

CARLSBAD CROSSROADS

Loker Avenue West, Carlsbad 92010



SAFE, CLEAN & EXCLUSIVE WORK ENVIRONMENT

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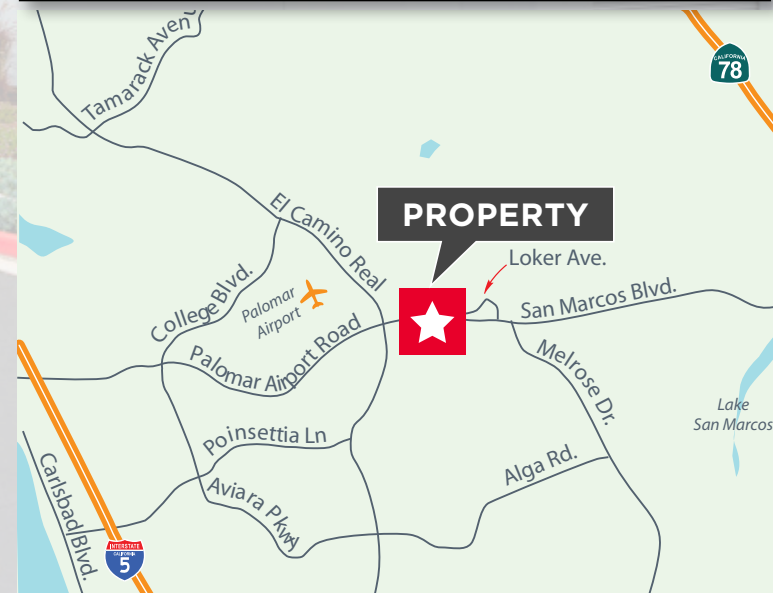
PROJECT FEATURES

- 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	BASE RENT/SF	AVAILABLE
2738 LOKER AVENUE WEST					
Building (CLICK HERE VIRTUAL TOUR)	15,385	Flex	80% Office	\$1.45/SF NNN NNN=\$0.30	Q2-Q3 2022

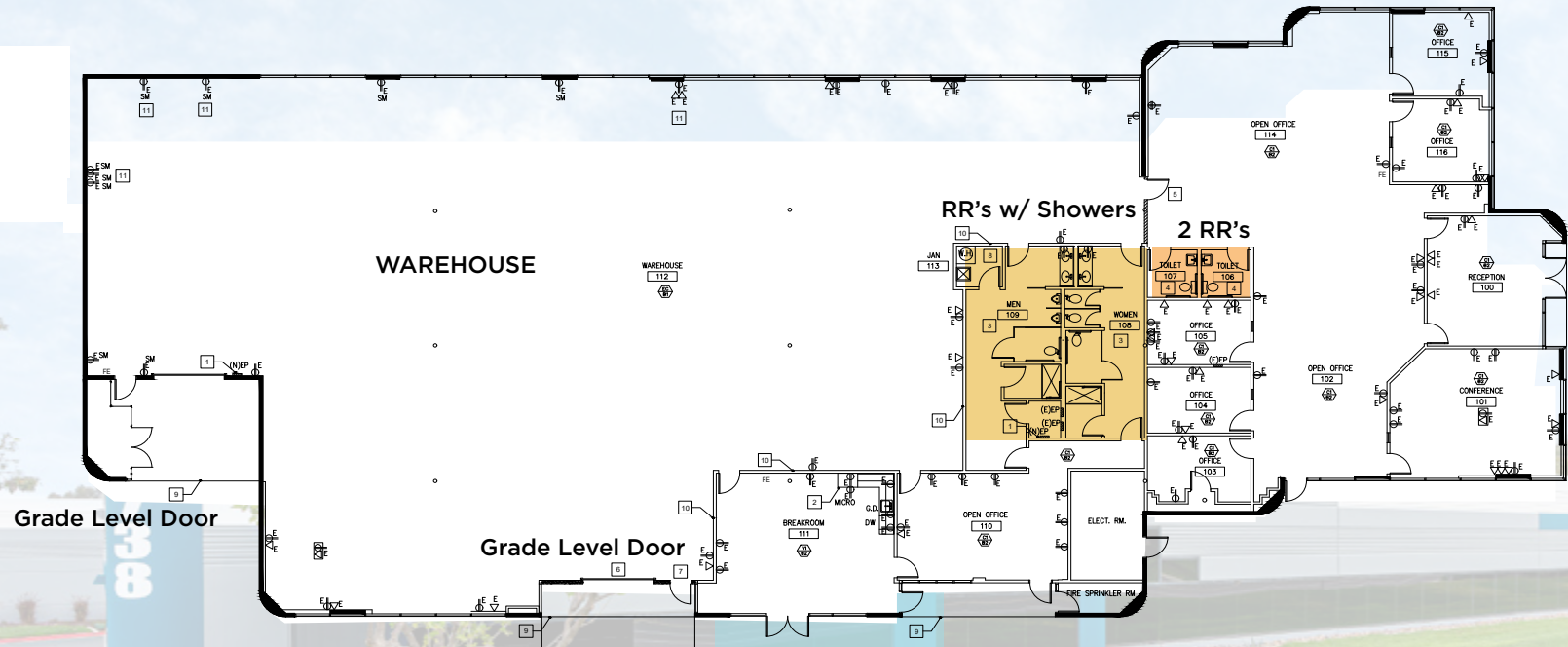


****Multiple Options for Layout**

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15,385 SF | \$1.40 NNN
2738 LOKER AVENUE WEST

ALTERNATIVE PLAN

70% Warehouse | 30% Office | Two (2) Grade Level Doors

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PROPERTY FEATURES

- **Timing: Q2-Q3 2022**
- **SF: 15,385**
- **Power: 800 Amps**
- **Parking: 3.0/1000**
- **100% HVAC**
- **80% Office, 20% Warehouse**

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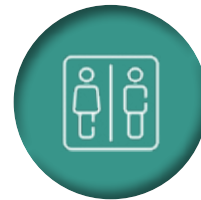
gives you the ability to make **SAFE** and **SMART** choices for employees and customers, featuring:



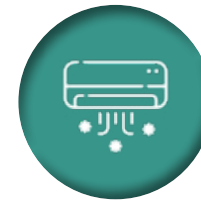
Dedicated entrance allowing unrestricted accessibility



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

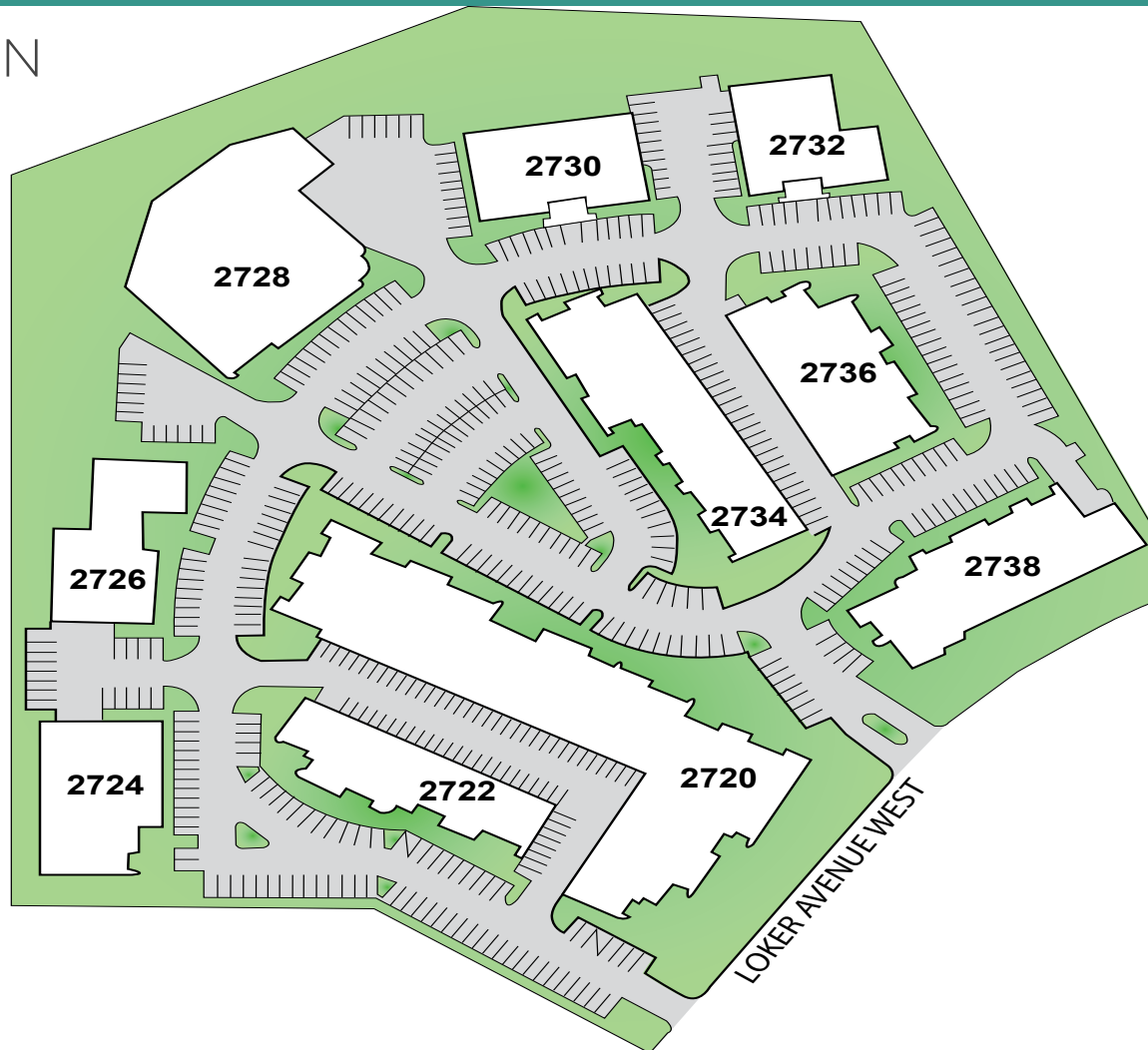
YOU have control of your own work environment.
YOU make decisions about your space without being impacted by others.

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SITE PLAN



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