

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

THE | ATRIUM @ BRESSI RANCH

2888 LOKER AVENUE EAST, CARLSBAD, CA 92010



Michael Mahoney
+1 760 685 2915
michael.mahoney3@cbre.com
LIC #01392972

Justin Halenza
+1 760 438 8514
justin.halenza@cbre.com
LIC #01238120

*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



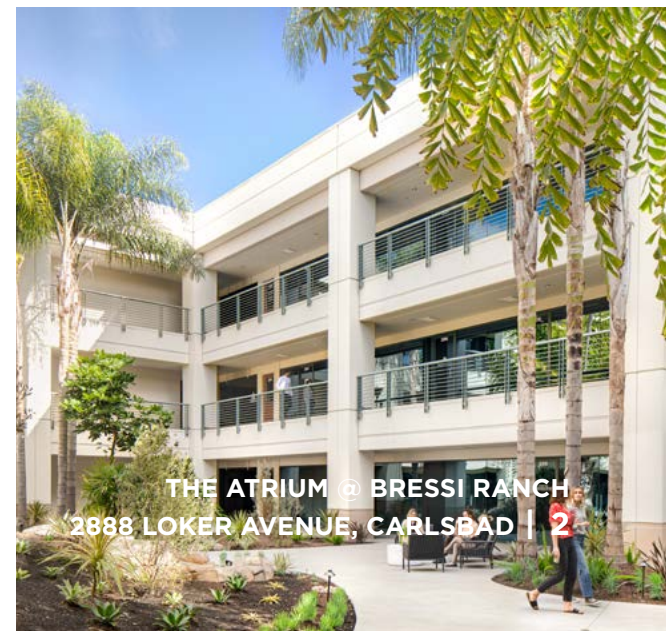
Separately Metered
and Controlled HVAC
& Electricity



Lush Outdoor Atrium
Courtyard with
Waterscape
Feature



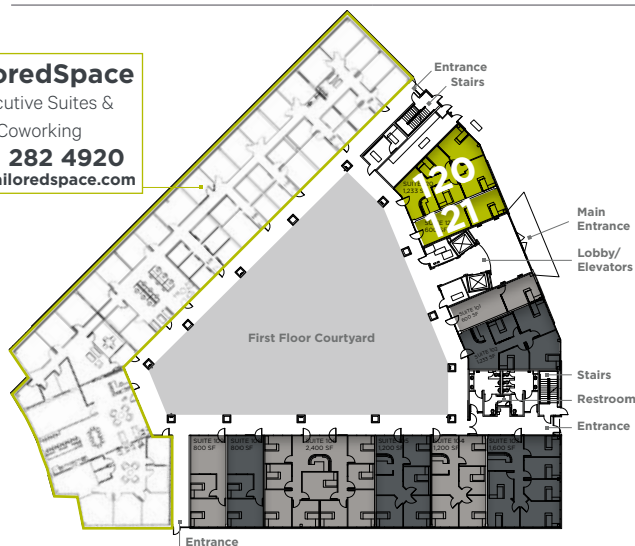
Common Area Kitchen
(2nd Floor)



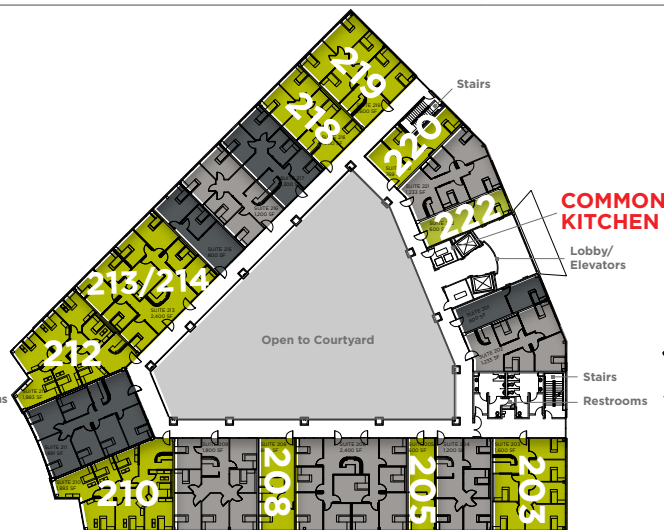
THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 2

THE | ATRIUM @ BRESSI RANCH

SUITE #	SQUARE-FEET	LEASE RATE	AVAILABLE	COMMENTS
120	1,233 SF	\$2.15 + Electricity	9/1/26	Reception area, 4 private offices
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



FIRST FLOOR



SECOND FLOOR

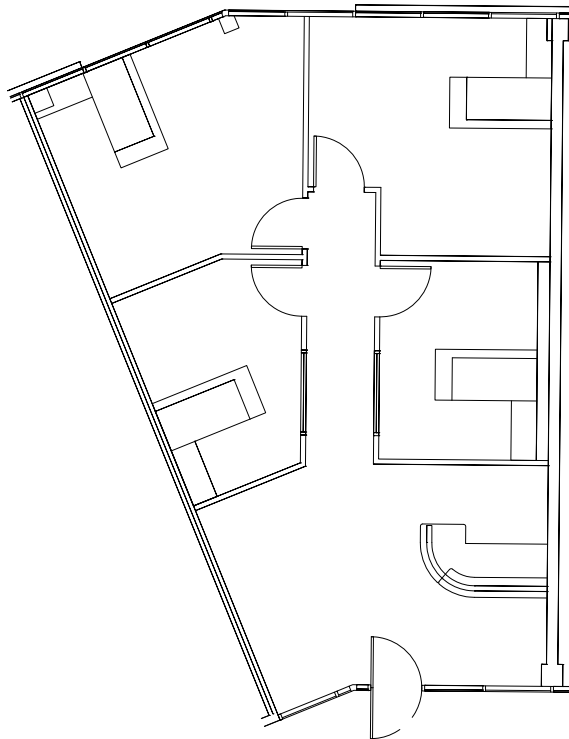


THIRD FLOOR

THE | ATRIUM @ BRESSI RANCH

FLOOR PLANS

SUITE #	SQUARE-FEET	LEASE RATE	AVAILABLE	COMMENTS
120	1,233 SF	\$2.15 + Electricity	9/1/26	Reception area, 4 private offices.



FIRST FLOOR

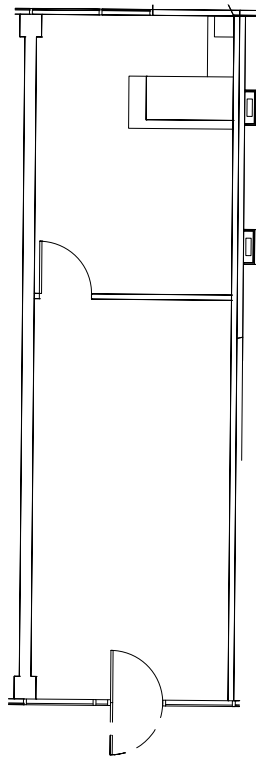


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 4

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.



FIRST FLOOR

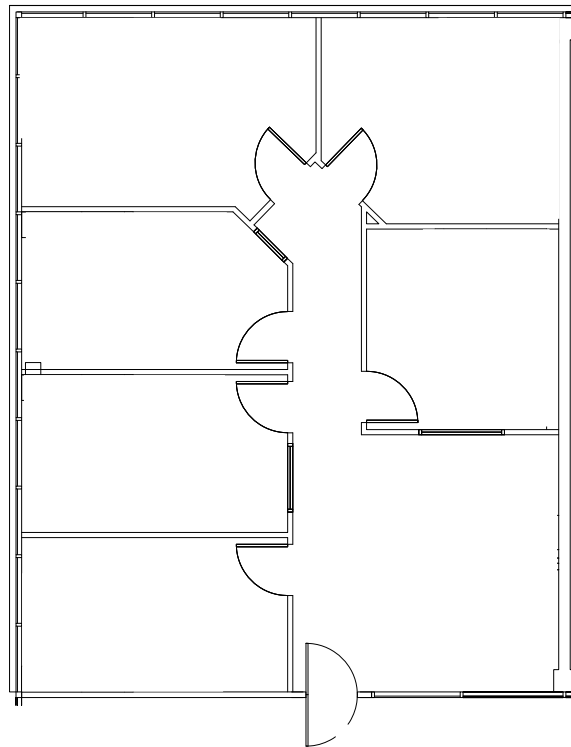


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 5

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.



SECOND FLOOR

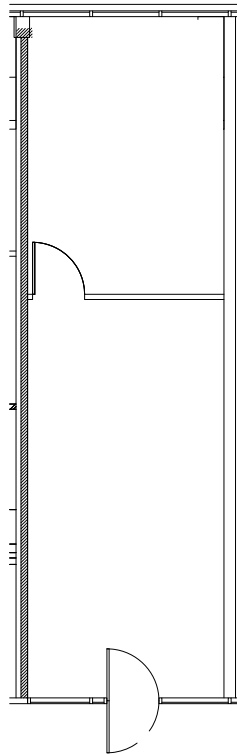


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 6

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

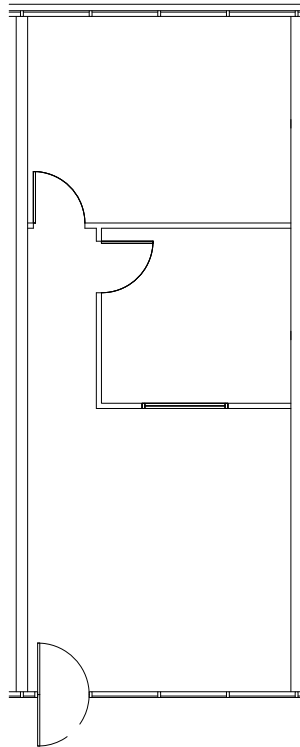


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 7

THE | ATRIUM @ BRESSI RANCH

FLOOR PLANS

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



SECOND FLOOR



THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 8

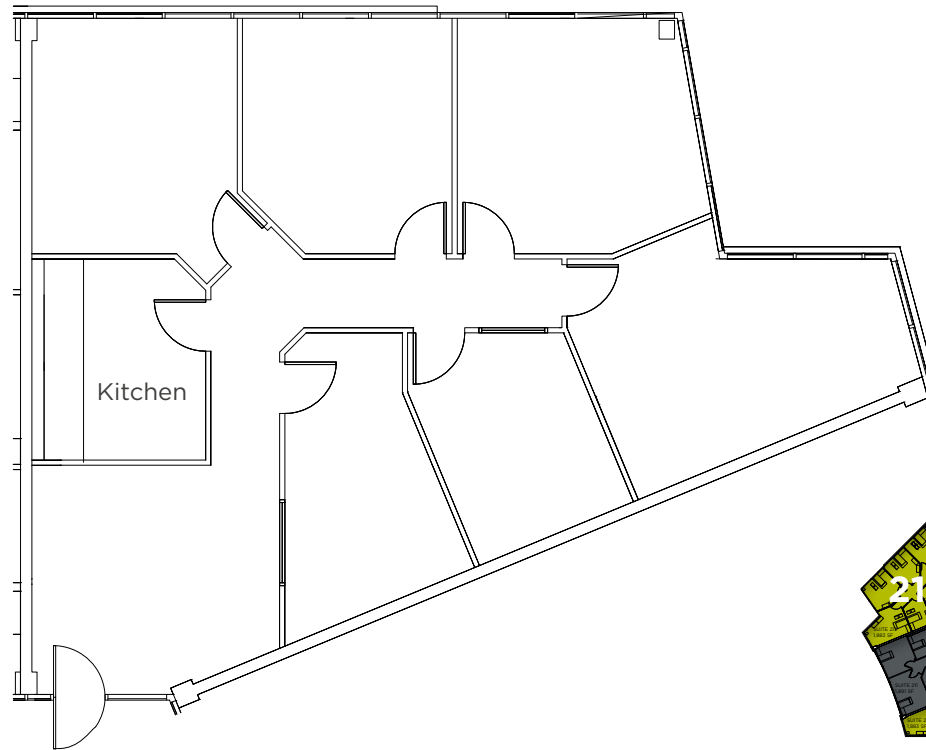
THE | ATRIUM @ BRESSI RANCH

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



*Tenant to choose their own new carpet



SECOND FLOOR

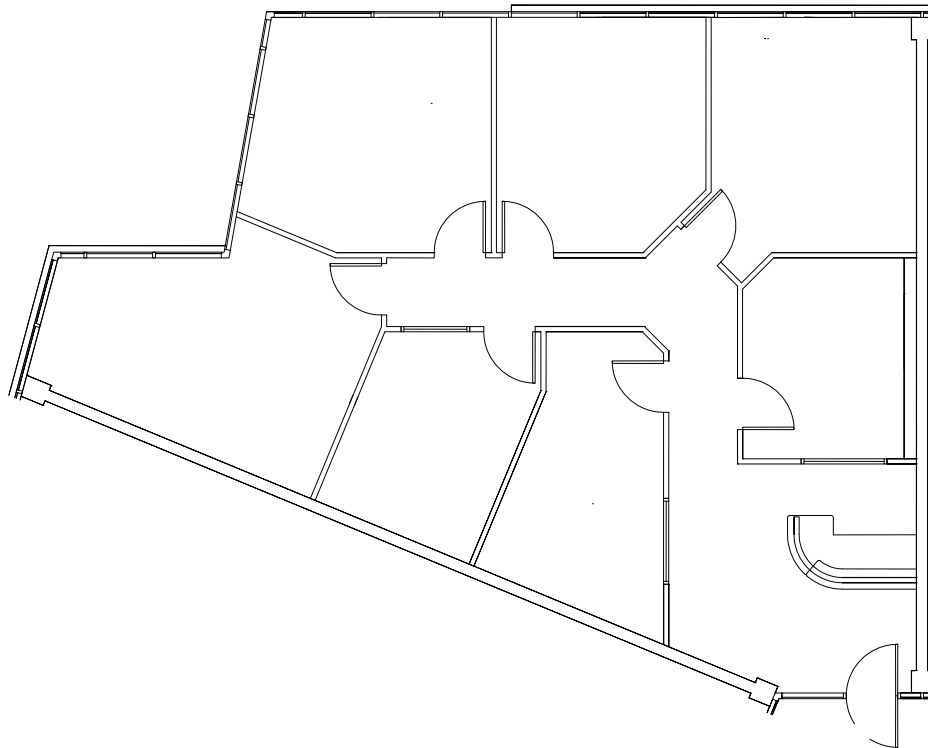


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 9

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

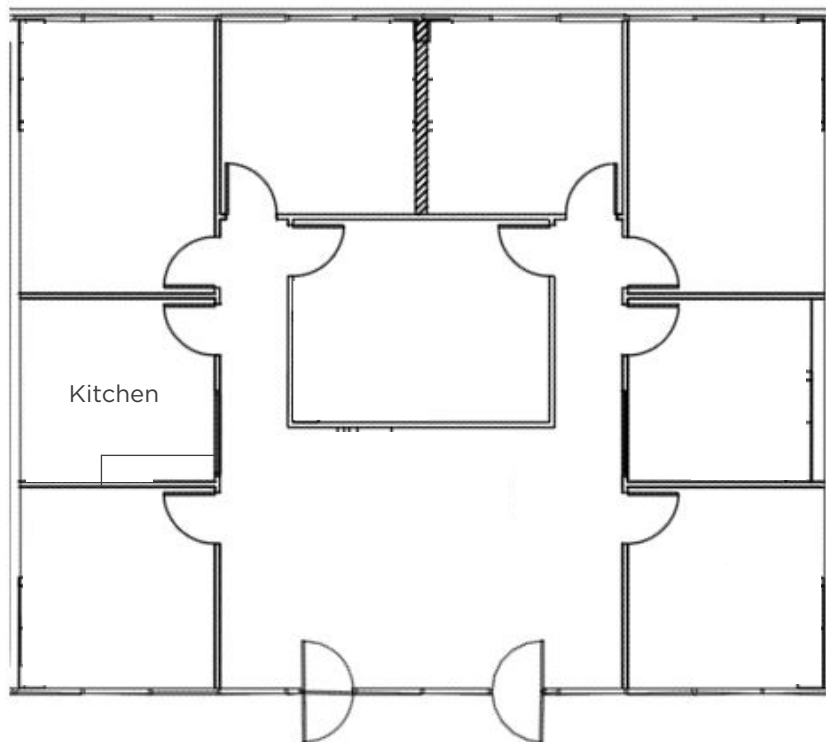


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 10

THE | ATRIUM @ BRESSI RANCH

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

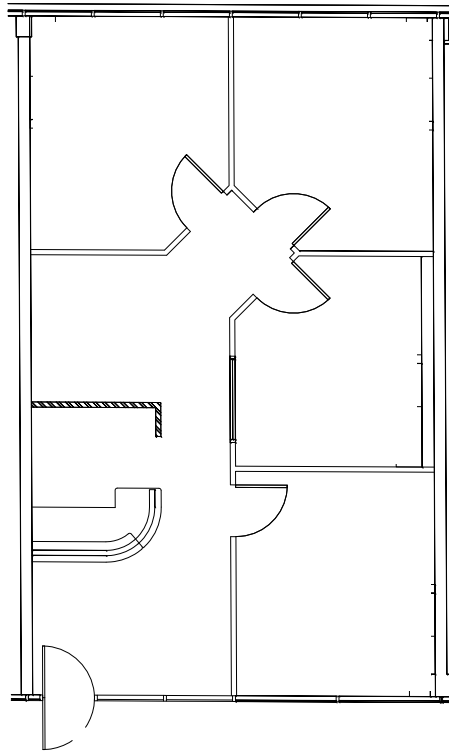


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 11

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

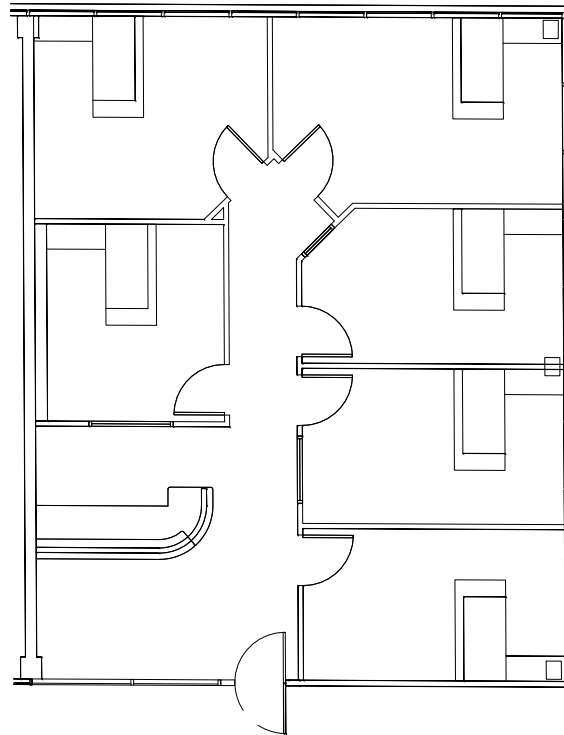


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 12

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

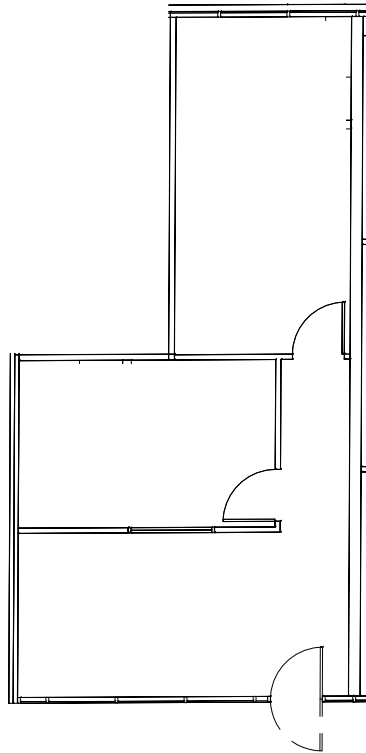


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 13

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

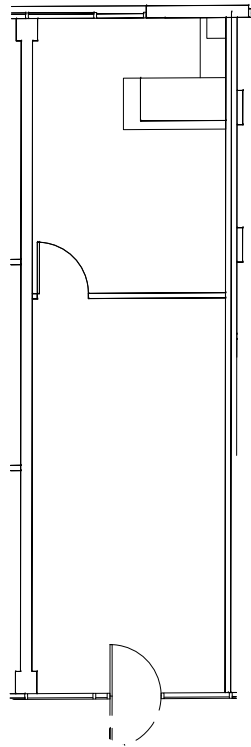


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 14

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

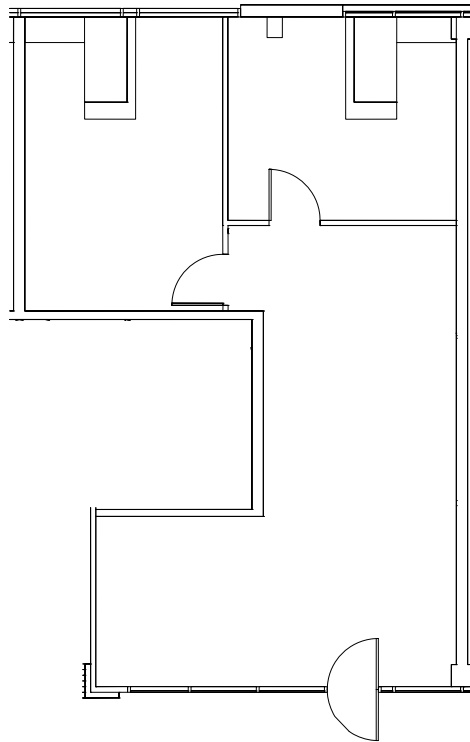


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 15

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

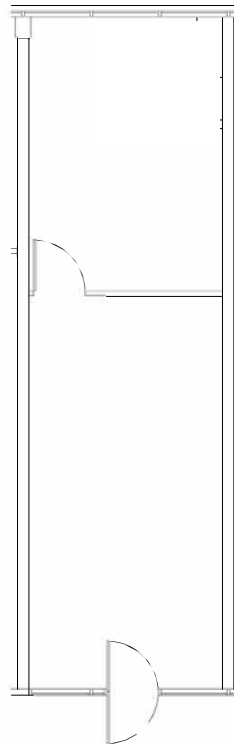


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 16

THE | ATRIUM @ BRESSI RANCH

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

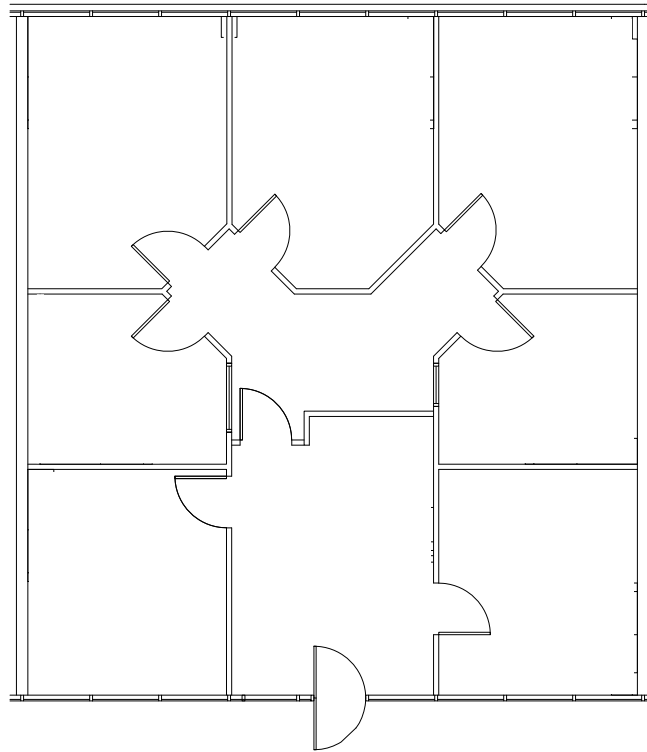


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 17

THE | ATRIUM @ BRESSI RANCH

FLOOR PLANS

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



THIRD FLOOR

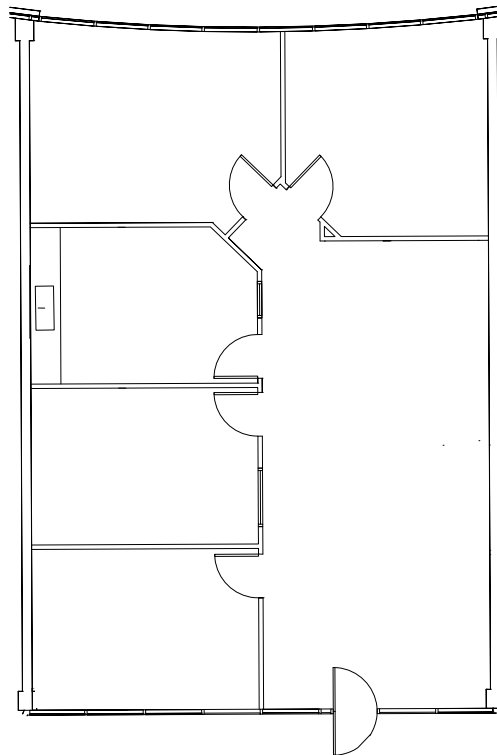


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 18

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

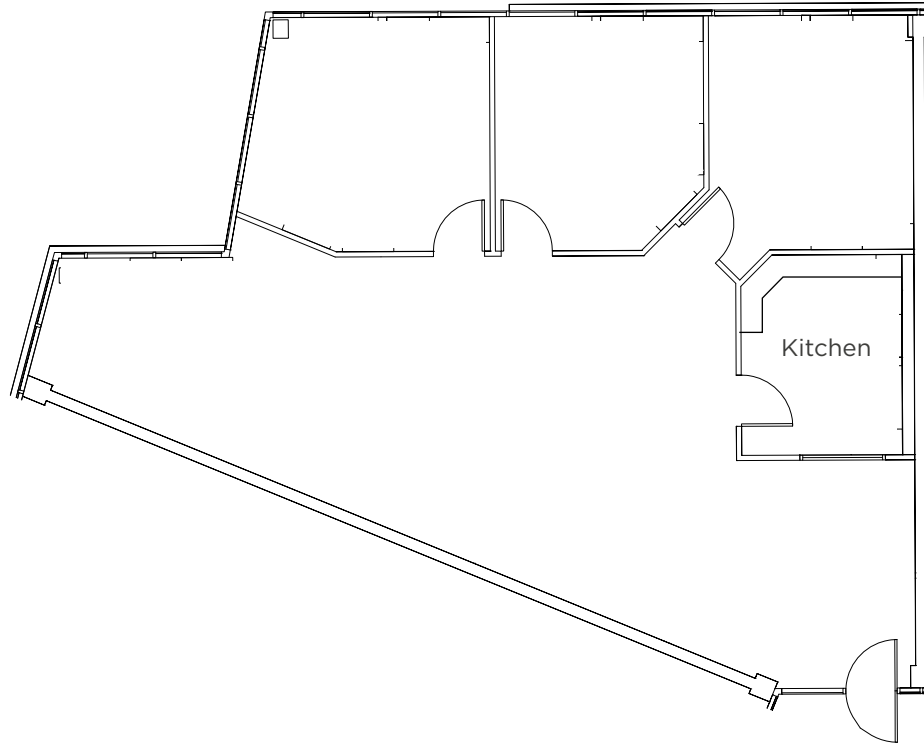


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 19

THE | ATRIUM @ BRESSI RANCH

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

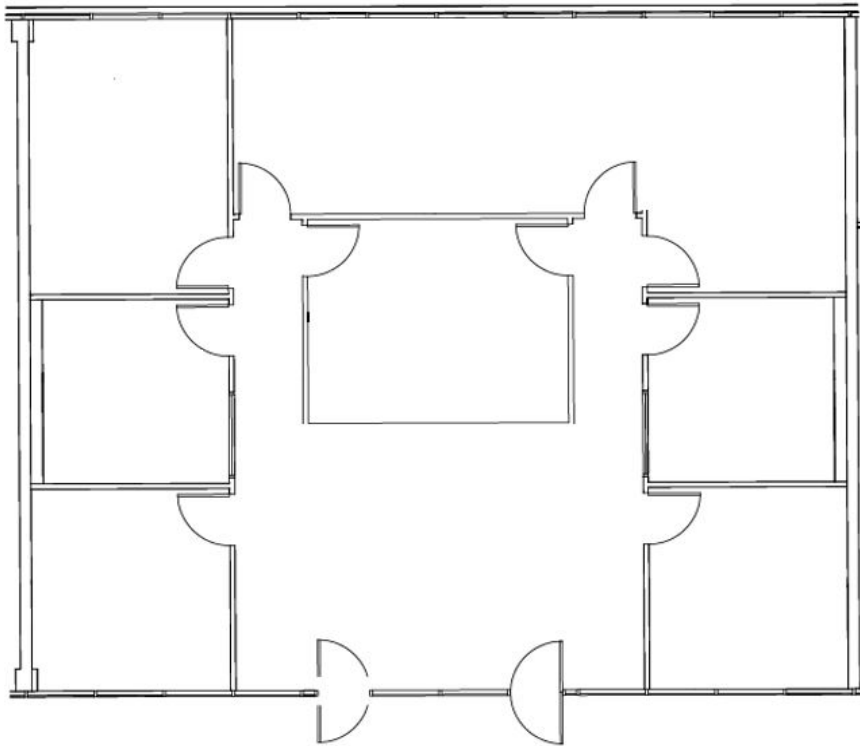


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 20

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



THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 21

NEARBY AMENITIES



















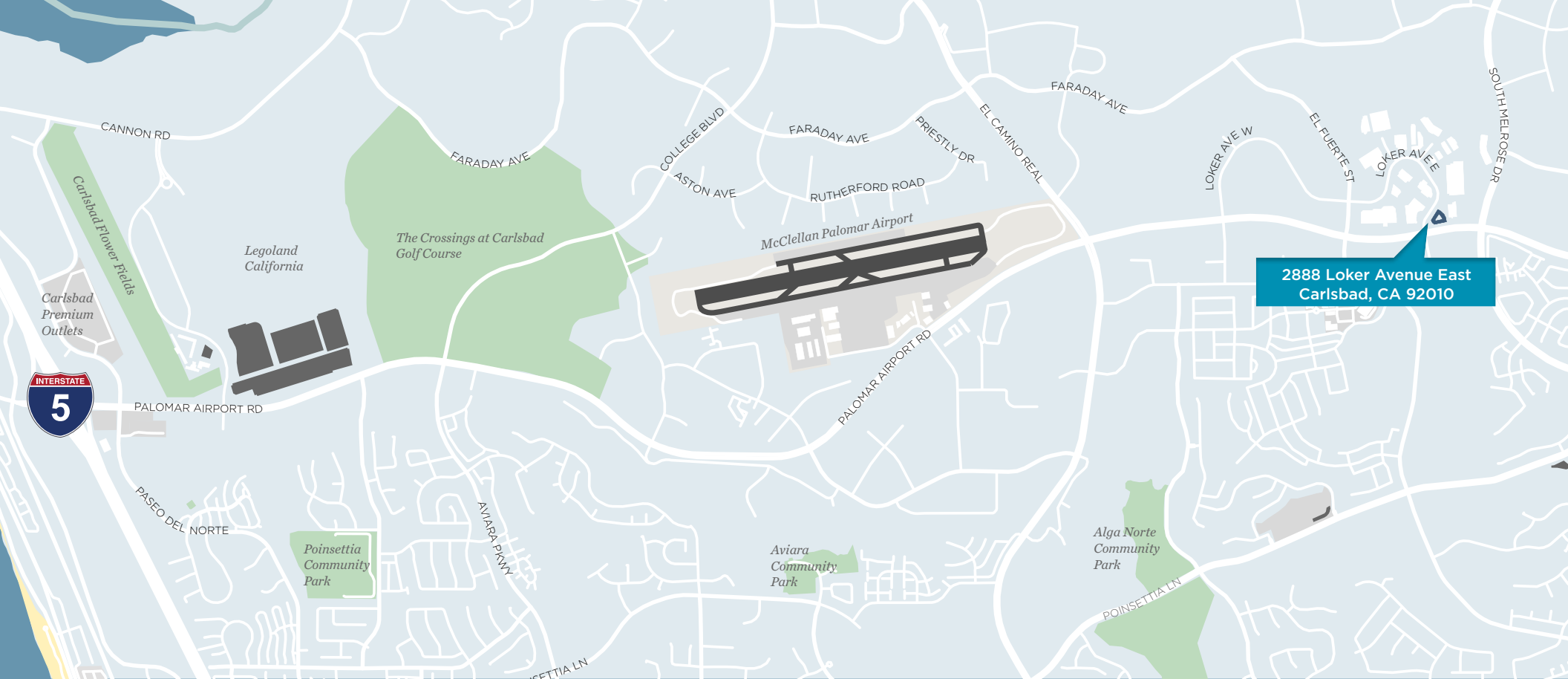












For more information, contact:

Michael Mahoney
+1 760 685 2915
michael.mahoney3@cbre.com
LIC #01392972

Justin Halenza
+1 760 438 8514
justin.halenza@cbre.com
LIC #01238120

5790 Fleet Street, Ste. 130
Carlsbad, CA 92008
T: +1 760 438 5800
cbre.com/sandiego



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.