



**FOR LEASE**  
**±8,786 SF**  
**CREATIVE OFFICE**  
**(WITH SMALL WAREHOUSE)**

2744 LOKER AVENUE WEST | CARLSBAD, CA 92010





**Bentley**  
Advancing Infrastructure

**HIGHLY UPGRADED  
CREATIVE OFFICE  
SPACE**

# PROPERTY DETAILS

- » Approximately +/- 8,786 SF Creative Office Space with Small Warehouse
- » Part of a Larger 16,759 SF Building
- » Abundant Surface Free Parking of 3.8: 1,000 Parking
- » Immediate Proximity to Major Retail
- » Available November 1, 2020 (Possibly sooner)
- » Call to Show (Please Do Not Disturb Tenant)
- » **Lease Rate: \$1.55 NNN (NNNs=\$0.31 SF)**



**EXPOSED  
CEILING  
COMMON AREAS**



# FLOOR PLAN



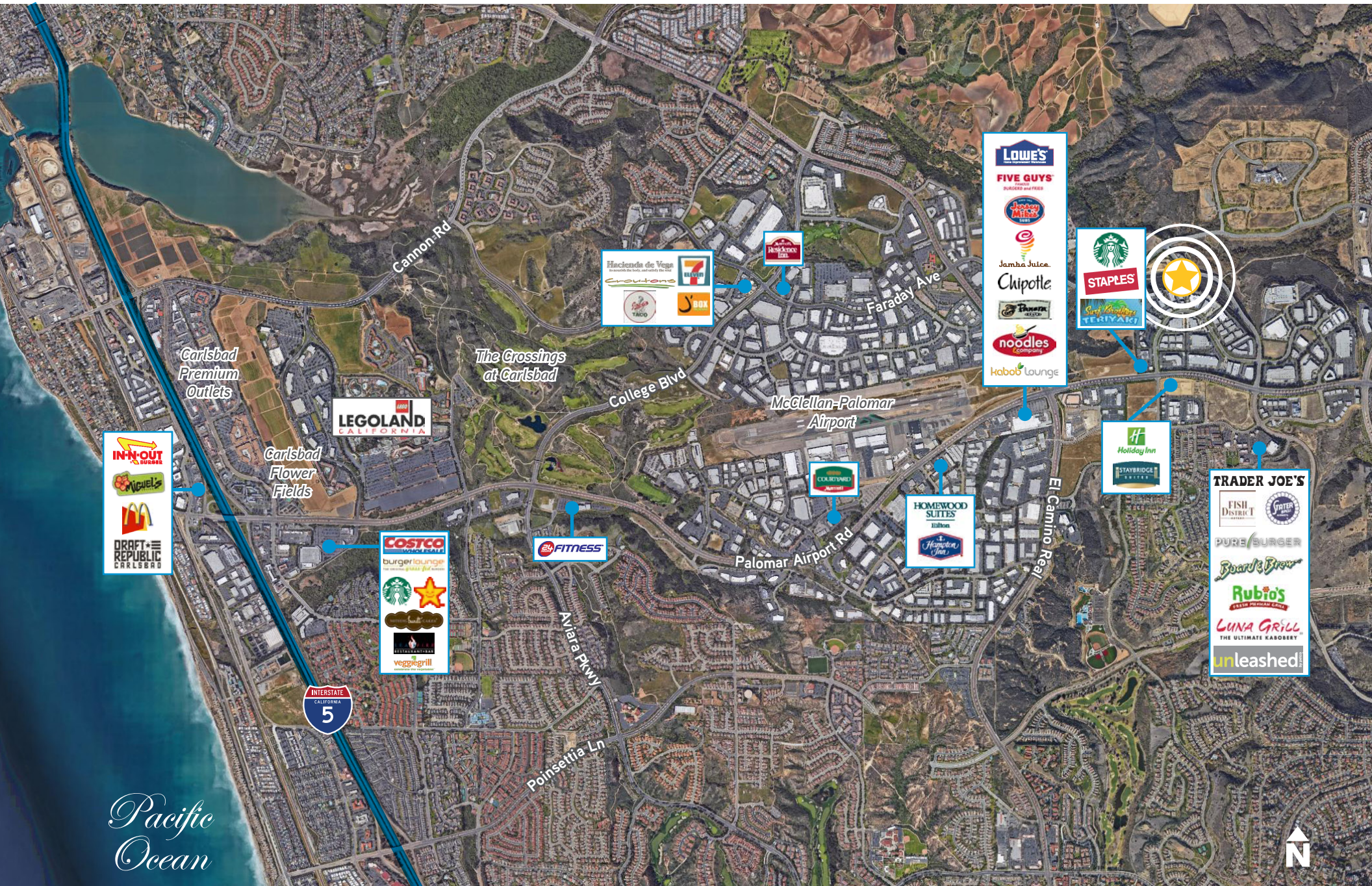
# INTERIOR HIGHLIGHTS

- » Highly upgraded, creative office space
- » Ideal mix of carpet and polished concrete floors
- » Exposed ceilings in common office areas
- » Fourteen (14) window lined, private offices
- » Two (2) oversized executive offices
- » Six (6) interior private offices
- » “Library” area ideal for support staff
- » Glass enclosed conference room
- » Formal break room + separate game room
- » Two (2) restrooms with showers
- » Large open area ideal for workstations
- » +/- 800 SF Warehouse w/ oversized GL door
- » Fiber connectivity to the building – CAT 6 in suite
- » Abundant, surface free parking in front of Premises
- » Extensive use of glass throughout

**FORMAL BREAK  
ROOM + SEPARATE  
GAME ROOM**



# PERFECTLY SITUATED



- LOWE'S
- FIVE GUYS BURGERS AND FRIES
- Jackson Milk
- Jamba Juice
- Chipotle
- THUNDER ROLLERS
- noodles (a company)
- kabob lounge

- Starbucks
- STAPLES
- Soylent
- TERIYAKI



- Holiday Inn
- STAYBRIDGE SUITES

- TRADER JOE'S
- FISH DISTRICT
- PURE/BURGER
- Board & Brew
- Rubio's
- LUNA GRILL THE ULTIMATE KASHERY
- unleashed

- HOMEWOOD SUITES Hilton
- Hampton Inn

- COURTYARD

- Hacienda de Vega
- 7 ELEVEN
- Croutons
- YACO
- SABA

- Arden Residence Inn

- 24 FITNESS

- COSTCO WHOLESALE
- burger lounge
- Starbucks
- veggiegrill

- LEGOLAND CALIFORNIA

- IN-N-OUT BURGERS
- Wendy's
- McDonald's
- DRAFT & REPUBLIC CARLSBAD



Pacific Ocean





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