

CARLSBAD CROSSROADS

Loker Avenue West, Carlsbad 92010

2726

2726

CONTACT

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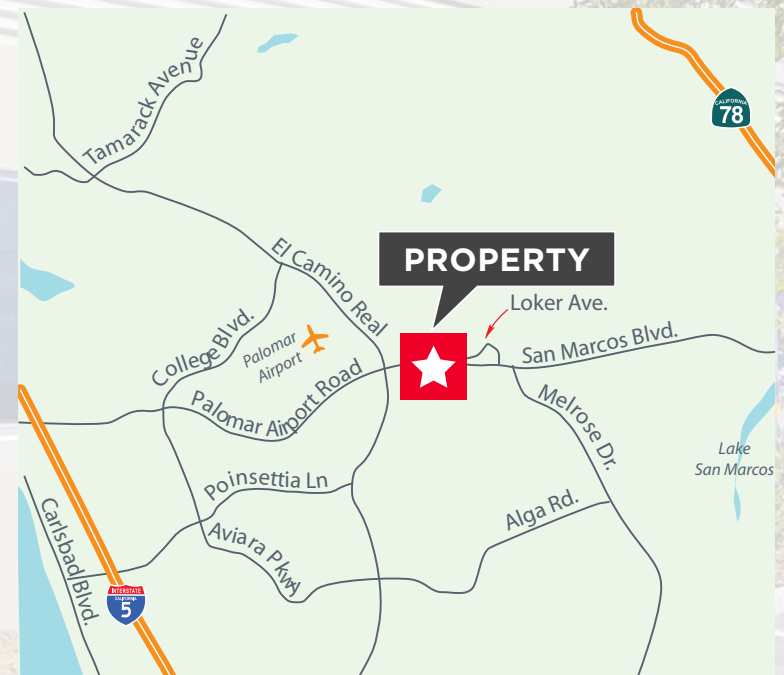


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PROJECT FEATURES

- Premier R&D/Flex Business Park totaling 177,000 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



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AVAILABILITIES

SUITE #	TOTAL SF	SPACE TYPE	% IMPROVED	BASE RENT/SF	AVAILABLE
- MULTI-TENANT SUITES -					
2720 LOKER AVENUE WEST					
M	2,003	Flex	30% Office	\$1.30 + CAM	NOW
P	3,200	Flex	70% Office	\$1.35 + CAM	8/1/19
2722 LOKER AVENUE WEST					
B&C	2,813	Flex	60% Office	\$1.35 + CAM	NOW
H	1,088	Office	100% Office	\$1.45 + CAM	NOW
2734 LOKER AVENUE WEST					
L	897	Office	100% Office	\$1.45 + CAM	30 DAYS

2726 LOKER AVENUE WEST					
BLDG.	10,040	Flex	30% Office 30% Lab/Cleanroom 40% Warehouse	\$1.20 NNN	9/1/19

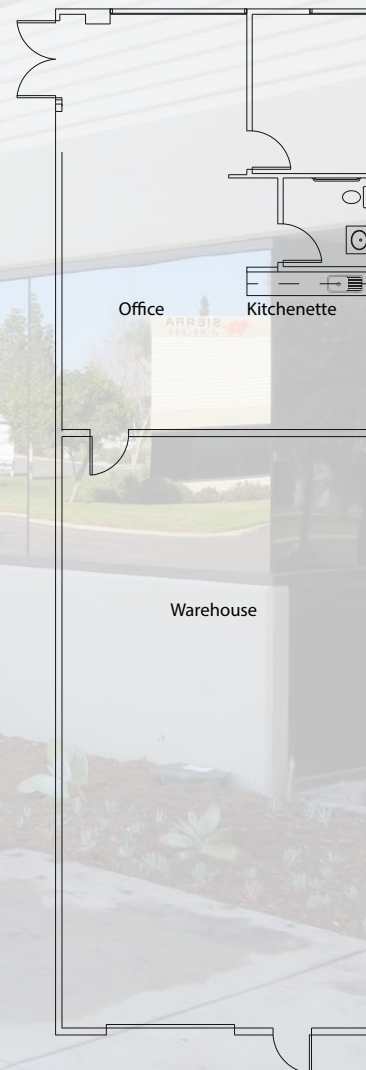
*CAM= Common Area Maintenance Fee of \$0.13 / SF

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2,003 SF | \$1.30 + CAM
2720 LOKER AVENUE WEST
SUITE M

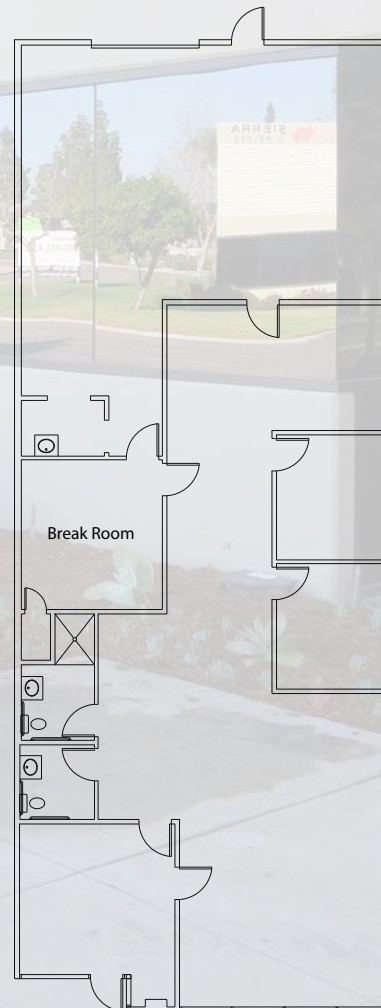


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3,200 SF | \$1.35 + CAM
2720 LOKER AVENUE WEST
SUITE P

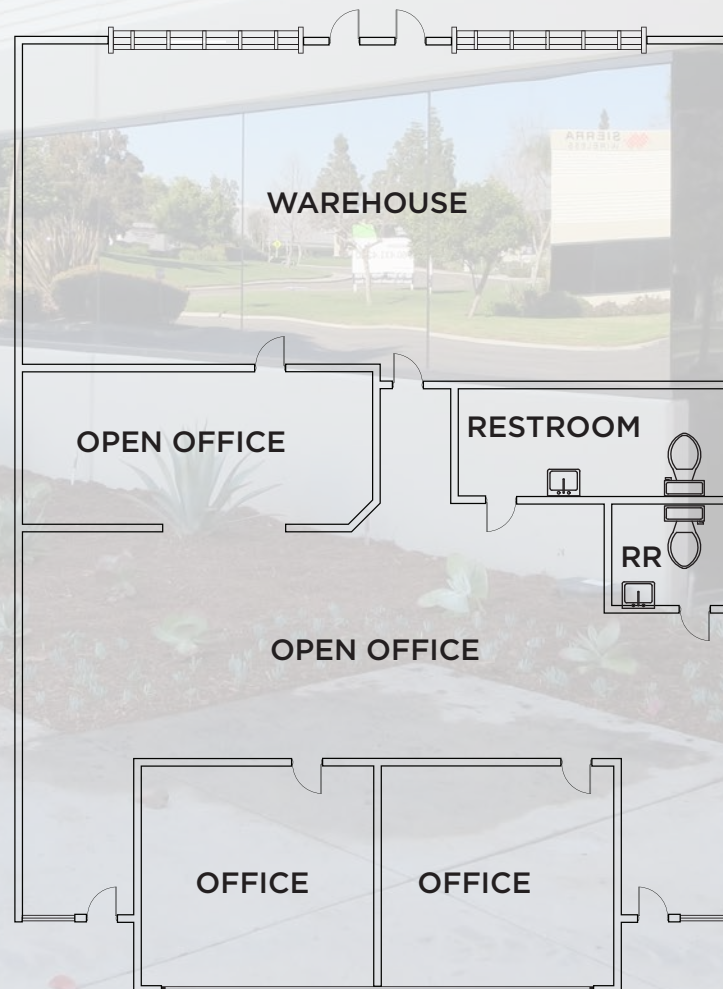


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Loker Avenue West, Carlsbad 92010

2,813 SF | \$1.35 + CAM
2722 LOKER AVENUE WEST
SUITE B&C



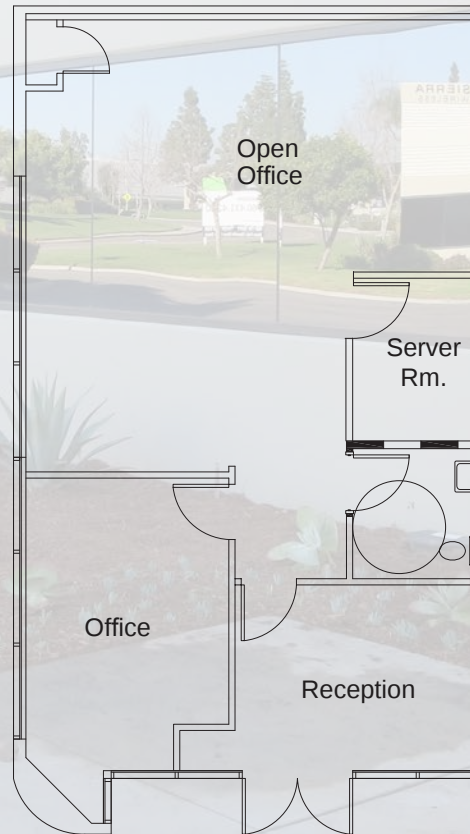
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1,008 SF | \$1.45 + CAM
2722 LOKER AVENUE WEST
SUITE H

WINDOW LINE



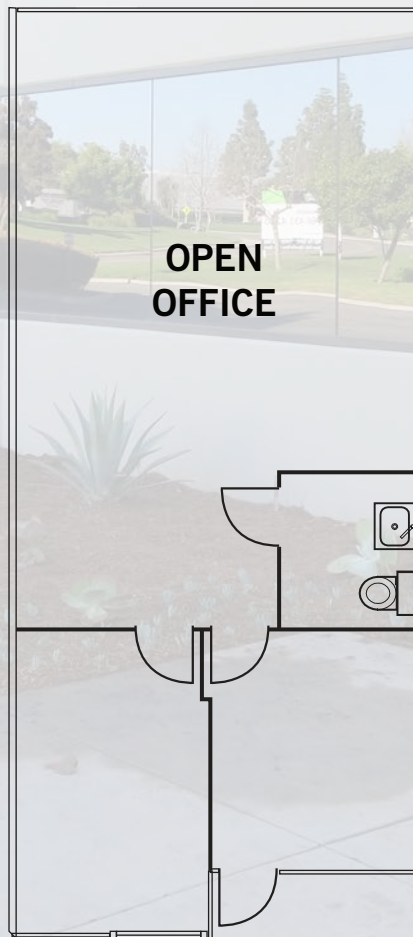
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897 SF | \$1.45 + CAM
2734 LOKER AVENUE WEST
SUITE L

**OPEN
OFFICE**





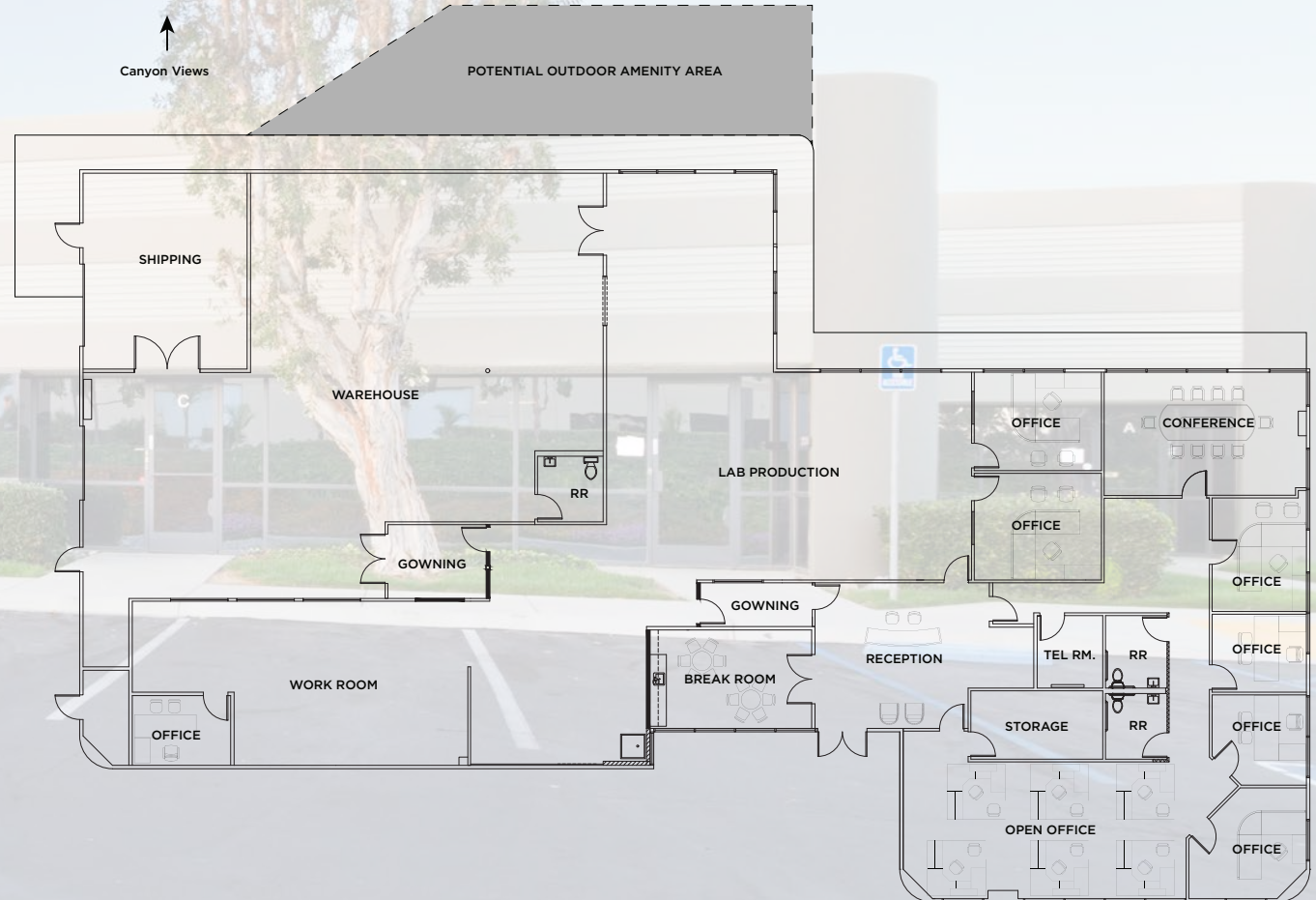
2726 Loker Ave
Interior Photos

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2726 LOKER AVENUE WEST

- Freestanding Building
- 10,040 SF
- 30% office, 30% production, 40% warehouse
- Two (2) Grade Level Loading Doors
- Building Signage
- Heavy Power: 800 amps / 3-phase / 208-120V
- Plumbed for Nitrogen & Air
- Potential Outdoor Amenity Area
- Rate: Withheld
- Clean Room specs between Class 10K - Class 100K (ISO 7 & 8)



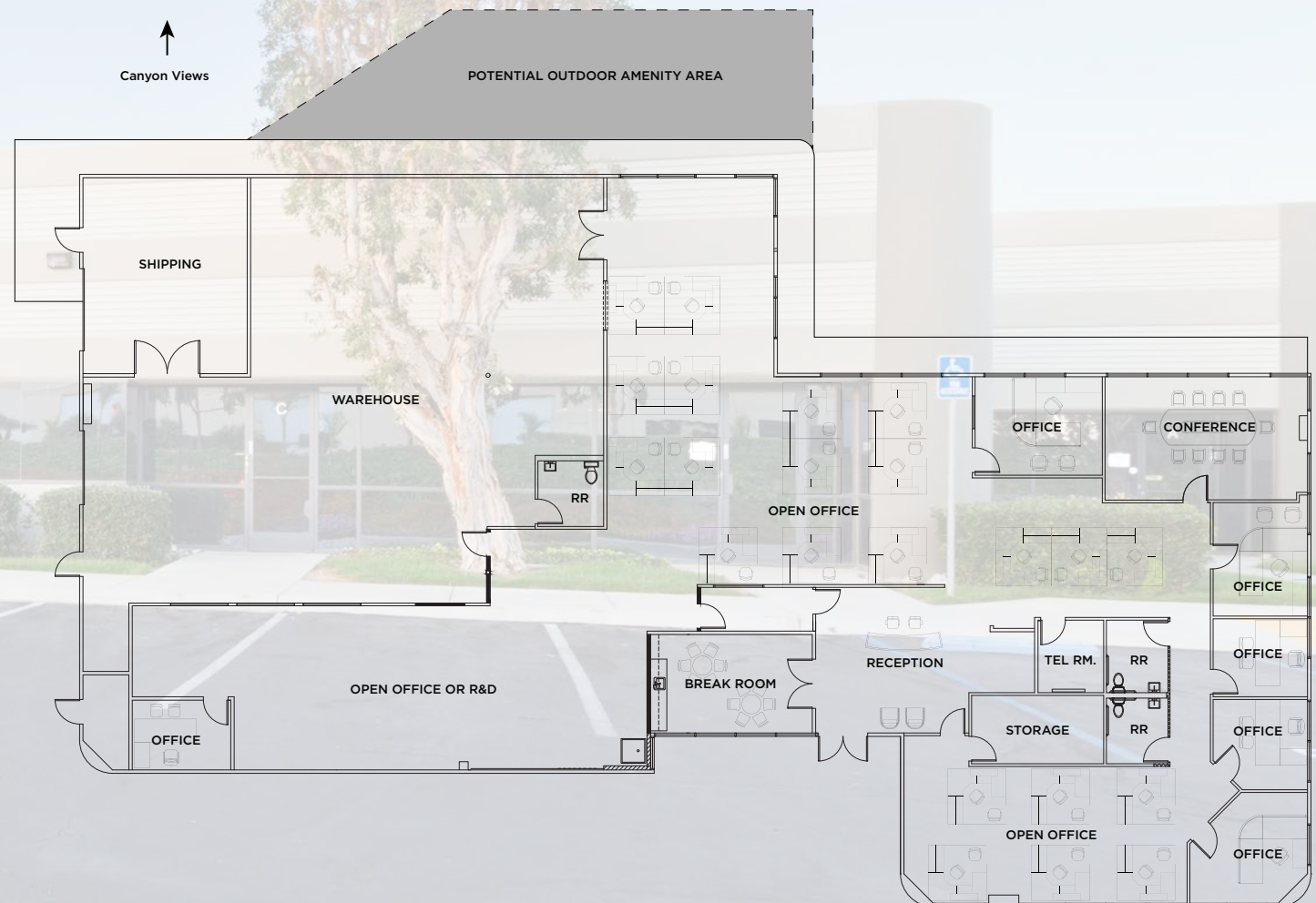
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CONCEPT PLAN | OPTION 1

2726 LOKER AVENUE WEST

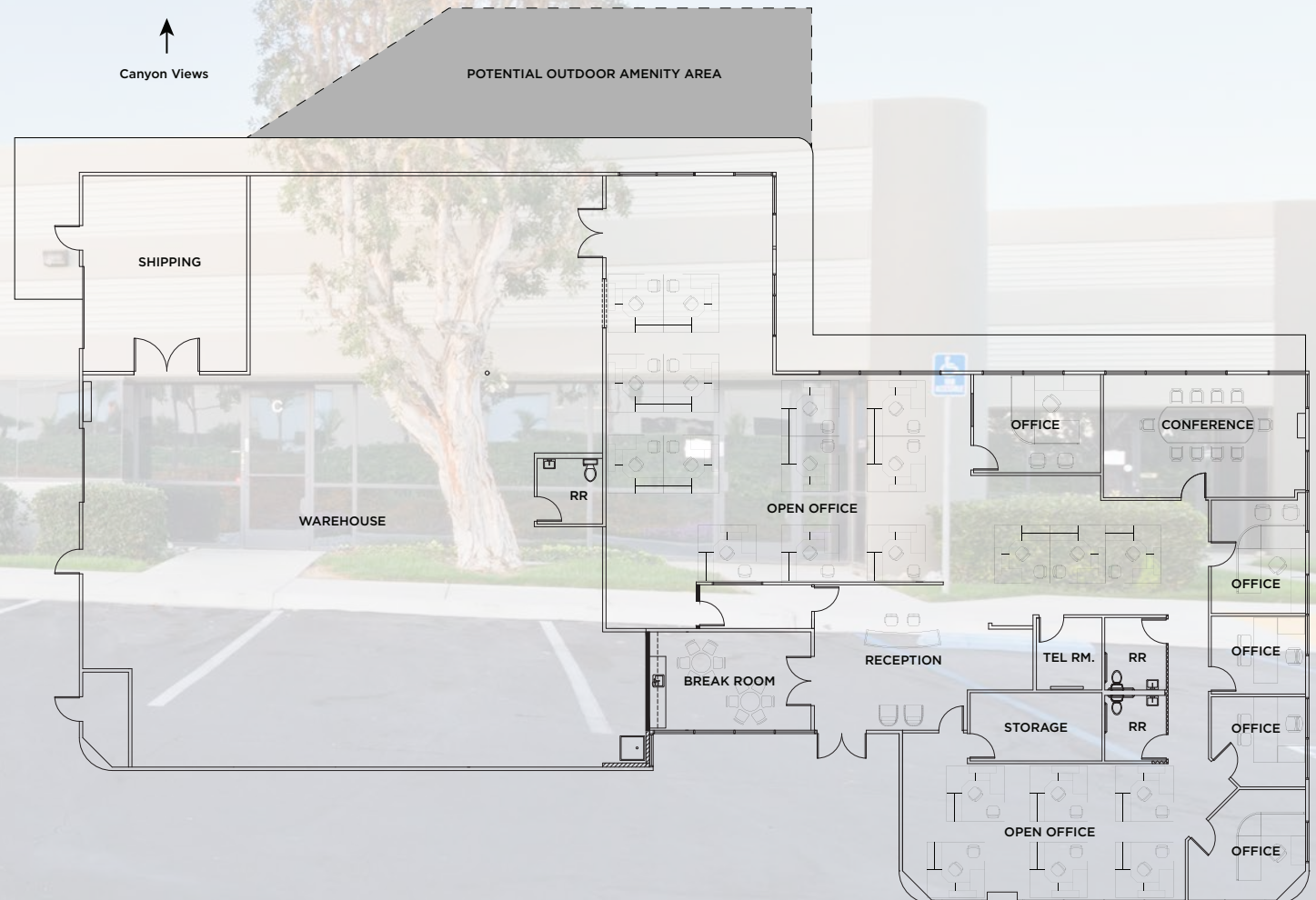


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CONCEPT PLAN | OPTION 2

2726 LOKER AVENUE WEST



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SITE PLAN



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