



CLASS "A" OFFICE    ON-SITE AMENITIES    PROMINENT LOCATION    HIGHLY FLEXIBLE FLOOR PLATES

# VENTANA

2173, 2175 & 2177 SALK AVENUE  
CARLSBAD, CA 92008



## EXCEPTIONAL AMENITIES & ACCESS



### Amenities



High Speed Fiber  
Connectivity



Exclusive Covered  
Parking



Fitness Center



On-Site and Nearby  
Amenities

### Travel Distances



Downtown  
San Diego  
34.1 MILES



Carlsbad  
Village  
5.2 MILES



San Diego Intl'  
Airport  
35.3 MILES



Carlsbad  
McClellan Reg.  
Airport  
3.1 MILES



Interstate 5  
3.8 MILES



Highway 78  
4.6 MILES



Carlsbad Beach  
4 MILES

## SPECIFICATIONS

- **PLUG-IN AND CHARGE WHILE YOU WORK! DEDICATED ELECTRIC VEHICLE CHARGING STATIONS (SDG&E POWER YOUR DRIVE PROGRAM)**
- **EXPANDED & RENOVATED EXERCISE FACILITY WITH QUALITY EXERCISE MACHINES & SEPARATE SHOWER/LOCKER ROOMS (2173 & 2175).**
- **RENOVATED TENANT AND GUEST OUTDOOR ENTERTAINMENT AREA WITH BARBECUE AND OUTDOOR KITCHEN FACILITIES AMONGST 12,000 SQUARE FOOT GARDEN PATIO WITH ON-SITE CAFE.**
- Total 219,440 square-foot, multi-tenant office campus consisting of 3 buildings:
  - 2173: 78,907 RSF, 3 story, Class "A" office, built in 2007
  - 2175: 79,566 RSF, 3 story, Class "A" office, built in 2010
  - 2177: 60,967 RSF, 3 story, Class "B" office, built in 2007
- Ample Parking with Executive covered parking available.
  - 2173 & 2175: 327 spaces (4.0/1.000 RSF)
  - 2177: 280 spaces (4.5/1.000 RSF)
- Prominent El Camino Real and Salk Avenue frontage with highly visible monument and building signage available for major users:
  - 2173: 2 building sign positions & 1 (12 panel) monument sign
  - 2175: 3 building sign positions & 1 (12 panel) monument sign
  - 2177: 3 building sign positions & 1 (6 panel) monument sign
- On-site and responsive property management.
- Resort quality restrooms with floor to ceiling enclosed stalls.
- AT&T Fiber Connectivity available.
- Hilltop location with panoramic views of valley & rolling hills, with proximity to walking/jogging trails.
- Close proximity to retail, restaurants and services.
- Mature tropical landscaping & 4 large koi ponds.
- High speed elevators with quality wood & fabric finishes.
- 24 hour card key access system.
- Classical architecture with timeless exteriors with high quality tenant improvement work.
- Extensive window lines with high performance dual pane glass that reduces noise and HVAC costs.
- Utility cost savings by use of SDG&E Savings by Design green building standards.
- Expansion flexibility within Ownership's Carlsbad portfolio.



## LEASE AVAILABILITY

Base Year Lease Rate: 2173 Salk Ave - \$2.80/SF + E, 2175 Salk Ave - \$2.85/SF + E & 2177 Salk Ave - \$2.60/SF + E

BUILDING-SUITE	SIZE (RSF)	AVAILABLE	CONDITION
2173-100	6,298 RSF	Now	Built-out
2173-125	1,933 RSF	Now	Built-out
2173-135	1,808 RSF	Now	CREATIVE OPEN-CEILING SUITE
2173-145	2,236 RSF	Now	NEW SPEC SUITE
2173-125/135/145	5,977 RSF	Now	CONTIGUOUS OPTION
2175-140	3,287 RSF	Now	CREATIVE OPEN-CEILING SUITE
2175-185	1,449 RSF	Now	Built-out
2175-195	1,786 RSF	Now	NEW SPEC SUITE
2175-200	7,813 RSF	Now	Built-out
2175-250	4,146 RSF	12/1/24	Built-out
2177-100	12,804 RSF	9/1/24	Built-out
2177-165	2,053 RSF	Now	Built-out
2177-180	1,041 RSF	Now	Built-out
2177-185	1,635 RSF	Now	Built-out
2177-190	1,751 RSF	Now	Built-out
2177-195	4,005 RSF	Now	CREATIVE OPEN-CEILING SUITE

\*Negotiable tenant improvement allowance. Includes 5 day per week janitorial service. Tenant pays separately metered electricity. Rates, availability and terms are subject to change without notice. Furniture shown for demonstration purposes only and is not included with the lease of the space. Tenant to verify dimensions and that space is equipped to fit their needs.



### Leasing Information

# CBRE

**Justin Halenza**

+1 760 438 8514

Justin.Halenza@cbre.com

LIC # 01238120

**Matty Sundberg**

+1 760 438 8518

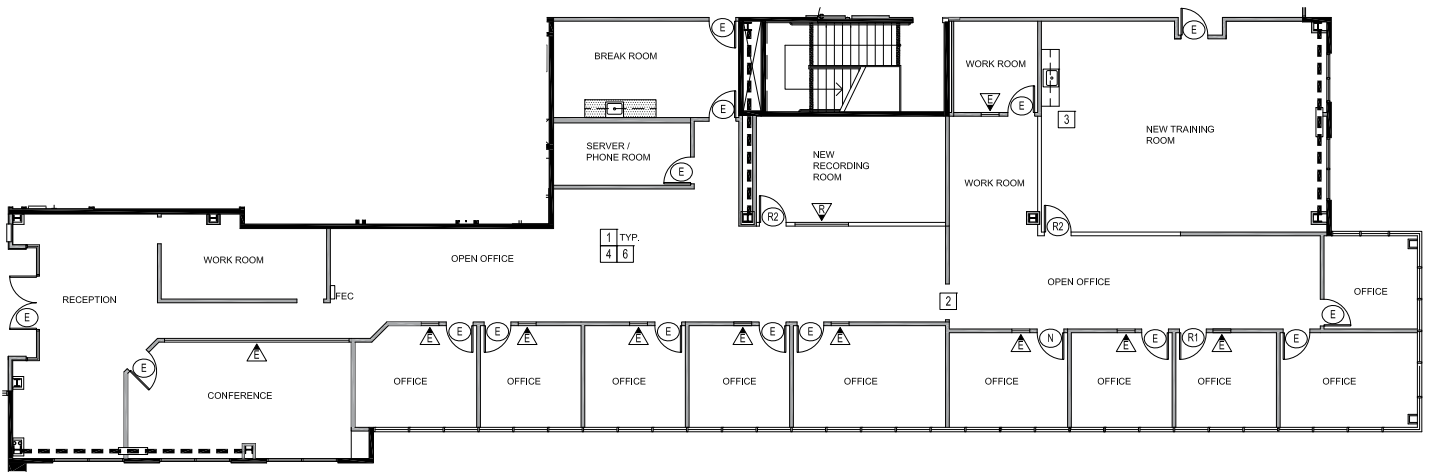
Matty.Sundberg@cbre.com

LIC #01257446

## AVAILABILITY & FLOOR PLANS

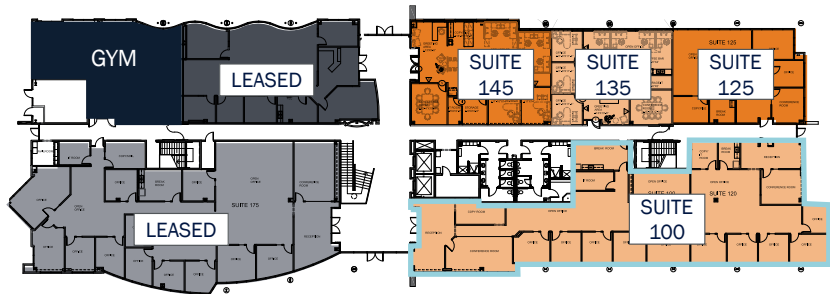
2173 Salk Avenue | Suite 100 | 6,298 RSF

Multiple private window-line offices with views of courtyard and koi ponds, open office area and meeting/collaboration areas, conference rooms, IT / server room / storage, break room.



Furniture shown for demonstration purposes only and is not included with the lease of the space. Tenant to verify dimensions and that space is equipped to fit their needs.

### 2173 SALK 1<sup>ST</sup> FLOOR



AVAILABILITY & FLOOR PLANS

2173 Salk Avenue | Suite 125 | 1,933 RSF

Reception, 2 private offices, open office area, conference room, copy room, break room.

2173 Salk Avenue | Suite 135 | 1,808 RSF

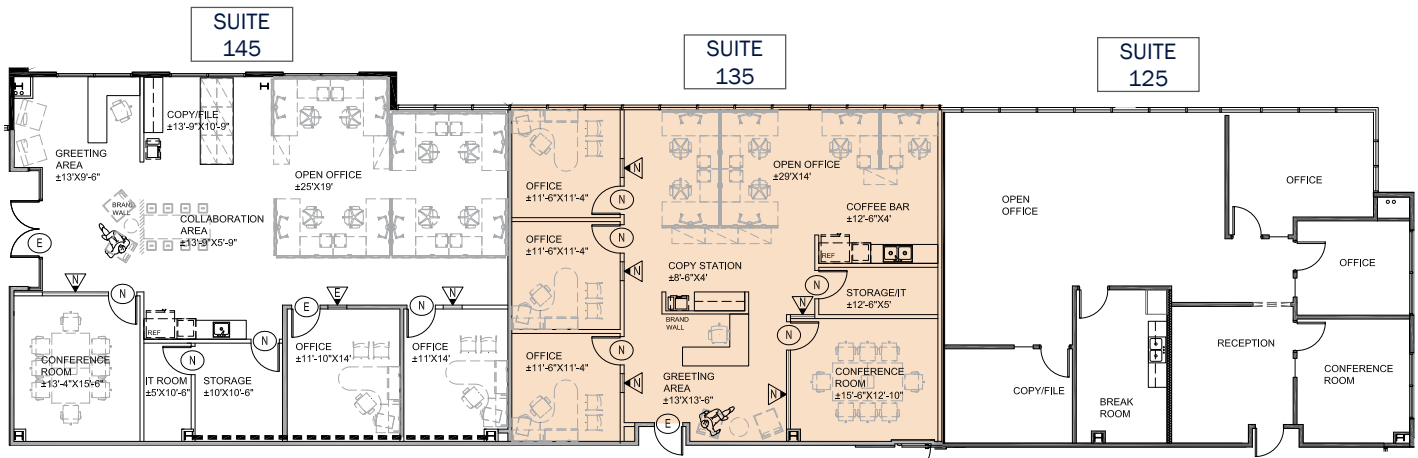
**CREATIVE OPEN-CEILING SUITE** ~ Reception 2 private offices, open office collaboration areas, conference room, storage / IT room, open kitchen.

2173 Salk Avenue | Suite 145 | 2,236 RSF

**NEW SPEC SUITE** Reception, 3 private offices, open office collaboration areas, conference room, storage / IT room, open kitchen.

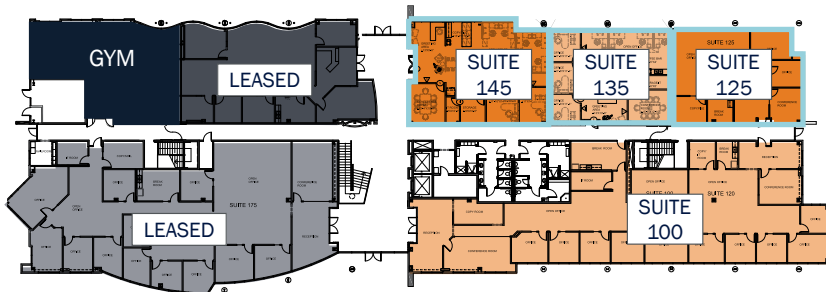
2173 Salk Avenue | Suite 125/135/145 | 5,977 RSF

**CONTIGUOUS OPTION / AVAILABLE** ~ Conceptual plans can be made available, please contact listing broker.



Tenant to verify dimensions and that space is equipped to fit their needs.

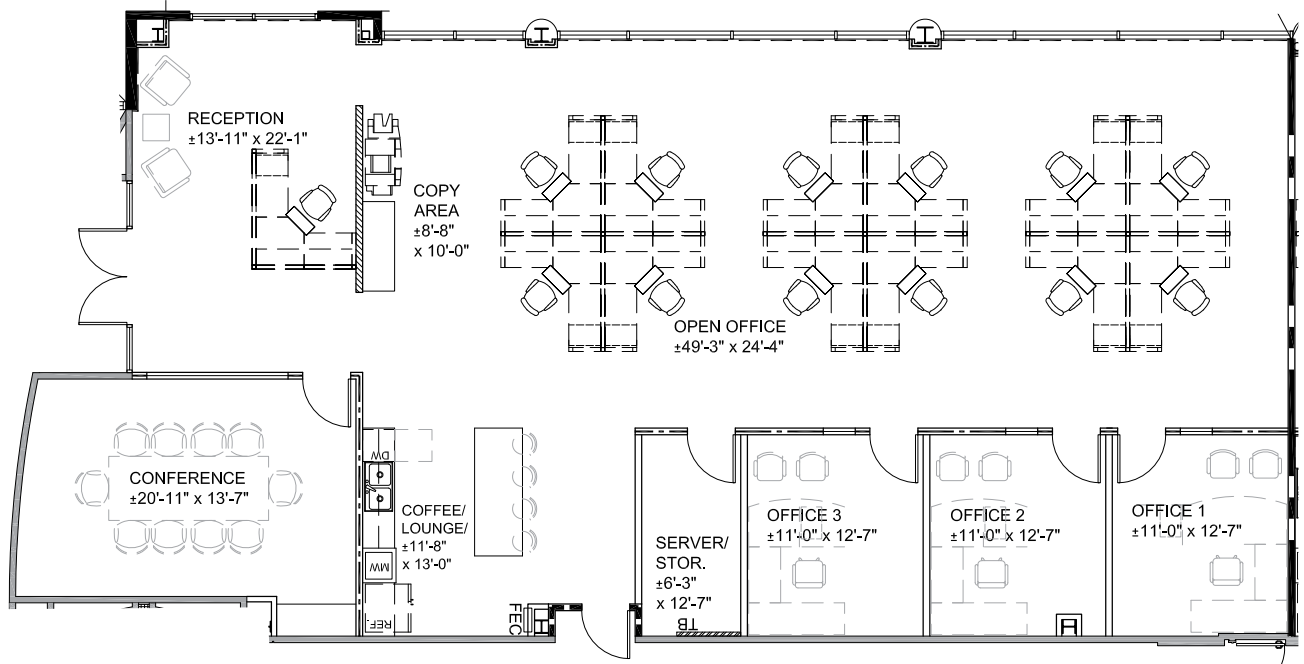
2173 SALK 1<sup>ST</sup> FLOOR



AVAILABILITY & FLOOR PLANS

2175 Salk Avenue | Suite 140 | 3,287 RSF

**CREATIVE OPEN-CEILING SUITE** ~ Double door entry reception, lobby presence on ground floor. Reception, 3 private offices, conference room, open office area, server / storage room and kitchen.



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2175 SALK 1<sup>ST</sup> FLOOR

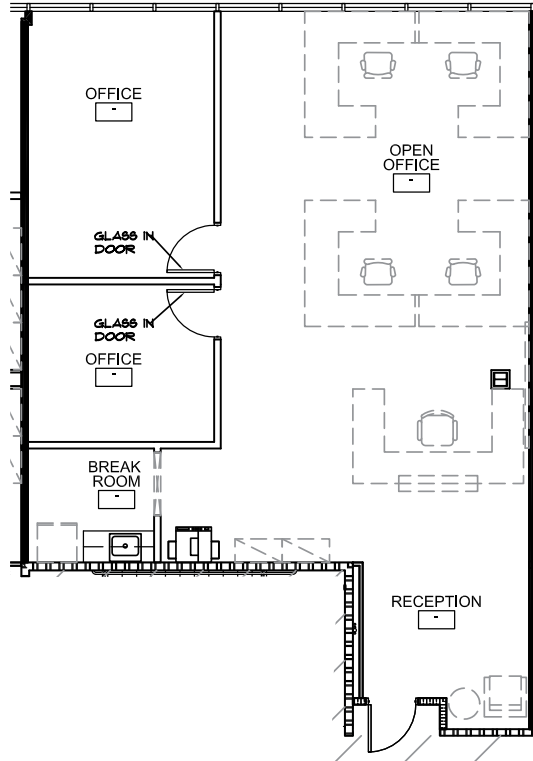


AVAILABILITY & FLOOR PLANS



2175 Salk Avenue | Suite 185 | 1,449 RSF

Reception, 2 private offices, break room and open office area.



Furniture shown for demonstration purposes only and is not included with the lease of the space. Tenant to verify dimensions and that space is equipped to fit their needs.

2175 SALK 1<sup>ST</sup> FLOOR



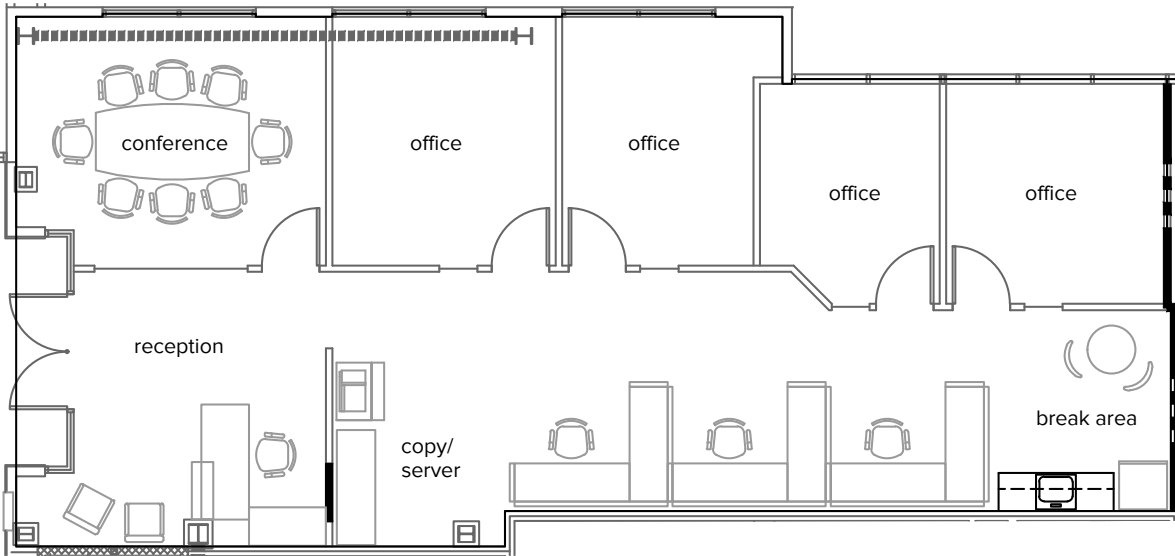


AVAILABILITY & FLOOR PLANS



2175 Salk Avenue | Suite 195 | 1,786 RSF

**NEW SPEC SUITE** ~ Reception area, 4 private offices, break area, conference room, copy/server area and open office area.



Tenant to verify dimensions and that space is equipped to fit their needs.

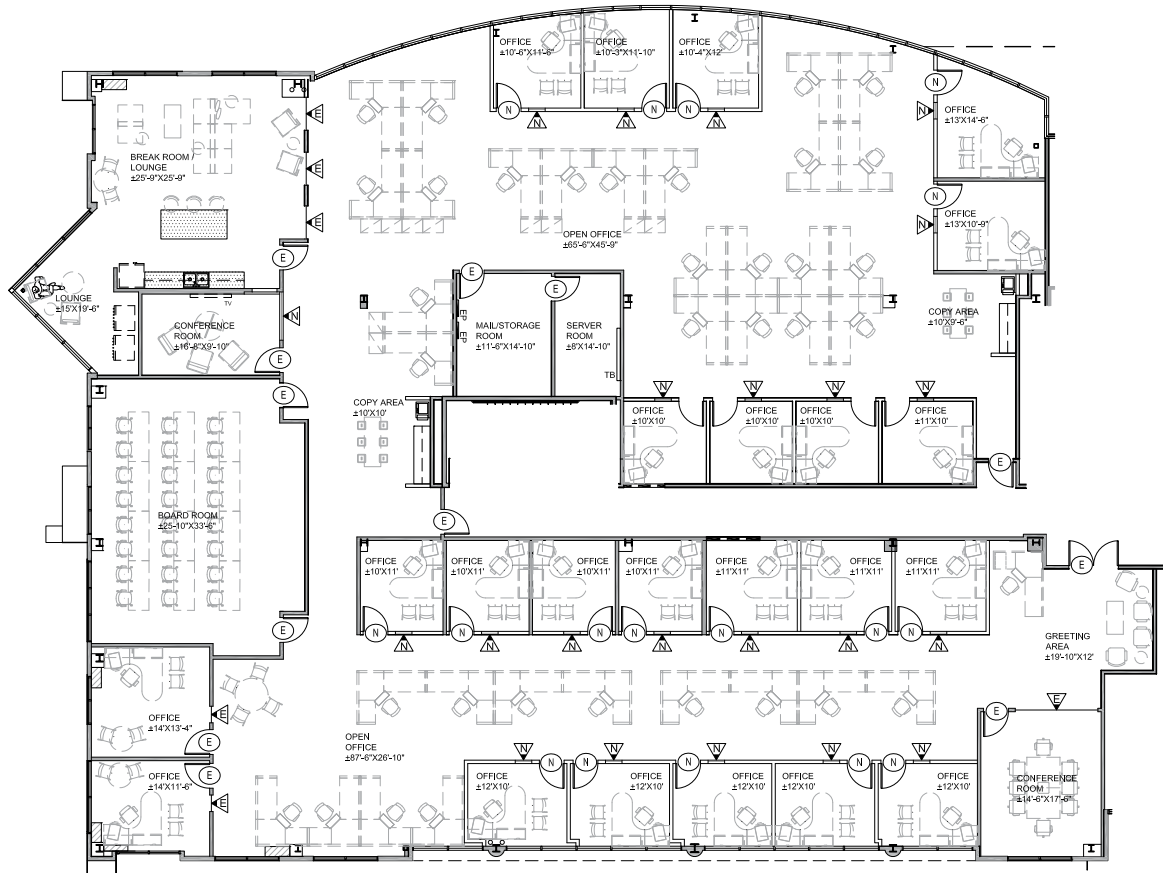
2175 SALK 1<sup>ST</sup> FLOOR



# AVAILABILITY & FLOOR PLANS

2175 Salk Avenue | Suite 200 | 7,813 RSF

Exact Floor Plan TBD



Tenant to verify dimensions and that space is equipped to fit their needs.

## 2175 SALK 2<sup>ND</sup> FLOOR

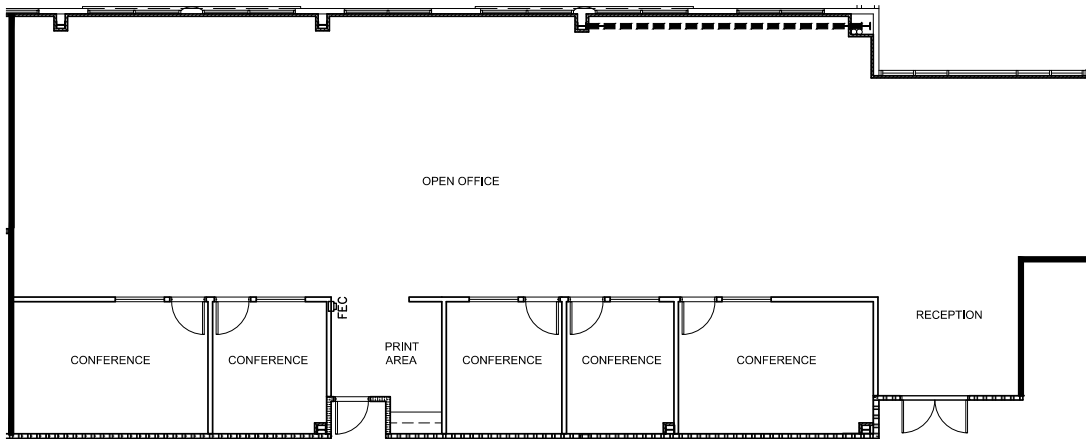


## AVAILABILITY & FLOOR PLANS

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2175 Salk Avenue | Suite 250 | 4,146 RSF

Double door entry off the second floor lobby, conference room, 4 private offices, copy/print area and open office area.



Furniture shown for demonstration purposes only and is not included with the lease of the space. Tenant to verify dimensions and that space is equipped to fit their needs.

### 2175 SALK 2<sup>ND</sup> FLOOR



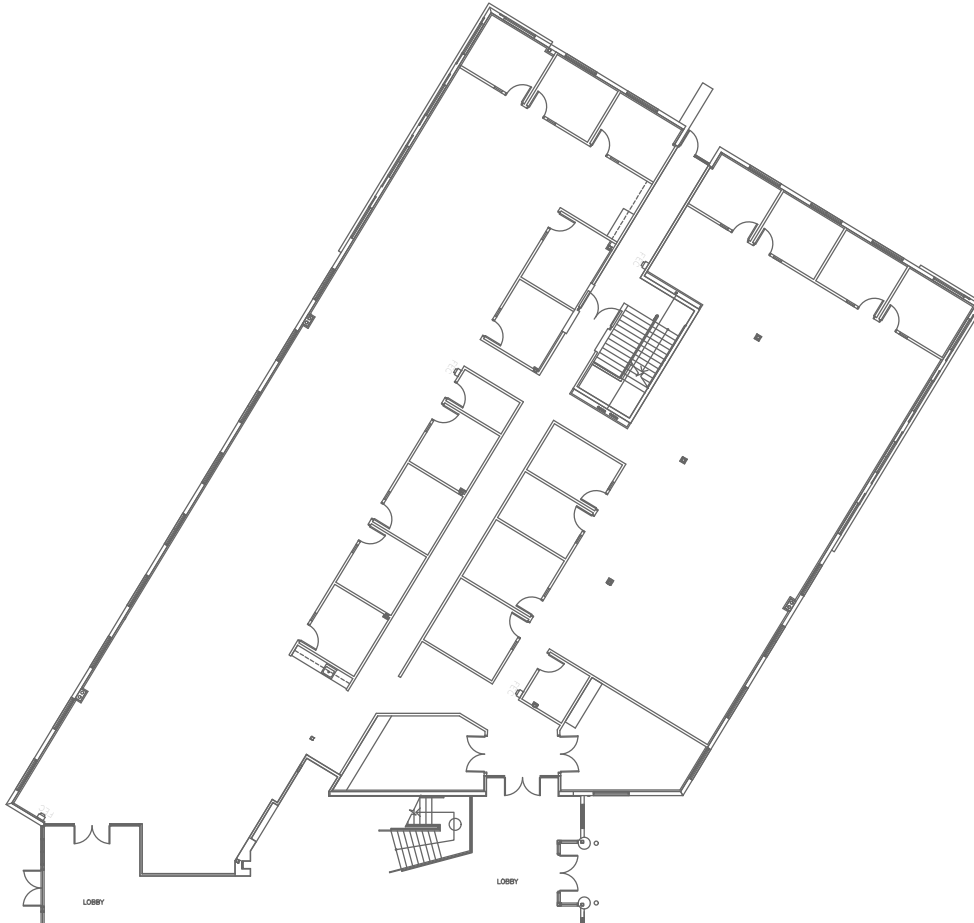
## AVAILABILITY & FLOOR PLANS



2177 Salk Avenue | Suite 100 | 12,804 RSF

High-end office suite with double-door lobby entry off the ground floor, extensive window lines throughout, 18 private offices, multiple conference rooms, kitchen area and large open office area.

Exact Floor Plan TBD

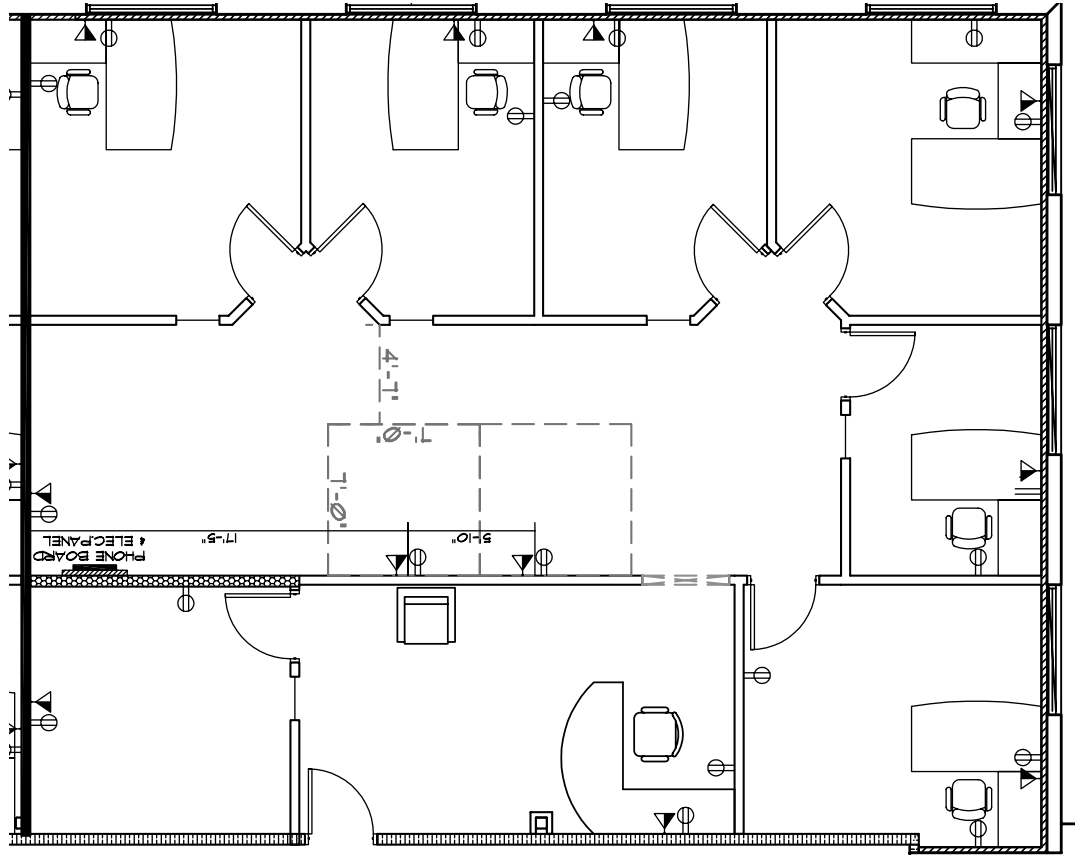


Tenant to verify dimensions and that space is equipped to fit their needs.

## AVAILABILITY & FLOOR PLANS

2177 Salk Avenue | Suite 165 | 2,053 RSF

Plug & play ready with data & phone wiring, reception, 7 private offices, copy/filing station, conference room. All ground floor spec suites have use of ground floor shared kitchen.



Tenant to verify dimensions and that space is equipped to fit their needs.

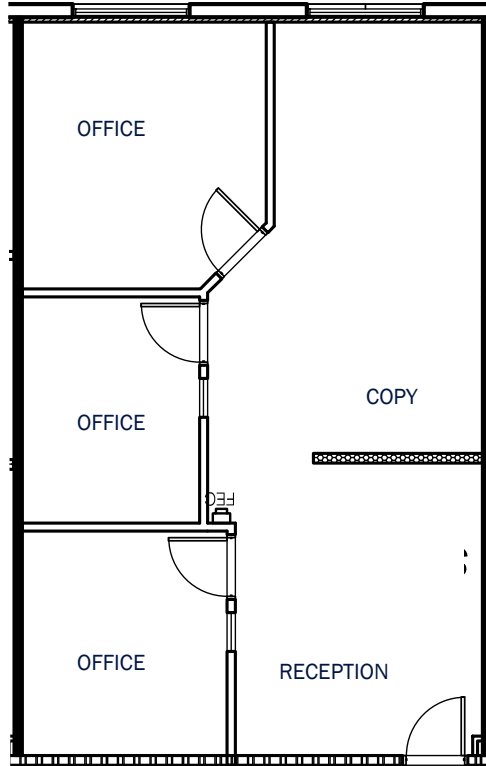


## AVAILABILITY & FLOOR PLANS

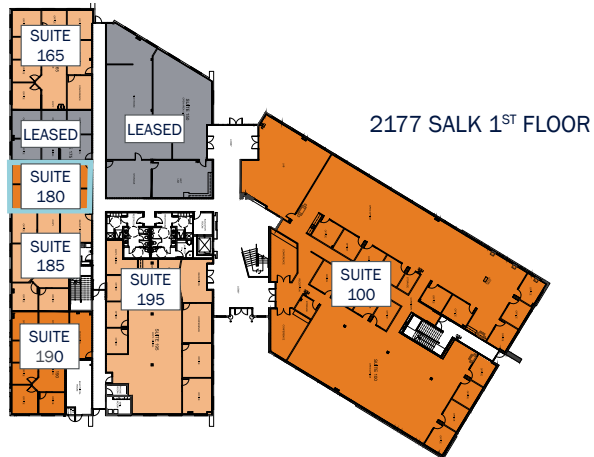


2177 Salk Avenue | Suite 180 | 1,041 RSF

Plug & play ready with data & phone wiring, reception, 3 private offices and copy/filing station. All ground floor spec suites have use of ground floor shared kitchen.



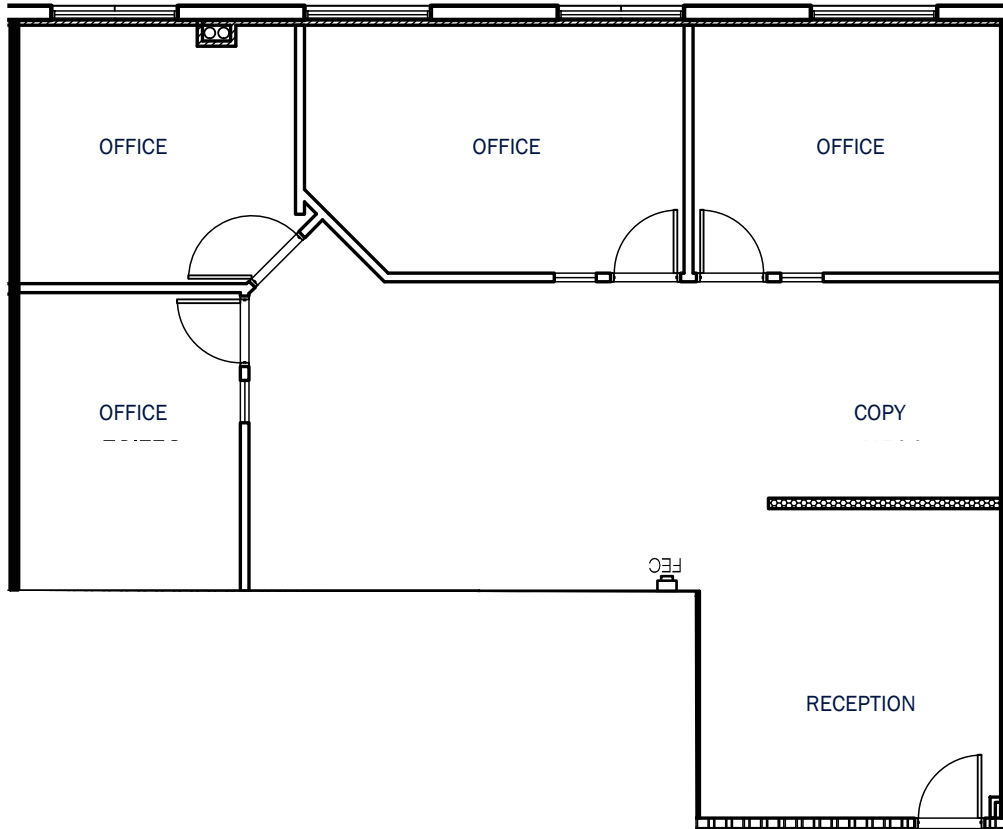
Tenant to verify dimensions and that space is equipped to fit their needs.



## AVAILABILITY & FLOOR PLANS

2177 Salk Avenue | Suite 185 | 1,635 RSF

Plug & play ready with data & phone wiring, reception, 4 private offices, open office area and copy/filing station. All ground floor spec suites have use of ground floor shared kitchen.



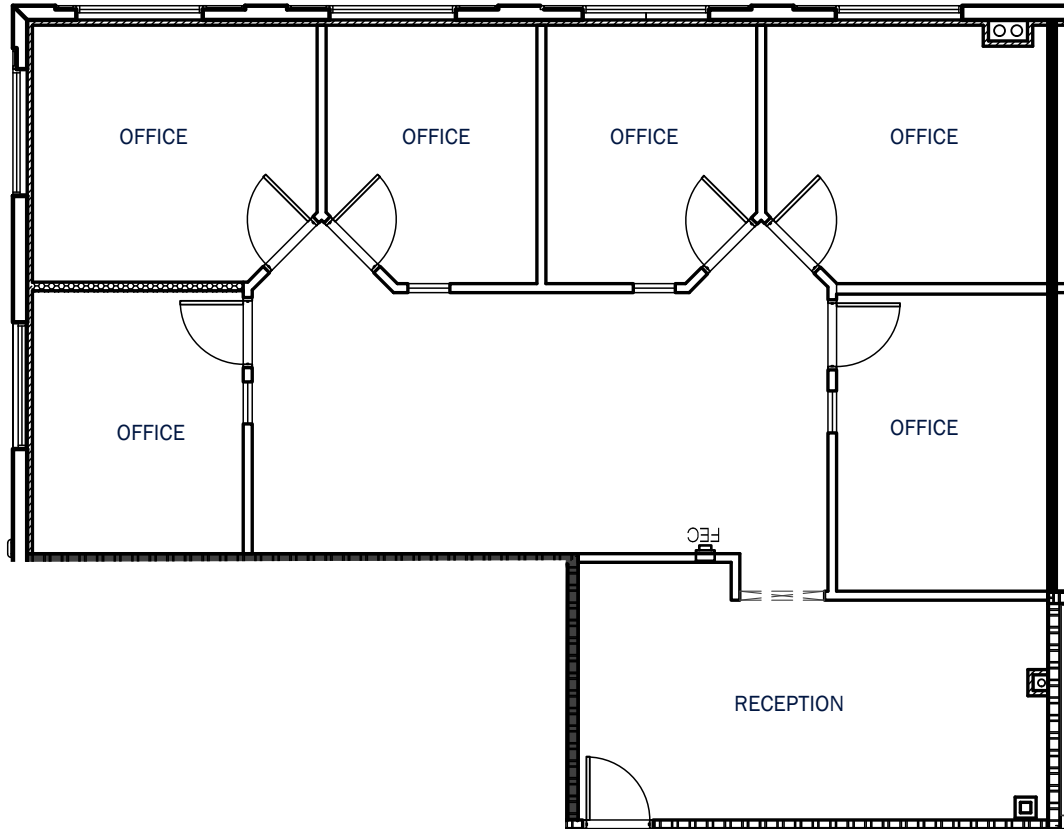
Tenant to verify dimensions and that space is equipped to fit their needs.



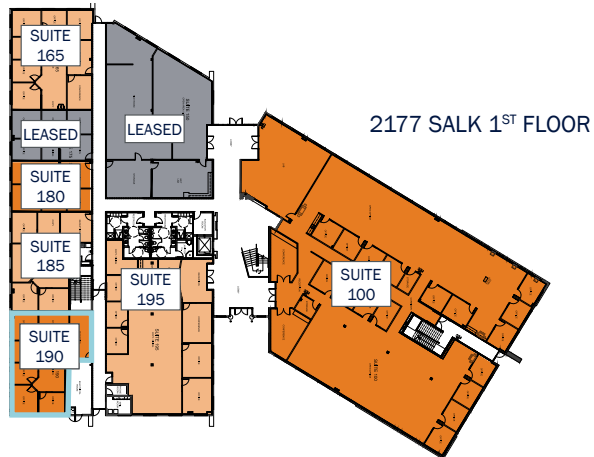
## AVAILABILITY & FLOOR PLANS

2177 Salk Avenue | Suite 190 | 1,751 RSF

Plug & play ready with data & phone wiring, reception, 6 private offices and open office area. All ground floor spec suites have use of ground floor shared kitchen.



Tenant to verify dimensions and that space is equipped to fit their needs.

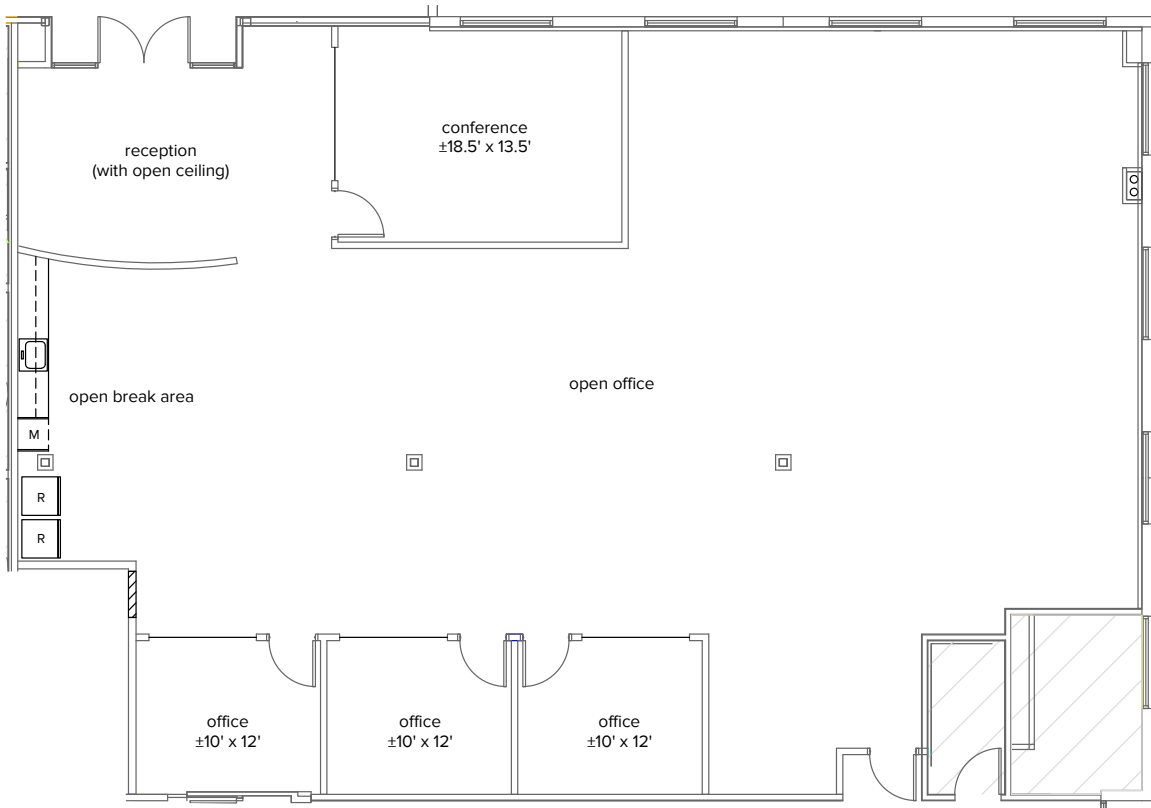




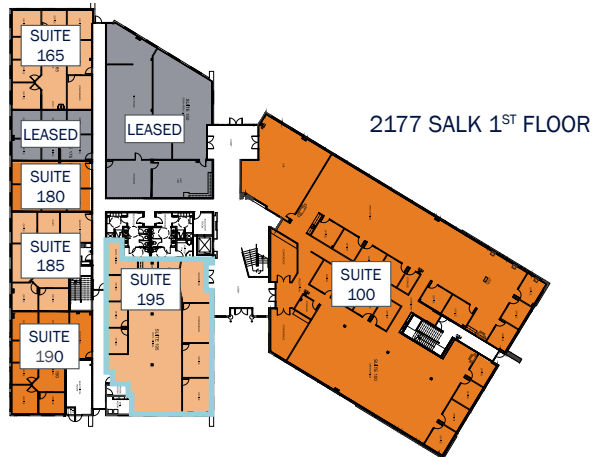
## AVAILABILITY & FLOOR PLANS

2177 Salk Avenue | Suite 195 | 4,005 RSF

**CREATIVE OPEN CEILING SPEC SUITE** ~ Reception area with double-door entry off the ground floor lobby, 3 private offices, open office area, conference room, storage area, open kitchen/break room.



Tenant to verify dimensions and that space is equipped to fit their needs.





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Leasing Information

# CBRE

**Justin Halenza**  
+1 760 438 8514  
Justin.Halenza@cbre.com  
LIC # 01238120

**Matty Sundberg**  
+1 760 438 8518  
Matty.Sundberg@cbre.com  
LIC # 01257446

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