

CARLSBAD

CROSSROADS

Loker Avenue West, Carlsbad 92010



SAFE, CLEAN & EXCLUSIVE WORK ENVIRONMENT

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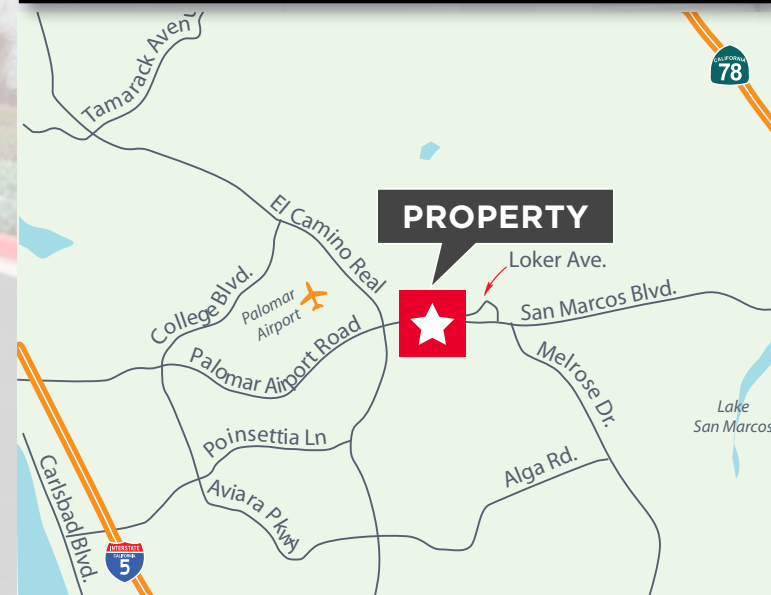
PROJECT FEATURES

- Premier R&D/Flex Business Park totaling 176,132 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

COMMON AREA *Green Initiatives*



LOWER MONTHLY OPERATIONAL COSTS • POSITIVE ENVIRONMENTAL IMPACT

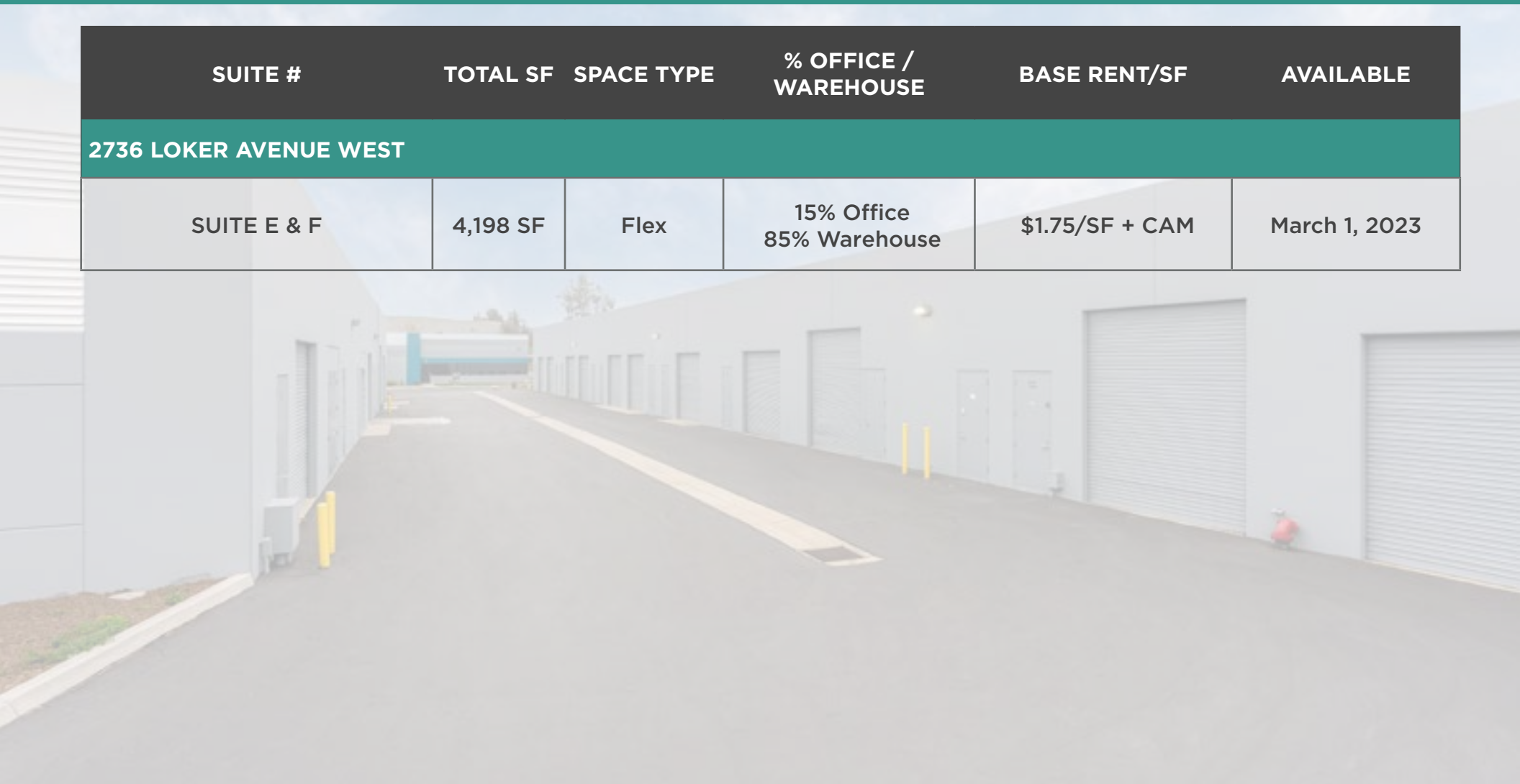


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SUITE #	TOTAL SF	SPACE TYPE	% OFFICE / WAREHOUSE	BASE RENT/SF	AVAILABLE
2736 LOKER AVENUE WEST					
SUITE E & F	4,198 SF	Flex	15% Office 85% Warehouse	\$1.75/SF + CAM	March 1, 2023

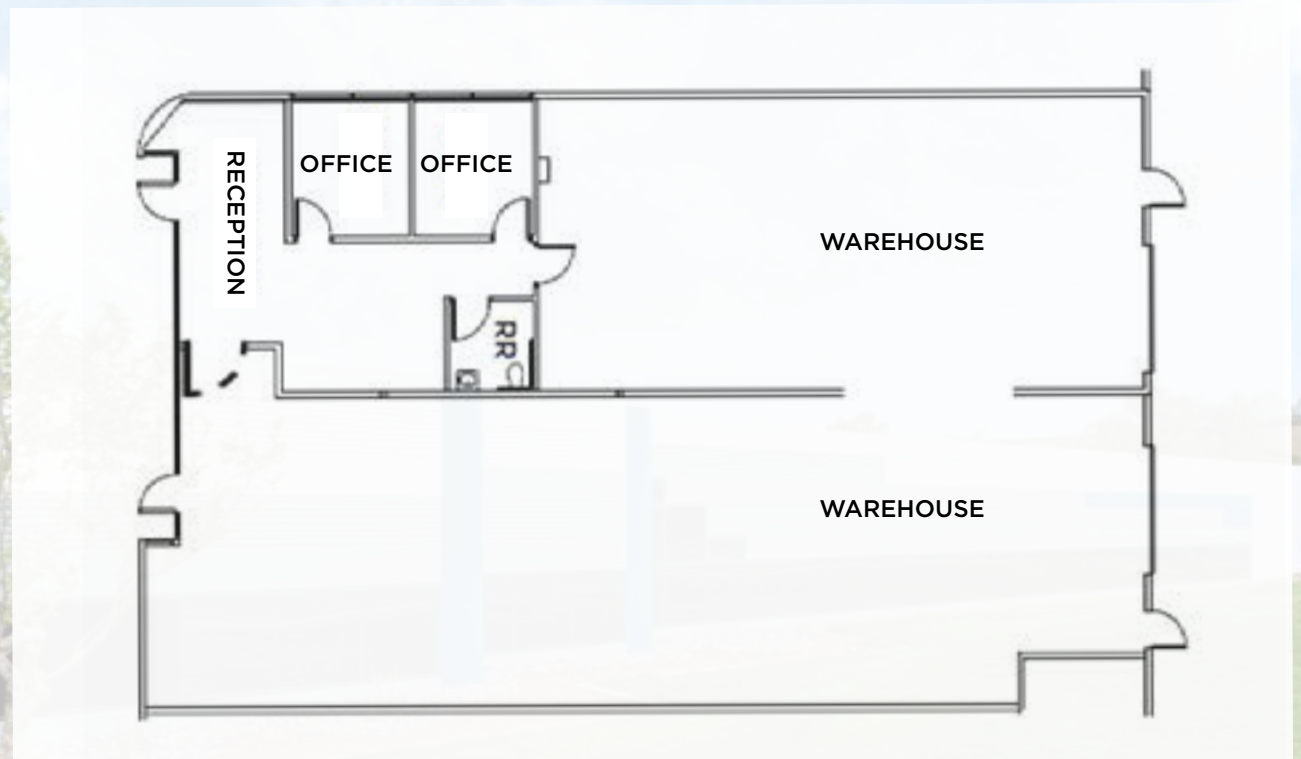


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2734 Loker Avenue West, Carlsbad 92010

- 2736 LOKER SUITES E & F
- \$1.75 / SF + CAM
- 4,198 SF
- AVAILABLE 3/1/2023
- 15% OFFICE / 85% WAREHOUSE
- 2 GRADE LEVEL DOORS



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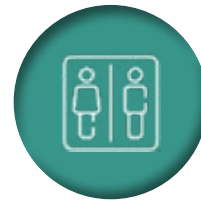
gives you the ability to make **SAFE** and **SMART** choices for employees and customers, featuring:



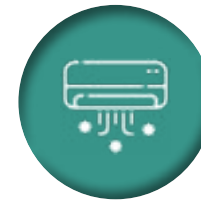
Dedicated entrance allowing unrestricted accessibility



Direct suite access without the need to share an elevator



Private, in-suite restrooms



Separate HVAC systems with MERV-rated filters



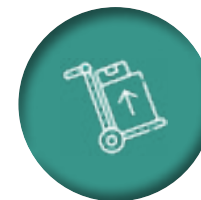
Electronic signing & lease payment system



Vacant spaces thoroughly cleaned prior to move-in



Ample outdoor space allows for social distancing breaks



Parking in close proximity to building; allows for easy customer pick-up and delivery

YOU have control of your own work environment.
YOU make decisions about your space without being impacted by others.

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SITE PLAN



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