

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



Palomar

CREST



— 2701 LOKER AVE WEST, CARLSBAD, CA —

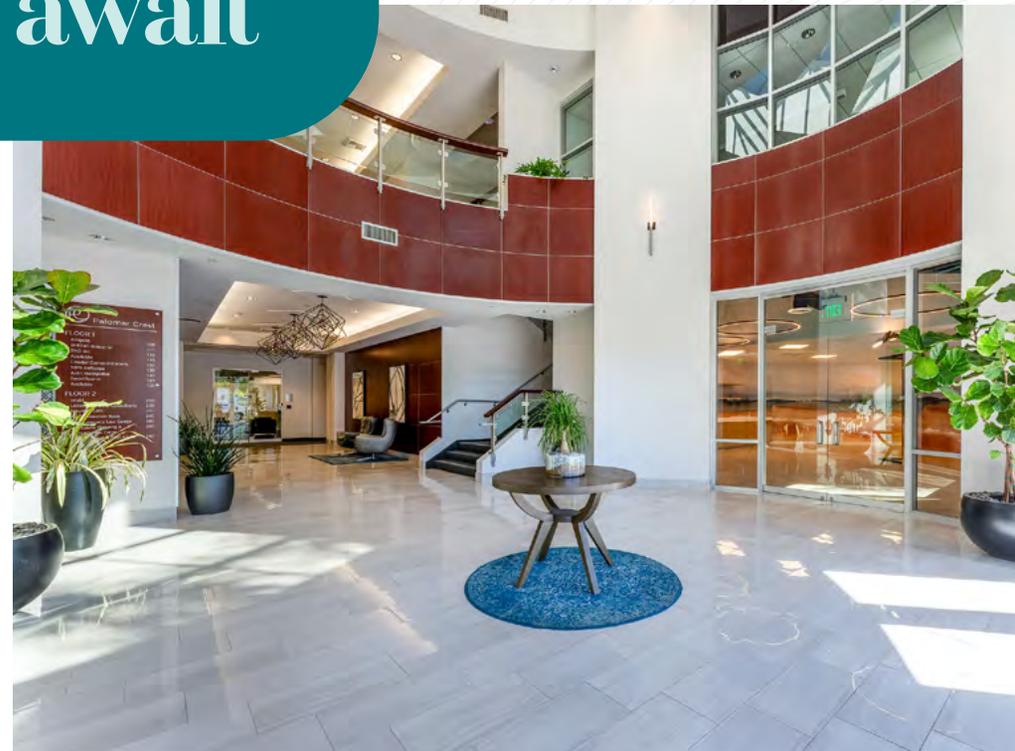




- \$2.35/RSF + U
- 81,810 SF 2-story office
- Newly renovated
- Abundant parking at 4/1000 RSF
- Patio/outdoor collaboration areas landscaping
- Building and monument signage available
- Spacious two story atrium lobby
- Shower and locker rooms
- Located nearby Bressi Ranch

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 100 | 3,639 RSF

Suite 115 | 3,603 RSF

Suite 150 | 3,724 RSF

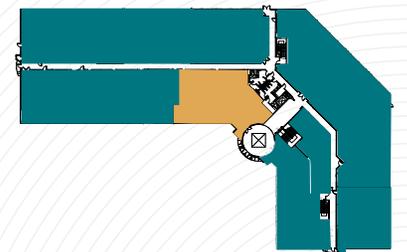
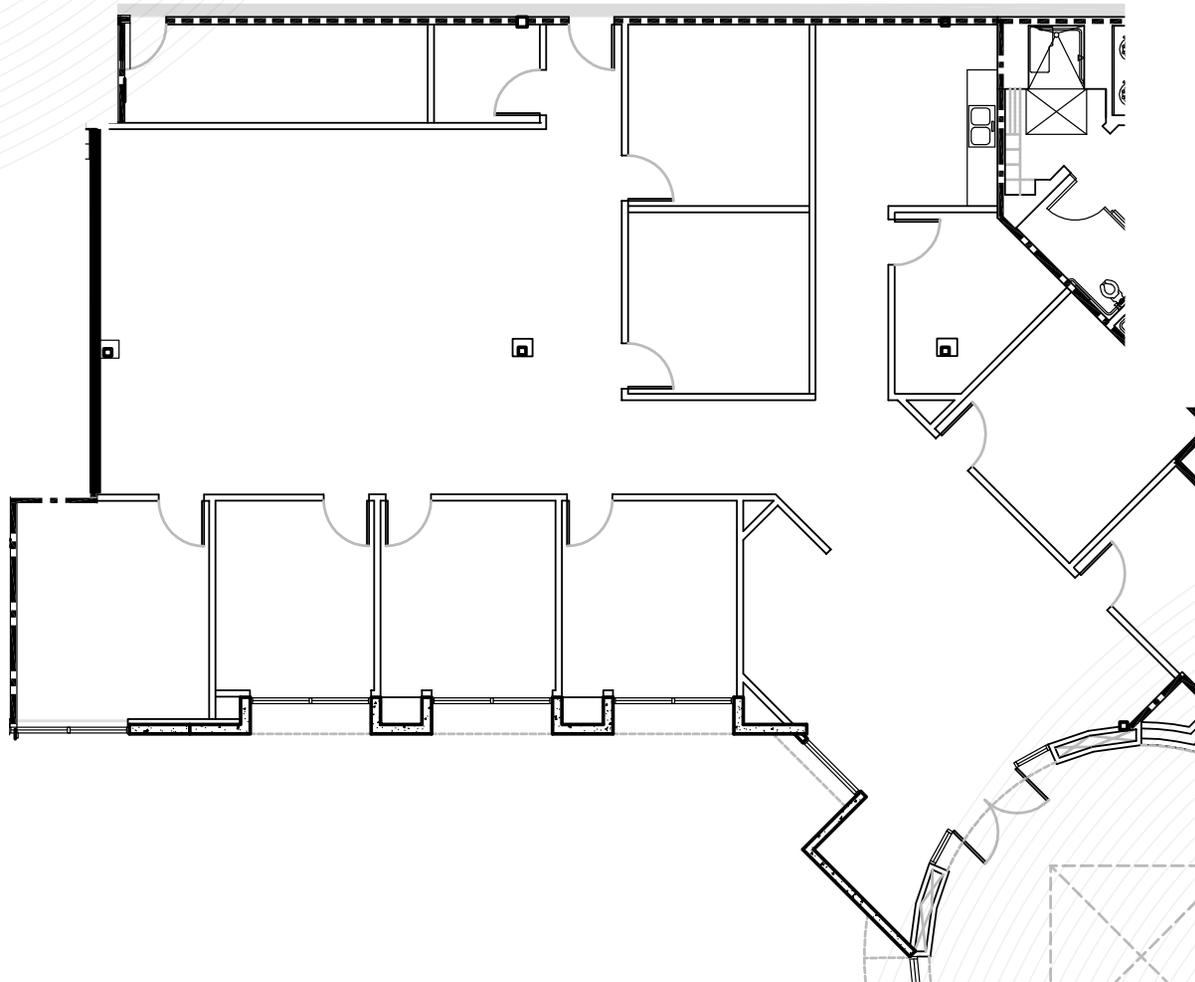
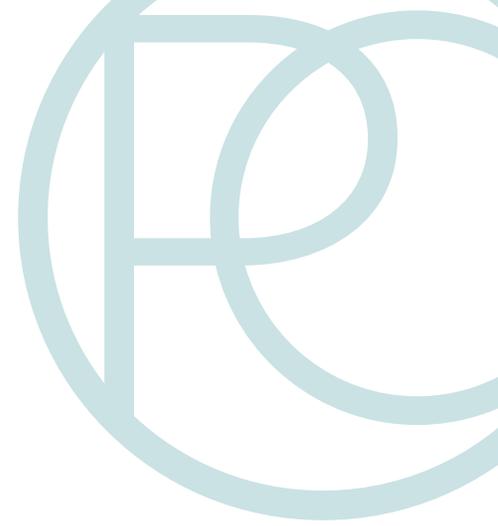
Suite 230 | 5,897 RSF

Suite 290 | 5,300 RSF

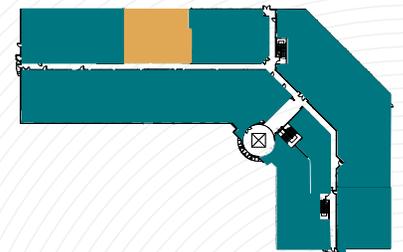
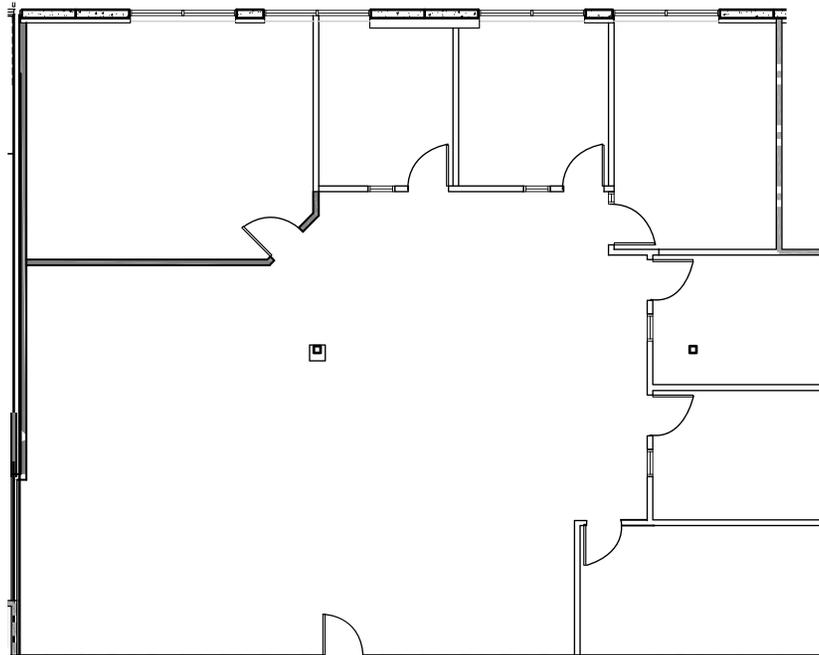
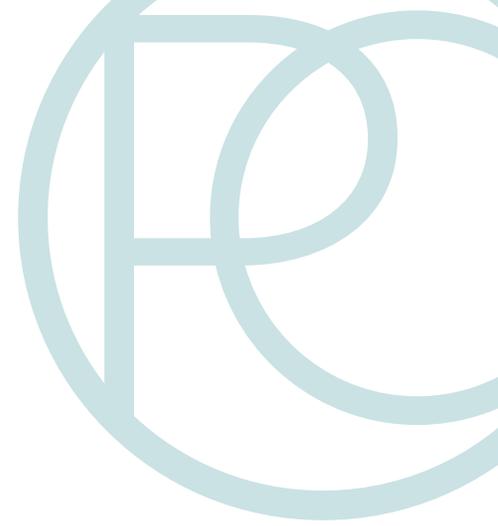


SUITE 150

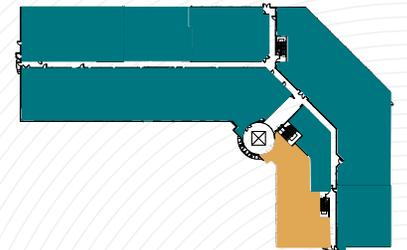
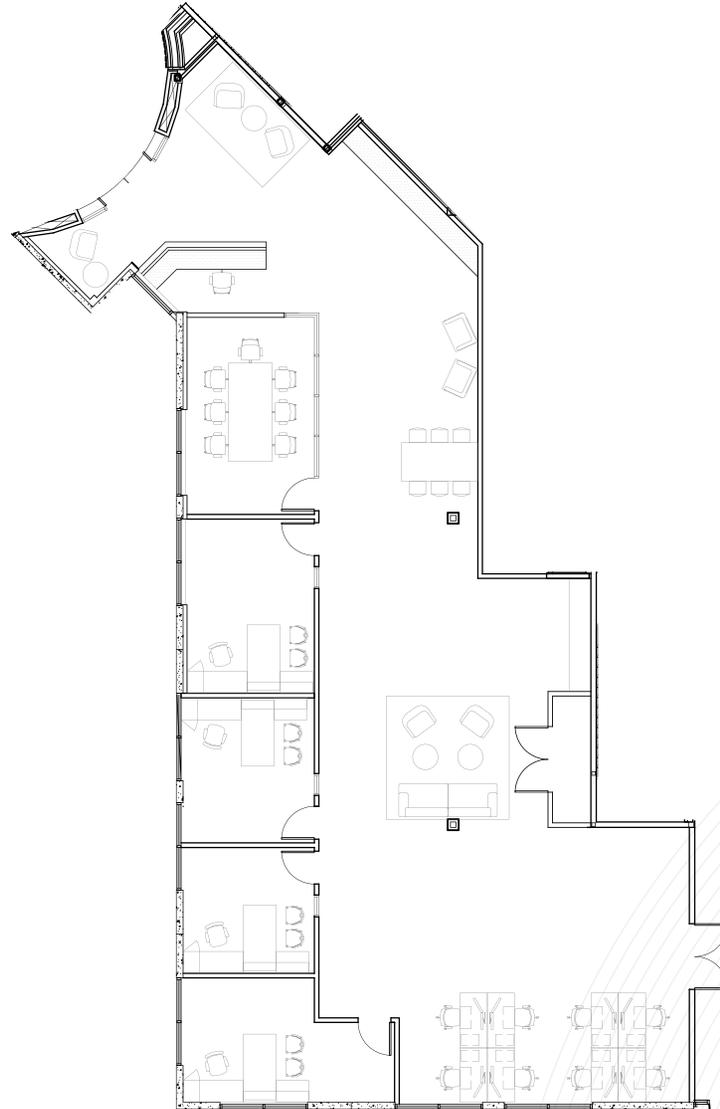
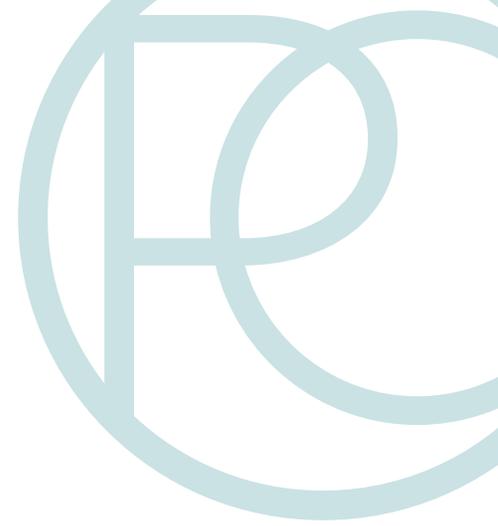
Suite 100 | 3,639 SF



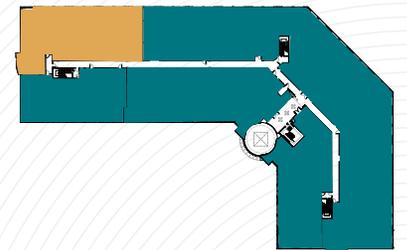
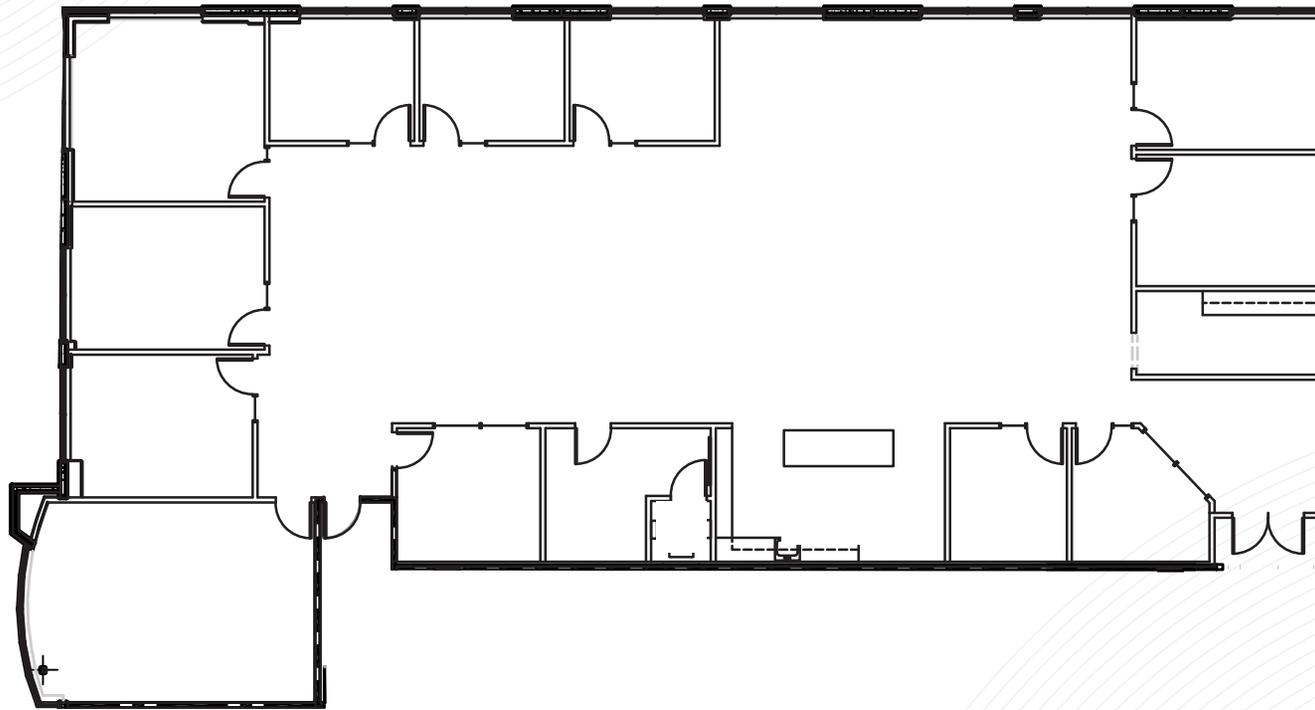
Suite 115 | 3,603 SF



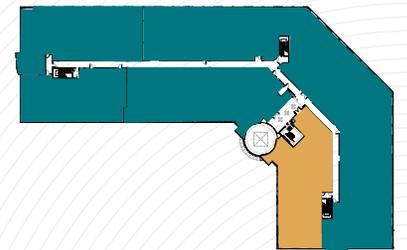
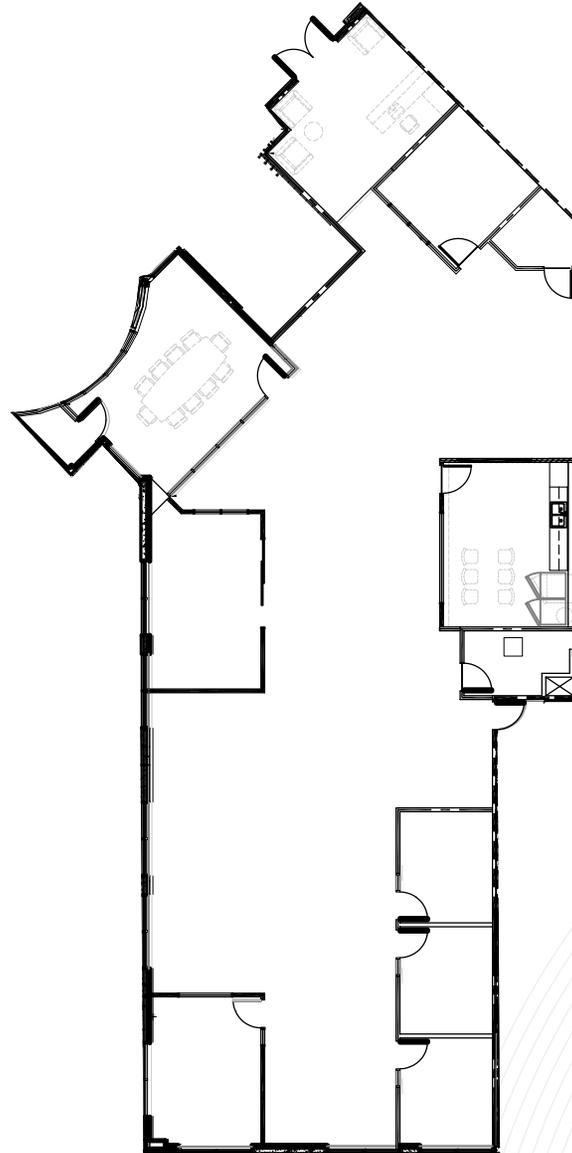
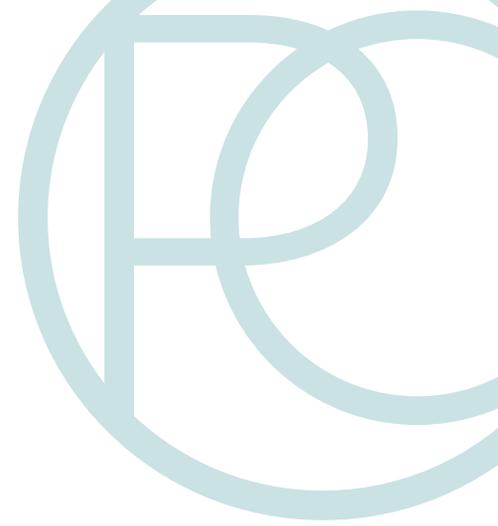
Suite 150 | 3,724 SF



Suite 230 | 5,897 SF

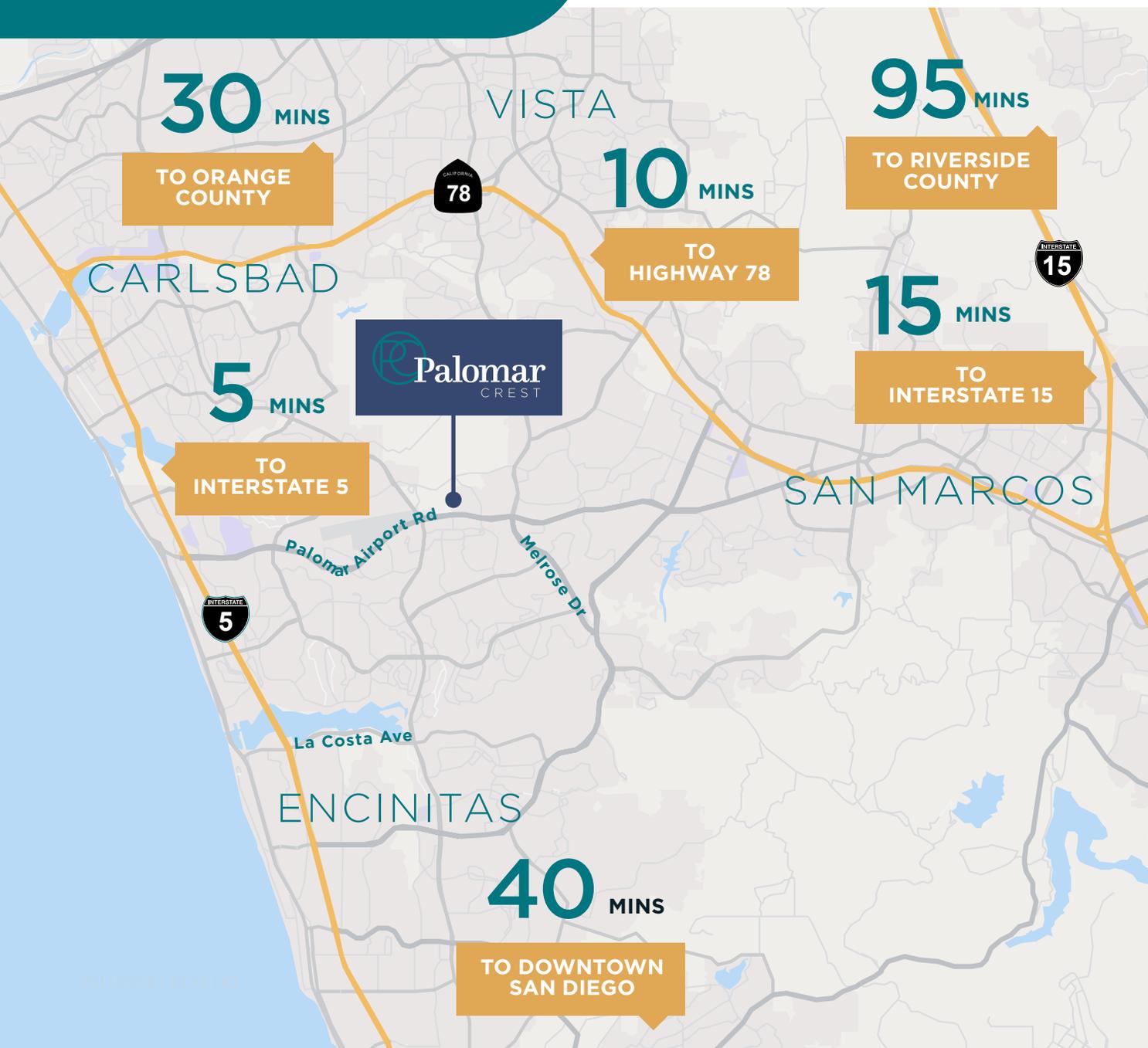


Suite 290 | 5,300 SF





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
Talleria noodles Jersey Mike's
CALIFORNIA BANK

CARLSBAD OAKS
Staples SUBWAY
PHO HOUSE primos SportClips
Starbucks BANK OF AMERICA Sun's Best Teriyaki

BRESSI RANCH VILLAGE CENTER
VATER PICK UP STIX TOMMY'S Peet's
verizon Board's Brew petco
nékter SUPERCUTS LunaGrill
twig CHASE BOYS & GIRLS CLUBS
TRADER JOE'S BLOOM FISH DISTRICT

Palomar CREST

THE SQUARE AT BRESSI RANCH
BevMo! CVS pharmacy Mango-Mango SPROUTS CASERO
MENDOCINO FARMS RICHARD WALKERS MISSION BIRD ROCK COFFEE ROASTERS

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

