



ATRIUM II CORPORATE CENTER

## Newly Renovated 3-Story Class "A" Office Building

Schedule a Tour Today:

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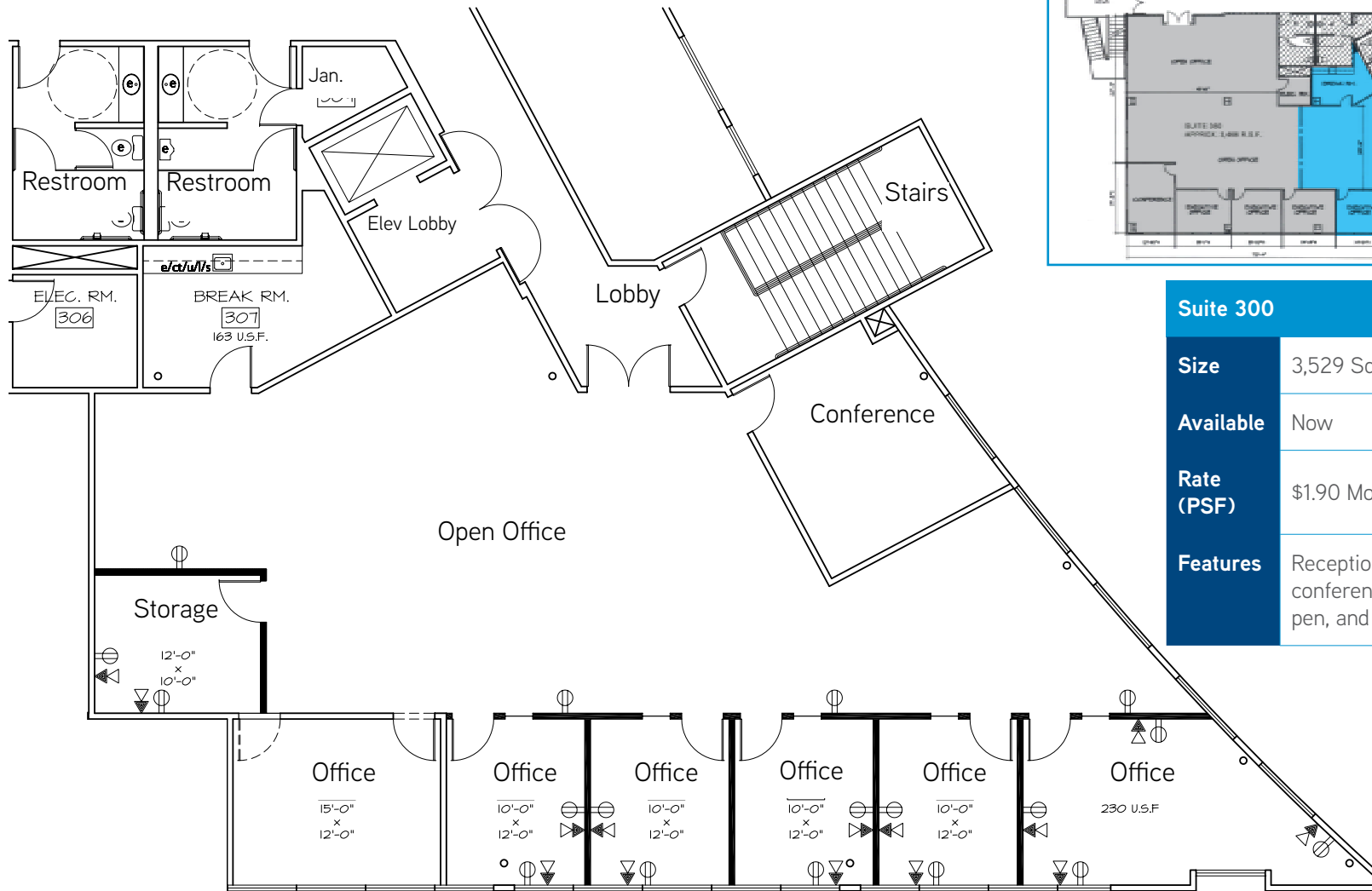




#### AVAILABILITY

Suite 300	
Square Footage	3,529
Available	Now
Rate (PSF)	\$1.90 Modified Gross + Electricity
Features	Reception, 7 private offices, conference room, large open bullpen, and break room





**Suite 300**

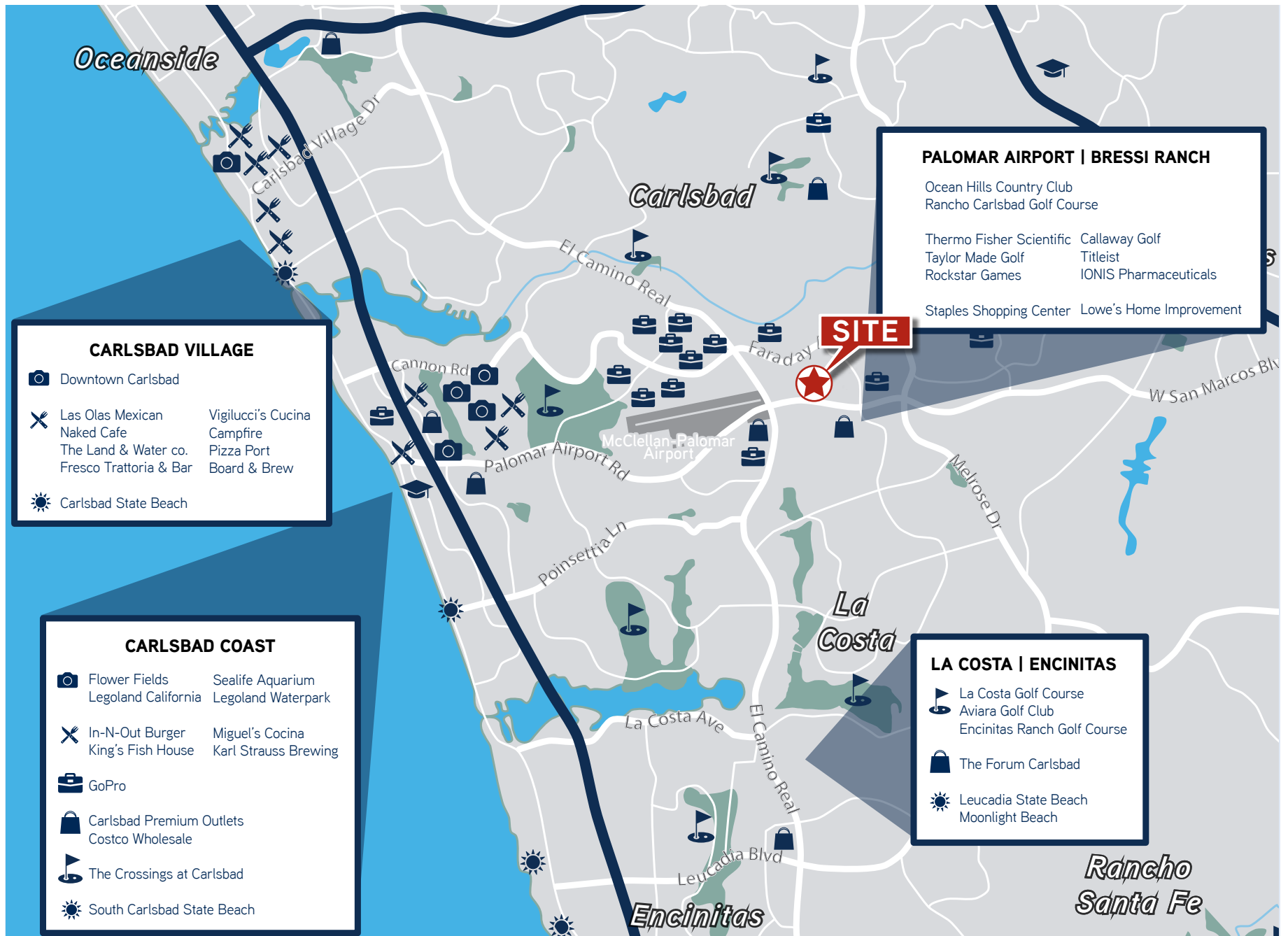
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## Property Highlights

- 3-story Class "A" office building
- 835 - 3,529 SF suites available
- Card-keyless system
- Modern architecture
- Adjacent to Bressi Ranch amenities, including retail, restaurants and banks
- Newly renovated lobby features new tile, light colors, and modern accents
- Showers on first floor available for Tenant use





**CARLSBAD VILLAGE**

- Downtown Carlsbad
- Las Olas Mexican
- Naked Cafe
- The Land & Water co.
- Fresco Trattoria & Bar
- Carlsbad State Beach
- Vigilucci's Cucina
- Campfire
- Pizza Port
- Board & Brew

**CARLSBAD COAST**

- Flower Fields
- Legoland California
- In-N-Out Burger
- King's Fish House
- GoPro
- Carlsbad Premium Outlets
- Costco Wholesale
- The Crossings at Carlsbad
- South Carlsbad State Beach
- Sealife Aquarium
- Legoland Waterpark
- Miguel's Cocina
- Karl Strauss Brewing

**PALOMAR AIRPORT | BRESSI RANCH**

- Ocean Hills Country Club
- Rancho Carlsbad Golf Course
- Thermo Fisher Scientific
- Taylor Made Golf
- Rockstar Games
- Callaway Golf
- Titleist
- IONIS Pharmaceuticals
- Staples Shopping Center
- Lowe's Home Improvement

**LA COSTA | ENCINITAS**

- La Costa Golf Course
- Aviara Golf Club
- Encinitas Ranch Golf Course
- The Forum Carlsbad
- Leucadia State Beach
- Moonlight Beach



FOR LEASE 2710 Loker Avenue // Carlsbad // CA



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