

# For Sublease

3,431 SF - 8,210 SF

Colliers

Accelerating success.



2714 Loker Ave W | Carlsbad, CA 92010



# For Sublease | Suites 100 & 102

Open office suite in convenient Carlsbad location

## Property Highlights

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Total SF: 8,210 SF

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Class "A" office suite

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Open office area

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5 private offices

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Warehouse/storage and lab space

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Visible from Palomar Airport Road with retail next door

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Sublease Rate: \$2.35/SF + E

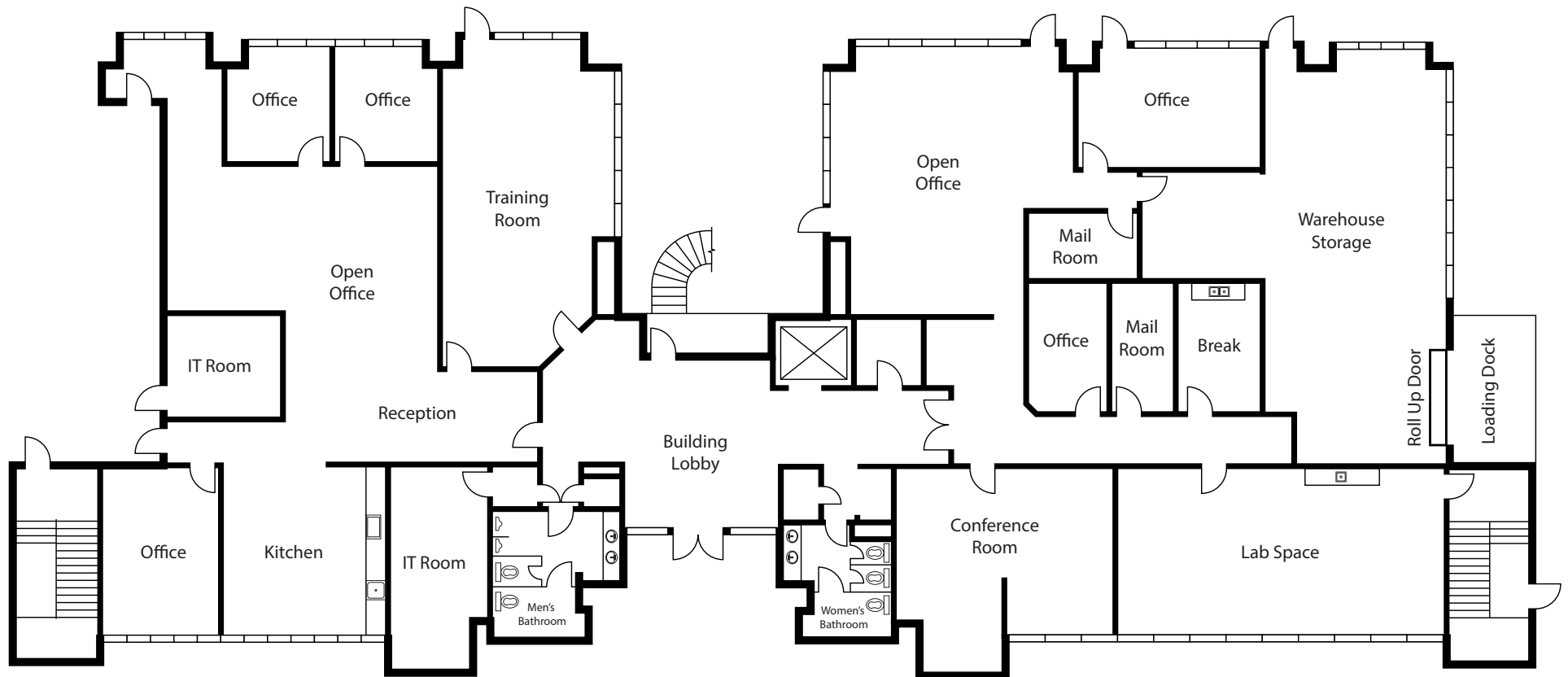
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Sublease through July 31, 2024

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# Floor Plan



SUITE 100 | 3,431 RSF

SUITE 102 | 4,779 RSF



# Carlsbad

A place for personal fulfillment: a career that could change the world, a healthy and active lifestyle, and a stunning environment.

## A DESIRABLE PLACE TO LIVE

Located in the heart of southern California in North County San Diego County, the city of Carlsbad takes full advantage of its coastal location, providing beach community character along with a diverse, forward-thinking economy and a strong tourism and hospitality industry. Carlsbad has been named as one of the most desirable places to live.

*"In Carlsbad, something wonderful is around every corner. Perfectly situated between the laid-back vibe of downtown San Diego and the glamour of Orange County, the world is at your fingertips, while your toes are in the sand."*



### Bachelor's Degree

55%+ of residents (25+) hold a bachelor's degree or higher

The local colleges and universities create a talent pipeline of hundreds of thousands of people, providing a lasting economic impact through the creation of ideas, innovations, talent, and companies.



### Employment Growth

20.4% growth over the past 10 years

SOURCE: Innovate 78

## THE INNOVATORS

**ViaSat**

**TaylorMade**

**COOLA**  
organicsuncarecollection

**IONIS**  
PHARMACEUTICALS

**VERVE**

**ezoic**

**vuor1**





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