

FULL OR PARTIAL FLOOR SUBLEASE OPTIONS

10,567 - 28,620 SF | NEGOTIABLE FULL-SERVICE

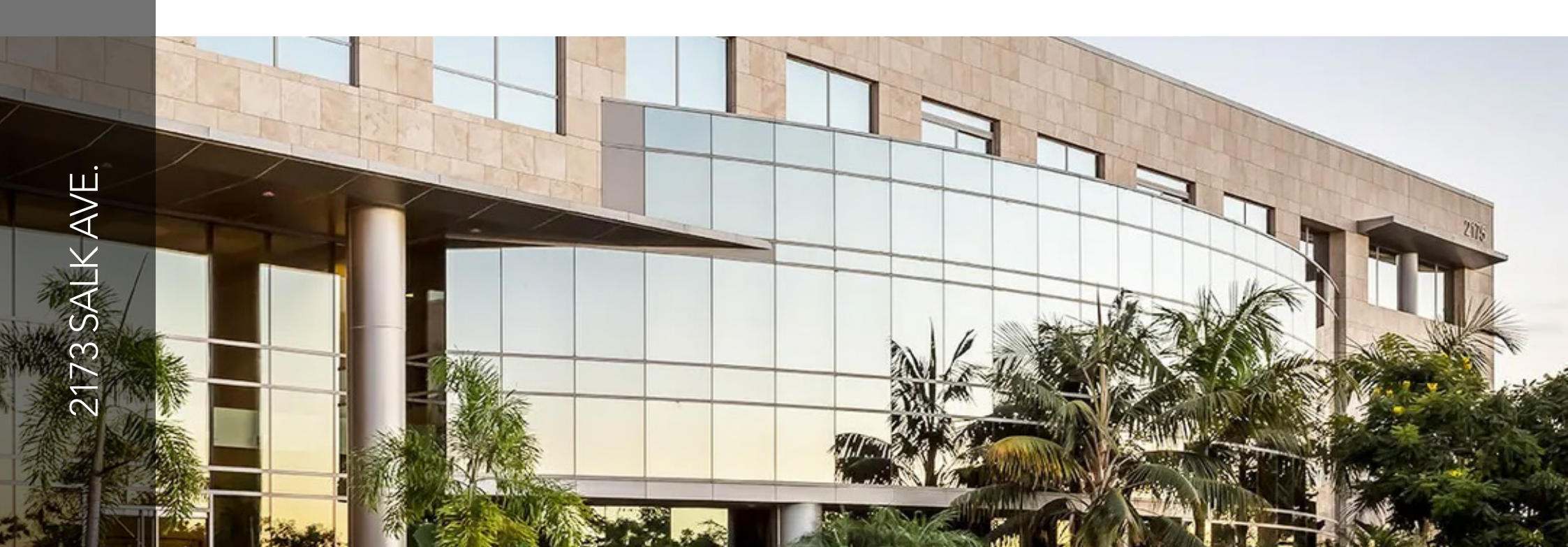
2173 SALK AVENUE

CARLSBAD, CALIFORNIA

Premier 3rd-floor sublease at Ventana, modern workspace with top-tier amenities



2173 SALK AVE.



PROPERTY HIGHLIGHTS

Amenity-rich campus featuring a fitness center, EV charging, outdoor patio with BBQ, and on-site café.

Resort-quality amenities including enclosed restrooms, high-speed elevators, and 24-hour card key access.

Modern infrastructure with AT&T Fiber, dual-pane window lines, and SDG&E Savings by Design energy efficiencies.

Walkable to retail and dining, with flexible expansion opportunities across the Carlsbad portfolio.

PROPERTY DETAILS

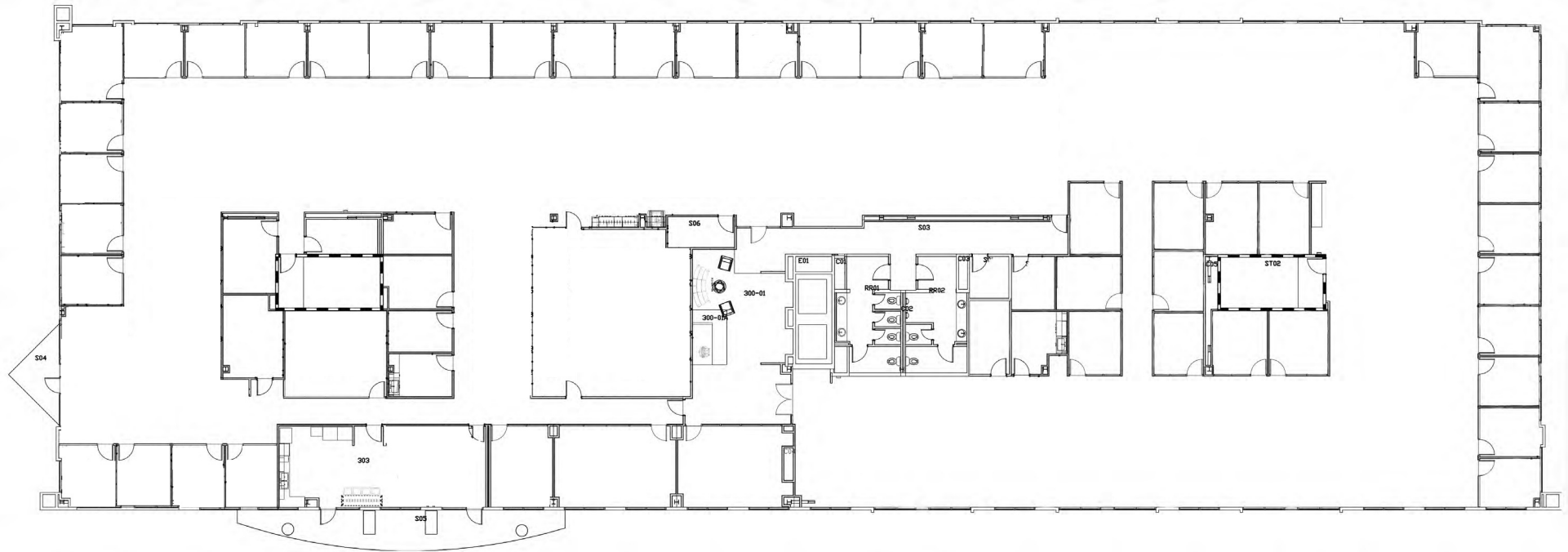
Address:	2173 Salk Ave. Carlsbad, CA
Full Floor SF:	28,620 SF
Partial Floor SF :	10,567 SF
Floor:	3rd
Parking:	4 per 1,000 SF
Year Built:	2007
Type:	4 Star Office
Class:	A



28,620 SF | RENT NEGOTIABLE | AVAILABLE THROUGH MARCH 2027

Efficient layout with perimeter offices and large open bullpen. Full floor has access to two private terraces

Generous parking ratio at 4:1,000 SF for convenient tenant access.



McClellan-Palomar
Airport

PACIFIC OCEAN



Aqua Hedionda
Lagoon

COLLEGE BLVD.

2173 Salk Ave.

SALK AVE.

EL CAMINO REAL

FARADAY AVE.

DOWNTOWN
SAN DIEGO



34.1 MILES

CARLSBAD
VILLAGE



5.2 MILES

SAN DIEGO
INTL' AIRPORT



35.3 MILES

MCCLELLAN
AIRPORT



3.1 MILES

INTERSTATE
5



3.8 MILES

HIGHWAY
78



4.6 MILES

CARLSBAD
BEACH



4 MILES

PROPERTY PHOTOS



MODERN VENTANA WORKSPACE WITH LUSH LANDSCAPING AND TOP-TIER AMENITIES INCLUDING FITNESS CENTER, EV CHARGING, OUTDOOR PATIO, AND CAFÉ.



SUITE PHOTOS





Contact Information

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