

CARLSBAD CROSSROADS

LOKER AVENUE WEST, CARLSBAD 92010

2724


PARKING
ONLY
MINIMUM
FINE \$250
VAN
ACCESSIBLE


PARKING
ONLY
APPROX
10.00

Carlsbad's Premier Business Park

H.G. FENTON COMPANY

CBRE

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





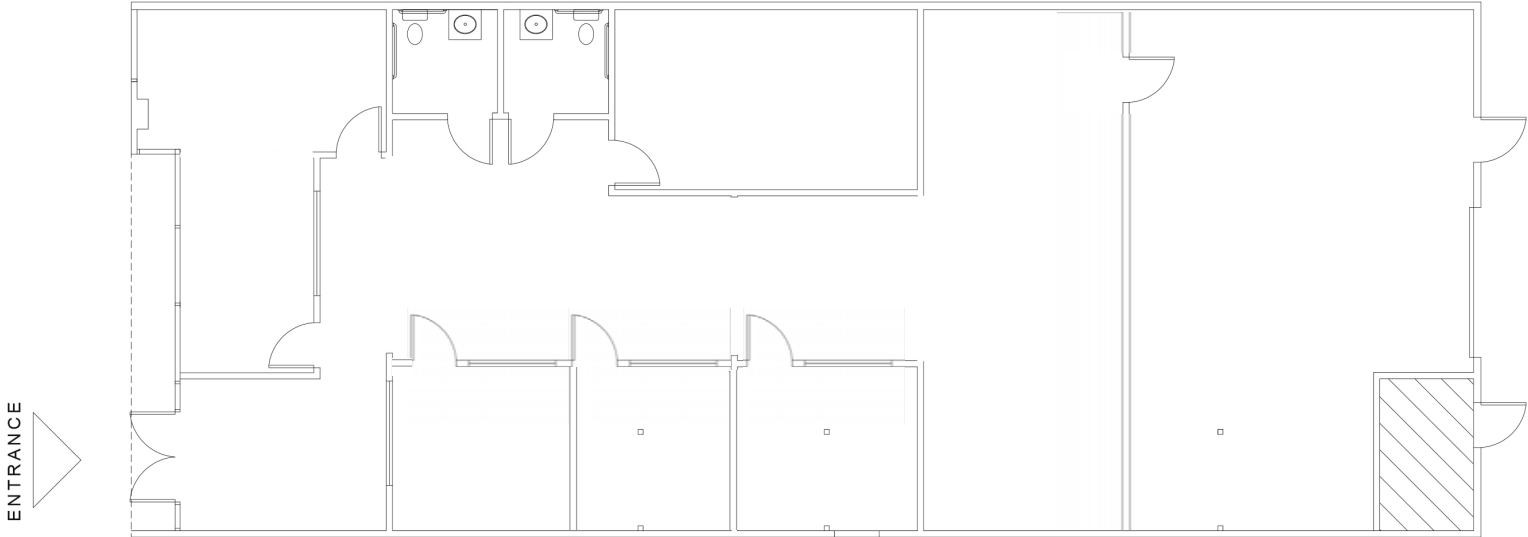
CARLSBAD
CROSSROADS

AVAILABILITIES	
BUILDING	2720
SUITE#	Q
TOTAL SF	3,100
SPACE TYPE	Flex
% BUILDOUT	±70%
BASE RENT/SF	\$1.60/SF + NNN ±\$0.36/SF
AVAILABLE	November 1, 2024

2720 Loker Avenue West


Existing Floor Plan Suite Q


- Exclusive restrooms
- Open office area
- 3 private offices
- Conference room
- Kitchenette




3,100 SF


\$1.60 NNN


70% OFFICE

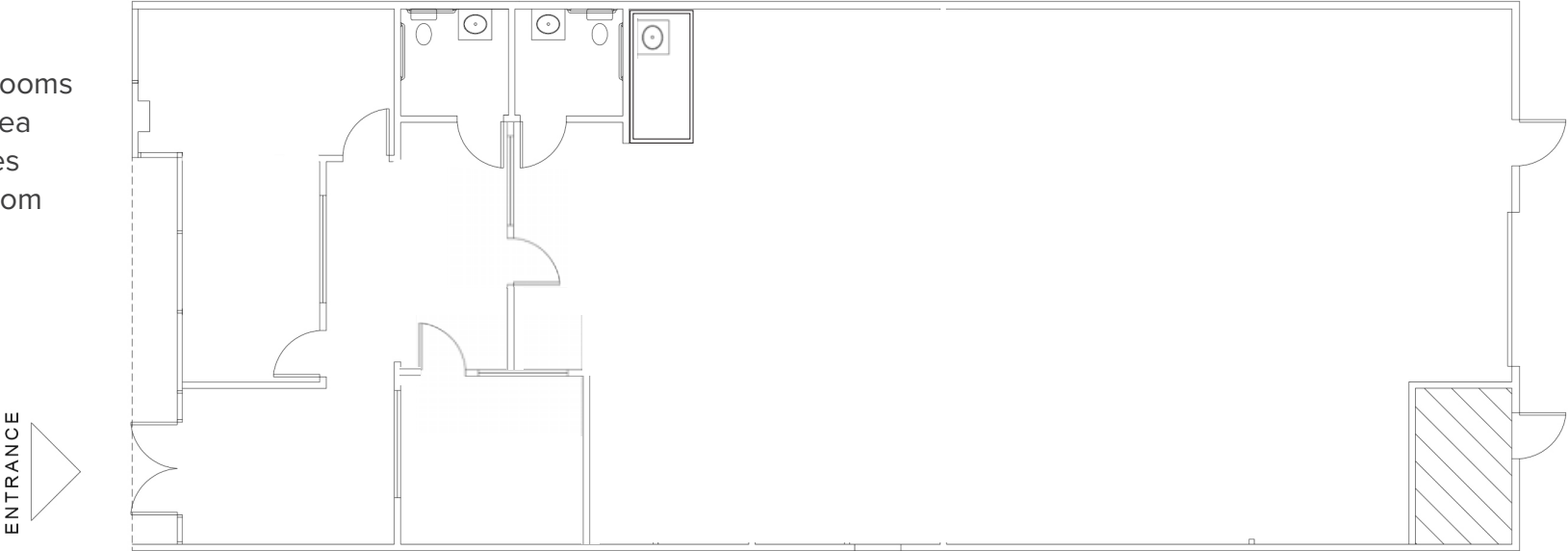

Available
11/1/24


Kitchenette

2720 Loker Avenue West

Conceptual Floor Plan Suite Q

- Exclusive restrooms
- Open office area
- 3 private offices
- Conference room
- Kitchenette




3,100 SF

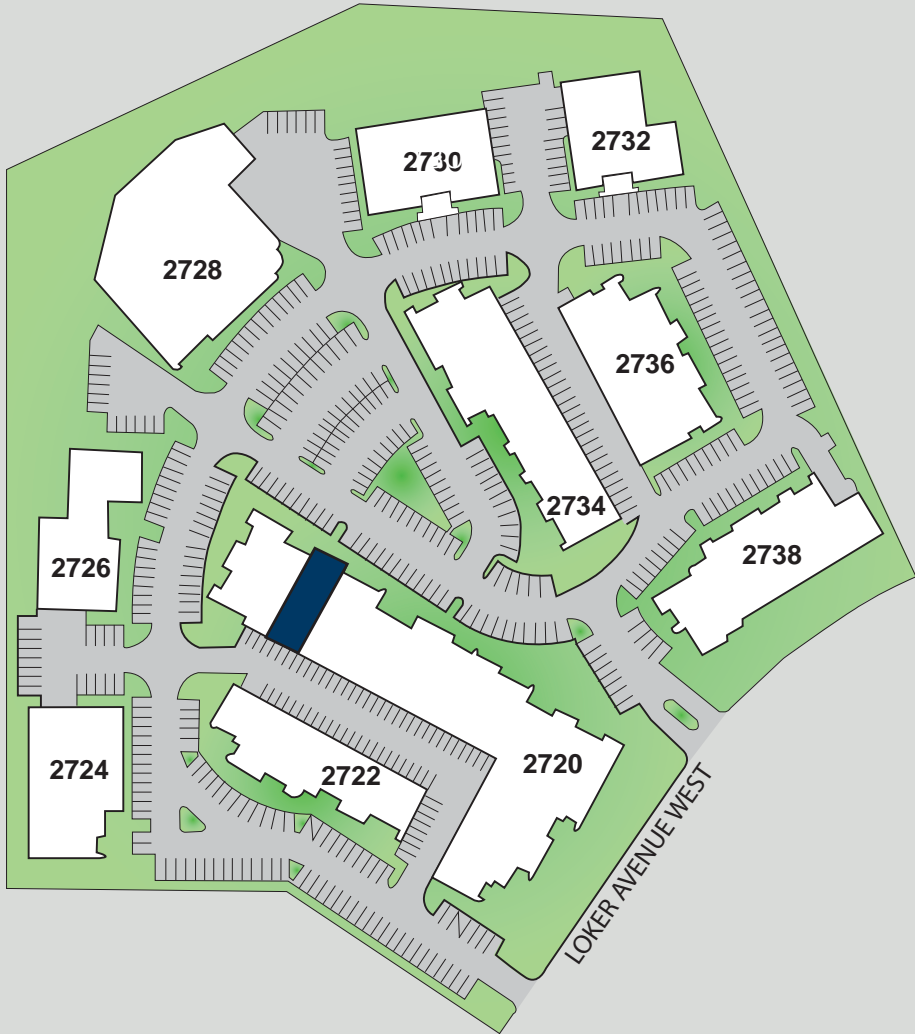

\$1.60 NNN


±20% OFFICE


Available
Contact Broker


Kitchenette

Site Plan





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CONTACTS

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