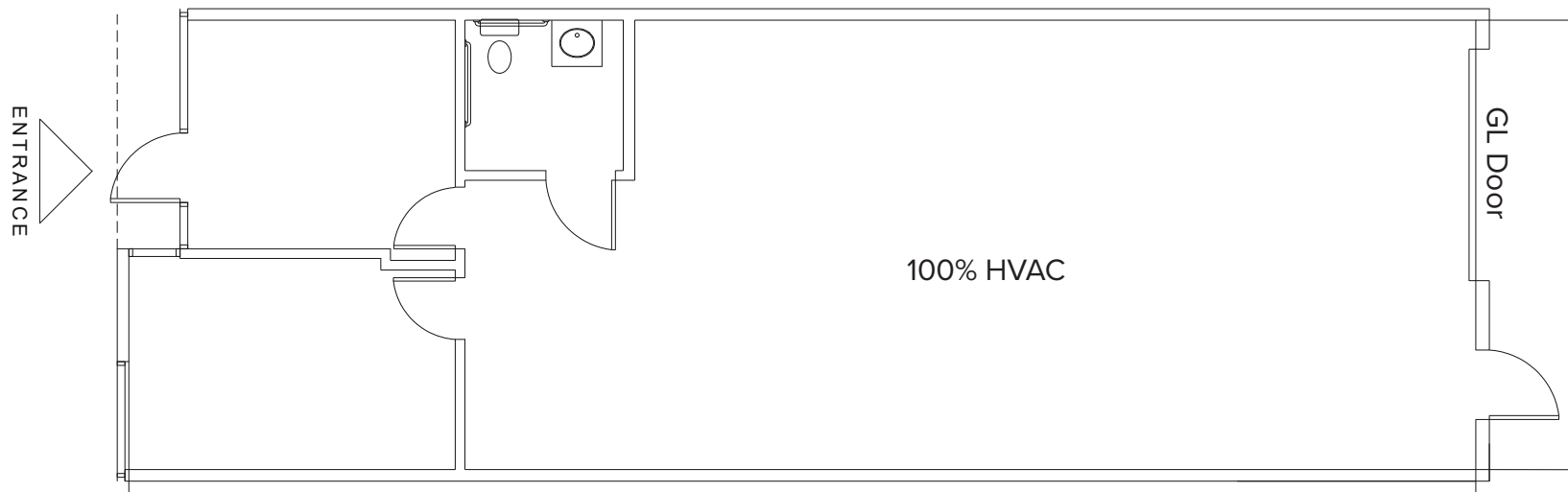
| AVAILABILITIES | | | | | |
|---------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| BUILDING | 2734 | 2734 | 2734 | 2734 | 2736 |
| SUITE# | C | D | E | H&I | D |
| TOTAL SF | 1,185 | 1,214 | 1,214 | 2,982 | 2,474 |
| SPACE TYPE | Industrial | Industrial | Industrial | Industrial | Industrial |
| % BUILDOUT | ±10% | ±10% | ±10% | ±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 | \$1.45/SF + NNN ±\$0.38/SF |
| AVAILABLE | 8/1/26 | 8/1/26 | 6/1/26 | 8/1/26 | 5/15/26 |

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

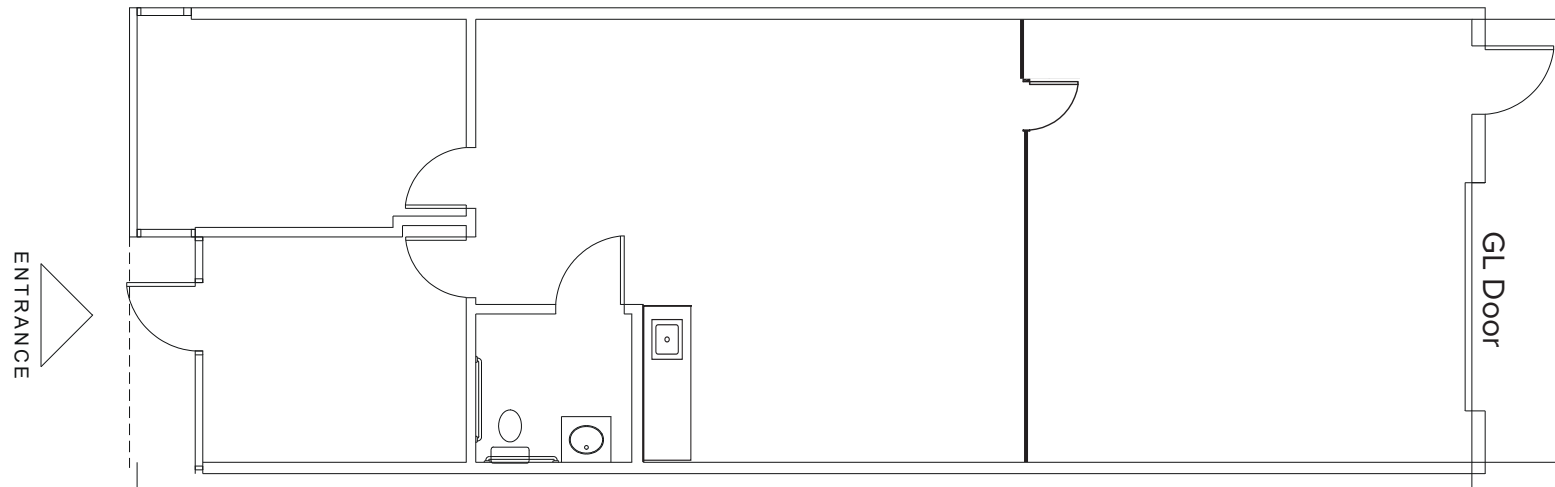

AVAILABLE
8/1/26

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


10% OFFICE


1 GRADE
ROLL UP

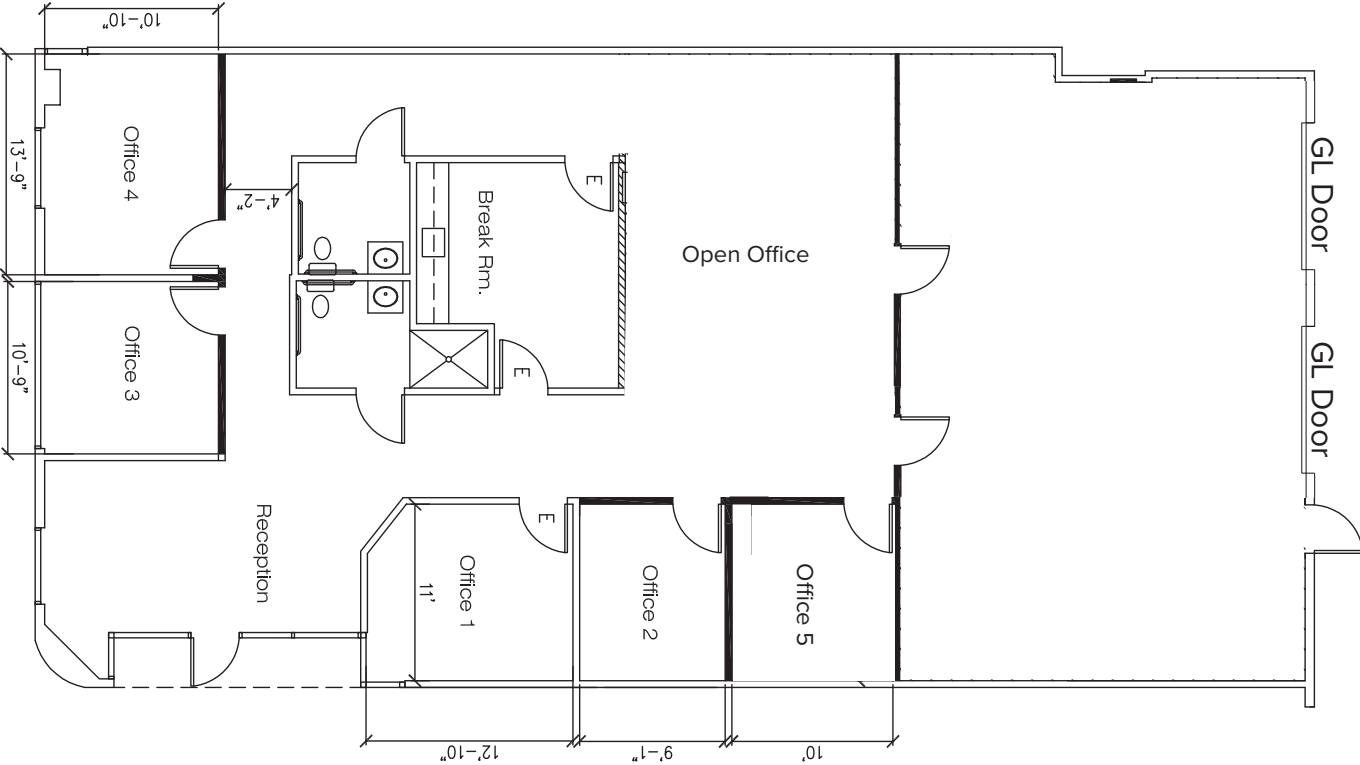

AVAILABLE
6/1/26

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

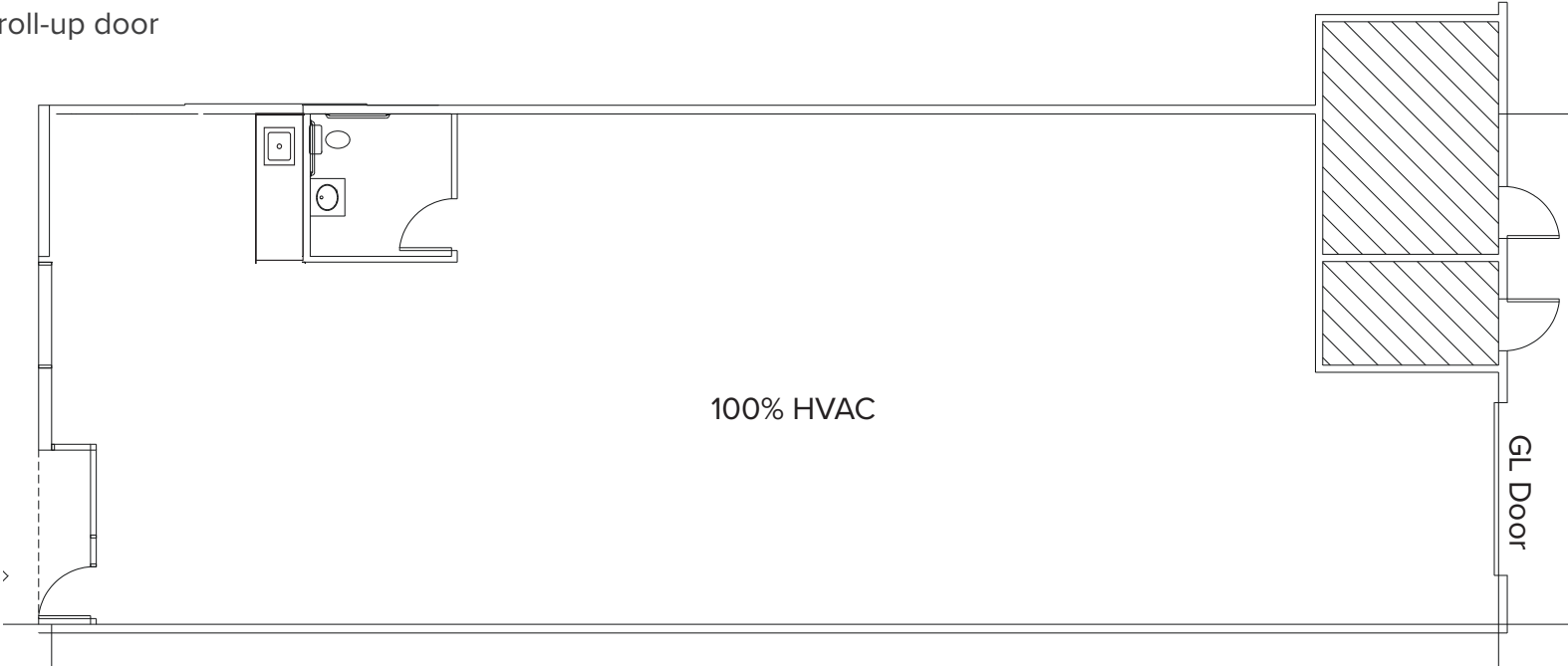

AVAILABLE 8/1/26

2736 Loker Avenue West

Existing Floor Plan


Suite D

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




2,380 SF


\$1.45 NNN


100% HVAC


Kitchenette


AVAILABLE
5/15/2026

Site Plan





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2736

CONTACTS

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