

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



Palomar

CREST



— 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
- 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

AVAILABILITIES

Suite 115 | 3,603 RSF

Suite 150 | 3,724 RSF

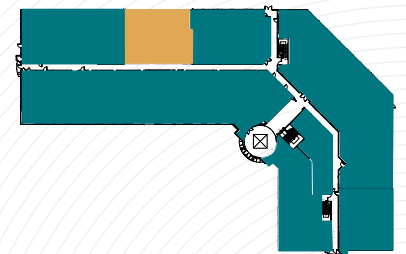
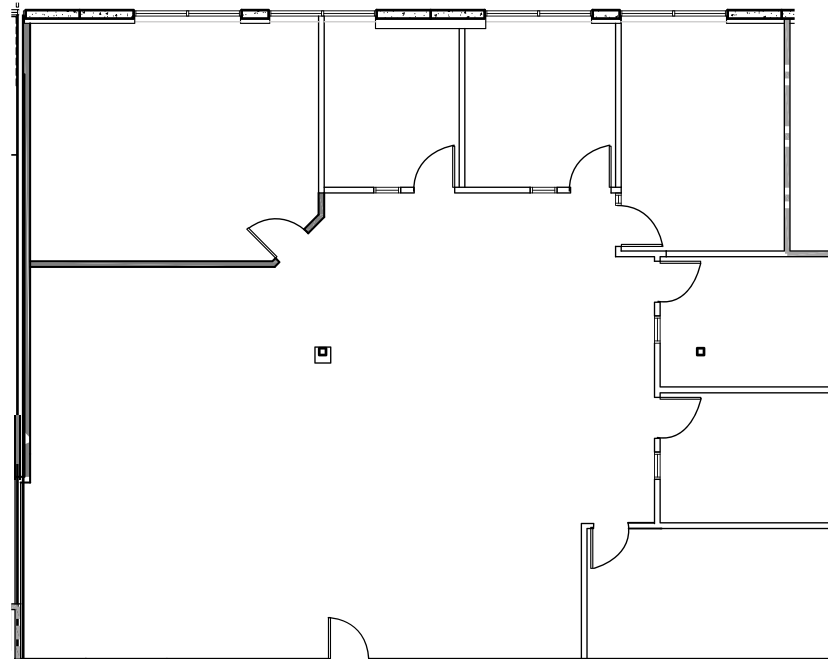
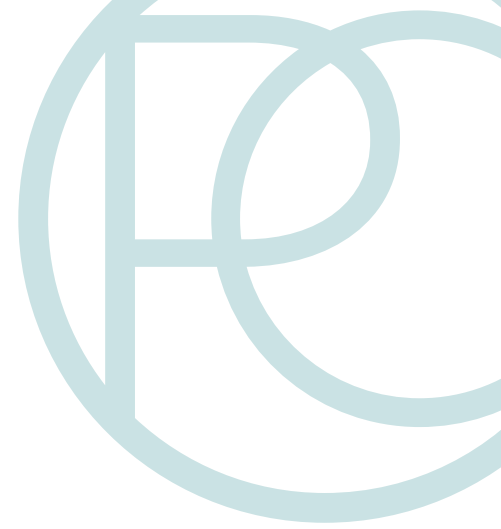
Suite 230 | 5,897 RSF

Suite 290 | 5,300 RSF

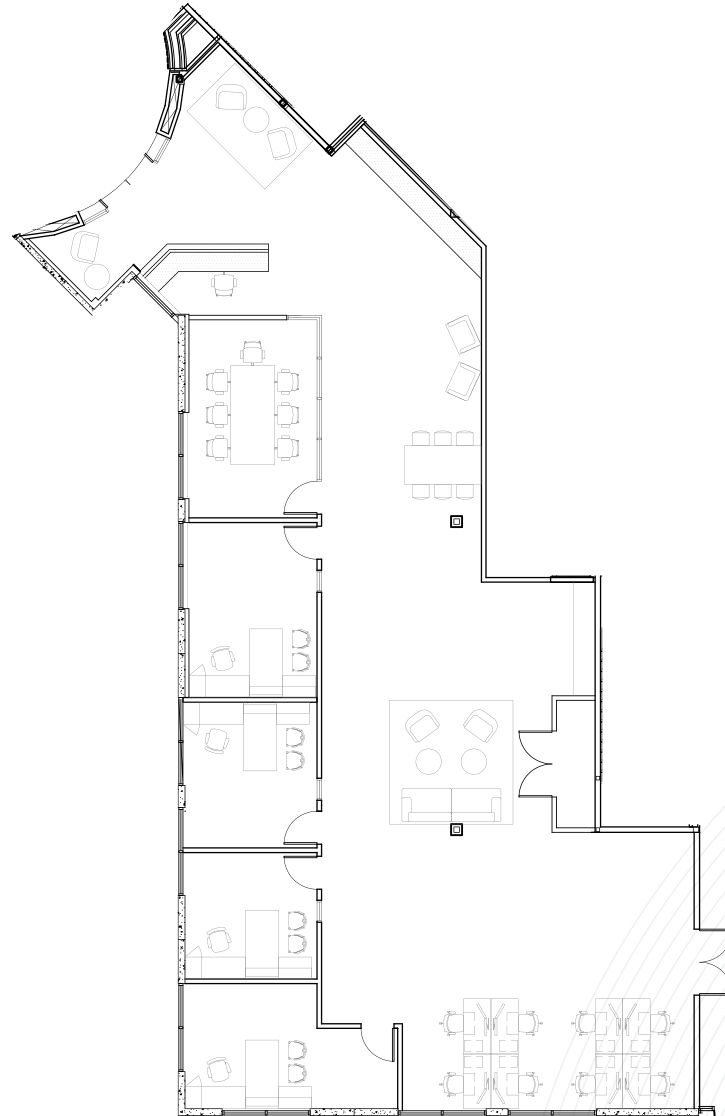
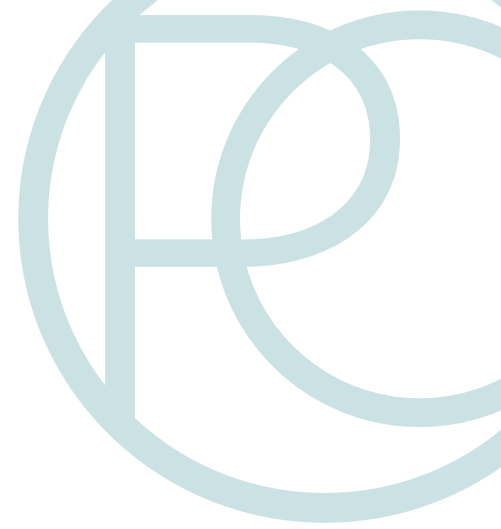


SUITE 150

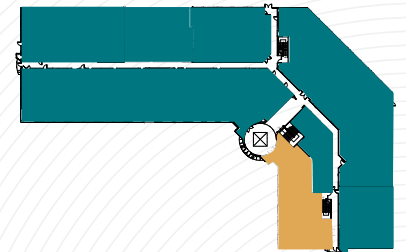
Suite 115 | 3,603 SF



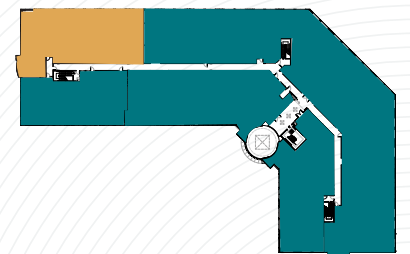
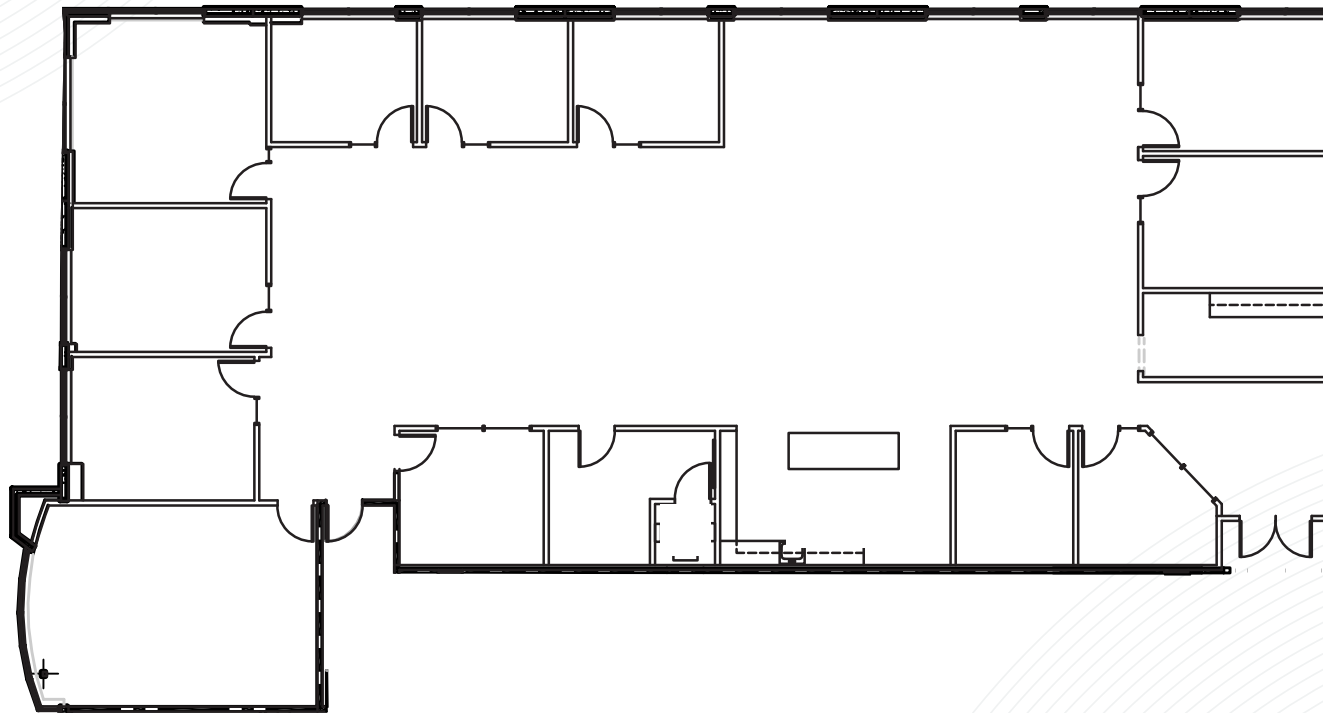
Suite 150 | 3,724 SF



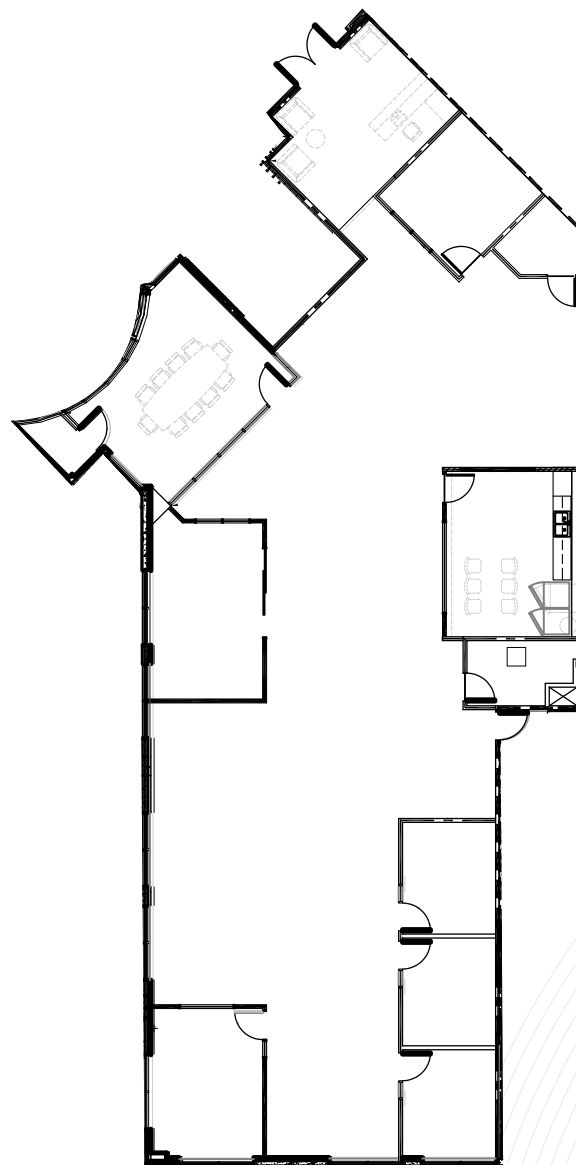
PALOMAR CREST | 5



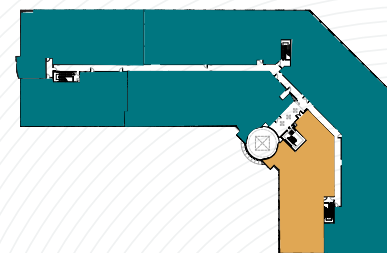
Suite 230 | 5,897 SF



Suite 290 | 5,300 SF



PALOMAR CRUISE | 7





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

PALOMAR COMMONS

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

CARLSBAD OAKS

Staples SUBWAY PHO HOUSE primos SportClips Starbucks BANK OF AMERICA

Water Birds PICK UP STIX TOMMY'S Peet's verizon Board's Brew petco nékter SUPERCUTS LunaGrill t wig CHASE BOYS & GIRLS CLUBS TRADER JOE'S rubio's BLOOM FISH DISTRICT

BRESSI RANCH VILLAGE CENTER

Palomar CREST

THE SQUARE AT BRESSI RANCH

BevMo! CVS pharmacy Mango-Mango SPROUTS CASERO MENDOCINO FARMS RICHARD WALKERS MISSION FEDERAL CREDIT UNION Training BIRD ROCK COFFEE ROASTERS

Area & Walkable AMENITIES



Palomar

CREST

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WASHINGTON
CAPITAL



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