

VENTANA
2175
SALK
AVE
CARLSBAD, CA



CLASS A “PLUG & PLAY” OFFICE SUBLEASE AVAILABLE
3RD FLOOR | ±4,000 to ±27,826 SF AVAILABLE





PROPERTY HIGHLIGHTS

- **Plug-in and charge while you work! Dedicated Electric Vehicle Charging Stations (SDG&E power your drive program)**
- **Expanded & renovated exercise facility with quality exercise machines & separate shower/locker rooms**
- **Renovated tenant and guest outdoor entertainment area with barbecue and outdoor kitchen facilities amongst 12,000 SF garden patio with on-site cafe**
- On-site and responsive property management.
- Resort quality restrooms with floor to ceiling enclosed stalls.
- AT&T Fiber Connectivity available.
- Hilltop location with panoramic views of valley & rolling hills, with proximity to walking / jogging trails.
- Close proximity to retail, restaurants and services.
- Mature tropical landscaping & 4 large koi ponds.
- High speed elevators with quality wood & fabric finishes.
- 24 hour card key access system.
- Classical architecture with timeless exteriors with high quality tenant improvement work.



AMENITIES



High Speed
Fiber Connectivity



Executive
Covered Parking



Fitness Center



On-Site & Nearby
Amenities

TRAVEL DISTANCES



Downtown
San Diego
(34.3 Miles)



Carlsbad Village
(5.2 Miles)



San Diego
International Airport
(35.1 Miles)



Carlsbad McClellan
Regional Airport
(3.1 Miles)



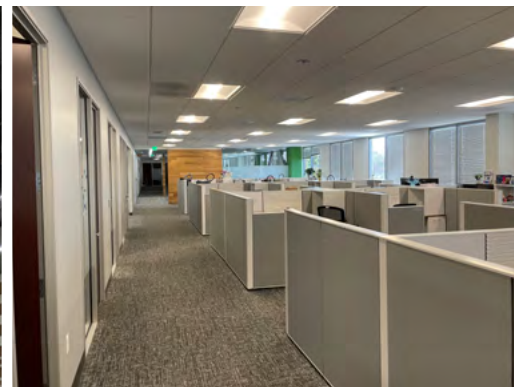
Interstate 5
(3.8 Miles)

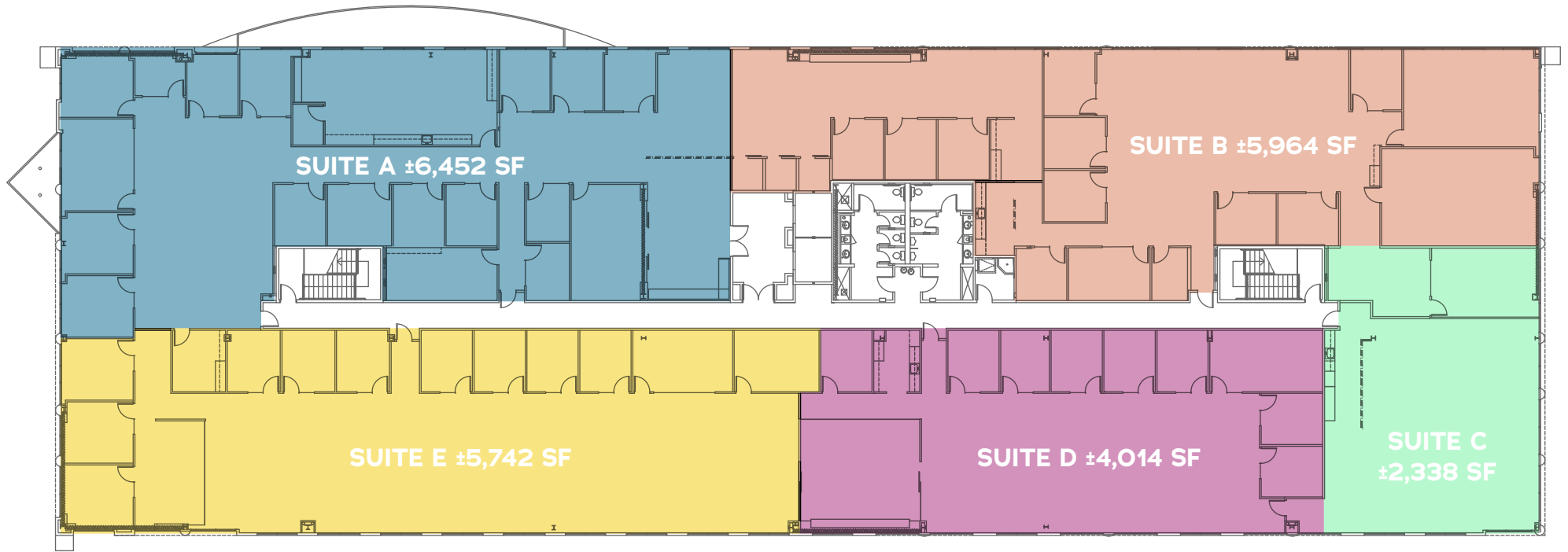


Highway 78
(4.6 Miles)



Carlsbad Beach
(4.0 Miles)

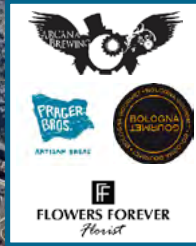




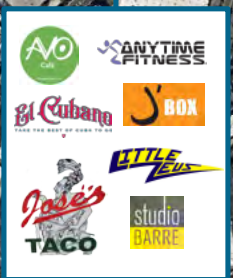
SUBLEASE - 3RD FLOOR (DIVISIBLE)

- Asking Rate: \$2.60 /SF + E
- Plug and Play fully furnished Class A sublease
- 4,000-27,826 SF available
- Master Lease Expires 4/30/2027

CARLSBAD



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MCCLELLAN-PALOMAR
AIRPORT

PALOMAR AIRPORT RD



EL CAMINO REAL

VENTANA

2175

SALK
AVE

CARLSBAD, CA



CUSHMAN &
WAKEFIELD

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