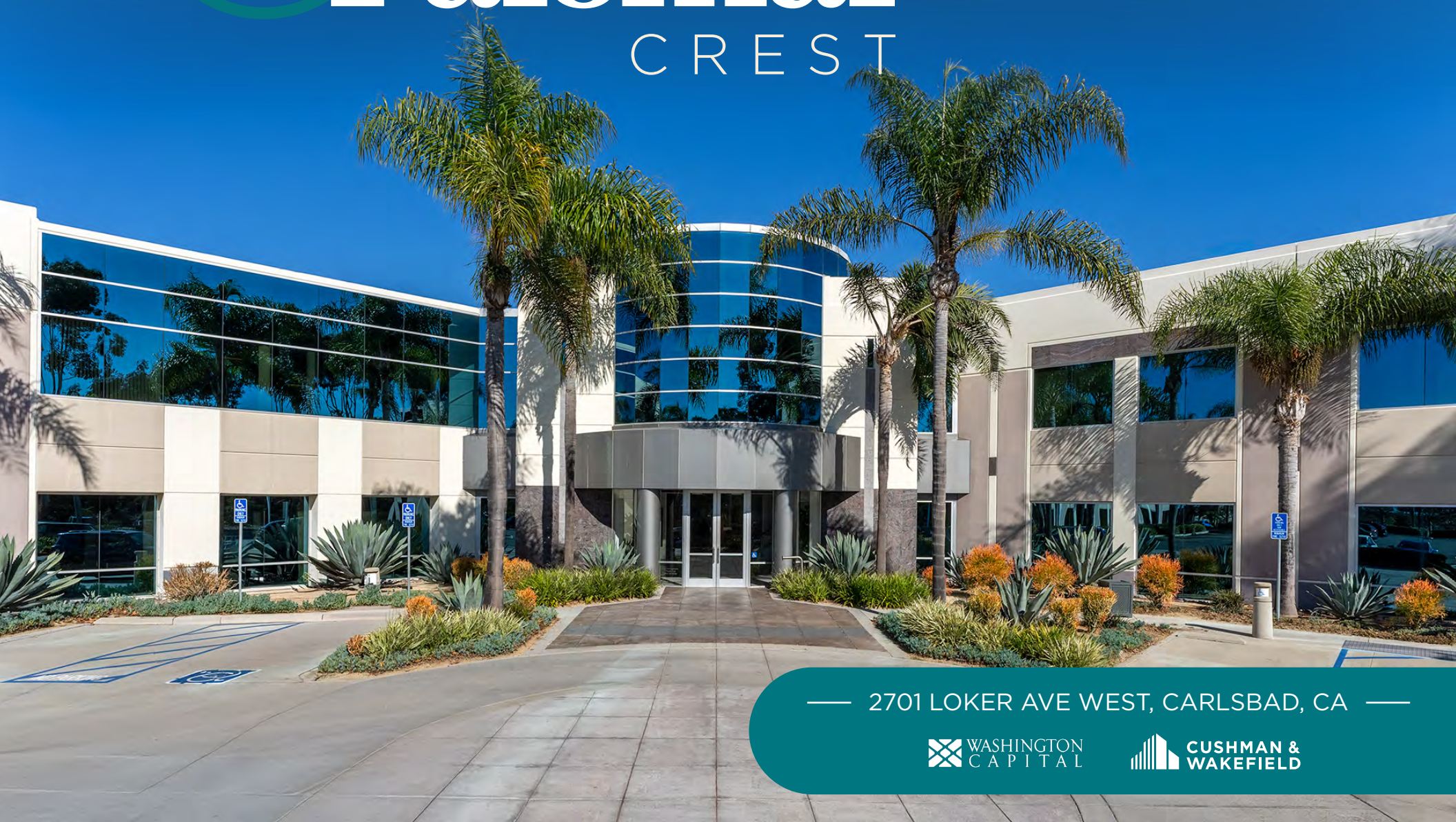




Palomar

CREST

**5% BROKER COMMISSION
ON 3 YEAR+ LEASES**



— 2701 LOKER AVE WEST, CARLSBAD, CA —





- \$2.35/RSF + U
- 81,810 SF 2-story office
- Newly renovated
- Abundant parking at 4/1000 RSF
- Patio/outdoor collaboration areas landscaping
- Building and monument signage available
- Spacious two story atrium lobby
- Shower and locker rooms
- New onsite gym coming soon
- Located nearby Bressi Ranch

Limitless opportunities await

Welcome to this newly renovated, highly visible 81,810 SF two-story office building, perfectly positioned on a prime corner lot along Palomar Airport Road. Offering breathtaking views of Carlsbad McClellan Palomar Airport and the Pacific Ocean, this modernized property features a striking 30-foot circular lobby with skylights, granite flooring, and electronic directories. Tenants will appreciate the refreshed common areas, updated restrooms, and vibrant outdoor collaboration spaces. Conveniently located near popular amenities and ENERGY STAR® Certified, this move-in-ready building is an exceptional opportunity for businesses seeking a dynamic and inspiring workspace.



Spaces to Thrive in

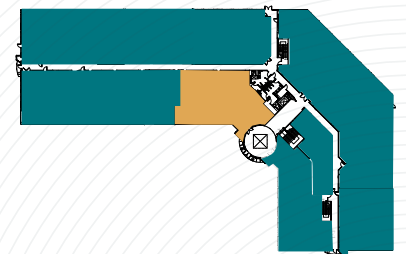
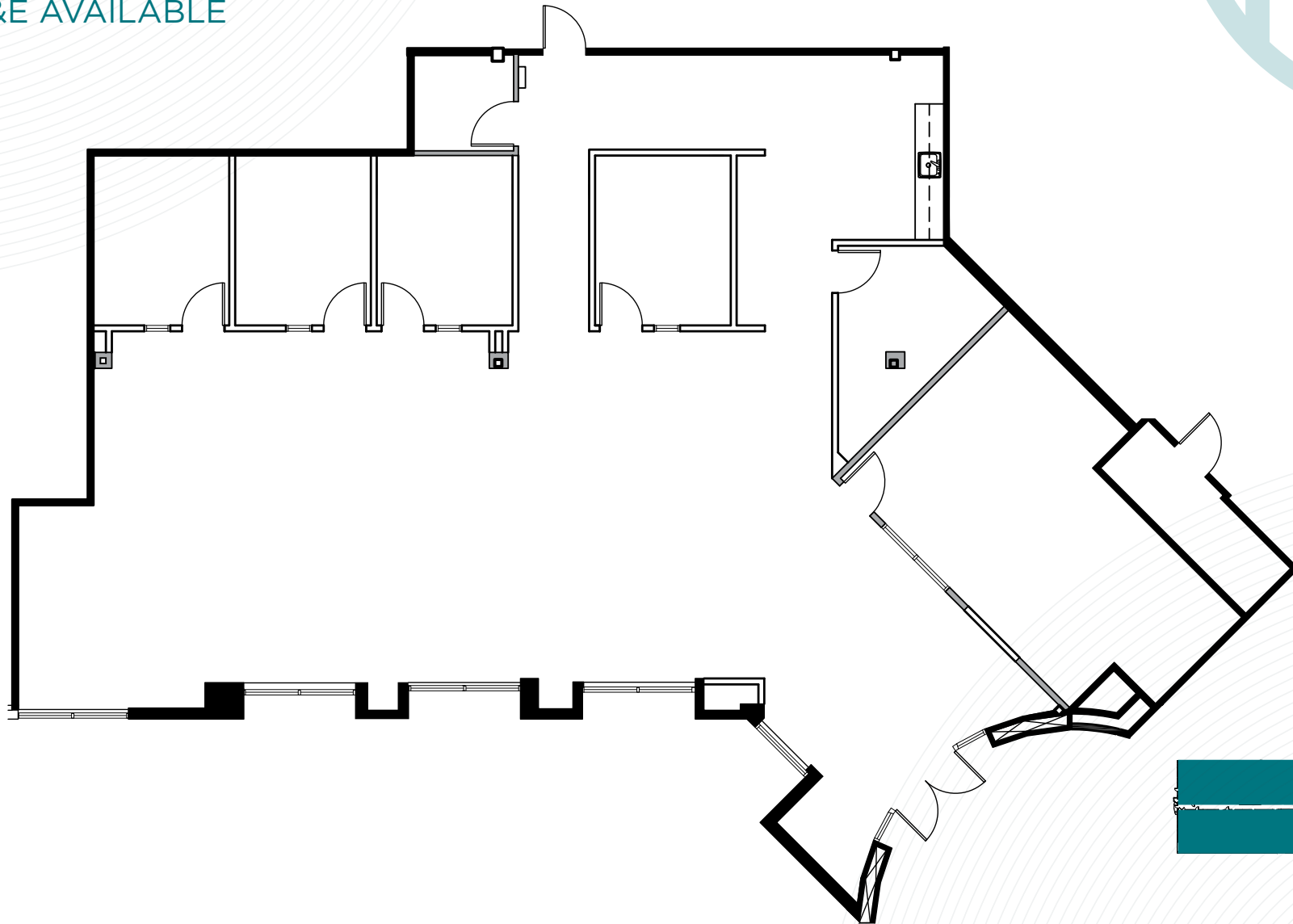
SUITE	SIZE	AVAILABILITY
Suite 100	3,639 RSF	Now
Suite 103	2,030 RSF	11/1/26
Suite 115	3,603 RSF	Now
Suite 120	3,468 RSF	Now
Suite 150	3,724 RSF	Now
Suite 230	5,897 RSF	Now
Suite 290	5,300 RSF	Now



SUITE 150

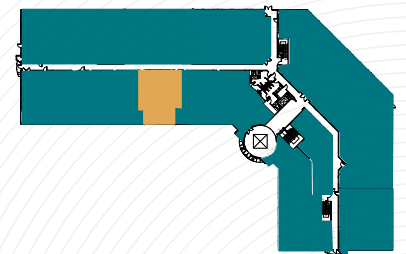
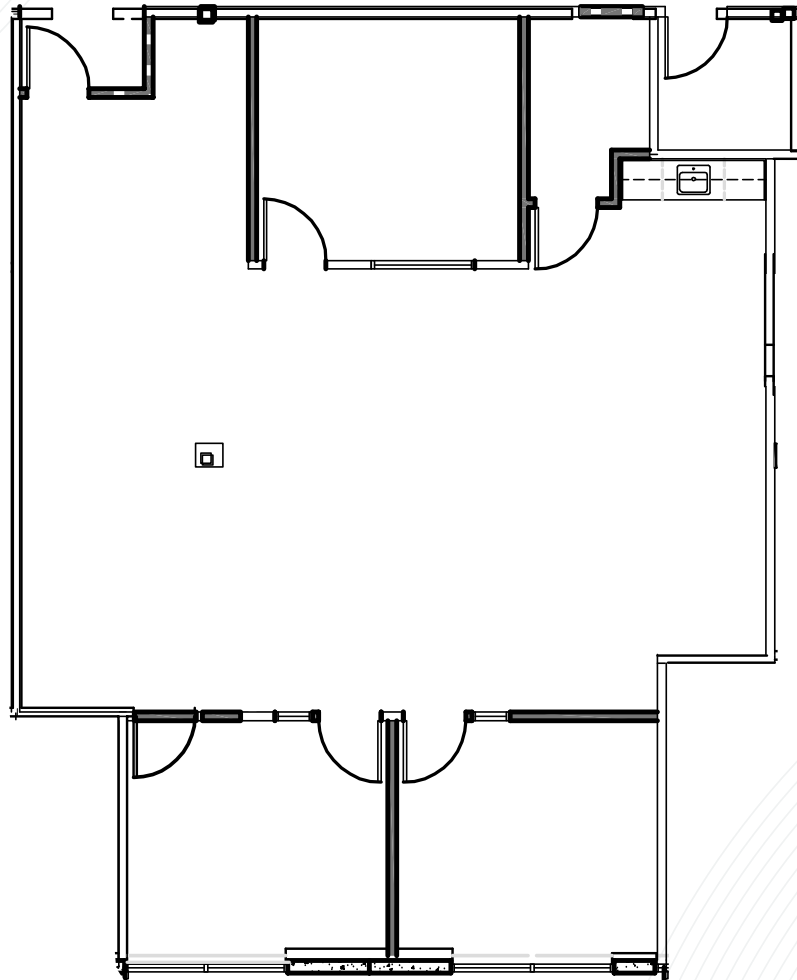
Suite 100 | 3,639 SF

FF&E AVAILABLE

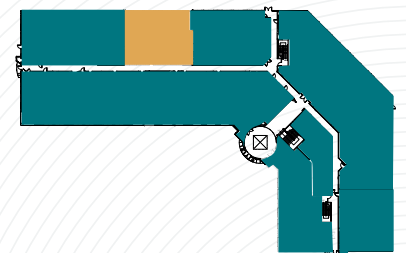
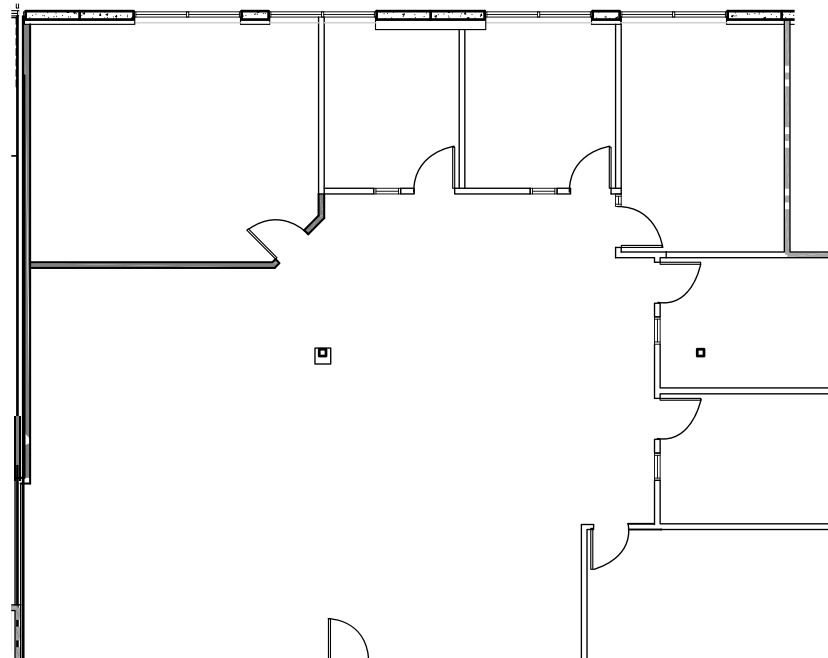


Suite 103 | 2,030 SF

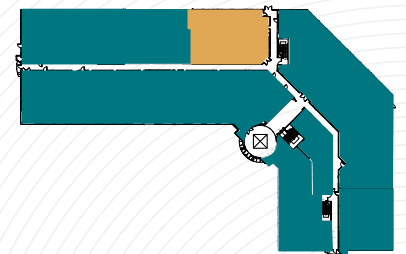
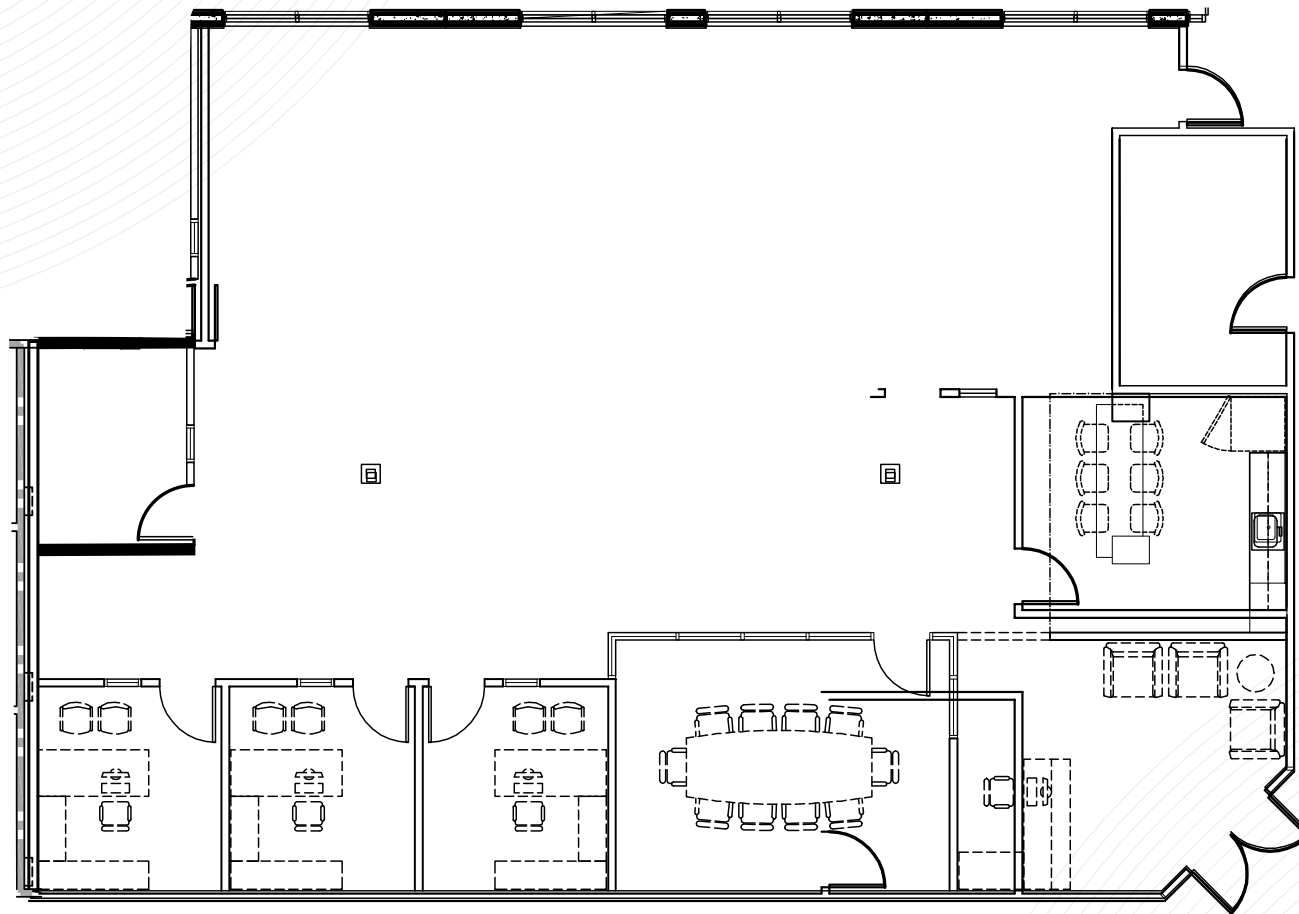
AVAILABLE 11/1



Suite 115 | 3,603 SF

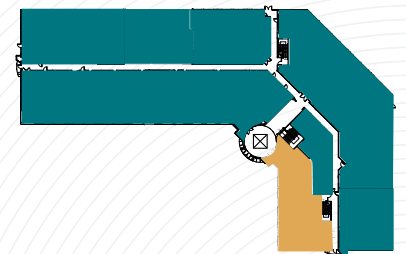
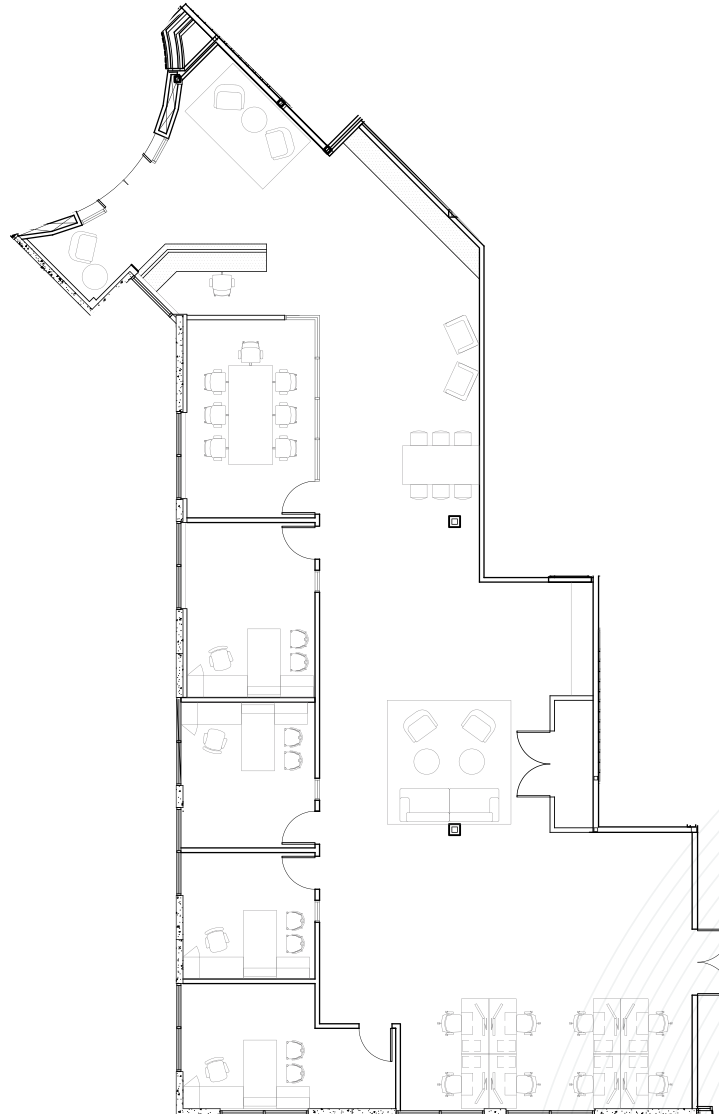


Suite 120 | 3,468 SF



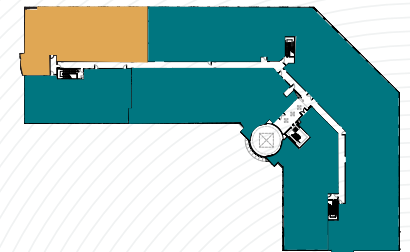
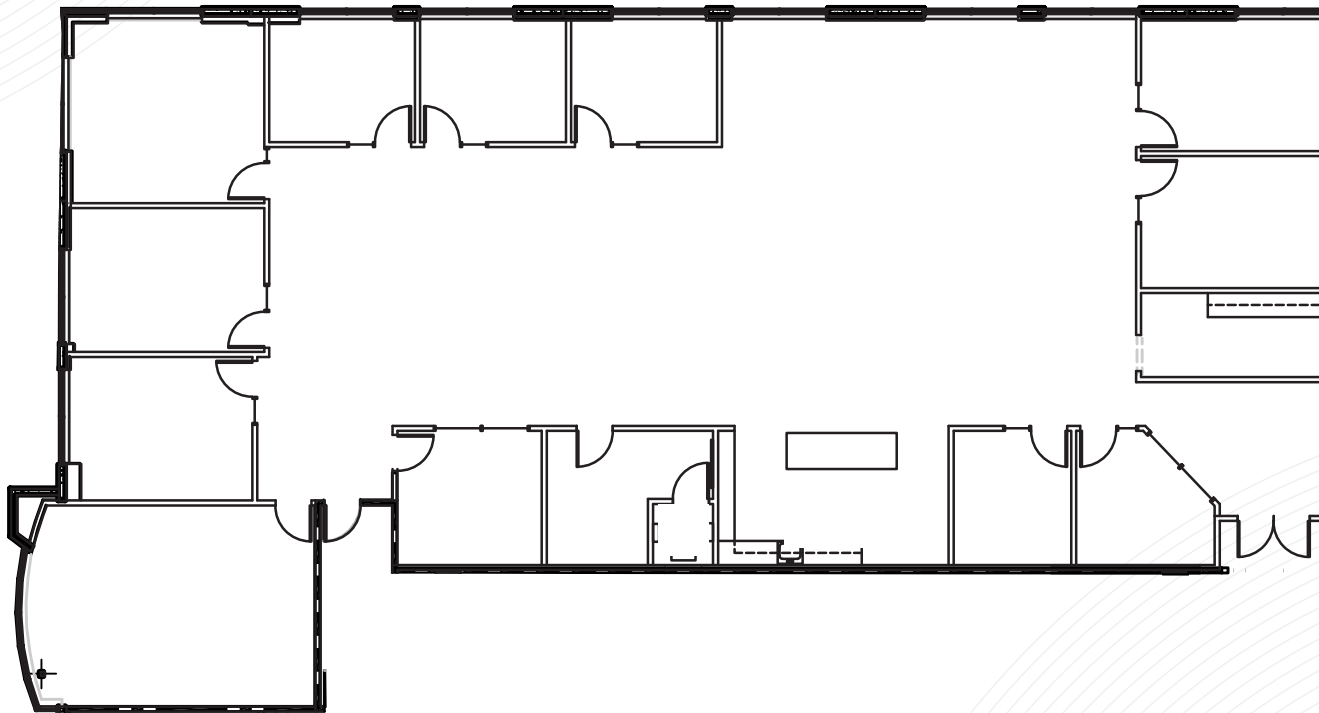
Suite 150 | 3,724 SF

NEW CREATIVE SPEC SUITE



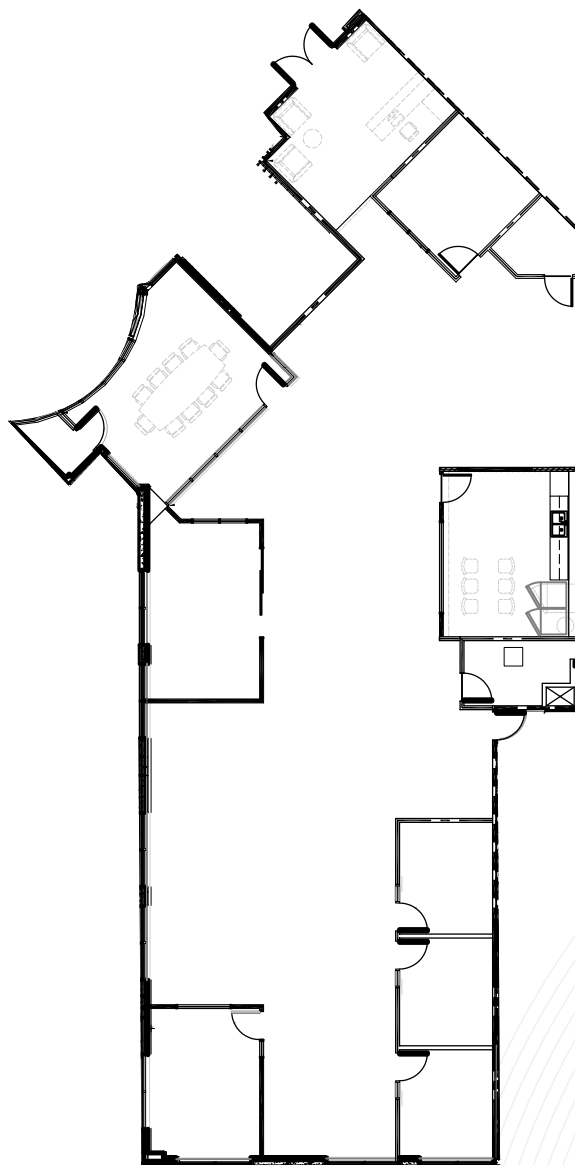
Suite 230 | 5,897 SF

CORNER SUITE WITH EXTENSIVE GLASS

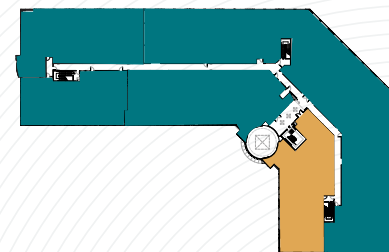


Suite 290 | 5,300 SF

CREATIVE OFFICE



PALOMAR CRUISE 10





Location Map



CARLSBAD, CA

Situated in the heart of Carlsbad, North County San Diego's largest and most sought-after submarket, this elevated site is conveniently located right off Palomar Airport Road, the region's main thoroughfare, and just a couple of miles to both Interstate 5 and State Route 78.

Beyond Palomar Crest's convenient location for commuting, it offers easy access to a myriad of dining and retail amenities, as well as plenty of guest accommodations just minutes away.

The abundance of recreation, shops, restaurants, and convenience options, some even within a 5-minute walk, make this the perfect live/work/play locale.



ENCINITAS



5

MINS

TO
INTERSTATE 5

DOWNTOWN
CARLSBAD

PALOMAR
AIRPORT

LIFT

Eureka! Del Lusso Krave
Napoletana Pizzeria ASIAN FUSION RESTAURANT

CARLSBAD OAKS

Staples SUBWAY
PHO HOUSE primos Sport Clips
GRILL mexican food & cantina HAIRCUTS
Starbucks BANK OF AMERICA SUSHI ZEN TERYAKI

PALOMAR COMMONS

FIVE GUYS LOWE'S Chipotle
Panera noodles Jersey Mike's
CALIFORNIA BANK

Palomar
CREST

THE SQUARE AT BRESSI RANCH

BevMo! CVS pharmacy Mango-Mango Sprouts CASERO
MENDOCINO FARMS RICHARD WALKERS MISSION FARMERS MARKET BIRD ROCK
COFFEE ROASTERS

verizon néktər twig TRADER JOE'S
PICK UP STIX Board & Brew petco
SUPER CUTS Luna Grill
CHASE rubio's BOYS & GIRLS CLUBS
BLOOM FISH DISTRICT
a women's boutique CATERY

BRESSI RANCH VILLAGE CENTER

Area & Walkable
AMENITIES



Palomar

CREST

CONTACTS

Joe Anderson

Senior Director

+1 760 415 3245

joe.anderson@cushwake.com

CA License #01280854

Brooks Campbell

Senior Director

+1 760 500 7720

brooks.campbell@cushwake.com

CA License #01380901

Danielle Bergson

Associate

+1 858 625 5202

danielle.bergson@cushwake.com

CA License #02196210

