

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

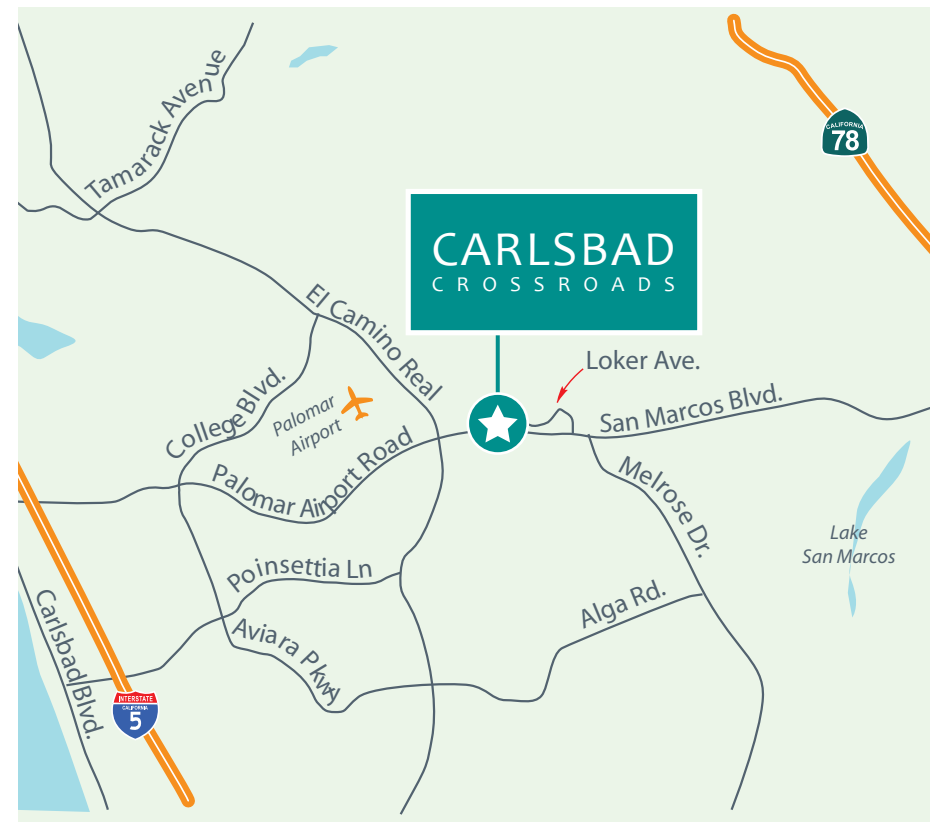


DROUGHT
TOLERANT PLANTS



LED LIGHTING
UPGRADES

LOWER MONTHLY OPERATIONAL COSTS
POSITIVE ENVIRONMENTAL IMPACT





CARLSBAD
CROSSROADS

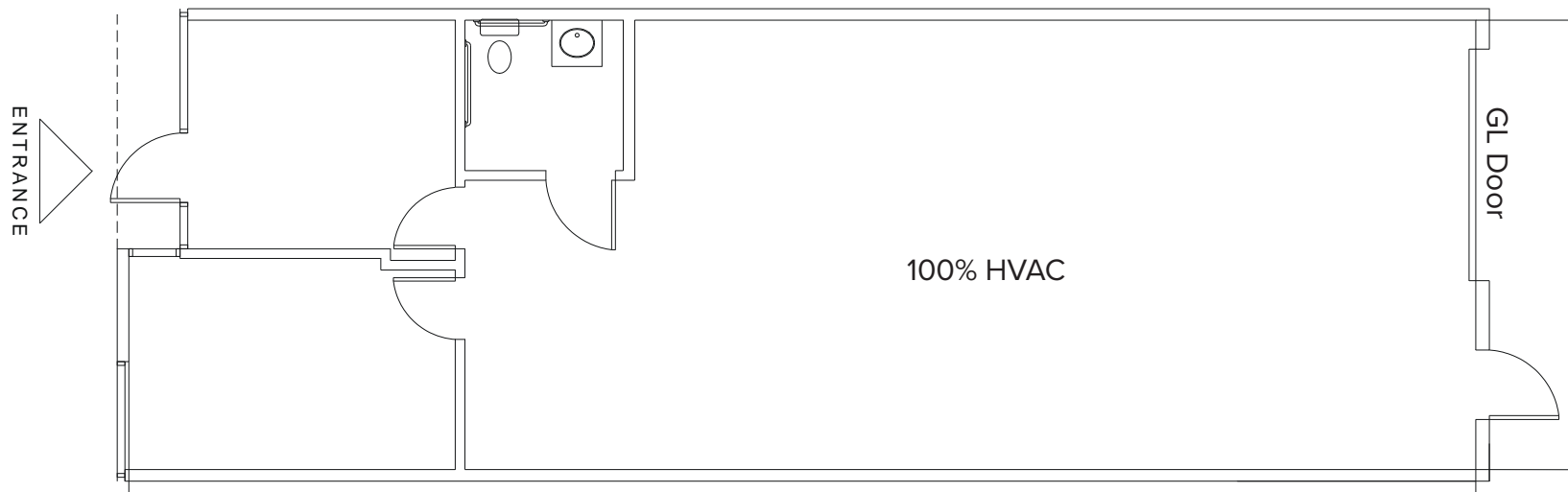
AVAILABILITIES					
BUILDING	2734	2734	2734	2734	2736
SUITE#	C	D	E	H&I	D
TOTAL SF	1,185	1,214	1,214	2,982	2,474
SPACE TYPE	Industrial	Industrial	Industrial	Industrial	Industrial
% BUILDOUT	±10%	±10%	±10%	±65%	Shell Warehouse
BASE RENT/SF	\$1.55/SF + NNN ±\$0.38/SF	\$1.55/SF + NNN ±\$0.38/SF	\$1.55/SF + NNN ±\$0.38/SF	\$1.50/SF + NNN ±\$0.38/SF	\$1.55/SF + NNN ±\$0.38/SF
AVAILABLE	8/1/26	8/1/26	Now	8/1/26	8/1/26

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

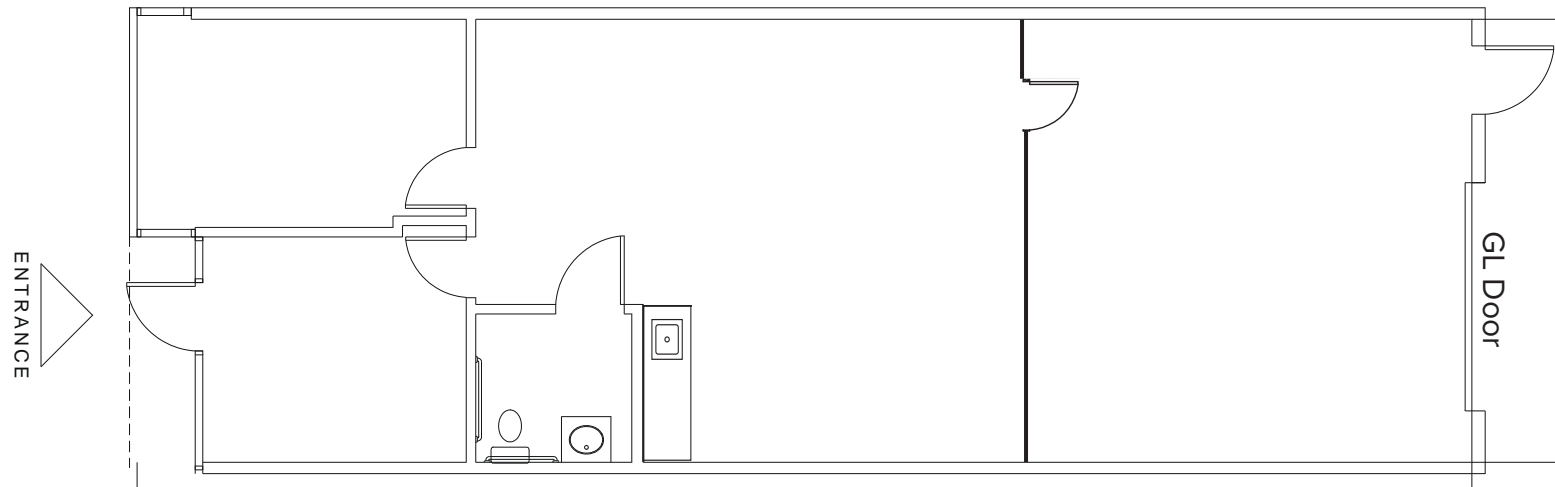
AVAILABLE
8/1/26

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



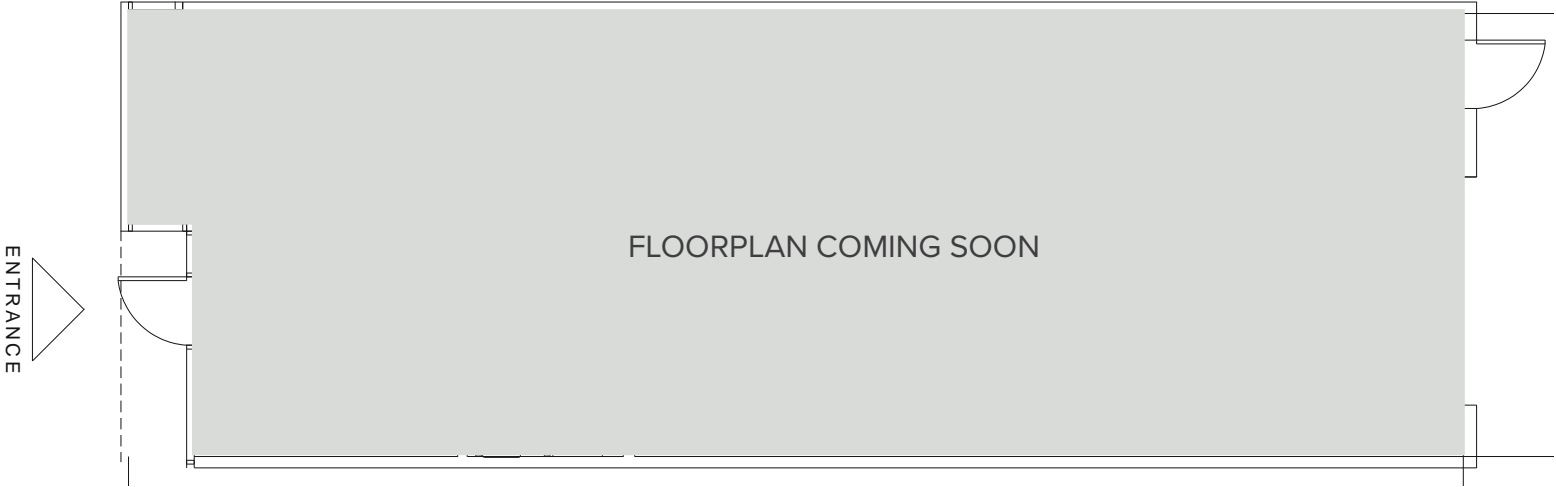
AVAILABLE
8/1/26

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

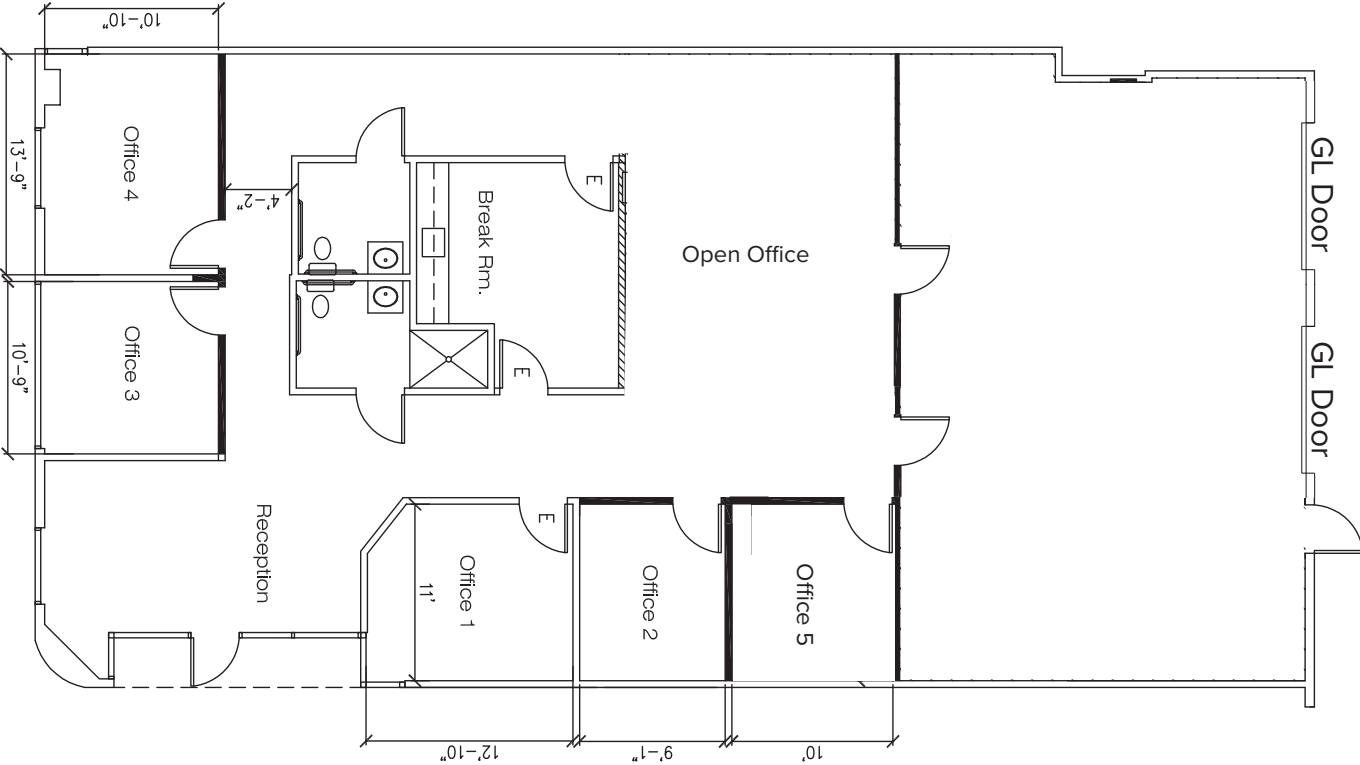
AVAILABLE NOW

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

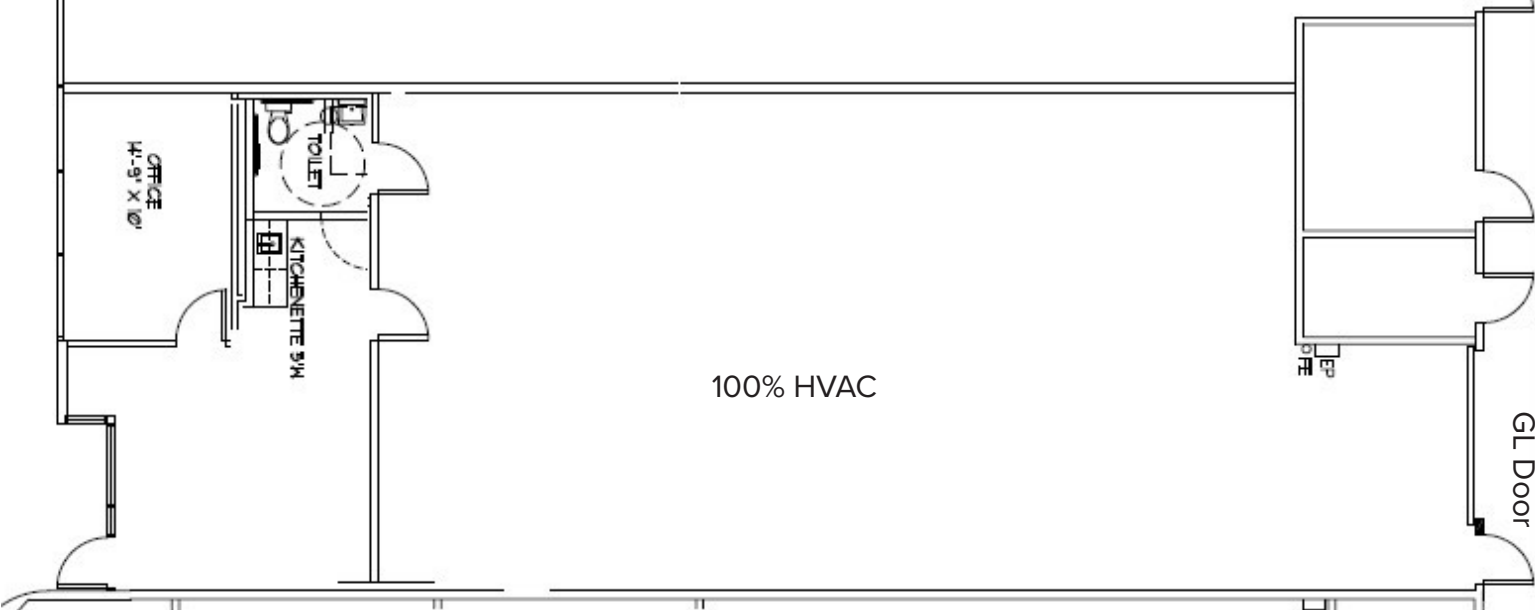

AVAILABLE 8/1/26

2736 Loker Avenue West

Conceptual Floor Plan


Suite D

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




2,380 SF


\$1.55 NNN


100% HVAC


Kitchenette


AVAILABLE
8/1/26

Site Plan





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2736

CONTACTS

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CBRE

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