

PLUG & PLAY OPPORTUNITY

ATRIUM I

2714

LOKER AVE WEST

CARLSBAD, CA 92010

FOR LEASE OR SALE

28,781 SF

3-STORY OFFICE BUILDING
FULL BUILDING OPPORTUNITY



TURNKEY SPACES
WITH OCEAN VIEWS

AMENITY-RICH LOCATION NEAR MAIN THOROUGHFARE WITH SOME OF THE BEST VIEWS IN NORTH COUNTY

CBRE

THE OPPORTUNITY

ATRIUM I, LOCATED IN THE COASTAL COMMUNITY OF CARLSBAD, is an attractive 3-story, steel framed, Class A office building ideally positioned just off Palomar Airport Road on Loker Avenue West. Developed in 1990 and renovated in 2017, the Property incorporates 28,781 rentable square feet of high-quality office space with distinctive architectural designs including brick, extensive use of rose-colored reflective glass and well-appointed interior finishes on a 1.69 acre parcel.

The Property offers an appealing location perched atop one of the highest elevations within Carlsbad with panoramic and dramatic views overlooking Palomar McClellan Airport and the Pacific Ocean behind it. It is also adjacent to a variety of retailers, two (2) hotels across the street and the master planned community of Bressi Ranch, which offers over 200,000 square feet of retail.

AVAILABILITY

SUITE	SQUARE FEET	ASKING LEASE RATE	AVAILABLE	SPACE TYPE
100	4,695 RSF	\$1.75/RSF	Now	R&D/Lab or Office
120	3,905 RSF	\$1.75/RSF	Now	Office
200	9,971 RSF (Divisible)	\$1.85/RSF	Now	Turnkey Office (Fully Furnished)
300	9,918 RSF	\$2.15/RSF	Now	Turnkey Creative Office (Fully Furnished)

SALE PRICE: NEGOTIABLE

ATRIUM I | 2714 LOKER AVENUE P 2





HIGHLIGHTS



Class “A” office building



Panoramic views of McClellan-Palomar Airport & the Pacific Ocean.



Located at signalized intersection and highly visible intersection of Palomar Airport Road and Loker Avenue West.



Floor to ceiling glass and operable windows around the entire perimeter of the premises.



Electric Vehicle Charging Stations



Lease Rate: \$1.75-2.15/SF + Electricity



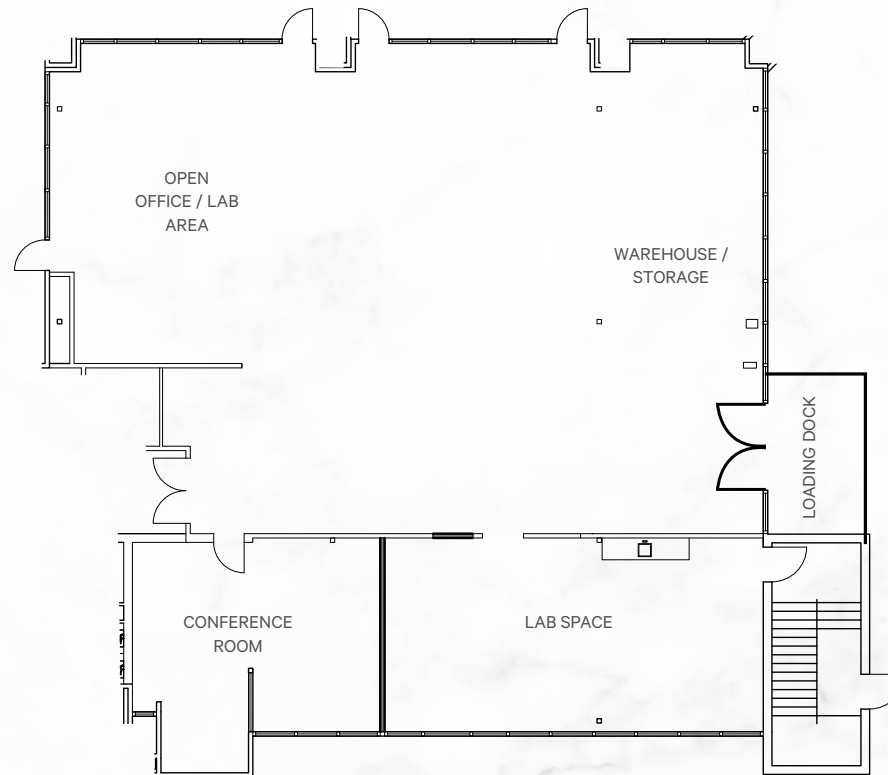
The building is perched on an elevated ridge at the western entry into the Carlsbad Oaks Business Park directly off of Palomar Airport Road and surrounded by lush exotic/tropical landscaping.



Located next to Starbucks, Bank of America, Staples and other food / retail services and new hotels and 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.

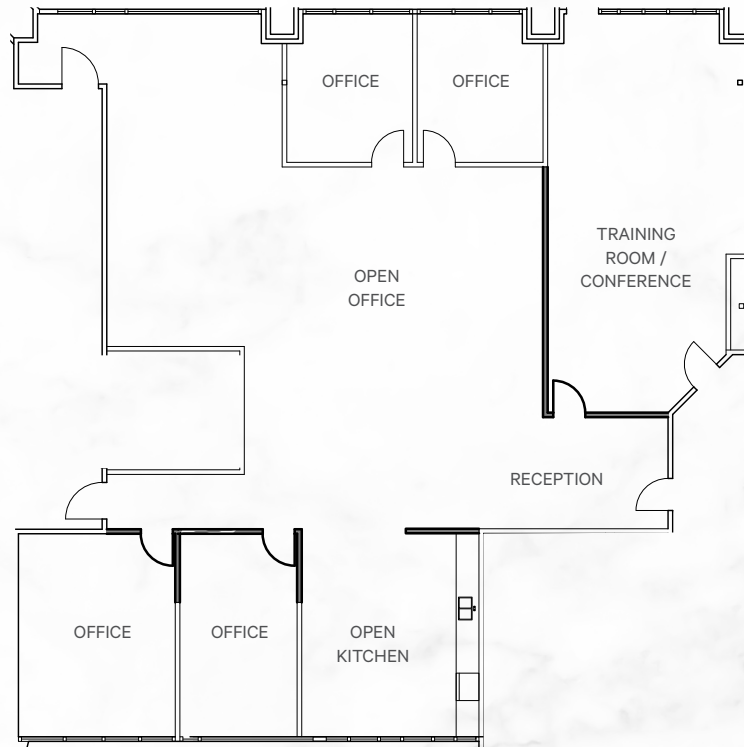
FLOOR PLANS

SUITE 100 | 4,695 RSF
R&D/LAB SPACE/OFFICE



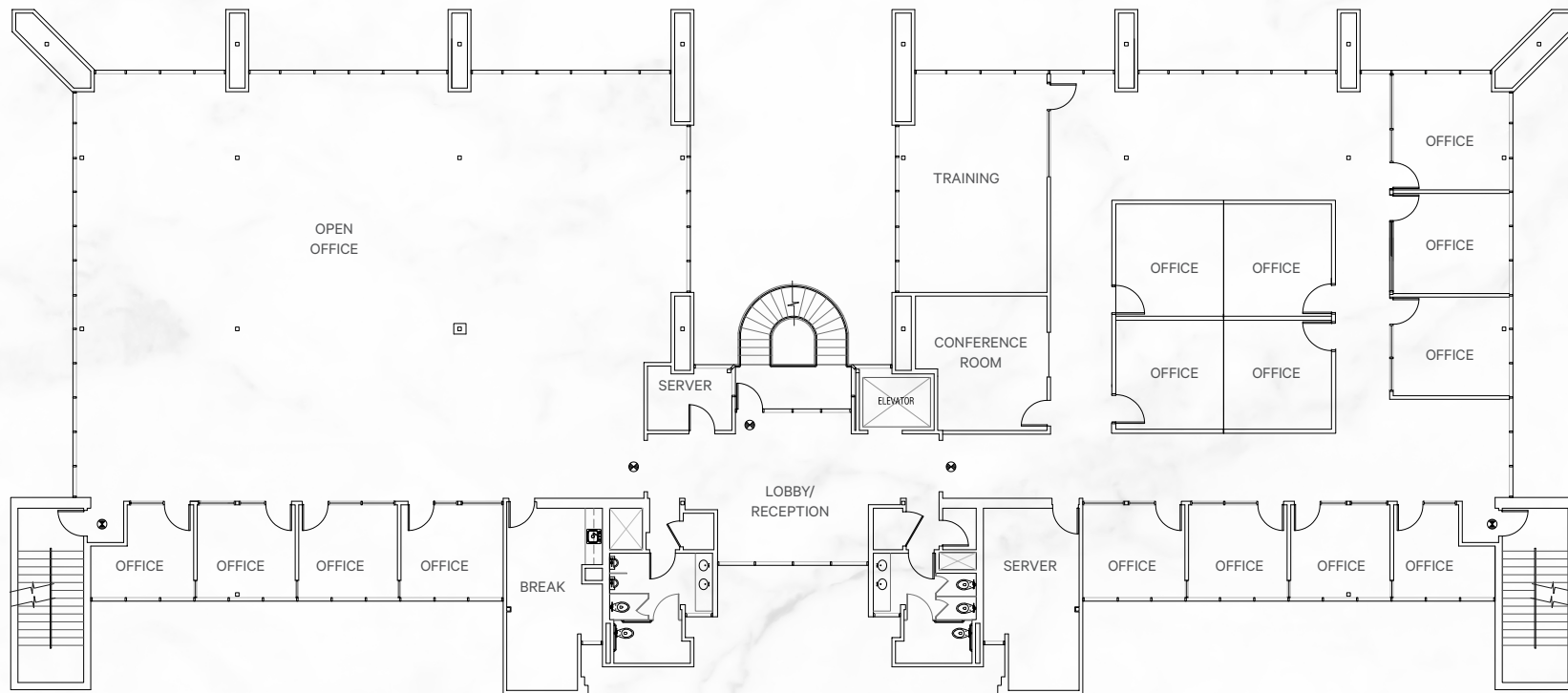
FLOOR PLANS

SUITE 120 | 3,905 RSF
OFFICE SPACE

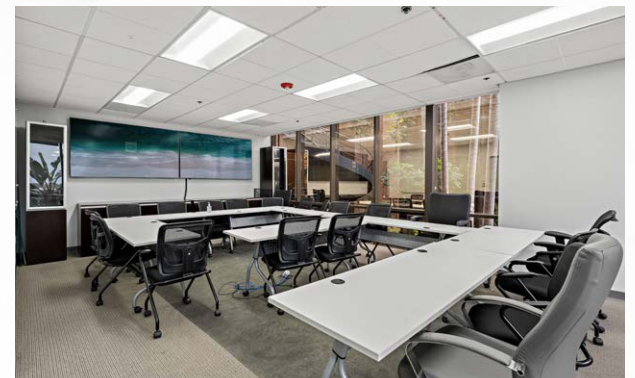


FLOOR PLANS

2ND FLOOR | 9,971 RSF (DIVISIBLE)
OFFICE SPACE



SECOND FLOOR PHOTOS



FLOOR PLANS

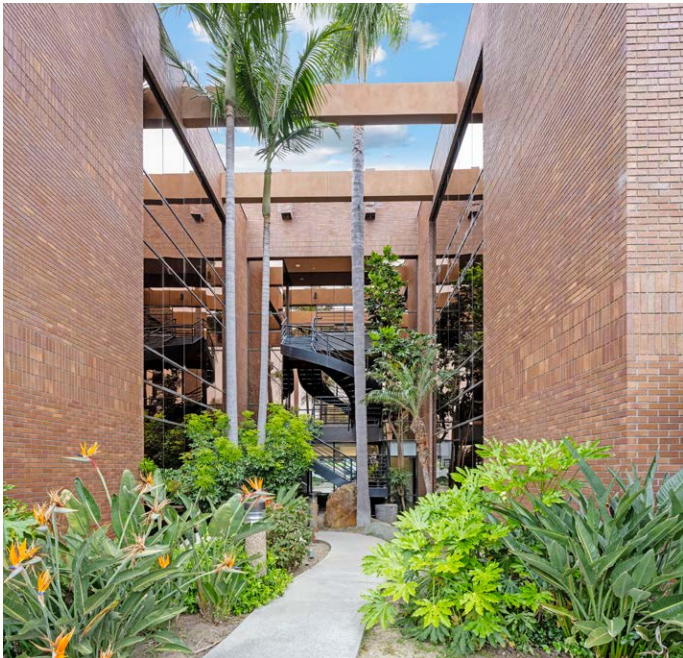
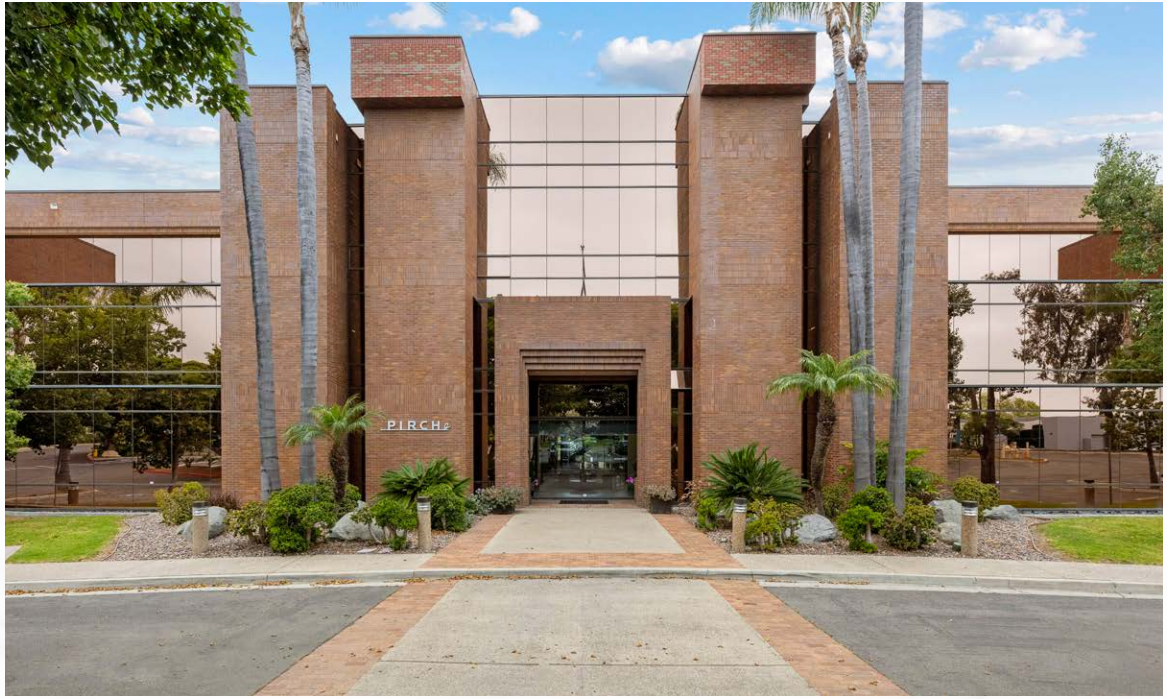
3RD FLOOR | 9,918 RSF
CREATIVE OFFICE SPACE



THIRD FLOOR PHOTOS



SITE PLAN



MAP



2714

LOKER AVE WEST

CARLSBAD, CA 92010

FOR LEASE OR SALE

CONTACT US

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

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

ATRIUM I

CBRE