

PALOMAR CREST

FOR LEASE | 2701 LOKER AVE WEST, CARLSBAD, CA 92010



Matty Sundberg
Senior Vice President
+1 760 438 8518
matty.sundberg@cbre.com
Lic. 01257446

Bob Cowan
First Vice President
+1 760 438 8510
bob.cowan@cbre.com
Lic. 01838109





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NEWLY RENOVATED

PATIO/OUTDOOR COLLABORATION
AREAS LANDSCAPING

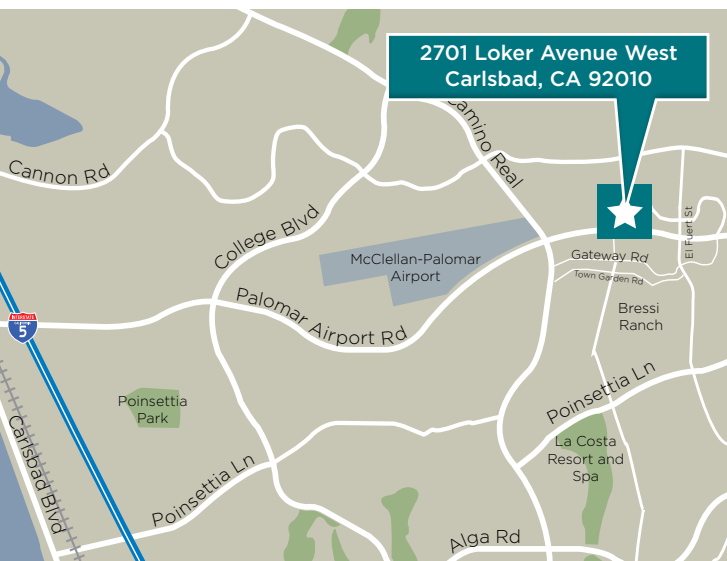
MONUMENT SIGNAGE

COMMON AREA LOBBIES

COMMON AREA RESTROOMS

NEW SPEC SUITES

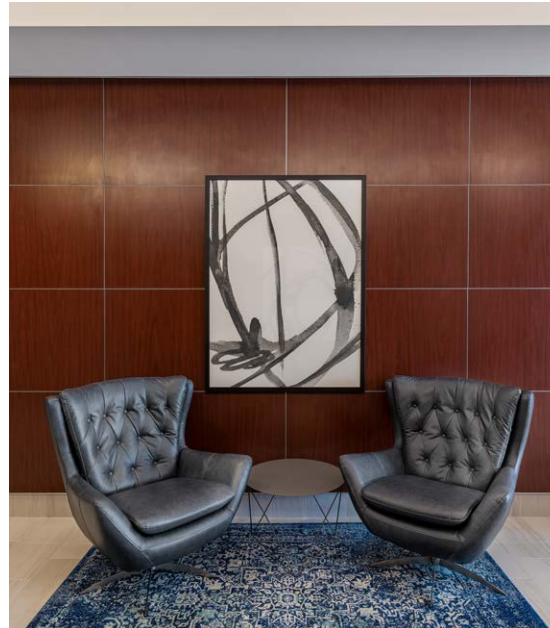
- Highly Visible, 81,810 SF 2-story office building on a corner lot along Palomar Airport Road
- Views of Carlsbad McClellan Palomar Airport and the Pacific Ocean
- Dramatic 30-ft circular 2-story lobby with skylights, granite flooring & electronic directories
- Located at signalized intersection, directly across the street from Starbucks, Bank of America, Staples and other food / retail services and new hotels.
- Located nearby Bressi Ranch, a mixed used development, is also in near proximity, providing a full range of amenities with close proximity to a variety of restaurant, business & personal service amenities
- Shower and locker facilities available to tenants in men's and women's restrooms
- Updated outdoor tenant and guest area
- Parking ratio of 4.0/1,000 SF (328 spaces)
- Cable provided by Cox Communications
- EPA ENERGY STAR® Certified





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AVAILABILITY:

LEASE RATE: \$2.55/SF + Electricity (includes Janitorial)

SUITE #	RSF	AVAIL	SUITE FEATURES
115	3,603 RSF	Now	5 private offices, conference room, kitchen, open office area.
150	3,724 RSF	Now	Brand New Spec Suite - Glass double door entry off the ground floor lobby, 4 private offices, open office area. Open kitchen / lounge area.
290	5,300 RSF	60 DAYS	Glass double door entry off the second floor lobby, reception area, 6 private offices, conference room, break room, open office area, storage closet and IT room.



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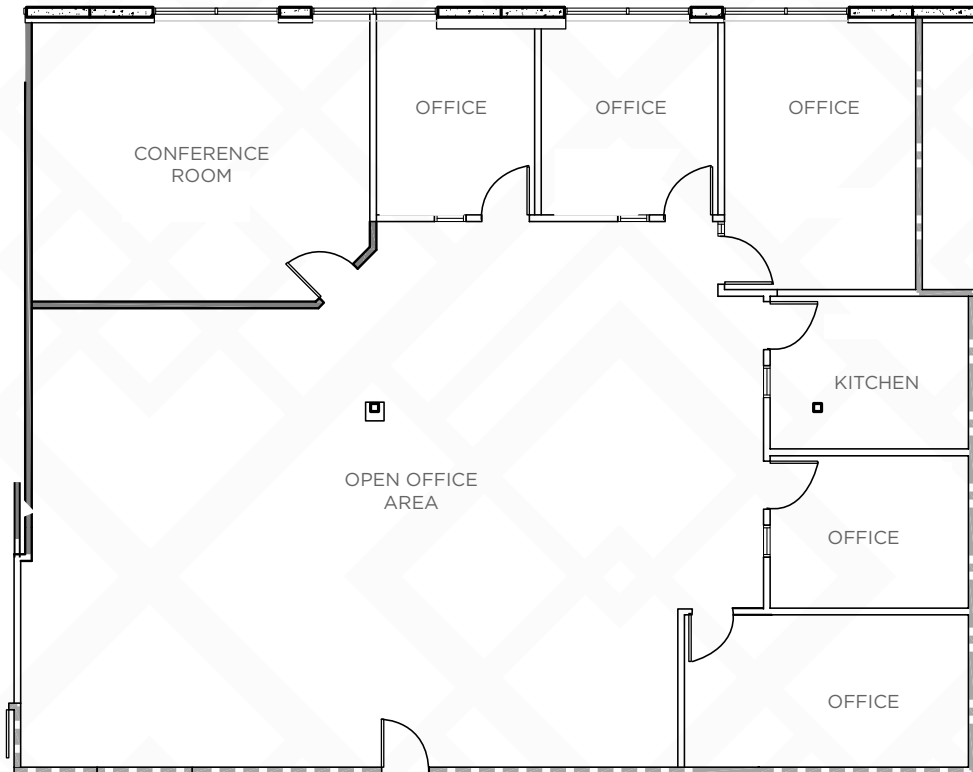




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SUITE 115 / 3,603 RSF



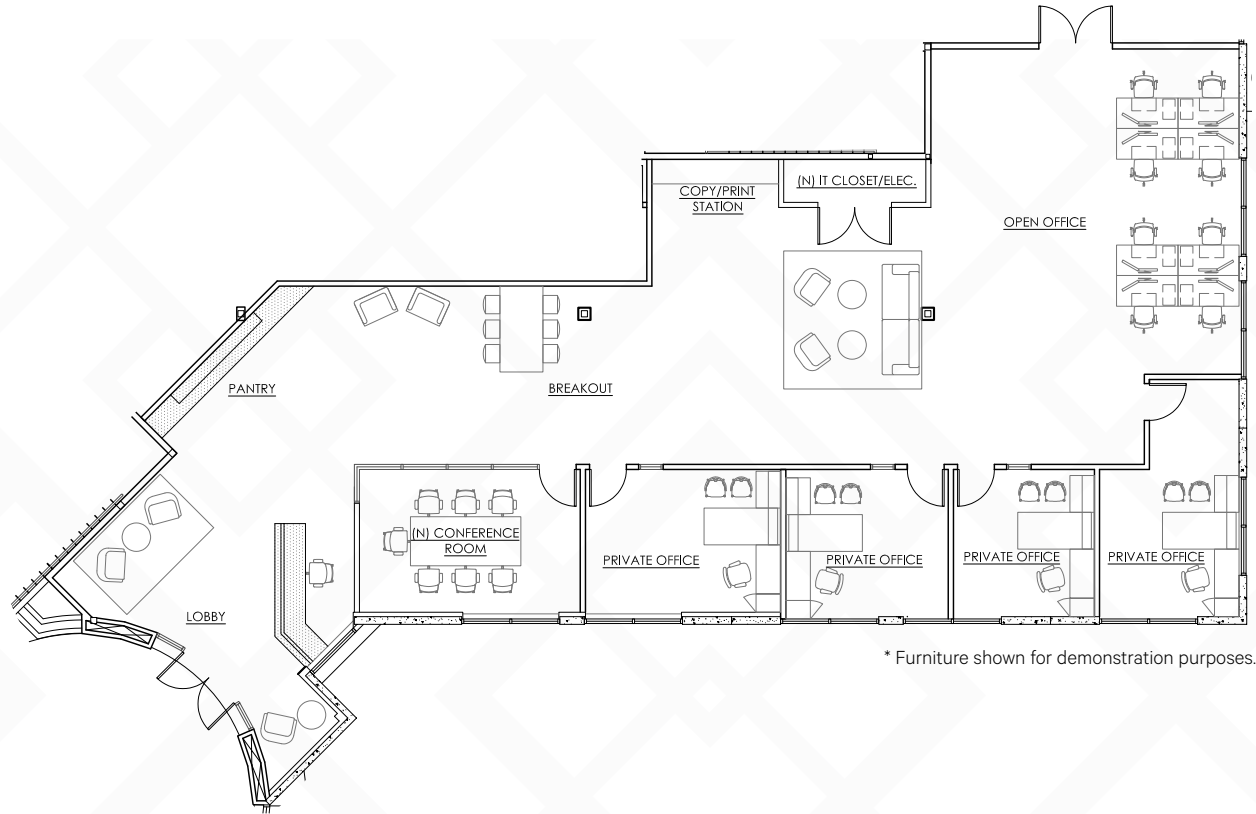
FIRST FLOOR



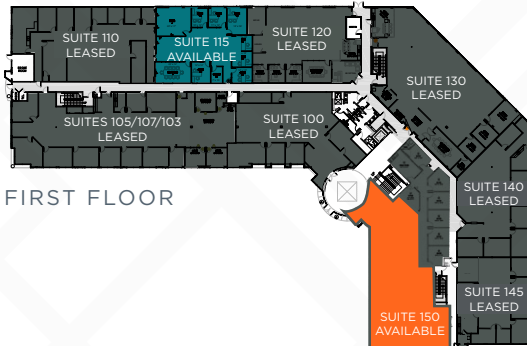
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SUITE 150 / 3,724 RSF BRAND NEW SPEC SUITE



* Furniture shown for demonstration purposes.



FIRST FLOOR

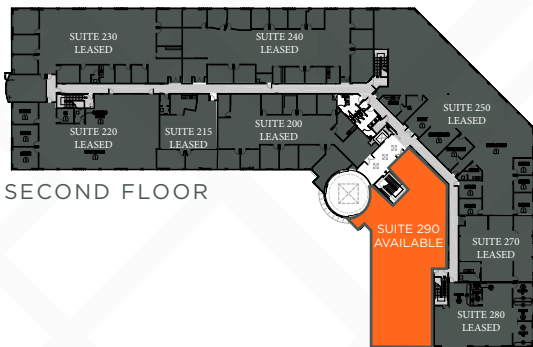
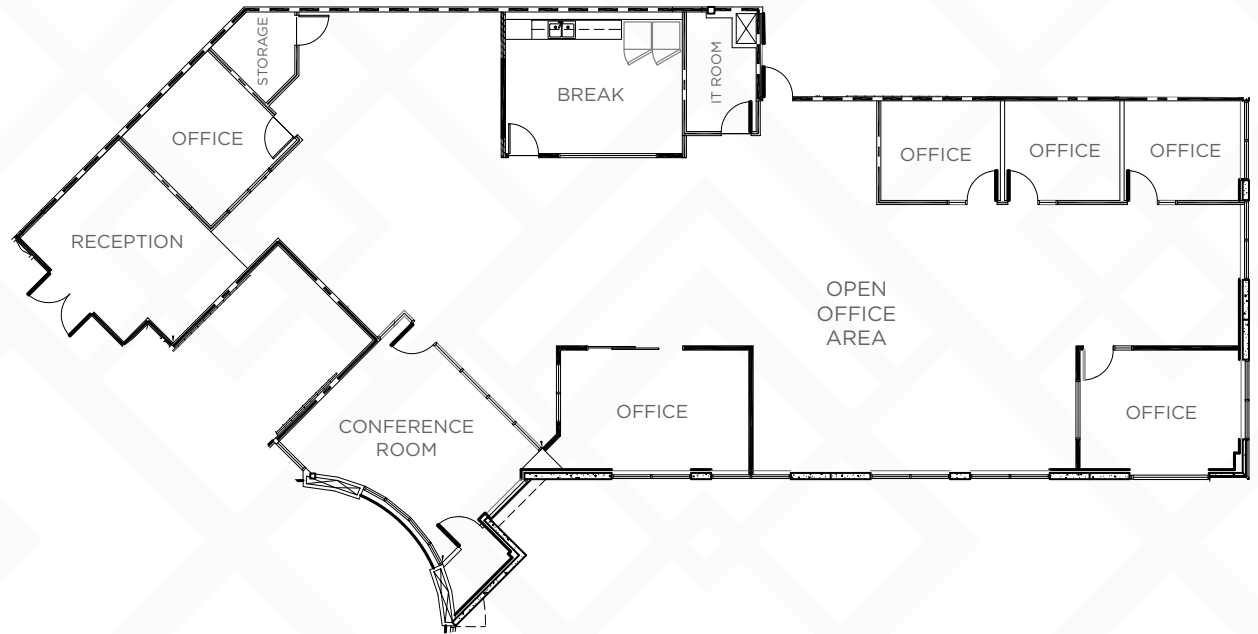




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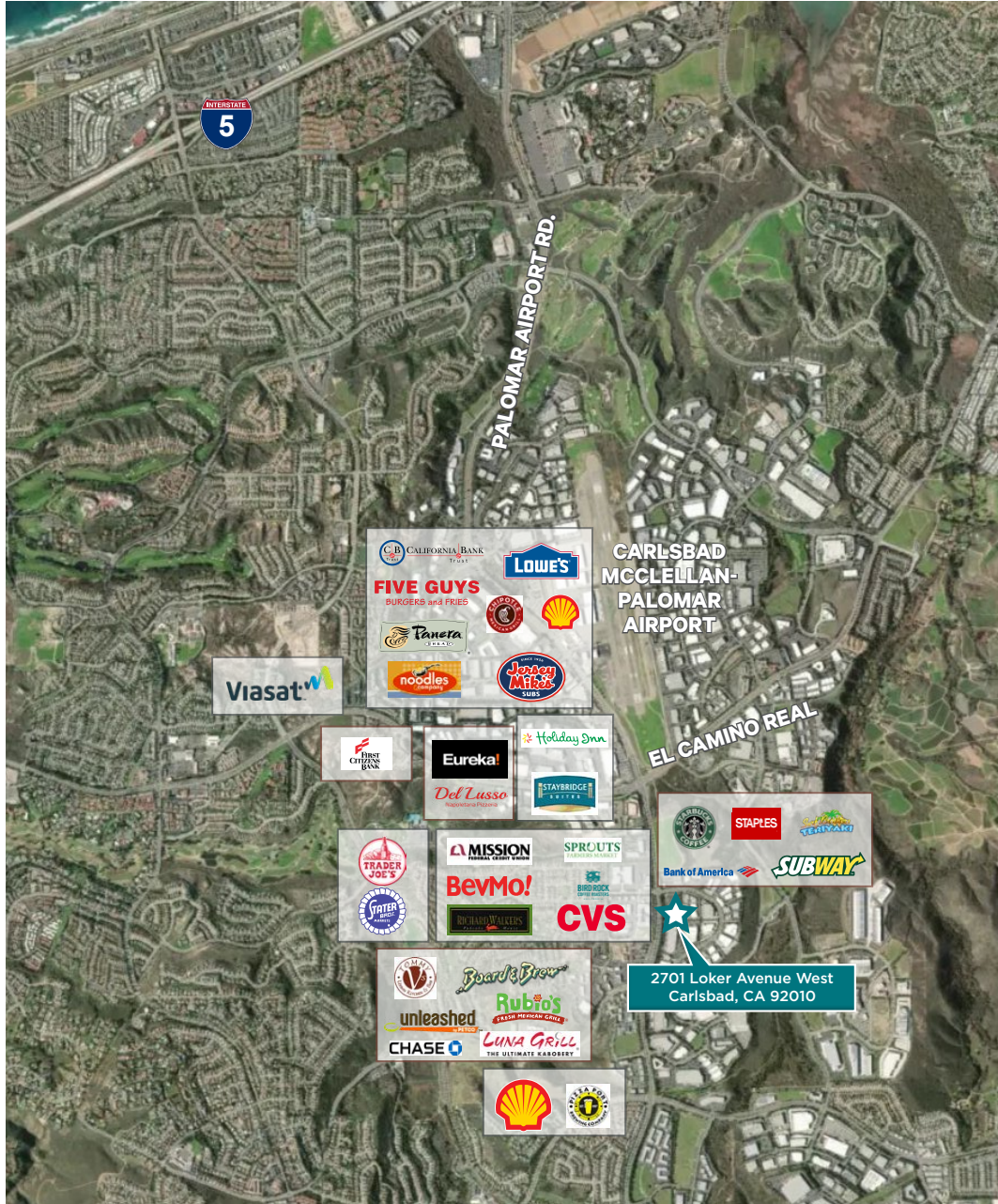
SUITE 290 / 5,300 RSF
CREATIVE OFFICE SPACE
AVAILABLE 60 DAYS' NOTICE





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