

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

# THE | ATRIUM @ BRESSI RANCH

2888 LOKER AVENUE EAST, CARLSBAD, CA 92010



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\*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



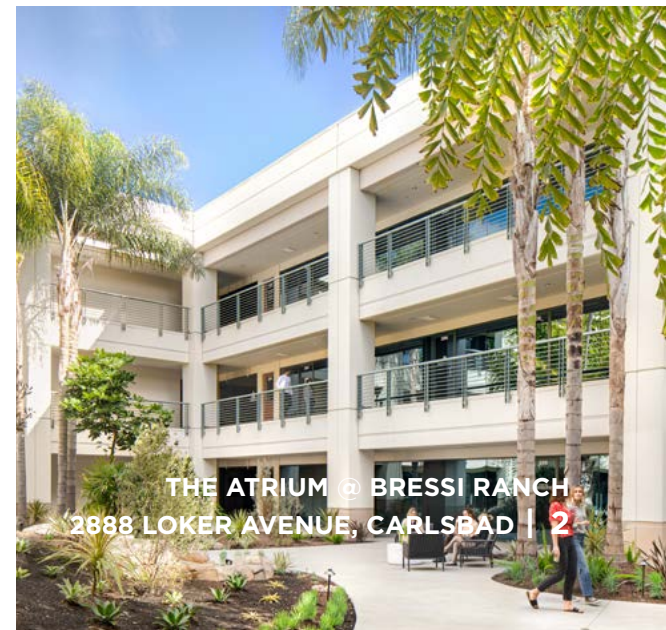
Separately Metered  
and Controlled HVAC  
& Electricity



Lush Outdoor Atrium  
Courtyard with  
Waterscape  
Feature



Common Area Kitchen  
(2nd Floor)

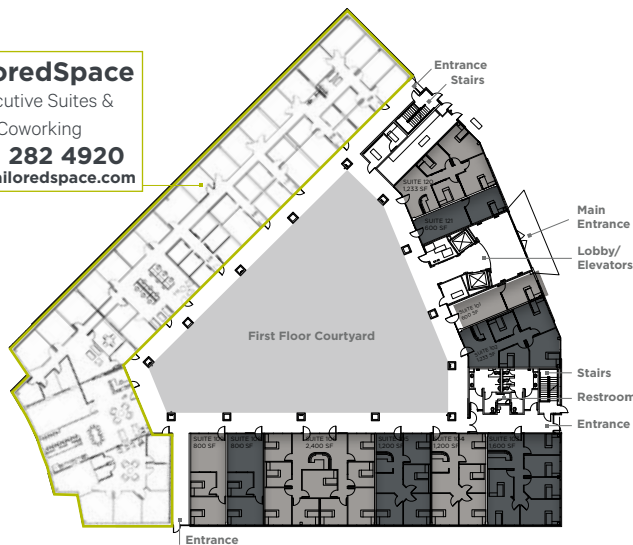


THE ATRIUM @ BRESSI RANCH  
2888 LOKER AVENUE, CARLSBAD | 2

# THE | ATRIUM @ BRESSI RANCH

| SUITE #        | SQUARE-FEET | LEASE RATE           | AVAILABLE | COMMENTS   |
|----------------|-------------|----------------------|-----------|--|
| <b>203</b>     | 1,600 SF    | \$2.15 + Electricity | Now       | Reception area, 6 private offices  |
| <b>205</b>     | 600 SF      | \$2.25 + Electricity | Now       | Reception area, 1 private office   |
| <b>208</b>     | 800 SF      | \$2.15 + Electricity | Now       | Reception area, 2 private offices  |
| <b>210</b>     | 1,883 SF    | \$2.15 + Electricity | Now       | <b>NEW SPEC SUITE</b>   Reception area, 6 private offices & kitchen                  |
| <b>212</b>     | 1,883 SF    | \$2.15 + Electricity | Now       | Reception area, 7 private offices  |
| <b>213/214</b> | 2,400 SF    | \$2.15 + Electricity | Now       | <b>NEW SPEC SUITE</b>   Reception area, conference room, 7 private offices & kitchen |
| <b>218</b>     | 1,200 SF    | \$2.15 + Electricity | Now       | Reception area, 4 private offices and open area                                      |
| <b>220</b>     | 769 SF      | \$2.25 + Electricity | Now       | Reception area, 2 private offices  |
| <b>222</b>     | 600 SF      | \$2.25 + Electricity | Now       | Reception area, 1 private office   |
| <b>301</b>     | 1,175 SF    | \$2.15 + Electricity | Now       | Reception area, copy/fax area, 2 private offices, mountain views                     |
| <b>305</b>     | 600 SF      | \$2.25 + Electricity | Now       | <b>NEW SPEC SUITE</b>   Reception area, 1 private office                             |
| <b>309</b>     | 1,800 SF    | \$2.15 + Electricity | Now       | Reception area, 7 private offices  |
| <b>311</b>     | 1,891 SF    | \$2.15 + Electricity | Now       | Conference room, 3 private offices, open area, and kitchen                           |
| <b>312</b>     | 1,883 SF    | \$2.15 + Electricity | Now       | <b>NEW SPEC SUITE</b>   Reception area, open bullpen, 3 private offices & kitchen    |
| <b>313/314</b> | 2,400 SF    | \$2.15 + Electricity | Now       | Dual entry to Reception area, conference room & 5 private offices                    |

**TailoredSpace**  
Executive Suites &  
Coworking  
**760 282 4920**  
[www.tailoredspace.com](http://www.tailoredspace.com)



**FIRST FLOOR**



**SECOND FLOOR**

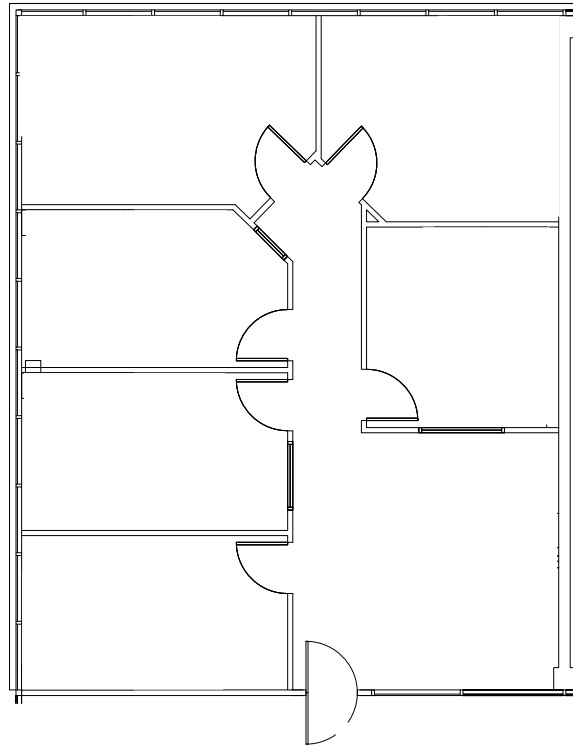


**THIRD FLOOR**

# THE | ATRIUM @ BRESSI RANCH

## FLOOR PLANS

| SUITE #    | SQUARE-FEET | LEASE RATE           | AVAILABLE | COMMENTS                          |
|------------|-------------|----------------------|-----------|-----------------------------------|
| <b>203</b> | 1,600 SF    | \$2.15 + Electricity | Now       | Reception area, 6 private office. |



## SECOND FLOOR

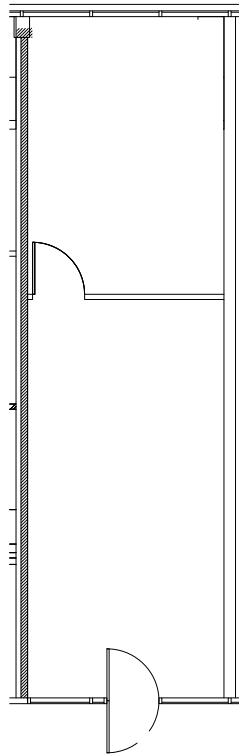


THE ATRIUM @ BRESSI RANCH  
2888 LOKER AVENUE, CARLSBAD | 4

# THE | ATRIUM @ BRESSI RANCH

## FLOOR PLANS

| SUITE #    | SQUARE-FEET | LEASE RATE           | AVAILABLE | COMMENTS                          |
|------------|-------------|----------------------|-----------|-----------------------------------|
| <b>205</b> | 600 SF      | \$2.25 + Electricity | Now       | Reception area, 1 private office. |



## SECOND FLOOR

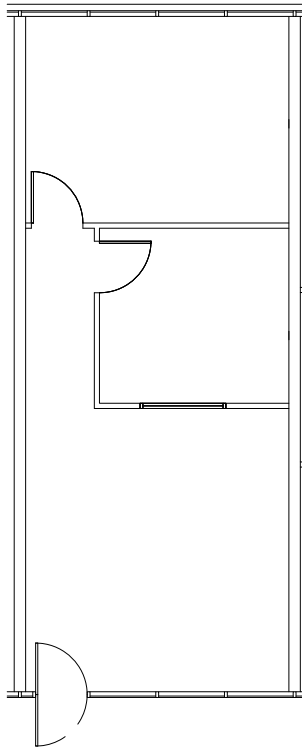


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2888 LOKER AVENUE, CARLSBAD | 5

# THE | ATRIUM @ BRESSI RANCH

## FLOOR PLANS

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



## SECOND FLOOR

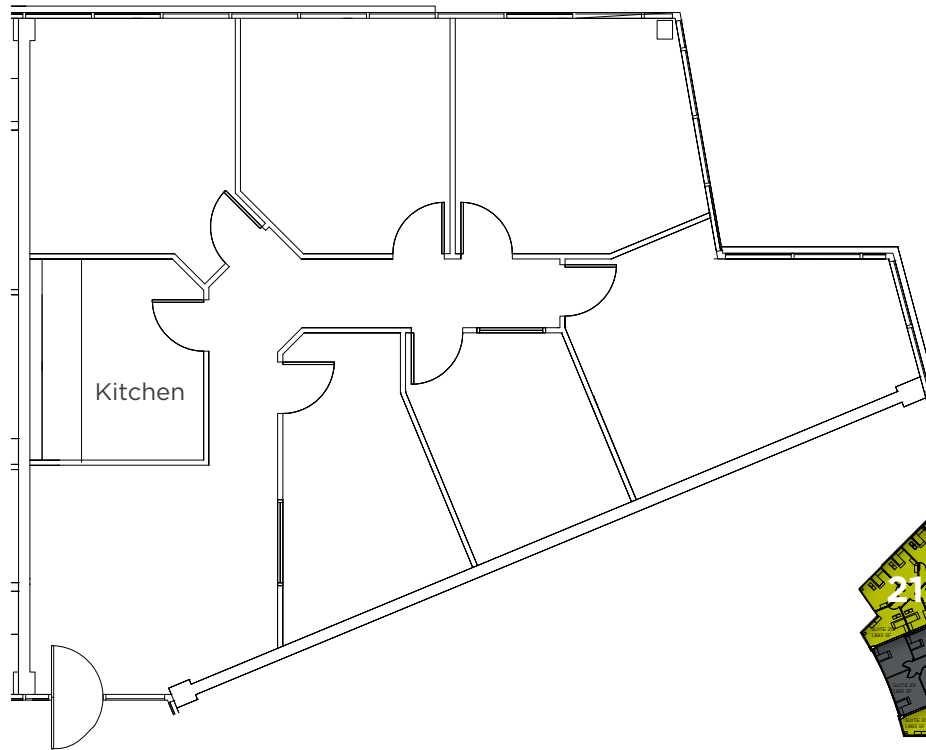


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2888 LOKER AVENUE, CARLSBAD | 6

# THE | ATRIUM @ BRESSI RANCH

## FLOOR PLANS

| SUITE #    | SQUARE-FEET | LEASE RATE           | AVAILABLE | COMMENTS  |
|------------|-------------|----------------------|-----------|---|
| <b>210</b> | 1,883 SF    | \$2.15 + Electricity | Now       | <b>NEW SPEC SUITE</b>   Reception area, 6 private offices & kitchen |



## SECOND FLOOR



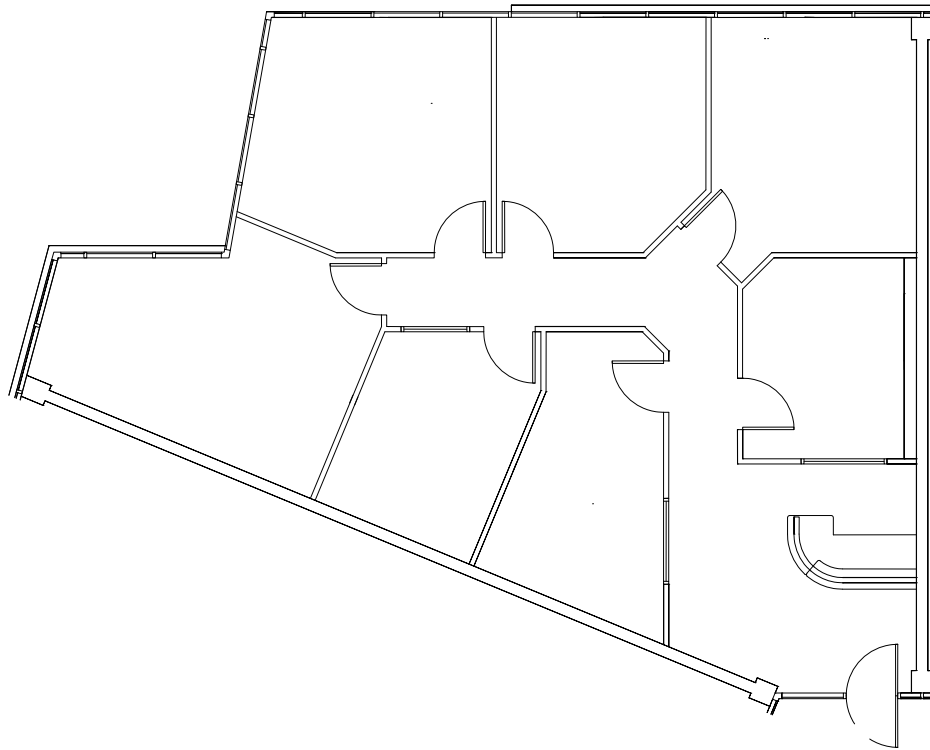
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2888 LOKER AVENUE, CARLSBAD | 7

\*Tenant to choose their own new carpet

# THE | ATRIUM @ BRESSI RANCH

## FLOOR PLANS

| SUITE #    | SQUARE-FEET | LEASE RATE           | AVAILABLE | COMMENTS                           |
|------------|-------------|----------------------|-----------|------------------------------------|
| <b>212</b> | 1,883 SF    | \$2.15 + Electricity | Now       | Reception area, 7 private offices. |



## SECOND FLOOR

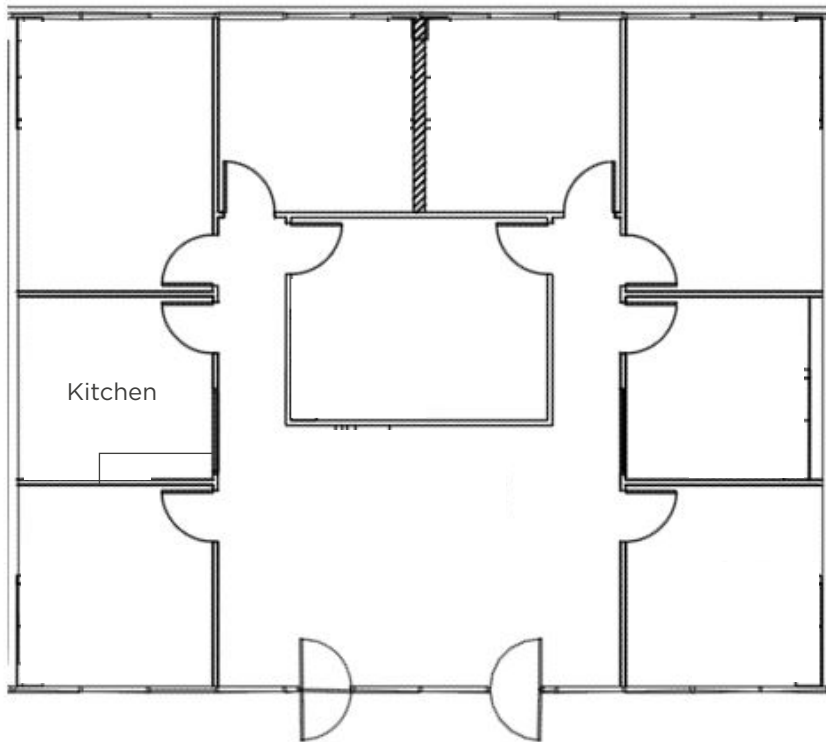


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2888 LOKER AVENUE, CARLSBAD | 8

# THE | ATRIUM @ BRESSI RANCH

## FLOOR PLANS

| SUITE #               | SQUARE-FEET | LEASE RATE           | AVAILABLE | COMMENTS   |
|-----------------------|-------------|----------------------|-----------|--|
| <b><u>213/214</u></b> | 2,400 SF    | \$2.15 + Electricity | Now       | <b>NEW SPEC SUITE</b>   Reception area, conference room, 7 private offices & kitchen |



## SECOND FLOOR

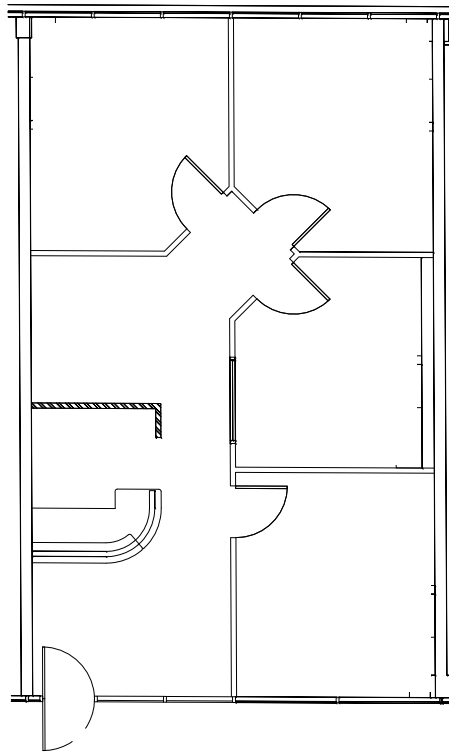


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2888 LOKER AVENUE, CARLSBAD | 9

# THE | ATRIUM @ BRESSI RANCH

## FLOOR PLANS

| SUITE #    | SQUARE-FEET | LEASE RATE           | AVAILABLE | COMMENTS                                      |
|------------|-------------|----------------------|-----------|---|
| <b>218</b> | 1,200 SF    | \$2.25 + Electricity | Now       | Reception area, 4 private offices, open area. |



## SECOND FLOOR

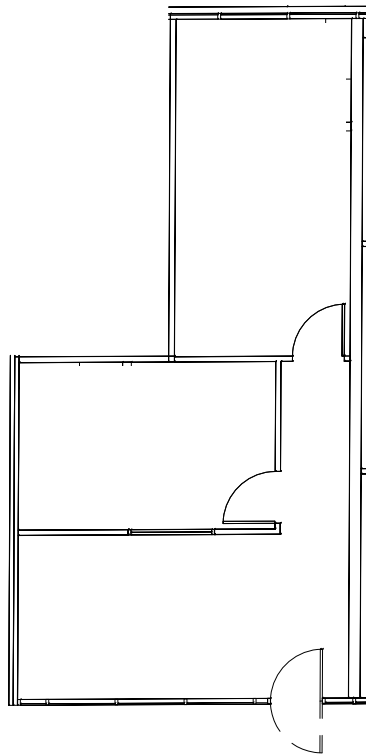


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2888 LOKER AVENUE, CARLSBAD | 10

# THE | ATRIUM @ BRESSI RANCH

## FLOOR PLANS

| SUITE #    | SQUARE-FEET | LEASE RATE           | AVAILABLE | COMMENTS                           |
|------------|-------------|----------------------|-----------|------------------------------------|
| <b>220</b> | 769 SF      | \$2.25 + Electricity | Now       | Reception area, 2 private offices. |



## SECOND FLOOR

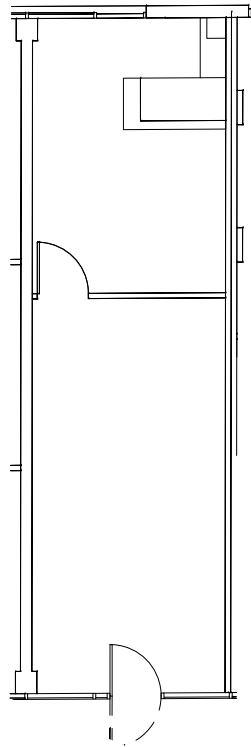


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2888 LOKER AVENUE, CARLSBAD | 11

# THE | ATRIUM @ BRESSI RANCH

## FLOOR PLANS

| SUITE #    | SQUARE-FEET | LEASE RATE           | AVAILABLE | COMMENTS                          |
|------------|-------------|----------------------|-----------|-----------------------------------|
| <b>222</b> | 600 SF      | \$2.25 + Electricity | Now       | Reception area, 1 private office. |



## SECOND FLOOR

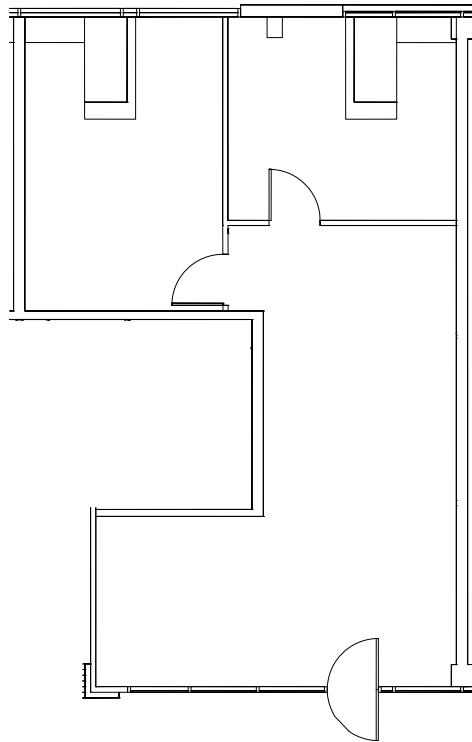


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2888 LOKER AVENUE, CARLSBAD | 12

# THE | ATRIUM @ BRESSI RANCH

## FLOOR PLANS

| SUITE #    | SQUARE-FEET | LEASE RATE           | AVAILABLE | COMMENTS   |
|------------|-------------|----------------------|-----------|--|
| <b>301</b> | 1,175 SF    | \$2.25 + Electricity | Now       | Reception area, copy/fax area, 2 private offices, mountain views |



## THIRD FLOOR

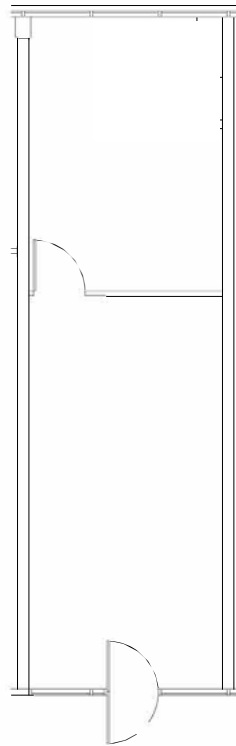


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2888 LOKER AVENUE, CARLSBAD | 13

# THE | ATRIUM @ BRESSI RANCH

## FLOOR PLANS

| SUITE #    | SQUARE-FEET | LEASE RATE           | AVAILABLE | COMMENTS  |
|------------|-------------|----------------------|-----------|---|
| <b>305</b> | 600 SF      | \$2.25 + Electricity | Now       | <b>NEW SPEC SUITE</b>   Reception area, 1 private office. |



## THIRD FLOOR

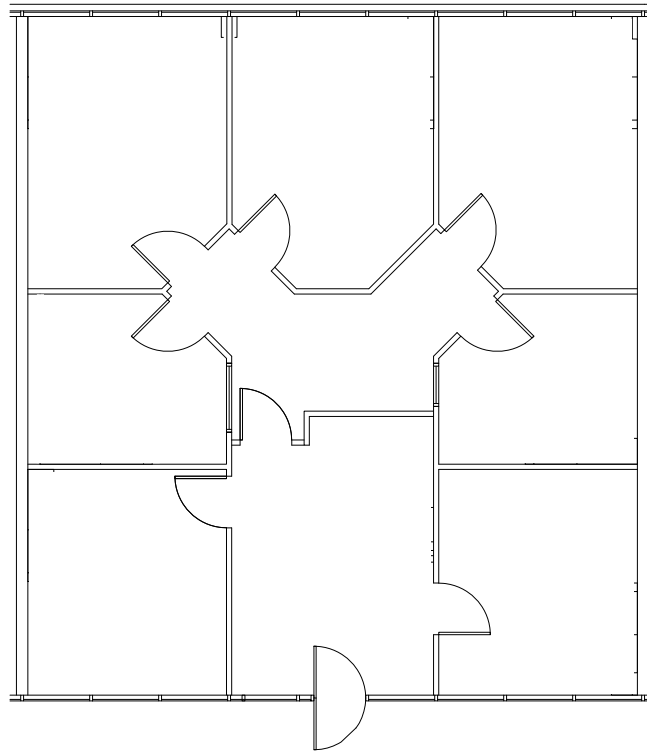


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2888 LOKER AVENUE, CARLSBAD | 14

# THE | ATRIUM @ BRESSI RANCH

## FLOOR PLANS

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



## THIRD FLOOR

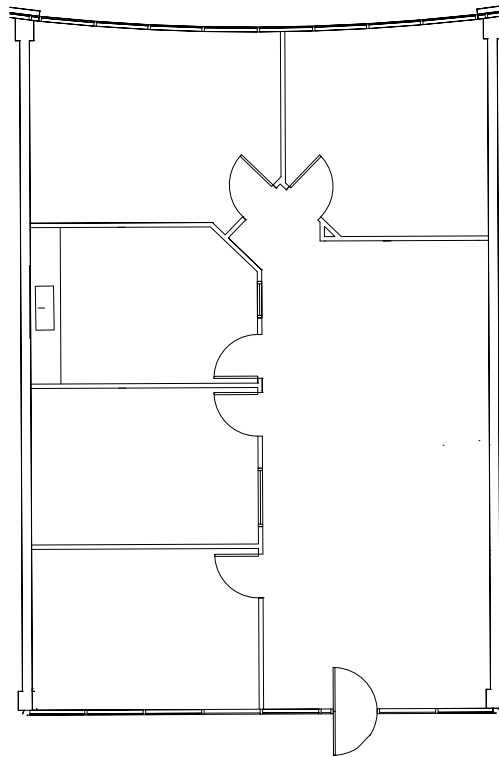


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# THE | ATRIUM @ BRESSI RANCH

## FLOOR PLANS

| SUITE #    | SQUARE-FEET | LEASE RATE           | AVAILABLE | COMMENTS   |
|------------|-------------|----------------------|-----------|--|
| <b>311</b> | 1,891 SF    | \$2.15 + Electricity | Now       | Conference room, 3 private offices, open area, and kitchen |



## THIRD FLOOR

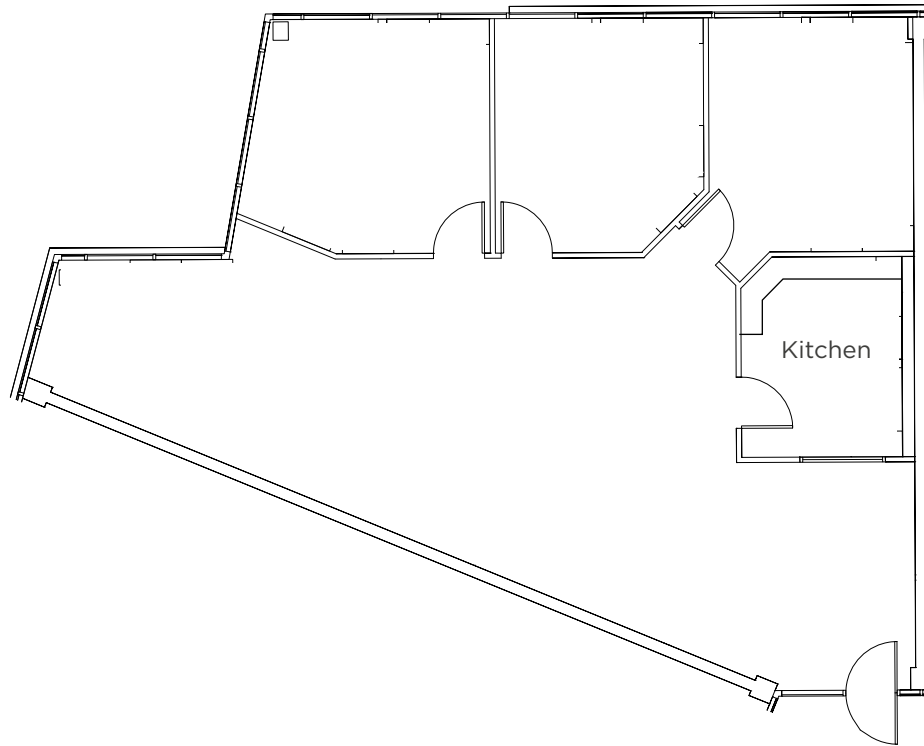


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2888 LOKER AVENUE, CARLSBAD | 16

# THE | ATRIUM @ BRESSI RANCH

## FLOOR PLANS

| SUITE #    | SQUARE-FEET | LEASE RATE           | AVAILABLE | COMMENTS  |
|------------|-------------|----------------------|-----------|---|
| <b>312</b> | 1,883 SF    | \$2.15 + Electricity | Now       | <b>NEW SPEC SUITE</b>   Reception area, open bullpen, 3 private offices & kitchen |



## THIRD FLOOR

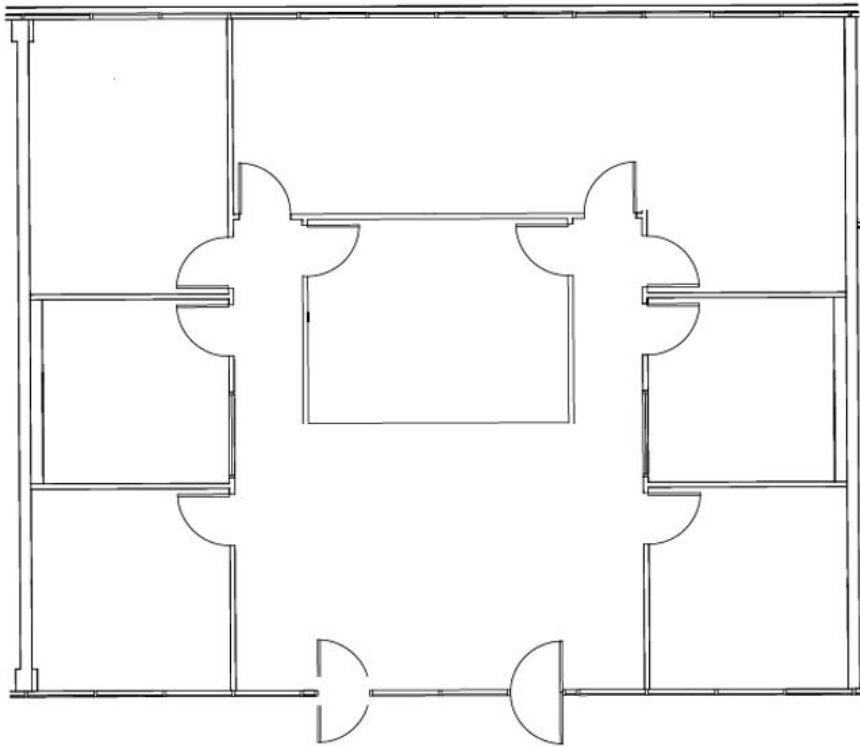


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2888 LOKER AVENUE, CARLSBAD | 17

# THE | ATRIUM @ BRESSI RANCH

## FLOOR PLANS

| SUITE #        | SQUARE-FEET | LEASE RATE           | AVAILABLE | COMMENTS   |
|----------------|-------------|----------------------|-----------|--|
| <b>313/314</b> | 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 | 18

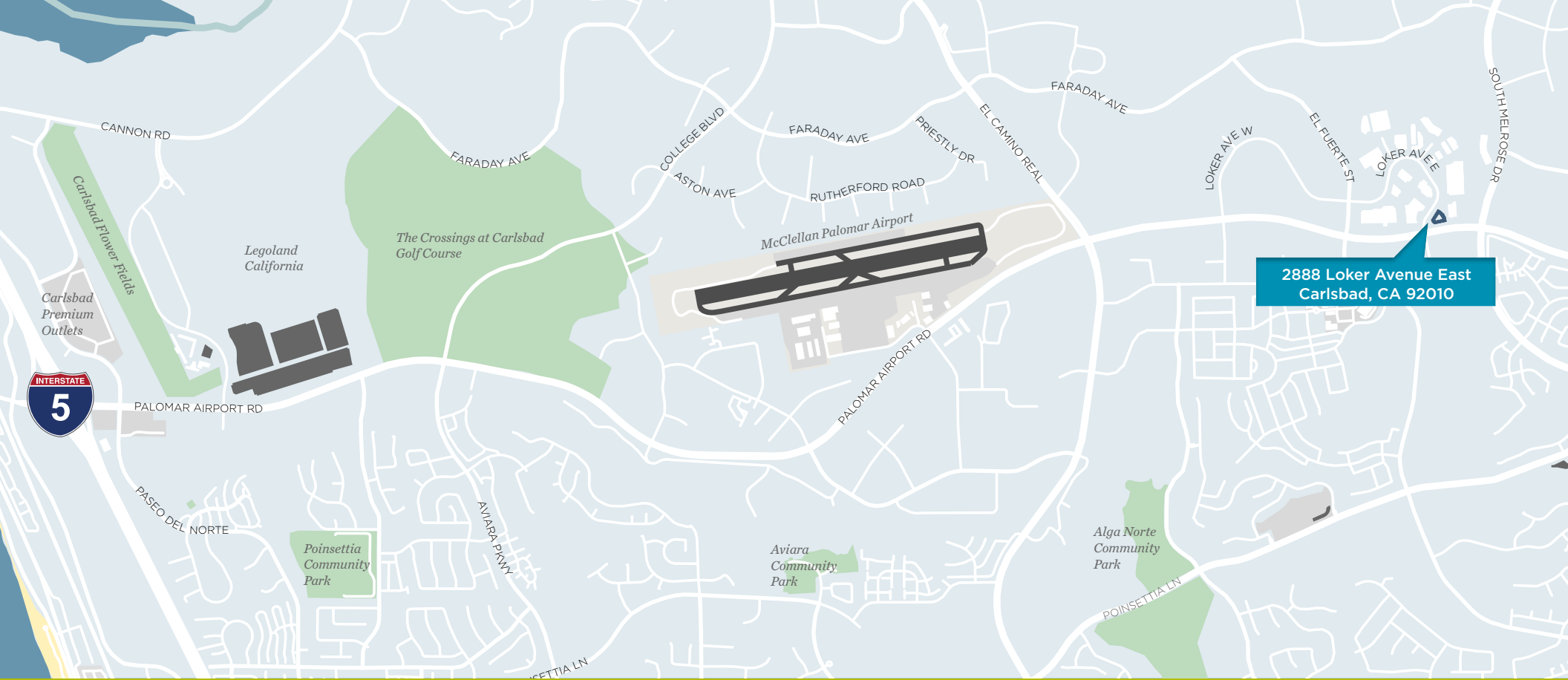
# NEARBY AMENITIES



EL CAMINO REAL

CARLSBAD MCCLELLAN PALOMAR AIRPORT

2888 Loker Avenue East  
Carlsbad, CA 92010



2888 Loker Avenue East  
Carlsbad, CA 92010

**For more information, contact:**

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