

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





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



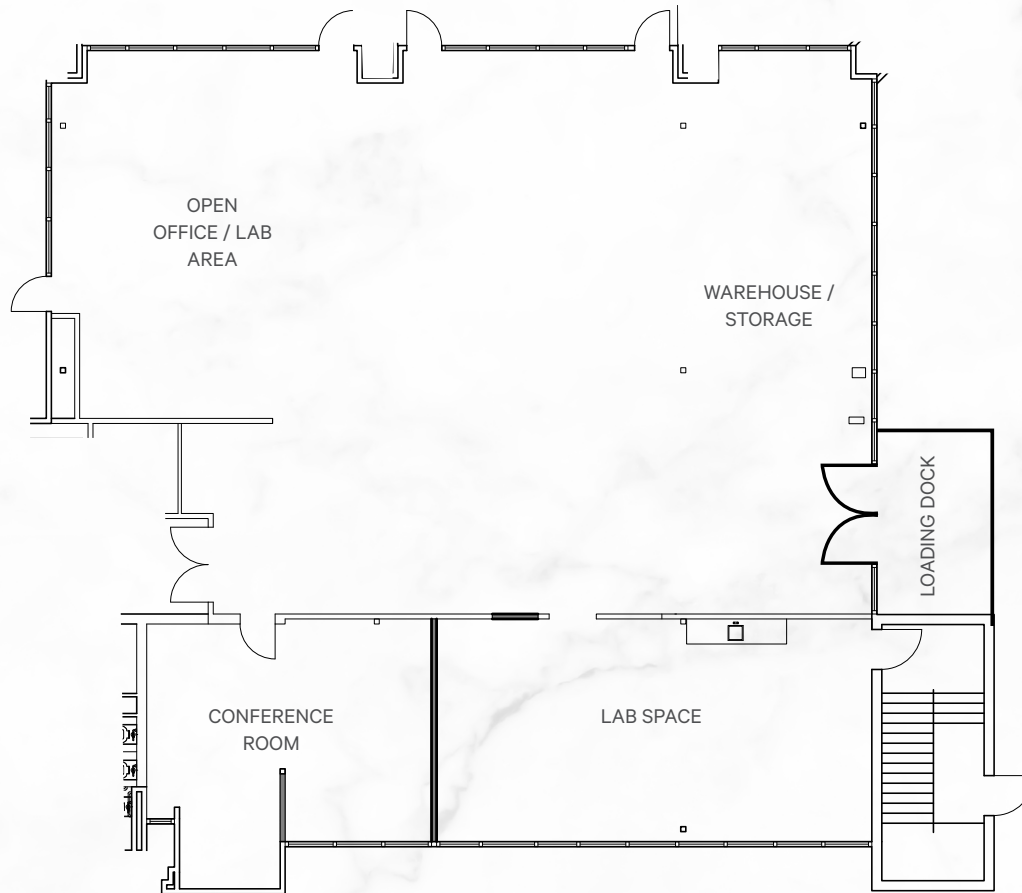
The building is perched on an elevated ridge at the western entry into the Carlsbad Oaks Business Park directly off of Palomar Airport Road and surrounded by lush exotic/tropical landscaping.



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.

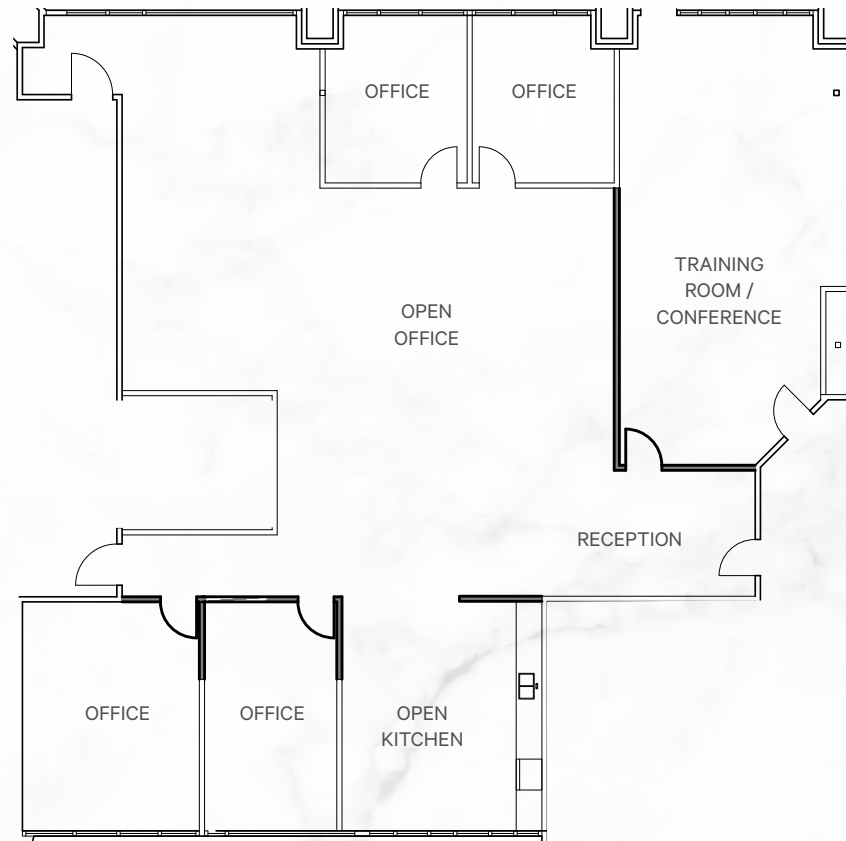
FLOOR PLANS

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



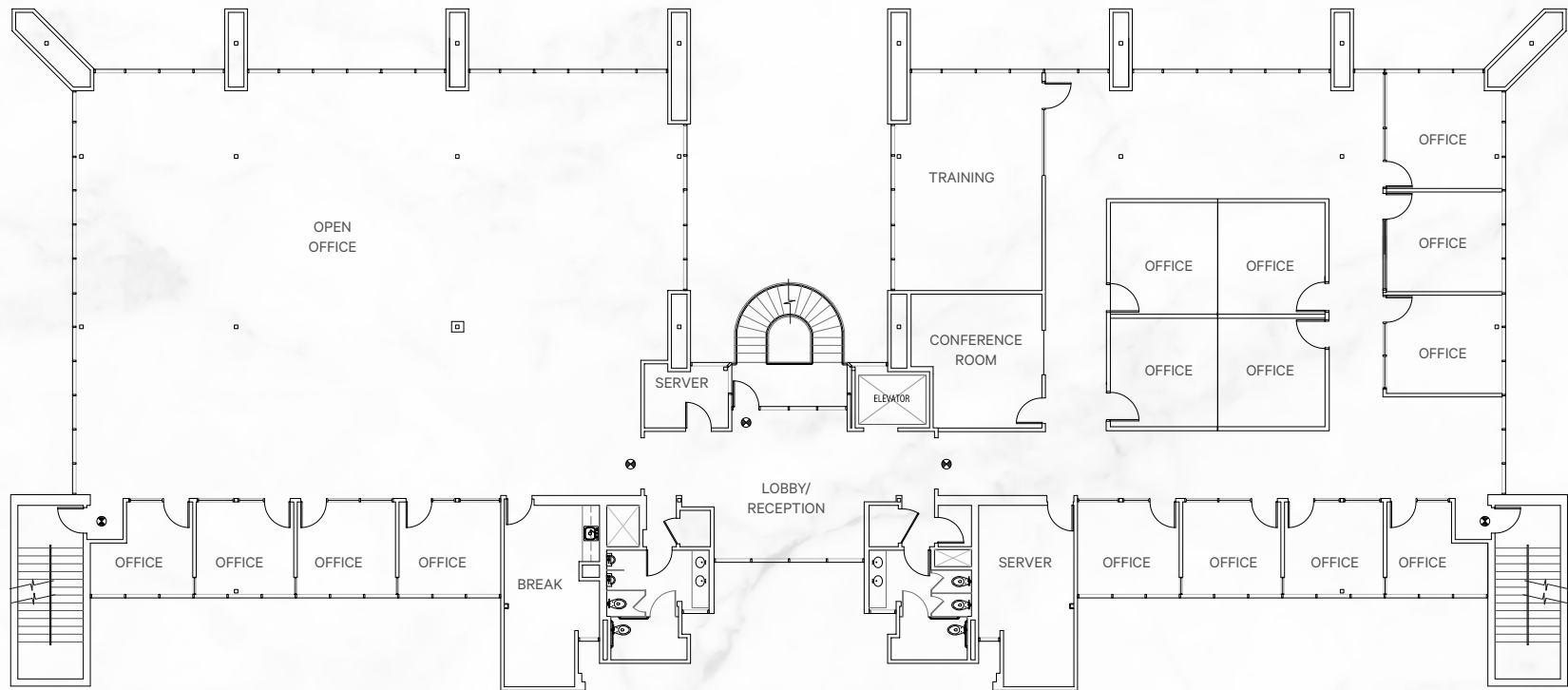
FLOOR PLANS

SUITE 120 | 3,905 RSF
OFFICE SPACE



FLOOR PLANS

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



FLOOR PLANS

3RD FLOOR | 9,918 RSF
CREATIVE OFFICE SPACE



SITE PLAN



MAP



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