

April 13, 2009

## Topping Off: Ventana Real

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SAN DIEGO BUSINESS JOURNAL STAFF

### PROJECT

#### DESCRIPTION:

Ventana Real is a three-building, Class A office park at 2173, 2175 and 2177 Salk Ave. in Carlsbad. The steel was topped out on the third and final building in February. With two three-story buildings and one two-story structure,



Ventana Real is located

on 15 acres fronting El Camino Real between Faraday Avenue and College Boulevard. The existing three-story building at 2173 Salk Ave. is 70 percent leased.

The largest block of contiguous space left in the three-story building is 9,000 square feet. The project can accommodate several types of tenants and rent structures. Ventana Real can also accommodate immediate tenant requirements from 1,000-square-foot, move-in-ready spec suites to larger tenants seeking full floors — 27,000 square feet — or an entire building of 79,000 square feet.

**INTERESTING FACETS:** Ventana Real implemented the San Diego Gas & Electric Savings By Design program, designed to encourage high-performance nonresidential building design and construction. The office park features a design that outperforms the state's minimum energy efficiency requirements, lowering operating costs and providing greater comfort, health and productivity for occupants.

**DEVELOPER:** Newport National.

**FINANCING:** FirstBank.

**DESIGNER:** McArdle Associates Architecture.

**GENERAL CONTRACTOR:** TSA Contracting.

**MAJOR SUBCONTRACTORS:** Rossin Steel, steel framing; D.A. Whitacre Construction, roof structure and metal deck; Kirra Construction, concrete; Wirtz Quality Installations, exterior tile; Pacific

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Coast Commercial Flooring; Inline Construction, metal studs and drywall; Sass Electric; Saber Plumbing; and Vision Systems Glazing.

START DATE: Dec. 1.

COMPLETION DATE: October.

PROJECT COST: Not available.

SQUARE FOOTAGE: 218,530.

TENANTS SIGNED: EuroRSCG, Direct Response, Barbeques Galore, EISI, Brightstar.

LEASING AGENTS: Grubb & Ellis|BRE Commercial's Mark Avilla, Justin Halenza and Matty Sundberg.